

# CITY COUNCIL MEETING

City of Davenport, Iowa

Wednesday, September 12, 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. Approval of Minutes

Approval of the City Council Meeting Minutes for August 22, 2018

VI. City Administrator Update

VII. Report on Committee of the Whole

Approval of the Committee of the Whole Report for September 5, 2018

VIII. Appointments, Proclamations, Etc.

A. Appointments

1. Plan & Zoning Commission

Jane Schneider

2. Zoning Board of Adjustment

Lyn Cochran

3. Historic Preservation Commission

Lyn Cochran

IX. Presentations

A. Davenport Public Library Summer Reading Program

X. Petitions and Communications from Council Members and the Mayor

A. Community Engagement Update - Alderman Dickmann

XI. Individual Approval of Items on the Discussion Agenda

1. Third Consideration: Ordinance for Case No. REZ18-09 being the request of Jerod Engler on behalf of McCarthy Improvement Co. for the rezoning of 1.5 acres, more or less, located at the northeast corner of Utica Ridge Road and East 56th Street from "C-O" Office Shop District to "C-1" Neighborhood Shopping District to facilitate

commercial development. [Ward 6]

**The Plan and Zoning Commission forwards Case No. REZ18-09 to the City Council with a recommendation for denial. Eight votes are required for passage.**

2. Second Consideration: Ordinance amending the boundaries and exemption schedules of the Central City and North Urban Revitalization Areas. [All Wards]
3. Resolution approving Case F18-11 being the request of Speer Development LLC for the Final Plat of Speer Commercial First Addition containing three lots. The property is located at the southeast corner of East 53rd Street and Eastern Avenue. [Ward 8]
4. Resolution approving the specifications, form of contract, and estimated cost for the Pump Station 203 Generator & Controls Project CIP #30007. [Ward 6]
5. Motion approving the request for a New License for Riverside Liquor 2 (Two Brother's Locust, LLC) - 1528 W Locust St. - License Type: E Liquor / B Wine / C Beer 200' *letters mailed 8/30/2018*

## XII. Approval of All Items on the Consent Agenda

**\*\*NOTE:** These are routine items and will be enacted at the City Council Meeting by one roll call vote without separate discussion unless an item is requested to be removed and considered separately.

### Community Development

1. Resolution for Case F18-06, of Bush Construction for a final plat of Crow Valley Plaza Eleventh Addition on 8.13 acres, more or less, being a replat of Lot 2 of Crow Valley Plaza Tenth Addition located along the north side of East 56th Street and east of Utica Ridge Road containing two (2) lots. [Ward 6]
2. Resolution for Case F18-09 being the request of O'Bros, LLC for the Final Plat for Eastern Avenue Farms 5th Addition containing 47 lots. The property is located east of 61st Street 1/3 mile east of Eastern Avenue. [Ward 8].
3. Resolution setting a public hearing on the proposed conveyance of vacated public right-of-way, that being a part of Fairhaven Road lying south of 53rd Street and between Lots 2 and 3 of Hanlin's Addition, WCT Investments, LLC, Petitioner [Ward 6]
4. Resolution setting a public hearing on the proposed conveyance of five parcels located south of the Salvation Army building at the NW corner of 5th and Harrison (Arsenal Properties, LLC, petitioner). [Ward 3]

### Public Safety

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

Davenport Community School District, West High Homecoming Parade, September 13, 2018; 4:00 PM - 6:30 PM; Closure Location: Parade starts at the Mississippi Valley Fairgrounds, west on 18th Street, north on Elsie Avenue, west on Lombard

Street, south on Nevada Avenue, crossing Locust Street and ending at West High School parking lot. [Ward 4]

Quad City Celtic Organization, Celtic Festival and Highland Games of the Quad Cities, September 14-15, 2018; 6:00 AM - 11:30 PM; Closure Location: Warren Street to Beiderbecke Drive [Ward 3]

St. Ambrose University, Killer Bee 5K Run/Walk; September 22, 2018; 8 AM - until race finishes; Closure Location: Ripley Street from High to Dover Court, Dover Court from High to Gaines Street, Gaines Street to High Street, Rusholme from Gaines to Lillie Avenue, Lillie from Rusholme to Pleasant St, Warren Street from Pleasant St to Spaulding Blvd [Ward 5, 7]

Quad Cities Marathon Race Committee, Quad Cities Marathon; September 23, 2018; 7:00 AM - 11:00 AM; Closure Location: Gaines Street to Centennial Bridge Off Ramp; 2<sup>nd</sup> Street to Western to River Drive to bikepath; Government Bridge to 2<sup>nd</sup> Street to Perry Street to Bikepath [Ward 3]

J&M Displays, Fireworks for Wedding at Modern Woodmen Park, September 29, 2018, 5:00 PM to 10:30 PM; Closure Location: Behind Modern Woodmen Park and bike path adjacent while live mortars are in use [Ward 3]

Mary's on 2nd, Unity Fall Pride Celebration, October 5-6, 2018, 7:00 AM to 2:00 AM; Closure Location: 2nd Street from Brown to the exit of the Post Office and Warren Street from the alley south of 2nd Street to the alley north of 2nd Street [Ward 3]

Davenport Fire Antique and Restoration Society, Annual Fire Muster, October 7, 2018; 8:00 AM - 6:00 PM; Closure Location: 11th Street from Mound to Jersey Ridge [Ward 5]

Davenport Fire Antique and Restoration Society, Annual Antique Fire Procession; October 7, 2018; 11:00 AM - 12:00 PM; Beginning at Modern Woodmen Park, north on Western, west on 4th Street, north on Waverly Rd, north on Lincoln Avenue, east on Locust Street, north on Eastern, east on 32nd Street, South on Belle Avenue, East on 31st Street and south on Jersey Ridge to Fire Museum. [Ward: 3, 4, 5, 6, 7 ]

Edwin Hildebrand/Davenport Chapter #2 Quad Cities, 2018 Veterans Day Parade, November 12, 2018, 10:00 AM to 11:00 AM; Closure Location: Starting at 4th and Western Ave, south on Western Ave to Second Street, east on Second Street to Main Street, north on Main Street to 4th Street and west on 4th Street to Western, parade ends. [Ward 3]

Genesis Health, Remembrance Tree Lighting, November 10, 2018, 12:00 (Noon) - 7:30 PM; Closure Location: Iowa Street between River Drive and Second Street [Ward 3]

2. Motion approving noise variance request(s) for various events on the listed dates and times.

Hilltop Village Campus, Retrofest, September 15, 2018; Noon to 10:00 PM, Outdoor

Music, Over 50 dBa [Ward 5]

J&M Displays, Fireworks for Wedding at Modern Woodmen Park, September 29, 2018, 9:30 PM to 9:45 PM, Over 50 dBa [Ward 3]

Mary's on 2nd, 832 West Second Street, Unity Fall Pride Celebration, October 5 & 6, 2018; Friday - 4:00 PM to 1:00 AM and Saturday - Noon to 1:00 AM, Outdoor Music, Over 50 dBa [Ward 3]

3. Motion approving the petition for 2 street lights on Madison Street between Locust and 17<sup>th</sup> Streets. [Ward 4]
4. Motion approving beer and liquor license applications.

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

Ward 3

Celtic Festival and Highland Games of the Quad Cities (Celtic Highland Games of the Quad Cities) - 1200 Beiderbecke Dr. (Centennial Park) - Outdoor Area September 13, 2018 "Celtic Festival" - License Type: B Beer

The Key (The Key, LLC) - 229 Brady St., Suite 102 - License Type: C Liquor

Me & Billy (Collins Maus LLC) - 200 W 3rd St. - Outdoor Area - Premise update only (expanding to absorb adjacent unit at 216 W 3rd St.) - License Type: C Liquor

Ward 5

Rookie's Sports Bar (Rookies Inc.) - 2818 Brady St. - Outdoor Area, September 22-23, 2018 - "Customer Appreciation Day" - License Type: C Liquor

Ward 6

Cactus LLC (Cactus LLC) - 2843 E 53rd St. - License Type: C Liquor

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

Ward 1

Lulac Club (LULAC Council #10 Inc.) – 4224 Ricker Hill Rd. – License Type: C Liquor

Ward 2

Las Margaritas (RPO, LLC) – 3559 W Kimberly Rd., Unit 1 – Outdoor Area – License Type: C Liquor

Ward 3



Fresh Deli by Nostalgia Farms (Nostalgia Farms Market Inc.) – 421 W River Dr., Suite 2 – Outdoor Area – License Type: C Liquor

Front Street Brewery (Front Street Brewery Inc.) - 208 E River Dr. – Outdoor Area – License Type: C Liquor

Raw Bar (RAWBAR) – 136 E 3<sup>rd</sup> St., Suite A – Outdoor Area – License Type: C Liquor

RiverCenter/Adler Theatre (VenuWorks of Davenport, LLC) – 136 E 3<sup>rd</sup> St. – Outdoor Area – License Type: C Liquor

West Side Grocery (RAMS S LLC) – 1802 W 7<sup>th</sup> St. – License Type: E Liquor / B Wine / C Beer

#### Ward 4

Hy-Vee #5 (Hy-Vee, Inc.) – 2351 W Locust St. – License Type: E Liquor / B Wine / C Beer

Hy-Vee Gas (Hy-Vee, Inc.) – 2353 W Locust St. – License Type: C Beer

MC's Happy Hollow (DMC Corporation) – 1502 W 14<sup>th</sup> St. – License Type: C Liquor

Q C Mart (Bethany Enterprises, Inc.) – 1556 W Locust St. – License Type: C Beer

#### Ward 5

The Current (Putnam Landlord, LLC) – 128-130 W 2<sup>nd</sup> St. – Outdoor Area – License Type: B Liquor

The McClellan Stockade (Poor Richard's Incorporated) – 2124 E 11<sup>th</sup> St. – Outdoor Area – License Type: C Liquor

QC Mart (Bethany Enterprises, Inc.) – 1313 E River Dr. – License Type: C Beer

Theisen's of Davenport (Theisen's Inc.) – 3808 Brady St. – License Type: C Beer

#### Ward 6

Chipotle Mexican Grill (Chipotle Mexican Grill of Colorado, LLC) – 5270 Elmore Ave., Unit 3 – Outdoor Area – License Type: C Liquor

The Mound (Mound QC, LLC) – 1029 Mound St. – License Type: C Liquor

Texas Roadhouse (Texas Roadhouse Holdings LLC) – 4005 E 53<sup>rd</sup> St. – License Type: C Liquor

## Ward 7

30 Lanes (Bowling Centers Inc.) – 3812 N Harrison St. – License Type: C Liquor

Van's Pizza Pub and Grill (Van Sev, QCA, Inc.) – 3333 N Harrison St. – Outdoor Area  
– License Type: C Liquor

### Public Works

1. Resolution approving the plans, specifications, form of contract and estimate of cost for the 4th and LeClaire Street Sewer Separation Project, CIP #30016, estimated at \$387,730.20 in bonds abated by sewer funds. [Ward 3]
2. Resolution approving the FY2018 Street Finance Report from July 1, 2017 to June 30, 2018 to be submitted to the Iowa Department of Transportation. [All Wards]
3. Resolution approving the plans, specifications, form of contract, and estimated cost for the West 16th Street Resurfacing Project CIP #35037. [Ward 4]
4. Resolution approving the contract for the Main Street Landing Phase II Project from Hawkeye Paving Corporation of Bettendorf, IA in the amount of \$823,668.00 and authorizing Mayor Frank Klipsch to sign and manage any related agreements CIP #68004. [Ward 3]
5. Resolution approving a contract to Twin City Striping of Delano, MN in the amount of \$171,114 for long line painting with an optional second year renewal. [All Wards]
6. Resolution approving the three year contract for Citibus Management Services to First Transit Inc. of Cincinnati, OH. [All Wards]
7. Motion approving the contract for the upgrades to the Siemen's controls for the HVAC systems at Public Works in an amount not-to-exceed \$58,549.34 CIP #23024. [Ward 7]
8. Motion approving the contract for the resurfacing of Johnson Avenue, Gayman to S. Stark, to Tri City Blacktop Inc of Bettendorf, IA in the amount of \$78,489.30 CIP #35037. [Ward 1]

### Finance

1. Resolution adopting an updated Investment Policy. [All Wards]
2. Motion authorizing payment to Bi-State Regional Commission for FY2019 member dues in the amount of \$57,042. [All Wards]
3. Motion authorizing payment to Quad Cities Convention & Visitors Bureau (QCCVB) for FY 2019 tourism/marketing services in the amount of \$375,000 and directing the Finance Director to withhold and modify payments beginning January 2019 if a service agreement has not been approved. [All Wards]
4. Motion awarding a contract for repairs to Firetruck T-3 to Legacy Fire Apparatus of Shorewood IL, in an amount not-to-exceed \$55,000. [All Wards]
5. Motion awarding a contract to purchase and install a playground at Peterson Park to ABCreative of Grimes, IA in the amount of \$60,000. CIP #64064 [Ward 2]

6. Motion awarding a contract to purchase and install a new playground at Credit Island Park to Outdoor Recreation Products of Ames, IA in the amount of \$84,905. CIP #64066 [Ward 1]
7. Motion awarding a contract for the IT office remodeling project to Pigott, Inc. of Davenport for a not-to-exceed amount of \$77,382. CIP #23025 [Ward 3]
8. Motion directing staff to implement a 2018 voluntary employee early separation program and authorizing the terms of agreement. [All Wards]

#### XIII. Other Ordinances, Resolutions and Motions

#### XIV. 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 can not take action on any complaint or suggestions tonight, and can not 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.

#### XV. Reports of City Officials

#### XVI. Adjourn

City of Davenport

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

**Action / Date**  
**9/12/2018**

Subject:  
Approval of the City Council Meeting Minutes for August 22, 2018

ATTACHMENTS:

Type	Description
▣ Cover Memo	CC MIN 8/22/18

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	9/5/2018 - 10:27 AM

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, August 22, 2018---The Council observed a moment of silence. Pledge of Allegiance. The Council met in regular session at 5:30 PM with Mayor Klipsch presiding and all aldermen present except Ald. Rawson.

The minutes of the August 8, 2018 City Council and the Special City Council Joint Committee of the Whole Meeting with the City of Bettendorf were approved as printed.

The report of the Committee of the Whole was as follows: COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, August 15, 2018--The Council observed a moment of silence. Pledge of Allegiance. The Council met in Committee of the Whole at 5:30 PM with Mayor Klipsch presiding and all alderman present except Ald. Tompkins. The following Public Hearings were held: Community Development: on the Ordinance for Case No. REZ18-10: Request to rezone 24.27 acres, more or less, of property located south of East 53rd Street immediately west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to R-5M(PUD) (Medium Density Dwelling District Planned Unit Development). Jessica Tuttle, Thompson Thrift Development Company; for the Ordinance for Case No. REZ18-11: Request to rezone 13.65 acres, more or less, of property located south of East 53rd Street west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to all PDD with a new Land Use Plan. Kevin Koellner, Build to Suit, Inc. Petitioner; Public Works: hearing on the plans, specifications, forms of contract and estimated cost for the Sterilite Spur Track Expansion and Interchange Track Construction Project, CIP #60009. Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development: Ald. Gripp reviewed all items listed. On motion by Ald. Dickmann, second by Ald. Matson the following resolution was tabled until third consideration of the companion ordinance: Resolution for Case No. FDP18-02: Request for a Final Development on 24.27 acres, more or less, of property located south of East 53rd Street immediately west of the Bettendorf City Border to allow for development of a 304 unit, 19 building apartment complex. Jessica Tuttle, Thompson Thrift Development Company, petitioner. On motion by Ald. Clewell, second by Ald. Matson items #1, 2, 3, 4, 5, 6, 7 and 10 moved to the Discussion Agenda and all item #9 moved to the Consent Agenda. Public Safety: Ald. Rawson reviewed

August 22, 2018

all items listed. On motion by Ald. Meginnis, second by Ald. Matson the agenda was amended and the following item added to the Motion approving beer and liquor license applications: German American Heritage Center (German American Heritage Center) – 712 W 2nd St. parking lot only – Outdoor Area August 25, 2018 “Best of the Wurst” event – License Type: B Beer [Ward 3]. On motion by Ald. Condon, second by Ald. Matson all items moved to the Consent Agenda. Public Works: Ald. Ambrose reviewed all items listed. On motion by Ald. Dunn, second by Ald. Matson all items moved to the Consent Agenda. Finance: Ald. Meginnis reviewed all items listed. On motion by Ald. Dunn, second by Ald. Ambrose all items moved to the Consent Agenda. Council adjourned at 8:50 p.m.

The following Proclamation was issued: Water and Wastewater Workers of Iowa Week, 363.

The following Presentation were given: Miss Iowa 2018 – Mikhayla Hughes-Shaw; Swearing In of Police Officers: Joshua Thomas Wehde, Kevin Ephren Remley, Anh John Lam Nguyen, Joshua Paul Derner, Cory Joseph Hughes, Brittany Michelle Henk Taylor, Nathaniel Allen Missimer, Grant Garrison Killinger.

The Discussion Agenda items were as follows: NOTE: The votes on all ordinances and resolutions were by roll call vote. The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.

The following Ordinances moved to second consideration: amending the boundaries and exemption schedules of the Central City and North Urban Revitalization Areas; for Case No. REZ18-10: Request to rezone 24.27 acres, more or less, of property located south of East 53rd Street immediately west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to R-5M(PUD) (Medium Density Dwelling District Planned Unit Development). Jessica Tuttle, Thompson Thrift Development Company; for Case No. REZ18-11: Request to rezone 13.65 acres, more or less, of property located south of East 53rd Street west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to all PDD with a new Land Use Plan. Kevin Koellner, Build to Suit, Inc. Petitioner.

August 22, 2018

The following Ordinance moved to third consideration: for Case No. REZ18-09 being the request of Jerod Engler on behalf of McCarthy Improvement Co. for the rezoning of 1.5 acres, more or less, located at the northeast corner of Utica Ridge Road and East 56th Street from "C-O" Office Shop District to "C-1" Neighborhood Shopping District to facilitate commercial development (Ald. Meginnis voting nay).

The following Ordinances were adopted: for Case No. REZ18-08 being the request of William Torchia on behalf of WCT Investments Davenport Series, LLC for a rezoning on 6.5 acres, more or less, located along the south of East 53rd Street and east of Lorton Avenue from "R-1 Low Density Dwelling District to "PDD" Planned Development District to facilitate commercial development, 364; for Case No. ROW18-01 being the request of William Torchia on behalf of WCT Investments Davenport Series, LLC for the vacation (abandonment) of 0.34 acre (14,812 square feet), more or less, of right-of-way known as Fairhaven Road extending approximately 285 feet south from East 53rd Street to facilitate commercial development, 365.

The following resolutions were adopted: approving Case No. FDP18-03 being the request of William Torchia on behalf of WCT Investments Davenport Series, LLC for a PDD Planned Development District Final Development Plan on property located on the south side of East 53rd Street approximately 385 feet east of Lorton Avenue, 366; approving a fiber to the premise development agreement between the City of Davenport and Metro Fibernet for the construction of a community-wide fiber network offering cable, phone, and internet services, 367.

The following motions were passed: approving a construction letter agreement between the City of Davenport and Metro Fibernet for the construction of a community-wide fiber network offering cable, phone, and internet services, 368; on motion by Ald. Clewell, second by Ald. Ambrose the following motion was amended and passed: directing staff to study traffic levels and speed on Lorton Ave from 53rd St to 46th St to determine the impact to the residential neighborhood with the proposed commercial development along 53rd St west of Elmore Ave and directing staff to return the study findings and provide recommendations for traffic modifications in one year, 369.

The Consent Agenda was as follows: NOTE: These are routine items and are enacted at the City Council meeting by one roll call vote. The vote was unanimous unless otherwise noted.

Community Development: The following resolution was adopted: approving Case No. CP18-02 being the request of the City of Davenport to amend the Davenport 2035 Future Land Use Map Designation from "RG" Residential General to Commercial Corridor on 6.5 acres of property, more or less, located along the south side of East 53rd Street east of Lorton Avenue, 370.

Public Safety: The following resolution was adopted: closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s), 371.

The following motions were passed: approving noise variance request(s) for various events on the listed dates and times, 372; approving all submitted beer and liquor license applications, 373.

Public Works: The following resolutions were adopted: approving the acceptance for the construction of the FY2018 Sidewalk Program completed by Kelly Construction of Davenport, Inc. of Davenport, IA. CIP #280, 374; approving the proposed plans, specifications, forms of contract and estimated cost for the Sterilite Spur Track Expansion and Interchange Track Construction Project, CIP #60009, 375; approving the contract for the construction of Jersey Ridge Road at Cromwell Circle and 65th St Center Turn Lane Project to the lowest responsive and responsible bidder. CIP #35000, 376; approve the Caterpillar Engine #1 Overhaul at the Water Pollution Control Plant to Altorfer Inc. in the amount of \$105,000, 377; approving the contract for the Restroom Building Renovation at LeClaire Park to Swanson Construction Co. of Bettendorf, IA in the amount of \$136,651. CIP #64053, 378; assessing the cost of boarding up building, brush & debris removal, condemned property demolitions, sidewalk replacement, and weed cutting at various lots and tracts of real estate, 379, 380, 381, 382, 383.

Finance: The following resolutions were adopted: accepting the annual Byrne Justice Assistance Grant (JAG) from the Federal government for 2018-2019 in the amount of \$85,774, 384; awarding a contract for emergency repairs to the fueling station at the Davenport Municipal Airport to Acterra Group in the amount of \$153,495, 385.



August 22, 2018

The following motions were passed: awarding a two-year contract with an option of a one-year extension for traffic signal maintenance to Davenport Electric Contract Company of Davenport, IA, 386; awarding a contract for Medical Bill Review and Pharmacy Benefit Management for the Risk Management Division to CorVel Corporation of West Des Moines IA, 387; awarding a contract to demolish three properties (726 W. 6th Street; 220 Warren Street; 2410 Davie Street) to McAdam, Inc. of Davenport, IA in the total amount of \$56,184.00. CIP #22055 , 388.

The following is a summary of revenue received for the month of July 2018:

Property taxes	-0-
Other City taxes	-0-
Special assessments	-0-
Licenses & permits	143,287
Intergovernmental	1,349,402
Charges for services	3,225,422
Use of monies & property	65,818
Fines & forfeits	63,347
Bonds/Loan Proceeds	57,586
Miscellaneous	232,167

Other Ordinances, Resolutions and Motions: On motion by Ald. Ambrose, second by Ald. Matson the rules were suspended and the following motion was added to the agenda and passed: Motion approving liquor license application for Wise Guys Pizza and More (Joe Robbie Investments, LLC, 2408 East 53<sup>rd</sup> Street, New License/Owner, License Type: Beer/Wine, 389.

The following Civil Service Lists were received and filed: *ID Bureau Manager:* Jessica Heising; *Maintenance Mechanic:* Andrew Fitzgerald, Wade Burnett, Jeffrey Gasser, Rod Fritz, Gregory Wilson, James Swisher; *Planner II:* Brandon Melton, Stephen Rashid; *Police Officer:* Mary Cameron, Robert Cormier, Grant Killinger, Martin Gonzalez, Andrew DeNMoyer, Skylar Mitchell, Michael Barger, Nicholas Mark, Nicholas Berger; *Sewer Heavy Equipment Operator:* Scott Haley; *Sewer Maintenance Worker:* Chris Summers, 390.

August 22, 2018

On motion Council adjourned at 8:59 P.M.

A handwritten signature in black ink, reading "Jackie E. Holecek". The signature is written in a cursive style with a large, stylized initial "J".

Jackie E. Holecek, MMC  
Deputy City Clerk

City of Davenport

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

**Action / Date**  
**9/12/2018**

Subject:  
Approval of the Committee of the Whole Report for September 5, 2018

ATTACHMENTS:

Type	Description
▣ Cover Memo	Report of COW 090518

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	9/5/2018 - 10:29 AM

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, September 5, 2018--

The Council observed a moment of silence. Pledge of Allegiance. The Council met in Committee of the Whole at 5:30 PM with Mayor Klipsch presiding and all alderman present. The following Public Hearings were held: Public Works: on the plans, specifications, form of contract and estimate of cost for the 4th and LeClaire Street Sewer Separation Project CIP #30016 funded at \$387,730.20 in bonds abated by sewer funds; on the plans, specifications, forms of contract and estimate of cost for the West 16th Street Resurfacing Project CIP #35037; on the proposed plans and the specifications, form of contract, and estimated cost for the Pump Station 203 Generator & Controls Project CIP #30007. Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development: Ald. Gripp reviewed all items listed. On motion by Ald. Clewell, second by Ald. Matson items # 1, 2, and 7 moved to the Discussion Agenda, items # 3 and 4 were removed due to Peitioner withdrawing the request, and all other items moved to the Consent Agenda. Public Safety: Ald. Rawson reviewed all items listed. On motion by Ald. Condon, second by Ald. Dickmann the item requesting a new liquor license for Riverside Liquor 2 (Ward 4) moved to the Discussion Agenda and all other items moved to the Consent Agenda. Public Works: Ald. Ambrose reviewed all items listed. On motion by Ald. Dunn, second by Ald. Dickmann item #7 moved to the Discussion Agenda and all other items moved to the Consent Agenda. Finance: Ald. Tompkins reviewed all items listed. On motion by Ald. Meginnis, second by Ald. Matson to amend the Motion authorizing payment to Quad Cities Convention and Visitors Bureau by directing staff to withhold and modify payments beginning January 2019 if a service agreement has not been approved (all alderman voting aye). On motion by Ald. Meginnis, second by Ald. Ambrose all items moved to the Consent Agenda. Other Ordinances, Resolutions and Motions: On motion by Ald. Dickmann, second by Ald. Matson with all aldermen voting aye, the rules were suspended and the following resolution was adopted: approving the contract for the construction of Jersey Ridge Road at Cromwell Circle and 65th St Center Turn Lane Project to N J Miller Inc of Bettendorf, IA, in the amount of \$441,449.75. CIP #35000, 391. Council adjourned at 8:17 p.m.

City of Davenport

Agenda Group:  
Department: City Clerk  
Contact Info: Tiffany Thorndike  
Wards:

**Action / Date**  
**9/12/2018**

Subject:  
Plan & Zoning Commission

Jane Schneider

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Thorndike, Tiffany	Approved	9/6/2018 - 1:19 PM

City of Davenport

Agenda Group:  
Department: City Clerk  
Contact Info: Tiffany Thorndike x2066  
Wards:

**Action / Date**  
**9/12/2018**

Subject:  
Zoning Board of Adjustment

Lyn Cochran

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Thorndike, Tiffany	Approved	9/6/2018 - 5:43 PM

City of Davenport

Agenda Group:  
Department: City Clerk  
Contact Info: Tiffany Thorndike x2066  
Wards:

**Action / Date**  
**9/12/2018**

Subject:  
Historic Preservation Commission

Lyn Cochran

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Thorndike, Tiffany	Approved	9/6/2018 - 5:51 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: 6

**Action / Date**  
**9/5/2018**

Subject:

Third Consideration: Ordinance for Case No. REZ18-09 being the request of Jerod Engler on behalf of McCarthy Improvement Co. for the rezoning of 1.5 acres, more or less, located at the northeast corner of Utica Ridge Road and East 56th Street from "C-O" Office Shop District to "C-1" Neighborhood Shopping District to facilitate commercial development. [Ward 6]

**The Plan and Zoning Commission forwards Case No. REZ18-09 to the City Council with a recommendation for denial. Eight votes are required for passage.**

Recommendation:  
Adopt the Ordinance.

Relationship to Goals:  
Welcome Neighborhoods

Background:  
Please see attached documentation for background information.

At its regular meeting of July 17, 2018, the City Plan and Zoning Commission considered Case No. REZ18-09. The Plan and Zoning Commission forwards Case No. REZ18-09 to the City Council with a recommendation for denial.

The Commission vote was 3 yes, 4 no and 1 abstention.

ATTACHMENTS:

Type	Description
▣ Ordinance	Rezoning Ordinance
▣ Backup Material	Plan and Zoning Commission Letter to City Council - 7-18-2018
▣ Backup Material	Plan and Zoning Commission Vote Results - 7-17-2018
▣ Backup Material	Proposed Site Plan
▣ Backup Material	Staff Report to Plan and Zoning Commission - 7-17-2018 Meeting
▣ Backup Material	Public Engagement Summary and Protests

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Rusnak, Ryan	Approved	7/23/2018 - 2:06 PM



## ORDINANCE NO.

ORDINANCE for Case No. REZ18-09 being the request of Jerod Engler on behalf of McCarthy Improvement Co. for the rezoning of 1.5 acres, more or less, located at the northeast corner of Utica Ridge Road and East 56th Street from "C-O" Office Shop District to "C-1" Neighborhood Shopping District to facilitate commercial development. [Ward 6]

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned.

The property has the following legal description:

Part of the Northwest Quarter of Section 9, Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa, being more particular described as follows:

A Tract of land located in Lot 2 of Crow Valley Plaza Tenth Addition to the City of Davenport, part of the Northwest Quarter of Section 9, Township 78 North, Range 4 East of the Fifth Principal Meridian, Scott County, Iowa, more particularly described as follows:

Commencing at the Southeast corner said Lot 2; Thence North 81° 51' 34" West along the South line of said Lot 2, also being the North line of East 56th Street, a distance of 724.52 feet to the point of beginning; Thence continuing North 81° 51' 34" West along said North right of way line of East 56th Street, a distance of 286.56 feet to a point on a 15.00 feet radius curve, concave Northeasterly; Thence Northwesterly along said curve, a distance of 23.56 feet, with a 21.21 feet chord bearing North 36° 51' 31" West to a point on the Easterly right of way line of Utica Ridge Road ; Thence North 08° 08' 32" East along the Easterly right of way line of Utica Ridge Road, a distance of 201.66 feet; Thence South 81° 51' 34" East, a distance of 301.56 feet; Thence South 08° 08' 32" West, a distance of 216.67 feet to the Point of Beginning, containing 1.5 acres, square feet more or less. Subject to easements and restrictions of record.

Section 2. That the following findings and conditions are hereby imposed upon said rezoning:

1. That the following uses not be permitted:
  - a. Filling station
  - b. Messenger or telegraph service station
  - c. Public garage
  - d. Used car lot
  - e. Garage, storage, and parking lot
  - f. Laundry and dry cleaning

- g. Theater
- h. Drive-in theater
- i. Motel/hotel
- j. Undertaking establishment
- k. Service station
- l. Coin operated laundry
- m. Open animal kennels or yards

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, CMC, Deputy City Clerk

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



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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)*

July 18, 2018

Honorable Mayor and City Council  
City Hall  
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of July 17, 2018, the City Plan and Zoning Commission considered Case No. REZ18-09: Request of Jerod Engler on behalf of McCarthy Improvement Co. for the rezoning of 8.83 acres, more or less, located along the north side of East 56th Street east of Utica Ridge Road from "C-O" Office Shop District to "C-1" Neighborhood Shopping District on 1.5 acres to facilitate commercial development. [Ward 6]

The Plan and Zoning Commission forwards Case No. REZ18-09 to the City Council with a recommendation for denial.

The Commission vote was 3 yes, 4 no and 1 abstention.

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

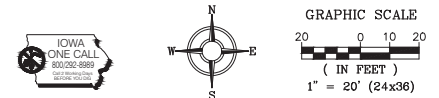
City Plan & Zoning Commission Voting Record  
Meeting Date: 7-17-2018  
Meeting Location: Council Chambers-City Hall

Name:	Roll Call	REZ18-09	F18-09
Connell	P	Y	Y
Hepner	EX		
Inghram	P		
Johnson	P	Y	Y
Kelling	P	N	Y
Lammers	EX		
Maness	P	N	Y
Medd	P	N	Y
Quinn	P	Abstain	Y
Reinartz	P	N	Y
Tallman	P	Y	Y
		3-YES 4-NO 1-ABSTAIN	8-YES 0-NO 0-ABSTAIN

# SITE PLAN

## CROW VALLEY PLAZA ELEVENTH ADDITION

### TO THE CITY OF DAVENPORT, IA



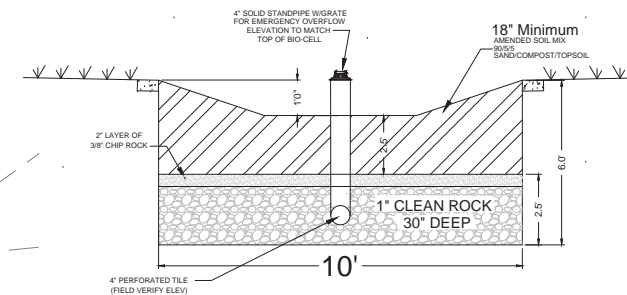
#### GENERAL NOTES

- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
- LEGAL DESCRIPTION OF PROPERTY: LOT 1 OF CROW VALLEY PLAZA ELEVENTH ADDITION IN PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN TO THE CITY OF DAVENPORT, IA.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF DAVENPORT AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND INTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
- ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
- CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, SECTION 2.01, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF DAVENPORT STANDARDS AND SPECIFICATIONS.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
- NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.

17.44.010 Parking spaces --- Designated.  
In all districts there shall be provided at the time any building is erected or structurally offered (except as otherwise provided in this title) off-street parking spaces in accordance with the following requirements:

Beauty and barber shops: Two parking spaces for each operator.

This district is intended to provide for commercial activities of a more general retail and wholesale nature, and of service facilities serving a larger community trade, the size and location of such district shall be based upon relationship to the total community need and economy. (Prior code § 42-53).



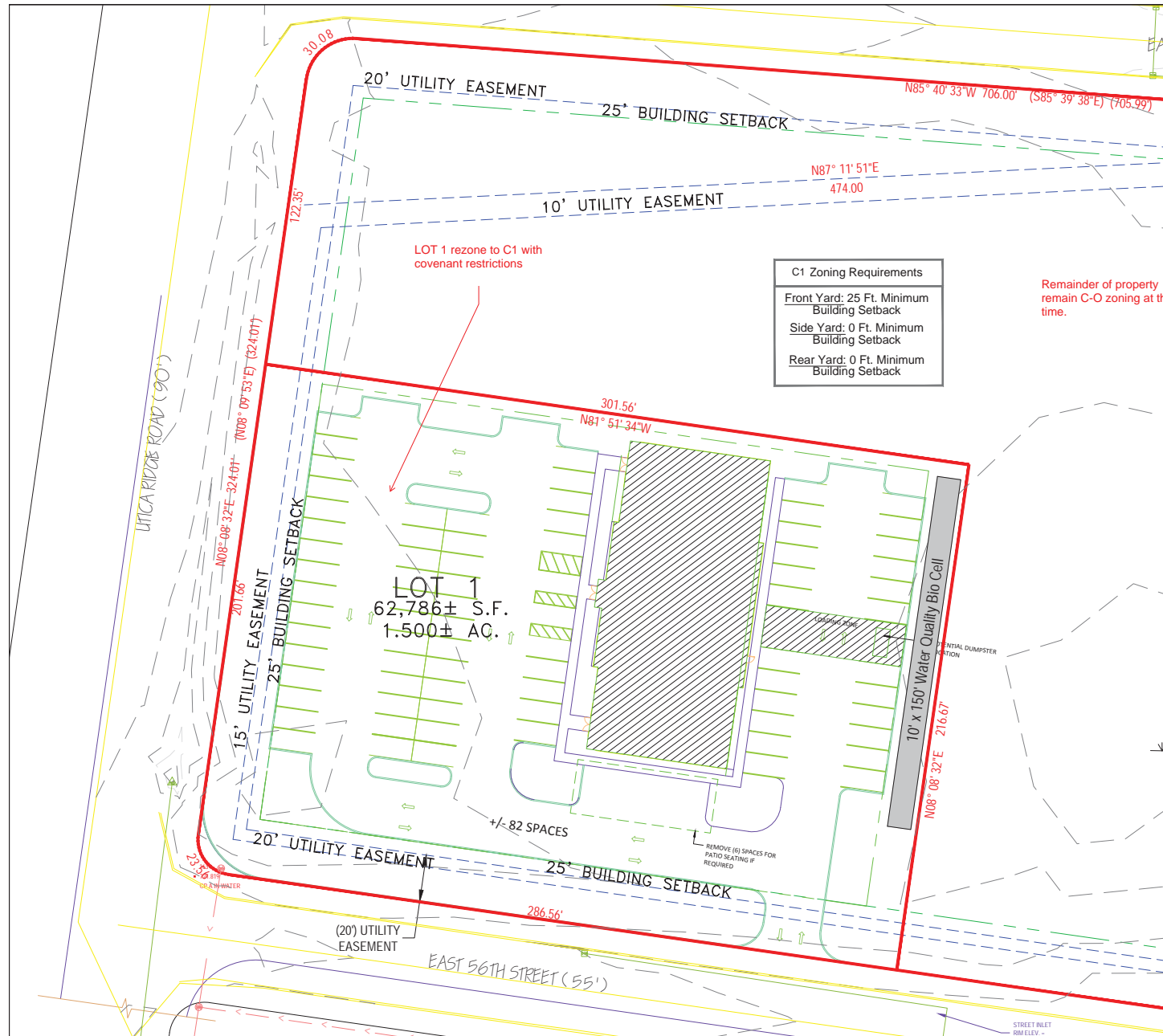
**TYP. BIO-CELL DETAIL**  
Overflow Standpipes @ 30' O.C Max.  
(not to scale)

Bio-Cell Tiles To Outlet  
Into Detention Basins

#### C1 Zoning Requirements

Front Yard: 25 Ft. Minimum  
Building Setback  
Side Yard: 0 Ft. Minimum  
Building Setback  
Rear Yard: 0 Ft. Minimum  
Building Setback

Remainder of property  
remain C-O zoning at this  
time.



DATE: 6/8/18 TE PROJECT NO: 00000.00  
563 386.4236 office 386.4231 fax  
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: MR  
CHECKED BY: CT  
DRAWING LOCATION  
S:\BUSH CONSTRUCTION\CROWVALLEY10TH.DWG

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT SITE PLAN  
CROW VALLEY PLAZA ELEVENTH ADDITION  
DAVENPORT, IA

DEVELOPER  
BUSH CONSTRUCTION  
5401 VICTORIA AVENUE  
DAVENPORT, IA

SHEET NO.  
C1



City of Davenport  
Community Planning & Economic Development Department  
**FINAL STAFF REPORT**

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## **PLAN AND ZONING COMMISSION**

**Meeting Date:** July 17, 2018  
**Request:** Request to rezone 8.134 acres, more or less, of property located east of Utica Ridge Road and north of East 56<sup>th</sup> Street from C-O, Office Shop District to C-2, General Commercial District.  
**Case No.:** REZ18-09  
**Applicant:** Jerod Engler, McCarthy Bush Co. (Bush Construction)  
**Ward:** Ward 6  
  
**Contact:** Matthew G. Flynn, AICP  
Senior Planning Manager  
matt.flynn@ci.davenport.ia.us  
563-888-2286

### **Update:**

There has been an effort to find common ground between the neighborhood and developer. On July 11, 2018, a meeting was held. At that meeting, the developer agreed to reduce the request to C-1 on just proposed Lot 1 with use restrictions.

This revision would allow a “stepping down” of land use intensity. C-O would be maintained adjacent the residential development along 58<sup>th</sup> Street. Staff supports this compromise.

### **Updated Recommendation:**

Staff recommends the Plan and Zoning Commission accepts the findings and forward Case No. REZ18-09 to the City Council with a recommendation to rezone proposed Lot 1 (size is approximately 1.45 acres) of Crow Valley 11<sup>th</sup> Addition from C-O, Office Shop District to C-1, Neighborhood Shopping District with use restrictions listed below.

### **Background:**

#### **Site Characteristics:**

**Comprehensive Plan:** The property is designated RG on the Future Land Use Map and is within the Urban Service Area.

**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.

Adjacent to the site, to the south, is property designated RC.

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.

Also see the Future Land Use Map attached to this report.

Existing Zoning: The intent and use regulations of the C-O, Office Shop District is as follows:

**17.26.010 Intent.**

This district is intended to provide for commercial uses of such character that may utilize existing residential structures of sound quality and condition located in areas that were originally residential but are now preponderantly of mixed residential-commercial uses, and such new commercial uses will be harmonious with the surrounding development. (Prior code § 42-53).

**17.26.030 Use regulations.**

A building, lot or tract within the C-O office-shop district shall be used only for the following purposes, unless otherwise provided in this chapter:

- A. Any use permitted in the R-6M high density dwelling district;
- B. Apothecaries;
- C. Barber shops and beauty parlors;
- D. Business, charitable, finance, professional and consulting office or office buildings;
- E. Business or commercial school;
- F. Dressmaking or tailor shop;
- G. Medical or dental clinic;
- H. Studio of an artist, photographer, sculptor, or musician;
- I. Undertaking establishment or mortuary;
- J. Accessory building or use customarily incidental to any of the above uses.

Originally proposed Zoning: The intent and use regulations of the C-2, General Commercial District, are as follows:

**17.30.010 Intent.**

This district is intended to provide for commercial activities of a more general retail and wholesale nature, and of service facilities serving a larger community trade, the size and location

of such district shall be based upon relationship to the total community need and economy. (Prior code § 42-63).

### **17.30.030 Use regulations.**

A building or premises shall be used only for the following purposes:

A. Any use permitted in the C-1 neighbor-hood shopping district (*Permitted Uses are as follows:*

- A. Any use permitted in the C-O office shop district;
- B. Bakery whose products are sold at retail on the premises;
- C. Bank;
- D. Catering establishment;
- E. Repair shops for household items including clothing;
- F. Filling stations (See Chapter 5.24 of this code);
- G. Hospitals and clinics for animals, but not open kennels or yards where animals are confined or exercised;
- H. Interior decorating shop;
- I. Messenger or telegraph service station;
- J. Restaurant;
- K. Public garage; no lot or portion thereof shall be used for the display of used cars, provided that no public garage shall be within one hundred twenty-five feet of the boundary of any residential district;
- L. Garage, storage, and parking lots;
- M. Salesroom and showroom;
- N. Store or shop for the conduct of a retail business;
- O. Store for the collection and distribution of laundry and dry cleaning articles, but not for the treatment, cleaning or processing of such article;
- P. Theater, except open air drive-in theaters; provided, however, that no theater shall be erected or reconstructed unless there is provided on the same lot, or within three hundred feet thereof, a space for off-street parking which contains an area adequate to accommodate one automobile for every six seats in the theater;
- Q. Motel;
- R. Undertaking establishment;
- S. Service establishments only when totally enclosed within a structure, including coin-operated laundromats and cleaning establishments when nonflammable cleaning fluids are used;
- T. Taverns, brew pubs, beer and wine gardens;
- U. Accessory buildings and uses customarily incidental to the above uses.)

(Additional Uses Allowed in C-2 are as Follows)

- B. Advertising signs and bulletin boards, except that along the interstate highway systems, such advertising signs and bulletin boards shall be limited to advertising the products produced and/or services available on the premises;
- C. Bakery;
- D. Dyeing and cleaning works, providing that cleaning fluid used has a base which is of a material other than petroleum or one of its derivatives;
- E. Hotel;
- F. Laundry;



- G. Plumbing, printing, sheet metal, and similar shops, providing there is no outdoor storage of materials or fabrication for other than custom retail purposes;
- H. Public garage and automobile salesroom;
- I. Used car sales or storage lots;
- J. Radio broadcasting and telecasting stations, studios, and offices.

Generally speaking, the C-2 District allows a much wider range of commercial uses than C-O.

Update: Since C-1 is being considered for a portion of the property, below is the intent and use regulations for that district:

**17.28.010 Intent.**

This district is intended to provide for individual or small groups of retail and customer service establishments serving primarily the convenience of a local neighborhood, and the character, appearance, and operation of which are compatible with the character of the surrounding area. (Prior code § 42-58).

**17.28.030 Use regulations.**

A building or premises shall be used only for the following purposes:

- A. Any use permitted in the C-O office shop district; (See uses above)
- B. Bakery whose products are sold at retail on the premises;
- C. Bank;
- D. Catering establishment;
- E. Repair shops for household items including clothing;
- F. Filling stations (See Chapter 5.24 of this code);
- G. Hospitals and clinics for animals, but not open kennels or yards where animals are confined or exercised;
- H. Interior decorating shop;
- I. Messenger or telegraph service station;
- J. Restaurant;
- K. Public garage; no lot or portion thereof shall be used for the display of used cars, provided that no public garage shall be within one hundred twenty-five feet of the boundary of any residential district;
- L. Garage, storage, and parking lots;
- M. Salesroom and showroom;
- N. Store or shop for the conduct of a retail business;
- O. Store for the collection and distribution of laundry and dry cleaning articles, but not for the treatment, cleaning or processing of such article;
- P. Theater, except open air drive-in theaters; provided, however, that no theater shall be erected or reconstructed unless there is provided on the same lot, or within three hundred feet thereof, a space for off-street parking which contains an area adequate to accommodate one automobile for every six seats in the theater;
- Q. Motel;
- R. Undertaking establishment;
- S. Service establishments only when totally enclosed within a structure, including coin-operated laundromats and cleaning establishments when nonflammable cleaning fluids are used;
- T. Taverns, brew pubs, beer and wine gardens;

U. Accessory buildings and uses customarily incidental to the above uses. (Ord. 2017-26 § 3: New: prior code § 42-60).

See attached Zoning Map for more detail.

**Technical Review:**

No concerns have been expressed by any technical review team member regarding the provision of public services to this site.

Iowa American Water provided this comment: We have an 8" DI water main on the north side of 56th and a 16" on the east side of Utica, there is no main in 58th from Utica to Crow Valley Park Dr.

Fire Station 8, located at 2802 East 53<sup>rd</sup> Street, is approximately 1.25 miles from the site.

**Discussion:**

See update above.

**Public Input:**

See Public Engagement Summary, attached to this report.

**Updated Recommendation:**

Findings:

1. Rezoning only Lot 1 to C-1 allows the development to proceed and protects the neighborhood by maintaining C-O zoning adjacent to the residential properties.
2. The proposed rezoning is consistent with the Comprehensive Plan in that it allows a limited node of neighborhood commercial north of an adjacent regional commercial center and provides a "step down" in land use intensity to the north and east.
3. Rezoning Lot 1 to C-1 does not guarantee or imply future rezonings on land included in the original proposal. Future rezoning petitions will be considered on their own merit.

Condition:

1. The following uses are not allowed on proposed Lot 1:
  - a. Filling station
  - b. Messenger or telegraph service station
  - c. Public garage
  - d. Used car lot
  - e. Garage, storage, and parking lot
  - f. Laundry and dry cleaning
  - g. Theater
  - h. Drive-in theater

- i. Motel/hotel
- j. Undertaking establishment
- k. Service station
- l. Coin operated laundry
- m. Open animal kennels or yards

Final Recommendation: Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. REZ18-09 to the City Council with a recommendation to rezone only proposed Lot 1 to C-1, Neighborhood Shopping District, with the use restrictions listed above.

## **PUBLIC ENGAGEMENT SUMMARY**

### **Case No. REZ18-09**

**Signs Posted:** 2 signs were posted on June 1, 2018

**Public Meeting:** 29 notices mailed June 5. A public meeting was held on June 11 at McCarthy Bush Offices. Approximately 30 people attended

**Public Hearing Notice:** The notice was sent to the QCT for publication on June 15, 2018.

**Public Hearing Mailing:** Mailed to 29 neighbors on June 7, 2018.

**P&Z Public Hearing:** June 19, 2018. Approximately 6 people spoke against the proposal citing potential incompatible uses, traffic and noise.

**P&Z Recommendation:** July 17, 2018. The Plan and Zoning Commission forwards Case No. REZ18-09 to the City Council with a recommendation for denial.

**COW Neighbor Mailing:** Mailed to 29 neighbors on July 24, 2018

**COW Public Hearing Notice:** August 1, 2018

**Protest Rate:** To date, 12 protests have been filed (4.1%).



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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)

**NOTICE  
PUBLIC MEETING  
MONDAY, JUNE 11, 2018, 5:30 PM  
MCCARTHY BUSH CORPORATION  
5401 VICTORIA AVENUE, DAVENPORT, IOWA 52807**

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

A petition to rezone 8.134 acres of property has been filed by McCarthy Bush from C-O Office Shop District to C-2 General Commercial District. (See map of the affected property on reverse side of this notice).

According to the applicant: *Our team is working with a local small business owner to build a hair salon and spa at the corner of 56th and Utica with an additional, unfinished space in the building for a future tenant.*

*A rezoning to C2 will allow the new building's owner/operator greater flexibility in identifying a tenant that would fit the neighborhood and provide an additional amenity. There have been discussions with possible future tenants but at this time, only the salon space will be finished and the rest of the building left as spec space.*

The current C-O designation generally limits uses to offices and personal service businesses.

One of the first steps in the rezoning process is to hold a public meeting, which provides an opportunity for the petitioner to explain the request further and for City staff to outline the formal process to come.

The public meeting will be held at the McCarthy Bush offices on the date and time listed above. Victoria Avenue is located one block east of Utica Ridge Road.

Public hearings before both the Plan and Zoning Commission and City Council will be forthcoming; you will be notified of these meetings as well. The public hearing before the Plan and Zoning Commission is tentatively set for Tuesday, June 19, 5:00 pm at City Hall.

The City welcomes public participation in the rezoning process and your comments are important. We notify property owners within 200 feet of proposed rezonings. Please let your neighbors know of this who may have received this notice. If you cannot attend the public meeting and have questions or concerns, please contact the Community Planning Division.

Case No. REZ18-09

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

Phone: (563) 326-7765



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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)

**NOTICE  
PUBLIC HEARING  
TUESDAY, JUNE 19, 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.

A petition to rezone 8.134 acres of property has been filed by McCarthy Bush from C-O Office Shop District to C-2 General Commercial District. (See map of the affected property on reverse side of this notice).

The current C-O designation generally limits uses to offices and personal service businesses. C-2 allows for a variety of commercial and retail uses, including eating and drinking establishments.

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 fill out and return the form below. You may also send an email to the Community Planning Division Staff, and your protest will be registered.

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

Case No. REZ18-09

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

Phone: (563) 326-7765

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Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-09

I/we \_\_\_\_\_ who own property located at (be specific as possible)

\_\_\_\_\_

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Hereby protest the proposed creation of the Elmore Corners Overlay District

Signed: \_\_\_\_\_

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

Please return this form to the email address above or mail/drop off at CPED, 226 West 4<sup>th</sup> Street, Davenport, IA 52801



# Neighborhood Meeting Attendance List

Case: RE218-09 Mc CARTHY BUSH

Date: 06-11-18

Name	Address	Phone	Email
1 Barbara Hansen	5805 Crow Valley Pk Dr	359-4061	
2 JEROME HANSEN	" " "	" "	JRYHANSEN1@GMAIL.COM
3 Doug Koester	34228 E. 59th St	940-3118	dougkoester@mcclis.com
4 Tom Freiburger	4226 E 58th St		
5 Jry Willis	4261 E. 58th St	565-508-6363	B.J.Willis@revealed.net
6 Carol Kramer	4233 E. 58th St.	(563)355-0796	
7 Connie Jones	4237 E 58th St.		
8 Vick Moore	4222 E. 58 St		
9 Lucia Moore	4222 E. 58 St.		
10 Sue & Craig Gabel	5967 Utica Ridge Rd		
11 Terence Docherty	4109 E. 60th St Davenport		
12 Teanne Docherty	4109 E. 60th St Davenport		
13 Jan Lavitt	5905 Utica Ridge Rd.		
14 Rob Hansen	5802 Crow Valley Pk Dr.		
15 Kelly Johnson	5802 Crow Valley Pk Dr		
16 Tim Payne	4204 E 58th St.		
17 Steve Frels	4203 E 58th St		stevefrels@msn.co.
18 Julie Miller	5816 Crow Valley pk Dr.		
19 Bill Miller	" " " "		
20 Ron Rickman	4208 E 58th St		
21 JJ Condon	Altferman		
22 Steve/Rene Jacobs	4209 E 58th Davenport		

# Neighborhood Meeting Attendance List

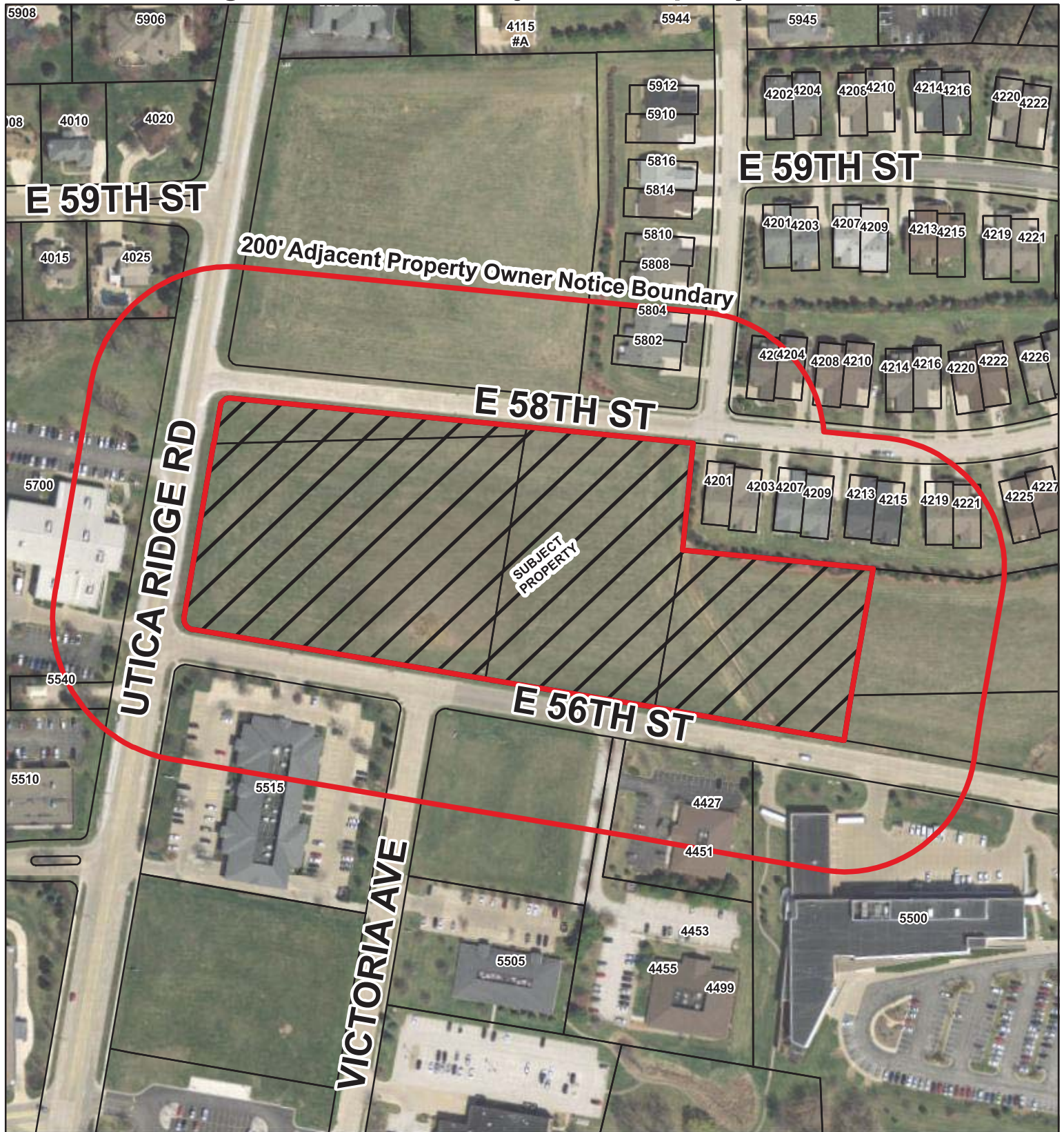
Case: \_\_\_\_\_

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

Name	Address	Phone	Email
1 Don Borman	4226 E. 59 <sup>th</sup>	563-525-5875	
2 Sue Quail	4213 E 58 <sup>th</sup>	563-359-4803	SQuail106177@gmail.com
3 Karl Zimmerman	1225 E. 58 <sup>th</sup> St	563-639-2648	Kmzimmer@btmail.com
4 Cosette Thoms	4202 E. 58 <sup>th</sup> St	262-8198	cothoms@coachs.com
5 SUE SHADEN	6401 Utica Ridge Rd #36	563/9401968	
6 Bob/Peggy ARRIBAND	4228 E 58 <sup>th</sup> St.	563-355-1531	
7 Sue Gabel	5907 Utica Ridge Rd Duv	5635059846	csGabel@aol.com
8 Patricia Harris	4219 E 58 <sup>th</sup> St. Davenport		patricia_harris_2008@yahoo.com
9 Chris Townsend	2224 E. 12 <sup>th</sup> St. Davenport IA		chrisetownsendengr.com
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# 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

 REZ18-09 Subject Property



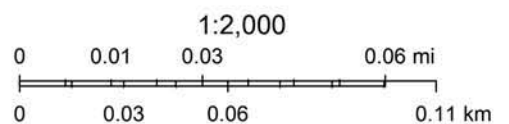


# REZ18-09 Location Map



May 30, 2018

- |                                 |                     |                  |
|---------------------------------|---------------------|------------------|
| Platted Lot Lines               | Creeks              | Zoning Districts |
| Easement                        | Named Creeks        | A-1 Agricultural |
| Parks                           | Unnamed Tributaries |                  |
| Parcels                         | Piped Creeks        |                  |
| Street Centerline (Labels only) | City Limit          |                  |
|                                 | Address Points      |                  |



Scott County Iowa, Bi-State Regional Commission

**From:** [Connie R. Jones](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** REZ 18-09  
**Date:** Tuesday, June 26, 2018 7:20:50 AM  
**Attachments:** [ObjectionlettertozoingrequestJune2018.docx](#)

---

Please see my attached letter objecting to this request to rezone.

Connie R. Jones  
Resident of the Villas at Crow Valley

**From:** [Robert Huber](#)  
**To:** [Planning Division – CPED](#)  
**Cc:** [Bob & Trish Huber](#)  
**Subject:** CASE # REZ 18-09  
**Date:** Tuesday, June 26, 2018 11:37:32 AM

---

Drear Mr. Flynn,

Please accept this correspondence as our feedback to you that we do not support the proposed rezoning of the subject property listed in REZ 18-09.

Rezoning this property from C-O to C-2, as proposed by the McCarthy Bush Corp., would have a high probability of devaluation of the properties located in (or near) the Crow Valley Villas.

Additionally, the rezoning of this land (from C-0 to C-2) has a high likelihood that the businesses that could locate there would have an adverse affect on the quite comfort and solitude currently enjoyed by the residents of Crow Valley Villas.

Best Regards,  
Robert & Patricia Huber (563-355-0756)  
4203 E. 59th. St. Street

**From:** [Shirley Wilkins](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** Rezoning of parcel Utica Ridge Rd. & 56th St./Crow Valley Villas  
**Date:** Tuesday, June 26, 2018 10:48:06 AM

---

Please consider this e-mail our formal objection to the Proposed rezoning of the property Adjacent to Crow Valley Villas, Utica Ridge Rd. and 56th Street.

Thank you,

Julius H. Lindner Trust and Shirley Wilkins

6/28/18  
DAVENTPORT PLANNING  
& COMMUNITY DEVELOPMENT  
ROOM 2004  
226 W. 4th St.

CASE # REZ 18-09

I am John W. Fahl and have  
lived at 4234 E. 57th St.  
for 15 years.

I do not agree with the  
proposed change in the use of  
the above land. This area  
is inhabited with retired  
people who are looking for a  
quiet environment which is  
unlikely with bars or games  
so close to their homes.

Thank you,



John W. Fahl

**From:** [Pat/Tom Freiburger](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** Rezoning Case Number REZ 18-09  
**Date:** Saturday, June 23, 2018 8:05:03 PM

---

Matt Flynn, Director of Community Planning

As residents of the Villas of Crow Valley, we strongly object to rezoning from C-0 to C-2 of the property south and west of our subdivision. We urge the Planning Commission to recommend against the zoning change.

Sincerely,  
Tom & Pat Freiburger  
4226 East 58th St



**From:** [Dick Moore](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** Rezoning Request for REZ 18.09  
**Date:** Sunday, June 24, 2018 3:35:53 PM

---

To Whom it may Concern:

We are writing this note in protest to the above noted request for change of zoning for the Bush property located at 56th Street and Utica Ridge Road. We would be prepared to discuss our concern over this matter if requested.

Respectfully,

Richard L. and Lucia E. Moore  
4222 E. 58th Street,  
Davenport, Iowa 52807



**From:** [Dennis Kramer](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** Rezoning Case REZ 18-09  
**Date:** Monday, June 25, 2018 12:17:42 AM

---

Dear Mr. Flynn,

My wife and I live in the Villas of Crow Valley, on the south side of E. 58th St.

We respectfully, yet strongly, want to express our opposition to the rezoning of this 8+ acres of land from C0 to C2.

Before we decided to invest and build here in 2005, our ***one and only concern*** was the zoning around us . . . behind us on 56th St. and into our 58th St. entrance. After doing significant investigation with our builder and city zoning, we felt we could live with the types of businesses planned at these locations and made the major investment to build our home here. We trusted that our city planners had a sound strategic plan for residents and businesses in this area with the zoning. Utica Ridge Rd. north of 53rd St. and E. 56th St. would not become anything like a 'commercial corridor' with the retail noise, lights, sounds, hours, and traffic that a C2 obviously brings, and likely reduce our investment/home value and a peaceful residence.

We have no problem with the "Pure" salon business where they wish to build. They appear to be good people. We respect and encourage their spirit and quest for success. Their business is the type we expected and actually desire. However, their business appears to already fit the C0 zoning. So we have yet to hear and know what the true reason and need is for the zoning request to C2. It opens the door to bring the wrong types of businesses to this neighborhood atmosphere.

Who ***really*** wants and will benefit by this change? It appears not really Pure, if C0 already fits their salon business. Is it really for the benefit of the land sellers' profit? We already know there is plenty of nearby land available in existing C2 zones.

We know of a few residents in the Villas of Crow Valley neighborhood who are "for" or "not opposed to" the zoning change. From the names and relationships of these people, it appears that they likely have a personal financial benefit in the sale of this land. Please consider their motives versus the desires of the majority of neighbors.

Matt, we know that you have a tough job, and we respect that. Hopefully, you can see it from the residents' view to not allow this change to proceed.

Thank you,  
Dennis and Carol Kramer

**From:** [robert mcgee](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** rez 18-09  
**Date:** Monday, June 25, 2018 8:18:03 AM

---

From: robert mcgee <[rjm1948@gmail.com](mailto:rjm1948@gmail.com)>  
To: "planning@ci.davenport.ia.use" <planning@ci.davenport.ia.use>  
Cc:  
Bcc:  
Date: Sun, 24 Jun 2018 11:27:59 -0500  
Subject: REZ 18-09

We are asking that you not allow the rezoning from a C-O to a C-2 in order to remain consistent with what is already on the corridor.

Thank you for your consideration.

Robert and Joan McGee

4207 E 58th

**From:** [Robert Heaps](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** In Protest of REZ 18-09.  
**Date:** Monday, June 25, 2018 10:07:51 AM

---

I live @ 4245 E. 58th Street, in the Villas of Crow Valley. I am in strong opposition to the changing of zoning from C-0 to C-2. The differences were explained to me by the planning dept and I like the quite of C-0 as to the more noise and buslsle of C-2. Also I see this as a first step in changing from the request to change the land behind 5 units on 58<sup>th</sup> street to more units east and North of 58<sup>th</sup> street.

Sent from [Mail](#) for Windows 10

**From:** [Robert Willis](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** Rezoning  
**Date:** Monday, June 25, 2018 11:38:34 AM

---

Bob and I are not in favor of rezoning the property bordering Utica Ridge and 56th St. in Davenport. We feel this would open the potential for businesses that would not be compatible with our neighborhood. We would like to see a plan formulated that uses the current zoning which still allows new growth such as Pure Hair Salon. There is already so much traffic that left turns are difficult and this should be taken into consideration when thinking about adding new businesses.

We appreciate you taking a close look at this proposal and see that keeping the zoning as is can still be a win-win.

Bob and Joy Willis  
4261 E. 58th St.  
Davenport, Iowa

Sent from my iPadRobert J Willis

Henry G. Neuman\*  
Steven H. Jacobs  
Mark A. Woollums\*  
Martha L. Shaff\*  
Jean Z. Dickson\*  
Peter J. Thill\*  
Edward J. Rose\*  
Amanda M. Richards\*  
Jordan A. Kaplan\*  
Benjamin J. Samuelson\*  
Cristy Tackett-Hunt\*  
Lori N. Scardina Utsinger\*  
Paul M. Powers\*  
Brandon W. Lobberecht\*



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Established in 1907

ATTORNEYS AT LAW

[www.bettylawfirm.com](http://www.bettylawfirm.com)

\* Also admitted in Illinois  
A registered L.L.C. in Illinois

June 25, 2018

**Writer's E-Mail Address:**  
[shj@bettylawfirm.com](mailto:shj@bettylawfirm.com)

Matthew G. Flynn, AICP  
Senior Planning Manager  
City of Davenport, Iowa

Re: REZ-18-09

Dear Mr. Flynn:

My wife and I are homeowners within the two hundred foot notice area for the above proposed rezoning. I have previously submitted my protest in opposition to the request. I now amend my protest to include the following and request that my letter be included in the materials presented to the commission:

1. THE CURRENT ZONING IS INCOMPATIBLE WITH THE SURROUNDING AREA AND SHOULD BE CHANGED. It is my understanding the Davenport Land Use Master Plan has designated the area in question as residential. North of 56<sup>th</sup> street is residential and south towards 53<sup>rd</sup> street is commercial. I believe considerable funds and time went into the planning and preparation of the overall plan. While overall plans can be modified and adjusted, they deserve more than just "Lip Service." I assume there was a good reason for the plan and it should not be disregarded lightly. 53<sup>rd</sup> street is a major corridor in Davenport. Three blocks exist between 53<sup>rd</sup> and 56<sup>th</sup> street. Clearly this is a sufficient area within which commercial users can reside and it is not necessary to increase the creep and scrawl of commercial into residential areas based upon lack of developable and available space.

The developer has requested rezoning. The proper zoning is before the commission. The commission has the power and right to recommend the appropriate zoning for the property. It is appropriate to now recommend that the property be changed from C-0 to residential.

2. THE CURRENT ZONING IS COMPATIBLE WITH THE BUILDING AND PROPOSED USE AND REZONING IS NOT NEEDED. The current zoning allows the building and use as proposed and described by the developer. The drawing of the building seems to be compatible with the other office type buildings in the immediate vicinity. The proposed use is specifically allowed by the current zoning. If it conforms



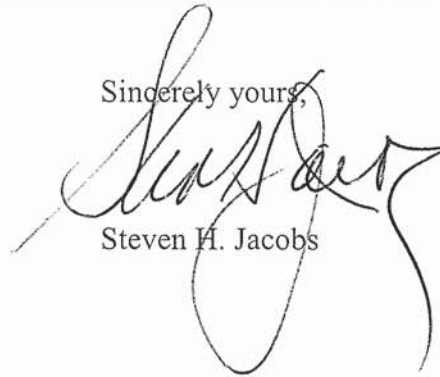
why is rezoning necessary? An argument could be put forth saying this is no more than a ruse to get the rezoning of the whole so that the developer can sell and use the whole of the property for whatever use or purpose the developer chooses without oversight or review. An innocuous proposal opens the door for all other uses. What other uses does the developer have for the whole of the property that have not been disclosed? A hotel? A Bakery? A sheet metal shop?

3. THE POSSIBLE USE OF PART OF THE PROPOSED BUILDING DOES NOT JUSTIFY THE REZONING OF THE WHOLE. The developer and prospective owner have stated that perhaps 3 or 4 thousand feet of the building might be rented to others whose possible use may not be compatible with C-0 zoning. The operative words are "perhaps", "might", and "possible use." Nothing definitive. Nothing certain. Nothing locked in and signed. Notwithstanding, you are asked to rezone 354,317 square feet of property because 4,000 feet might, maybe or possibly be used for purposes outside those permitted by C-0 zoning. A one percent possible use dictates the use of the whole?
4. THE ZONING REQUEST IS NOT LIMITED TO THE AREA ADJACENT TO UTICA RIDGE ROAD. The request of the developer is for the rezoning of the whole and is not limited in scope to the area adjacent to Utica Ridge Road. For the sake of argument, perhaps good reasons might be offered to justify a minor relaxation of the limitations of C-0 along Utica. However, this is not what is being asked. The developer wants it all and is not limiting the request to the Utica Ridge corridor. What might be tolerated in the front would be a disaster if located to the rear of the property and next to a highly desirable residential development.
5. NO PLAN HAS BEEN SUBMITTED FOR THE WHOLE AND IF REZONING IS APPROVED THE DEVELOPER HAS THE UNLIMITED RIGHT TO DESIGNATE LAND USE WITHOUT REVIEW. The developer has submitted one drawing of a building. Thousands of square feet of additional space is available. No plans, drawings, or proposals have been submitted for this additional space. What is planned and who determines what a compatible use for the additional property is? A C-2 rezoning of the whole gives the developer the unlimited and non-reviewable right to determine the use of the entire property. Is this fair and wise with respect to the adjacent home owners?
6. C-2 ZONING IS TOTALLY INAPPROPRIATE. I did not write the Davenport Zoning Code. I did not write what is or is not allowed in certain zones. I can only read it and attempt to apply it with reason to facts and circumstances in front of me. A C-2 zone allows real property to be used for a bakery, a hotel, a plumbing, printing, sheet metal and similar shops and for used car sales and storage lots. Logic here is compelling. How could anyone say that after reviewing the real estate and surrounding areas that the foregoing uses are compatible? C-2 says they are. C-2 says they can be built. Logic and common sense says they are not and should not be allowed! Voting to approve C-2 says in fact that these uses are suitable for the area. There are no limitations to C-2 as written.

7. C-1 ZONING IS ALSO INAPPROPRIATE. C-1 zoning use is included within uses allowed in C-2. Permitted uses in C-1 are also inappropriate. Allowed C-1 uses include, filling stations, restaurants, motels, taverns, brew pubs, beer and wine gardens. How could a fast food restaurant and/or tavern within feet of the established neighborhoods be fair to those who have lived there for over 10 to 15 years? A change to either C-2 or C-1 is at best a perfect example of spot zoning.
8. C-1 ZONING IS NOT NEEDED. Section 17.28.010 of the Code provides a C-1 district is intended to provide for individual or small groups of retail and customer service establishments serving primarily the convenience of a local neighborhood, and the character, appearance, and operation of which are compatible with the character of the surrounding area. For the convenience of those who live in the neighborhoods near the real estate under review there is nothing or at best very few if any establishments that are needed for their convenience. A short walk or drive to 53<sup>rd</sup> street provides them all and then some. Additional commercial is not needed for the convenience of the surrounding neighborhoods.

For these reasons the requested rezoning should be summarily rejected.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Steven H. Jacobs', written over the typed name.

Steven H. Jacobs

**From:** [cothoms@mchsi.com](mailto:cothoms@mchsi.com)  
**To:** [Planning Division – CPED](#)  
**Subject:** Protest Rezoning 18-19  
**Date:** Monday, June 25, 2018 12:48:50 PM

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Please consider this email as my official protest to the rezoning REZ 18-09 from C-O to C-2. As a resident of the Villas of Crow Valley, I'm very concerned about the increased traffic and types of businesses that the C-2 designation would allow. It's already difficult to turn onto Utica Ridge from 58th St, and the traffic on 56th is also very heavy. I'd like a sidewalk on the east side of Utica so I don't have to do the death run across Utica to get to Hy-Vee. My understanding is that the C-O zoning allows for the proposed expanded Pure salon and would allow for other offices and service businesses as well, just not establishments that serve food or alcohol. I think that is more than sufficient. Additional condos would also be an option for this land. We have enough half-empty strip malls and office space in Davenport and certainly don't need any more.

Thank you for your consideration,

Cosette Thoms  
4202 E 58th St  
Davenport, IA 52807  
(309) 269-8198



**From:** [John Mouw](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** Rezoning request REZ18-09  
**Date:** Monday, June 25, 2018 1:27:55 PM

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I fully support the objection submitted by Patricia Harris concerning the rezoning of the 8 plus acres adjacent to the Villas of Crow Valley. We purchased our condo after checking the zoning of the land behind our condo. Seeing that it was zoned for primarily offices and small business as C-0 was a major factor in our decision. This rezoning could impact our privacy and liveability that we so wanted when we made the move.

John Mouw  
4227 E 58th St  
Davenport, IA 52807

**From:** [Robert Andriano](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** Rezoning  
**Date:** Monday, June 25, 2018 2:28:06 PM

---

I object to the proposed rezoning as pointed out in case# Rez 18-09

**From:** [Chris Rayburn](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** Response to McCarthy Bush's petition to rezone the 8.134 acres of property east of Utica Ridge Road between East 56th and East 58th from C-0 to C-2  
**Date:** Monday, June 25, 2018 3:34:09 PM

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I am writing this email as a combined response for two property owners who own homes in the Villas at Crow Valley. My wife Mary and I own a villa at 5814 Crow Valley Park Drive and my parents, Harold and Patricia Rayburn, live at 4202 East 59<sup>th</sup> Street.

All four of us respectfully, and strongly, request that the City of Davenport, deny McCarthy Bush's petition to rezone the 8.134 acres of property east of Utica Ridge Road between East 56th and East 58th from C-0 to C-2. Our 5814 Crow Valley Park Drive property abuts other property zoned C-0. The properties of Villas of Crow Valley were marketed as being protected from heavier commercial used by being surrounded by the zoning class of C-0. We purchased our property with this understanding and would be very strongly against any rezoning of those parcels. Allowing the current request would set a very negative precedent and greatly change the potential character and potential value of the adjacent properties. All units in the subdivision were developed and sold with the expressed understanding that the vacant and adjacent land would be developed as restricted commercial property under the zoning classification of C-0.

Thank you very much for your understanding and consideration.

Sincerely,

Chris and Mary Rayburn  
5814 Crow Valley Park Drive  
Davenport, IA 52807

And

Harold and Patricia Rayburn  
4202 East 59<sup>th</sup> Street  
Davenport, IA 52807

**From:** [Patrick VAN NEVEL](#)  
**To:** [Planning Division – CPED](#)  
**Cc:** [Jim Payne](#); [Susan Quail](#); [Patricia Harris](#); [Honorary Consulate Of Belgium](#)  
**Subject:** REZ 18-09  
**Date:** Monday, June 25, 2018 4:15:57 PM

---

Dear Planning and Zoning Commission,  
Dear Mr. Flynn,

As recent purchasers of a Villa at Crow Valley, we are asking your full review of the objections provided by Patricia Harris and request the rezoning from C-0 to C-2 be turned down.

All the items pointed out by Ms Harris deserve your full consideration.

We also have a personal sensitivity in this matter related to inadequate drainage. As we considered the purchase of 4227 E. 59th Street, we were very concerned about the past evidence of drainage problems and after assurances that all past issues had been addressed, we have now a concern about new issues that may arise.

We would like to be present to voice our concern in person. However, we are currently overseas and will not be back in time for the hearing.

With kind regards,  
Patrick and Barbara Van Nevel.

Sent from my iPhone

Fahl; Lloyd Fox; Thomas Freiburger; Ann Fuller; Mary Hammes; Jerry Hansen; Robert Heaps; John Howes; Patrick Irving; Rod Johnson; Doug Koester; Dennis Kramer; Margaret Lake; Bill Miller; Dick Moore; John Mouw; Steve Powell; Marilyn Quijas; Harold Rayburn; Ronald Rickman; Beverly Ryan; Joe and Lori Smazal; Janet Van Ert; Craig Van Hook; Jeffery West; Bob Willis; Kurt Zimmerman; Cris Wendling; Jim Rice; Mardi Burmeister; Steven Frels; Robert Huber; Bob and Peggy Andriano; Robert and Joan McGee; Christopher Rayburn; Paul and Andrea Gullickson; Cosette Thoms; Ken and Sharon Sanyi; Dave Ceurvorst; Sue Quail; Jan Vrabec; Melvin and Dale Martens; Julius Lindner; Daryl Ann Moore; Robert Mitchum; Mary Walsh; Patrick and Barbara Van Nevel; Ken Vandersnick; Krieder Gunderson

**Subject:** rezoning letter from VCV Board

Hello, Neighbors! Attached is a letter from Jim Payne concerning the proposed rezoning decision that is coming in the next few weeks. Sue Quail

NOTICE  
PUBLIC HEARING  
TUESDAY, JUNE 19, 2018, 5:00 PM  
CITY OF DAVENPORT PLAN AND ZONING COMMISSION  
CITY HALL COUNCIL CHAMBERS  
226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801

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

A petition to rezone 8.134 acres of property has been filed by McCarthy Bush from C-O Office Shop District to C-2 General Commercial District. (See map of the affected property on reverse side of this notice).

The current C-O designation generally limits uses to offices and personal service businesses. C-2 allows for a variety of commercial and retail uses, including eating and drinking establishments.

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 fill out and return the form below. You may also send an email to the Community Planning Division Staff, and your protest will be registered.

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

Case No. REZ18-09

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

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-09

I/we Ann & James Payne who own property located at (be specific as possible)  
4204 E 58<sup>th</sup> hereby protest the rezoning of the  
property located at 56<sup>th</sup>, 58<sup>th</sup> & Utica Road to a C-2 district

Hereby protest the Rezoning Case No. REZ18-09

Signed:

James A. Payne

Ann & Payne

Date:

15 June 2018

Please return this form to the email address above or mail/drop off at CPED, 226 West 4<sup>th</sup> Street, Davenport, IA 52801



June 24, 2018

To: Mr. Matt Flynn, Director of Community Planning

From: Doug and Sandy Koester, 4228 E. 59<sup>th</sup> St., Davenport, Iowa 52807

RE: REZ 18-09

Dear Mr. Flynn:

I wish to object to this rezoning proposal. Even though I live outside the 200 feet of the proposed rezoning, I do live in the affected neighborhood.

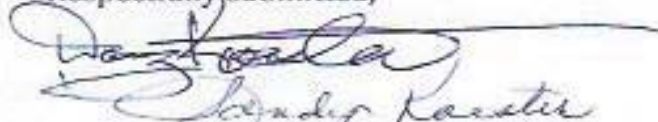
My objection concerns that jump from C0 to C2. I would not object to a jump from C0 to C1. The current development on 56<sup>th</sup> Street east of Utica Ridge has consistently been business offices and personnel service businesses to this point. My wife and I are in favor of keeping this development plan in place.

I have personal experience with what happens after the initial sale is made on a parcel of property. As General Manger of the American Honda Distribution Center on west Locust in the 70's, I was involved with the purchase of 12 Acres from Rich Foods in 1978 which at that time was in Scott County. Rich Foods owned all the property on Westlake Blvd and Louis Rich Dr and we felt comfortable that Louis Rich and American Honda shared the ideals regarding the quality of buildings within the industrial park. Louis Rich was then purchased by Oscar Mayer followed by General Foods purchasing Oscar Mayer, followed by the City of Davenport annexing the industrial park.

I invite you to drive out to the Honda Distribution Center today and witness the number of metal buildings north of Honda with outside storage. This is what happens when the initial owners sell to secondary owners who do not share the same commitment to high standards of quality.

Please keep the rezoning request at a maximum of C1. Bars and restaurants should not belong next to long standing residences.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Doug and Sandy Koester", written over a horizontal line.

Doug and Sandy Koester  
4228 East 59<sup>th</sup> St.  
Davenport, Iowa 52807

June 26, 2018

Matthew G. Flynn, AICP  
Senior Planning Manager  
City of Davenport, Iowa

Re: REZ-18-09

Dear Mr. Flynn:

My wife and I are homeowners within the 200 ft. notice area for the subject proposed rezoning. We have previously submitted our protest in opposition to the request.

We strongly support the written documents submitted by Patricia Harris and Steven Jacobs and are in total agreement that the requested rezoning be summarily rejected. We endorse the suggestion that the land use be residential in accordance with the Davenport Land Use Master Plan. We support progressive development and feel it wise to have a well thought out plan and design to encourage the best opportunities for development.

The proposed use on the table is allowed by current zoning. Changing the zoning provides the developer carte blanche to sell and use the much larger portion of the parcel for potentially undesirable uses. This proposal is totally inappropriate. Our home looks directly out at this unspoken-for area.

Currently our neighborhood is very desirable because amenities are close by but not in our backyards. Let's keep it that way thereby adding to the desirability of the entire area.

Sincerely yours,

*Rodney Johnson*

Rodney Johnson  
5802 Crow Valley Park Dr  
Davenport, IA 52807  
Rodjohnson624@gmail.com



**From:** [Andrea Heitman](#)  
**To:** [Planning Division – CPED](#)  
**Subject:** case #REZ18-09  
**Date:** Tuesday, June 26, 2018 6:41:50 PM

---

Dear Matt Flynn,

I am writing to formally protest the rezoning of the land directly behind my house from C-O to C-2. I live at 4239 E 58th St in Davenport. This change will most likely negatively effect the value of my home, by bringing nuisances to our neighborhood not consistent with the current attributes. With a C-2 zoning designation I am concerned about noise, garbage, lighting, and the like.

I am also concerned that a large structure directly behind my home will block sunlight and cause the ground to not be able to hold the moisture. This could cause water back-up into my basement.

Please do not approve anything other than a C-O rezoning for this land.

Thanks for your consideration of this matter that will possibly negatively effect me and the nice neighborhood we have here.

Thanks.  
Andrea Heitman

4239 E 58th St  
Davenport  
563-650-5366



City of Davenport

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)

**NOTICE  
PUBLIC HEARING  
TUESDAY, JUNE 19, 2018, 5:00 PM  
CITY OF DAVENPORT PLAN AND ZONING COMMISSION  
CITY HALL COUNCIL CHAMBERS  
226 WEST 4<sup>TH</sup> STREET, DAVENPORT, IOWA 52801**

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

Case No. REZ18-09

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

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-09

I/we Patricia Harris who own property located at (be specific as possible)  
4219 E. 58th Street, Davenport, IA 52807

Hereby protest the Rezoning Case No. REZ18-09

Signed: Patricia M. Harris

Date: 19 June 2018

Please return this form to the email address above or mail/drop off at CPED, 226 West 4<sup>th</sup> Street, Davenport, IA 52801

# OBJECTIONS TO PROPOSED REZONING CASE NUMBER REZ18-09

(PROPOSAL TO REZONE 8.134 ACRES  
ON UTICA RIDGE BETWEEN E 53RD AND 56TH STREETS  
FROM C-0 OFFICE SHOP DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT)

RESPECTFULLY SUBMITTED BY:

PATRICIA HARRIS  
4219 E 58TH STREET  
DAVENPORT IA

24 JUNE 2018

# REQUESTED ACTION

- I respectfully request that the City of Davenport, for the reasons set out in this presentation:
  - Deny McCarthy Bush's petition to rezone the 8.134 acres of property east of Utica Ridge Road between East 56th and East 58th from C-0 to C-2
    - At a minimum, defer the proposal to allow for more thoughtful evaluation and discussion with residents
  - Evaluate drainage issues at the Villas at Crow Valley



# OBJECTION NO. 1

## EXISTING C-0 DESIGNATION IS APPROPRIATE FOR NEARBY RESIDENTIAL NEIGHBORHOODS

1. Current C-0 designation is appropriate for the area in question
  - 1.1. Proposed rezoning is near three residential areas (refer to Exhibits A-1 and A-2)
  - 1.2. Office of rk dixon (to the west) is closed on evenings and weekends
  - 1.3. Consistent with the C-0 zoning ordinance:
    - 1.3.1. District is a transition between commercial and residential
    - 1.3.2. Activities should not generate heavy traffic, noise or glare
    - 1.3.3. Examples: small offices under 5,000 feet (business, consulting, medical, professional, etc.); beauty shops; library; activity center

# OBJECTION NO. 2

## PROPOSED C-2 DESIGNATION WOULD BE DETRIMENTAL TO NEARBY RESIDENTIAL NEIGHBORHOODS

### 2. Would permit:

#### 2.1. Any C-1 designation, including

2.1.1. Restaurant, bakery, tavern, brew pub

2.1.2. Filling station

2.1.3. Undertaking, etc.

#### 2.2. In addition, all C-2 designations, including

2.2.1. Auto, used car sales; hotel; laundry

# OBJECTION NO. 3

## THE EXISTING C-0 DESIGNATION INTEGRATES WELL WITH SURROUNDING NON-RESIDENTIAL DEVELOPMENT

3. The C-2 area along East 56th has largely developed into offices, banks, and other businesses that the C-0 designation (refer to Exhibits B-1, B-2, B-3 and B-4)
  - 3.1. Many are professional offices and banks consistent with a C-0 designation
  - 3.2. Most of the rest are small shops and businesses that are generally quiet during business hours, and closed on evenings and weekends
  - 3.3. There are no restaurants or gyms except Dunn Brothers Coffee, Orangetheory Fitness and Your Pie (pizzeria) between 53rd and 56th Streets
    - 3.3.1. Crowded even on a Sunday morning (refer to Exhibit B-5)
    - 3.3.2. Orangetheory audible from a parking lot away
    - 3.3.3. Offices and distance, however, form an acceptable buffer to residents
  - 3.4. For these reasons, the Davenport City Council should consider rezoning the undeveloped plot immediately south of Villas at Crow Valley from C-2 to C-0



# OBJECTION NO. 4

## PURE HAIR STUDIO HAS NOT MADE A PERSUASIVE, MUCH LESS COMPELLING, ARGUMENT FOR REZONING

4. Stacey and Chris Spillum, the owners of the Pure Hair Studio, propose to occupy 4,000 square feet and lease 4,000 square feet to C-2 business, citing synergies between “like businesses”
  - 4.1. Pure falls within the existing C-0 designation; C-2 businesses are not “like” or “complimentary”
  - 4.2. The ideas offered — a clothing shop, small restaurant, bakery, wine bar — have no apparent synergies with a hair salon; a salon is a final destination, usually by appointment
  - 4.3. Other options exist for Pure, including the lot for sale near Pure (Exhibit B-3)
  - 4.4. It is also suggested C-2 zoning would allow for “amenities that will meet the growing neighborhood’s needs”
    - 4.4.1. The neighborhoods are fully developed
    - 4.4.2. There are numerous restaurants and other businesses on Utica Ridge and East 53rd that offer amenities without disrupting quiet enjoyment of our property
    - 4.4.3. There are other options south of East 56th Street (already zoned C-2) for development of more amenities



# OBJECTION NO. 5

## MCCARTHY BUSH HAS NOT JUSTIFIED THE REZONING

5. McCarthy Bush Corporation has asserted has been difficult to locate a C-0 buyer

5.1. Property development is a long-term proposition, largely influenced by price suitable for the zoning and demand

5.2. The area along East 56th Street has experienced steady development in the last several years, in fact, the area is nearly built out; recent examples:

5.2.1. Neurology QC's new office at 4700 E 56th Street (Exhibit B-5)

5.2.2. Next door to that construction is underway for the corporate headquarters of The Riverstone Group

5.2.3. Across the street are relatively new offices (Regus, Deere, and Russell)

5.3. It would be helpful to have market information from the McB realtor on this

# OBJECTION NO. 6

## MCCARTHY BUSH AND PURE HAVE NOT, AND PERHAPS CANNOT, OFFER ASSURANCES OF “ACCEPTABLE” C-2 USES

6. At a Neighborhood Meeting on 11 June 2018, McCarthy Bush and Pure expressed receptivity to restrictive covenants that capture their intentions
  - 6.1. To date, there has been no progress on this issue; it may not even be feasible or viable to:
    - 6.1.1. Meaningfully describe suitable “high end” amenities acceptable to residents;
    - 6.1.2. Still allow for the desired flexibility on the Spillums’ part; and
    - 6.1.3. Avoid leaving residents vulnerable to unanticipated and detrimental changes in businesses (changing owners, relocating or failing) and costly legal challenges
  - 6.2. There is good will on both sides, but a rezoning from C-0 to C-2 cannot be undone
  - 6.3. It also seems inevitable this will be used to justify also rezoning the area immediately north from C-0 to C-2, which compounds the adverse impact on us
  - 6.4. At a minimum, the process be deferred until this issue can be discussed further

# OBJECTION NO. 7

AT THIS TIME, AND PRIOR TO ANY RE-DESIGNATION, THE  
CITY SHOULD UNDERTAKE A DRAINAGE STUDY

7. The City of Davenport should undertake a study to evaluate drainage problems at Villas at Crow Valley

7.1. The Association has installed tiles to absorb storm water runoff

7.2. There is excessive runoff that the tiles, even as recently expanded, cannot reasonably absorb, causing pooling

7.3. This raises a question about the origin of, and responsibility for, runoff beyond the Association and its grounds

7.4. This is an issue we anticipate further development will exacerbate

7.5. The City of Davenport should undertake a study of this issue prior to making any decision about the rezoning or any future development



# REQUESTED ACTION

- I respectfully request that the City of Davenport:
  - Deny McCarthy Bush's petition to rezone the 8.134 acres of property east of Utica Ridge Road between East 56th and East 58th from C-0 to C-2
    - At a minimum, defer the proposal to allow for more thoughtful evaluation and discussion with residents
  - Evaluate re-designating the undeveloped area immediately south of the Villas at Crow Valley from C-2 to C-0
  - Evaluate drainage issues at the Villas at Crow Valley

# EXHIBITS



# PROPOSED REZONING AREA NORTH OF EAST 56TH STREET

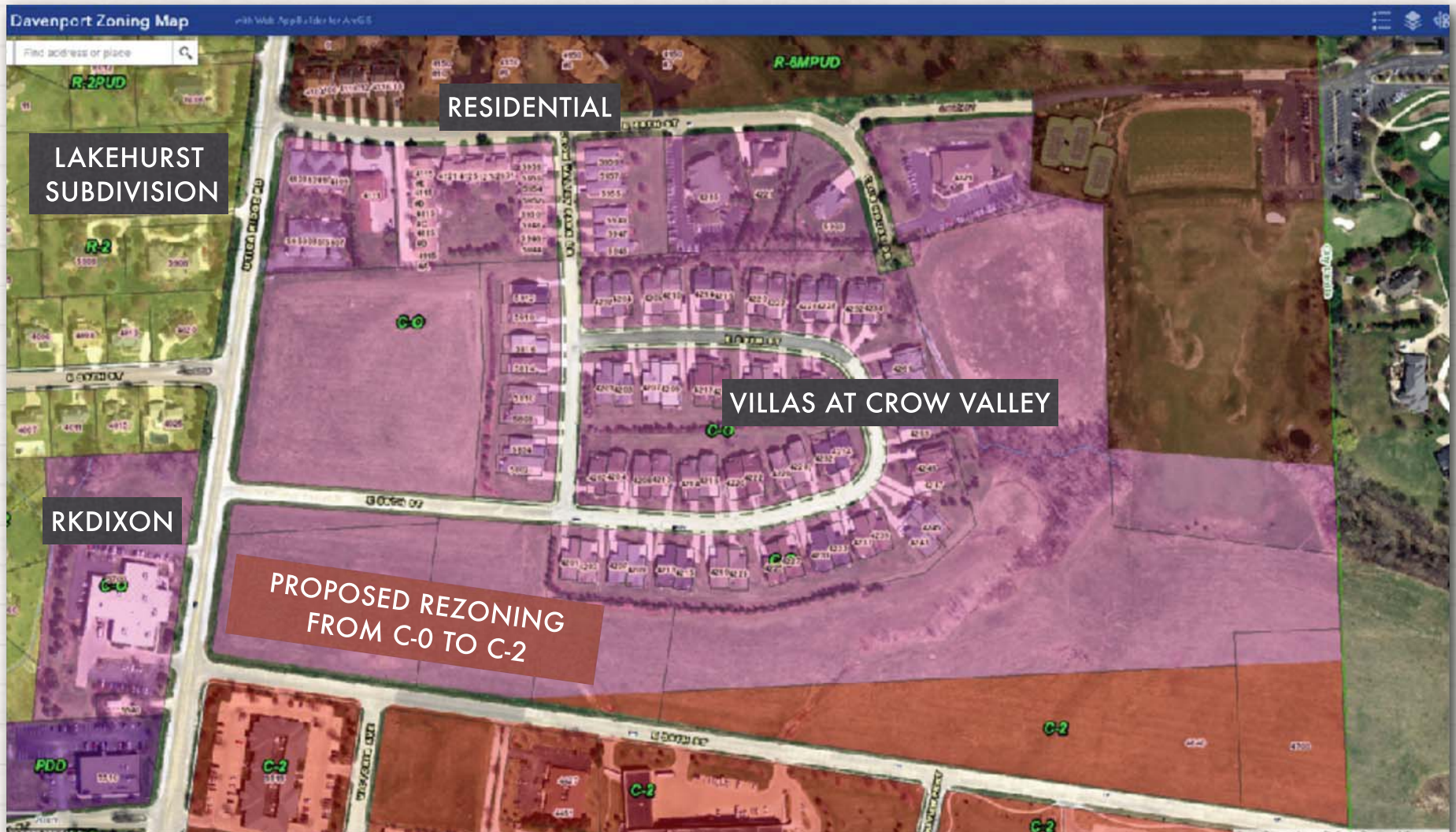


EXHIBIT A-1





VILLAS AT CROW VALLEY



LAKEHURST SUBDIVISION



EXHIBIT A-2 RKDIXON AT 5700 UTICA RIDGE ROAD



C-O LOT PROPOSED FOR REZONING  
(VIEWED FROM E. 56TH ST:  
RK DIXON AT FAR LEFT AND VILLAS AT FAR RIGHT



## ADJACENT AREA SOUTH OF EAST 56TH STREET: CURRENT PURE SALON LOCATION, OTHER BUSINESSES

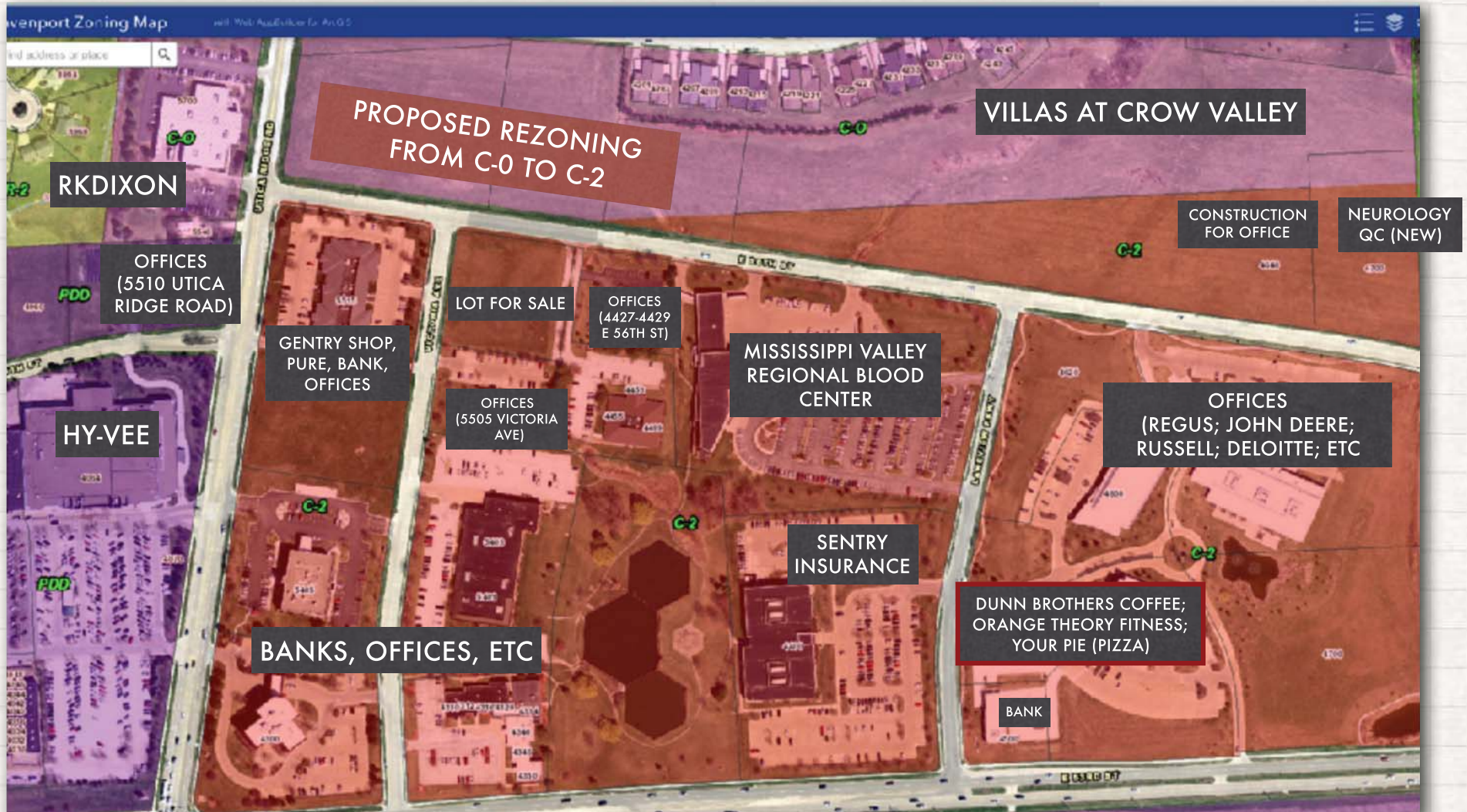


EXHIBIT B-1





**FRONT OF GENTRY SHOP, PURE, ETC.**  
(VIEWED FROM UTICA RIDGE ROAD)



**5510 UTICA RIDGE ROAD**  
(FACING FRONT OF GENTRY SHOP)



**EXHIBIT B-2**

**5505 VICTORIA AVE**  
(FACING REAR OF GENTRY SHOP COMPLEX)



**REAR OF GENTRY SHOP, PURE, ETC.**  
(VIEWED FROM VICTORIA AVE AND EAST 56TH ST)





**LOT FOR SALE AT E 56TH ST AND VICTORIA AVE  
(IMMEDIATELY EAST OF GENTRY SHOP)**



**4427-4429 E 56TH ST**



**EXHIBIT B-3**

**SENTRY INSURANCE**



**OFFICES BETWEEN E 53-56 ST BY LAKEVIEW PKWY  
(REGUS; RUSSELL; JOHN DEERE; DELOITTE, ETC)**





NEW NEUROLOGY QC OFFICE AT 4770 E 56TH ST



NEW CONSTRUCTION (FUTURE HOME OF THE CORPORATE OFFICES OF THE RIVERSTONE GROUP) IMMEDIATELY WEST OF NEUROLOGY QC ON EAST 56TH ST

EXHIBIT B-4



DUNN BROTHERS COFFEE; ORANGETHEORY FITNESS AND YOUR PIE  
(FACING E 53RD ST, EAST OF LAKEVIEW PKWY)

TAKEN ON A SUNDAY AT 8:30 AM  
AEROBIC MUSIC AUDIBLE FROM THIS DISTANCE

EXHIBIT B-5

**From:** [Carol Kramer](#)  
**To:** [Planning Division -- CPED](#)  
**Subject:** Rezoning Case REZ 18-09  
**Date:** Wednesday, June 27, 2018 5:52:45 PM

---

Dear Mr. Flynn,

I am a resident of the Villas of Crow Valley and have been for 13 years. I was very disheartened to see there is a request for rezoning to C2 from C0 on Utica Ridge Road between East 56th Street and East 58th Street, and I am strongly against the change.

When we built our home here, we built it solely on the fact that any commercial building behind and around our property would be under the C0 zoning code -- low-density buildings, one-to-two stories only, no bright lighting at night or noise from public grocery stores, movie houses, retail stores, gas stations, restaurants with patios, smoking clientele, and loud music till late hours, etc. We were told by -- and believed -- our city leaders that the commercial buildings around us would be doctors' offices or law practices whose hours would end at [5:00](#), a normal work day, that they would most likely tie in with Trinity Terrace Park Hospital nearby.

There would also be a dividing border of some land with protective landscaping done by the businesses between them and our properties as a gesture of their being a good neighbor. This was all fine with us, and we proceeded to build.

Now, if the rezoning request to C1 or C2 is voted in, our quiet way of life and the value of the home we worked many years for is in jeopardy. Will financial profit trump the integrity of the original city's plans? It is just not right!

While this area is more of a retirement community, many of our residents are younger, and there are some young families in here. We are not all going to be gone in five years, as was suggested to me after our neighborhood meeting at the McCarthy-Bush office recently by Lynn of Bush Construction.

I implore you and the committee to do the right thing and vote down this request to rezone. There are ample building areas available around Davenport, and the neighbors that we have talked with are not in agreement with a "walking" community offering retail C2-type businesses at the entrance to our neighborhood, as was posited to us.

Thank you for your consideration.

Carol Kramer

Sent from my Verizon, Samsung Galaxy smartphone





## City of Davenport

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

### NOTICE PUBLIC HEARING

TUESDAY, JULY 17, 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. REZ18-10: Request by Jessica Tuttle, Thompson Thrift Development Company, to rezone 24.27 acres, more or less, of property located south of East 53rd Street and west of the Bettendorf City Border from R-2(PUD) (Low Density Residential District Planned Unit Development) and PDD (Planned Development District) to R-5M(PUD) (Medium Density Dwelling District Planned Unit Development) [Ward 6](See map of the affected property on reverse side of this notice).

If successful, this rezoning could result in the construction of an approximately 294 unit apartment development.

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 fill out and return the form below. You may also send an email to the Community Planning Division Staff, and your protest will be registered.

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

Case No. REZ18-10

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

Phone: (563) 326-7765

Please fill out and return this form if you elect to protest the proposed Rezoning Case No. REZ18-10

I/we Janel Stout who own property located at (be specific as possible)

5034 Hamilton Dr.

Dav, IA 52807

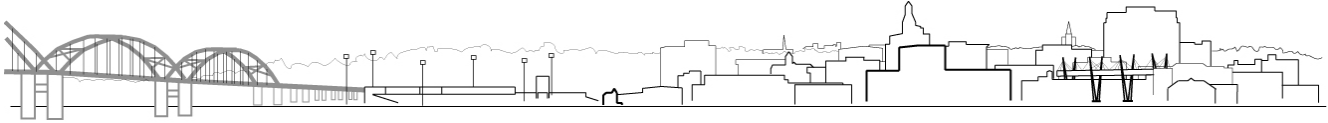
Hereby protest the proposed: REZ18-10

Signed: Janel Stout

Date: 7/12/18

Please return this form to the email address above or mail/drop off at CPED, 226 West 4<sup>th</sup> Street, Davenport, IA 52801

**PUBLIC HEARING NOTICE  
CITY COUNCIL  
CITY OF DAVENPORT**



**Public Hearing Details:**

Date: 8/1/2018 Ward: **6th**  
Time: 5:30 PM  
Location: Northeast corner of Utica Ridge Road and East 56<sup>th</sup> Street.  
Subject: Public hearing to rezone 1.5 acres of property from "C-O" Office Shop District to "C-1" Neighborhood Shopping District.  
Case #: REZ18-09

To: All property owners within 200 feet of the subject property.

**What is this All About?**

This notice is being sent to inform you that a public hearing will be held for a request to rezone 1.5 acres of property from "C-O" Office Shop District to "C-1" Neighborhood Shopping District.. The purpose of the request is to facilitate commercial development.

**Request Description**

REZ18-09: Request of Jerod Engler on behalf of McCarthy Improvement Co. for the rezoning of 8.83 acres, more or less, located along the north side of East 56th Street east of Utica Ridge Road from "C-O" Office Shop District to "C-1" Neighborhood Shopping District on 1. 5 acres to facilitate commercial development. [Ward 6]

The Plan and Zoning Commission and forwards Case No. REZ18-09 to the City Council with a recommendation for denial.

The Commission vote was 3 yes, 4 no and 1 abstention.

**What are the Next Steps after the Public Hearing?**

The 8/1/2018 public hearing is the first step in the review/approval process by the City Council. For the specific dates and times of subsequent meetings, please contact the case planner below.

**Would You Like to Submit an Official Comment?**

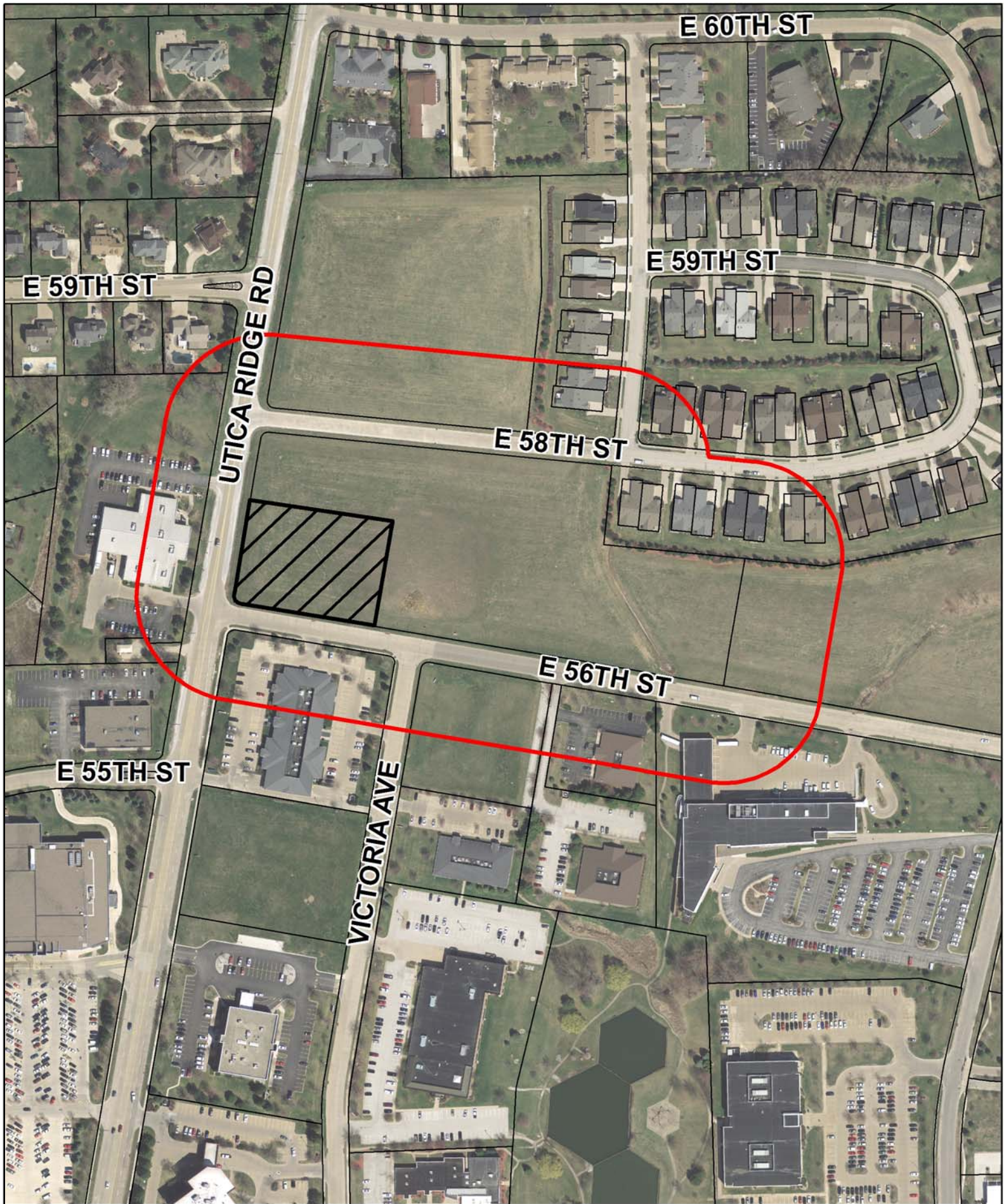
As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us) or CPED, 226 W 4th St, Davenport IA 52801.



**Do You Have Any Questions?**

If you have any questions on this request, or if you need accommodations for any reason, please contact Matt Flynn, AICP, the case planner assigned to this project at [matt.flynn@ci.davenport.ia.us](mailto:matt.flynn@ci.davenport.ia.us) or 563-888-2286. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the Petitioner or Commission/Board. If you are interested in the current schedule and outcome of this case, please contact the Community Planning Office at 563-326-7765 or [planning@ci.davenport.ia.us](mailto:planning@ci.davenport.ia.us) for updates.





 REZ18-09 Subject Property  
 Notification Radius





# REZ18-09 Rezoning Protest List

PARCEL NUMBER	NOTICE AREA	NOTICE %	PROTEST (YES/NO)	PROTEST %	PROPERTY ADDRESS	PROPERTY OWNER(S)	OWNER ADDRESS	OWNER CITY/STATE/ZIP
Y0807-14B	59222.42	5.5%		0.0%	5700 UTICA RIDGE RD	DIXON PROPERTIES LLC	5700 UTICA RIDGE RD	DAVENPORT IA 52807
Y0807-23C	2226.71	0.2%		0.0%	5540 UTICA RIDGE RD	QWEST CORP	PO BOX 2599	OLATHE KS 66063
Y0823-02	610.08	0.1%		0.0%	5510 UTICA RIDGE RD	LEVERAGED HOLDINGS LLC	3245 E 35TH ST CT	DAVENPORT IA 52807
Y0901-01B	79431.19	7.4%		0.0%		MCCARTHY IMPROVEMENT CO LINWOOD STONE PRODUCTS CO	5401 VICTORIA AV	DAVENPORT IA 52807
Y0901-13	3351.83	0.3%		0.0%	4025 E 59TH ST	GREGORY A DESMET	4025 E 59TH ST	DAVENPORT IA 52807
Y0901-15	3969.76	0.4%		0.0%	4221 E 58TH ST	LLOYD & DOROTHY FOX REVOC TRUS	4221 E 58TH ST	DAVENPORT IA 52807
Y0901-16	4032.00	0.4%	Yes	0.4%	4219 E 58TH ST	PATRICIA M HARRIS DECLARATION TRUST	4219 E 58TH ST	DAVENPORT IA 52807
Y0901-17	4034.63	0.4%	Yes	0.4%	4215 E 58TH ST	JOE SMAZAL	4215 E 58TH ST	DAVENPORT IA 52807
Y0901-18A	4029.52	0.4%	Yes	0.4%	4213 E 58TH ST	SUSAN R QUAIL REVOCABLE TRUST	4213 E 58TH ST	DAVENPORT IA 52807
Y0901-19A	4032.01	0.4%	Yes	0.4%	4209 E 58TH ST	STEVEN H JACOBS REVOCABLE TRUST	4209 E 58TH ST	DAVENPORT IA 52807
Y0901-20A	4031.97	0.4%	Yes	0.4%	4207 E 58TH ST	JOAN W MCGEE TRUST	4207 E 58TH ST	DAVENPORT IA 52807
Y0901-21A	4032.01	0.4%	Yes	0.4%	4203 E 58TH ST	STEVEN E FRELS REVOCABLE TRUST	4203 E 58TH ST	DAVENPORT IA 52807
Y0901-22A	4032.00	0.4%	Yes	0.4%	4201 E 58TH ST	MARILYN QUIJAS	4201 E 58TH ST	DAVENPORT IA 52807
Y0901-23A	3974.57	0.4%	Yes	0.4%	4202 E 58TH ST	COSETTE N.F. THOMS	4202 E 58TH ST	DAVENPORT IA 52807
Y0901-24A	2692.96	0.3%	Yes	0.3%	4204 E 58TH ST	JAMES A PAYNE TRUST	4204 E 58TH ST	DAVENPORT IA 52807
Y0901-25	91.22	0.0%	Yes	0.0%	4208 E 58TH ST	RONALD L RICKMAN	4208 E 58TH ST	DAVENPORT IA 52807
Y0901-57	4573.10	0.4%	Yes	0.4%	5802 CROW VALLEY PARK DR	RODNEY B JOHNSON	21730 BELVEDERE LN	ESTERO FL 33928
Y0901-58A	4572.37	0.4%	Yes	0.4%	5804 CROW VALLEY PARK DR	NORMA J CASSIDY TRUST	5804 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0917-01	37784.40	3.5%		0.0%	5500 LAKEVIEW PKWY	MISSISSIPPI VALLEY REGIONAL	5500 LAKEVIEW PKWY	DAVENPORT IA 52807
Y0917-02C	39285.39	3.7%		0.0%		MCCARTHY IMPROVEMENT CO	5401 VICTORIA AV	DAVENPORT IA 52807
Y0917-12J	50454.31	4.7%		0.0%	5515 UTICA RIDGE RD	56 UTICA LLC	5515 UTICA RIDGE RD	DAVENPORT IA 52807
Y0917-12M	30112.32	2.8%		0.0%	4427 E 56TH ST	GSTA HOLDINGS	25380 VALLEY DR	BETTENDORF IA 52722
Y0917-12N	2886.30	0.3%		0.0%	4453 E 56TH ST	AA56 LLC	20813 E 550th STREET	COLONA IL 61241
Y0919-01C	59405.14	5.6%		0.0%	4650 E 53RD ST	BIRCHWOOD III LLC	4600 E 53RD ST	DAVENPORT IA 52807
Y0919-03D	78025.21	7.3%		0.0%		MCCARTHY IMPROVEMENT CO LINWOOD STONE PRODUCTS CO	5401 VICTORIA AV	DAVENPORT IA 52807
Y0903-58A	128212.49	12.0%		0.0%		MCCARTHY IMPROVEMENT CO LINWOOD STONE PRODUCTS CO	5401 VICTORIA AV	DAVENPORT IA 52807
Y0451-24E	3121.64	0.3%		0.0%	6300 UTICA RIDGE RD	CROW VALLEY GOLF CLUB	4315 E 60TH ST	DAVENPORT IA 52807
FID28	7378.29	0.7%		0.0%		VILLAS AT CROW VALLEY 2ND ADD	4555 UTICA RIDGE RD	BETTENDORF IA 52722
FID29	44332.14	4.1%		0.0%		VILLAS AT CROW VALLEY 2ND ADD	4555 UTICA RIDGE RD	BETTENDORF IA 52722
FID30	17598.89	1.6%		0.0%		VILLAS AT CROW VALLEY 2ND ADD	4555 UTICA RIDGE RD	BETTENDORF IA 52722

**PARCELS** 691,536.8 64.7%  
**ROW** 377,080.9 35.3%

Alderman: CLEWELL

**TOTAL**  
**NOTICE AREA** 1,068,617.7 100% **4.1% PROTEST RATE**

Protests: 12

Properties: 30

City of Davenport

Agenda Group:  
Department: Community Planning & Economic Development  
Contact Info: Bruce Berger, 326-7769  
Wards: All

**Action / Date**  
**8/15/2018**

Subject:  
Second Consideration: Ordinance amending the boundaries and exemption schedules of the Central City and North Urban Revitalization Areas. [All Wards]

Recommendation:  
Adopt the ordinance.

Relationship to Goals:  
Welcoming Neighborhoods

Background:

The Urban Revitalization Tax Exemption (URTE) program is made available through Chapter 404 of the Code of Iowa. This program allows a municipality to designate a geographic area in which new investments that ordinarily would result in increases in the value of real estate for tax purposes to be exempted for a defined period of time. This is intended to provide an incentive for new development or redevelopment by reducing or removing any disincentive which the expected increase in real estate taxes may have in making those investments.

On April 24, 2018 the City Council met at a work session to discuss updates to the URTE program. Per Iowa Code, notices of the upcoming changes and public hearing were sent out to all registered deed holders in the affected area. A public hearing was held at the July 3, 2018 City Council Committee-of-the-Whole meeting.

Changes to the URTE program for the North Area include:

Merging the northern 2013 URTE area into the North area

- Addition of commercial and industrial properties into the North area
- Setting the following tax exemption schedules for residential, multi-residential, commercial and industrial:
  - 3 Year, 100% exemption
  - 10 year sliding scale, 80%, 70%, 60%, 50%, 40%, 40%, 30%, 30%, 20%, 20% exemption

Changes to the URTE program for the Central City include:

- Merging the southern 2013 URTE area into the Central City area
- Setting the following exemption schedules for commercial and industrial
  - 3 Year, 100% exemption
  - 10 year sliding scale, 80%, 70%, 60%, 50%, 40%, 40%, 30%, 30%, 20%, 20% exemption
- Setting the following exemption schedule for residential and multi-residential
  - 10 years: 100% exemption

This ordinance approves the geographic boundaries and new schedules for the North and Central City area.

ATTACHMENTS:

Type	Description
□ Ordinance	URTE Ordinance

- ▣ Exhibit
- ▣ Cover Memo
- ▣ Cover Memo

2018 URTE Plan  
 URTE Central City Legal Description  
 URTE North Legal Description

**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	8/8/2018 - 6:00 PM
Community Development Committee	Berger, Bruce	Approved	8/8/2018 - 6:00 PM
City Clerk	Admin, Default	Approved	8/9/2018 - 8:53 AM

ORDINANCE NO.

ORDINANCE amending the boundaries and exemption schedules of the Central City and North Urban Revitalization Areas.

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

WHEREAS, Section 404.1 of the Code of Iowa provides the authority for a local governing body to designate an area as an urban revitalization area when said area is deemed to meet the conditions of an economic development area as defined in Section 403.17, which is therein defined as an area appropriate for commercial and industrial enterprises, public improvements related to housing and residential development; and,

WHEREAS, the area proposed and described in the Davenport 2018 Urban Revitalization Area Plan for Central City & North Areas is such an area; and,

WHEREAS, the Davenport 2018 Urban Revitalization Area Plan for Central City & North Areas (hereinafter "Plan") was drafted and presented for public comment with written notification mailed to all owners of real property within the proposed expanded area and published a notice of a public hearing that was held on July 3, 2018; and,

NOW, THEREFORE, be it enacted by the City Council of the City of Davenport, Iowa:

The boundaries and exemption schedules for the Davenport 2018 Urban Revitalization Areas be approved.

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

**Davenport 2018 Urban Revitalization Area Plan for Central City & North Areas  
May 2018**

**Proposed for Public Hearing on July 3, 2018**

## **Introduction**

The Urban Revitalization Act, Chapter 404 of the Code of Iowa, is intended to encourage development, redevelopment and revitalization within designated areas of the City by authorizing property tax development incentives to the private sector. Qualified real estate within a designated area may be eligible to receive a total or partial exemption from property taxes on improvements for a specified number of years with the goal of encouraging new construction or rehabilitation which might not otherwise occur.

Section 404.2 of the Code of Iowa requires that a city prepare a plan to govern activities within the proposed revitalization area, and the balance of this document is intended to set out the elements of a plan that are mandated by state law.

This plan affirms a crucial partnership between the private and public sectors. This document establishes the framework and procedures for the public sector to modify its power to tax real property in order to encourage private reinvestment in the portions of Davenport where the need is greatest.

## **Effective Date**

The provisions of the Plan shall be effective as of the date the City council has approved and published the ordinance designating the boundaries of the Davenport 2018 Urban Revitalization Area Plan for Central City & North Areas.

## **Goals and Purposes**

The general goals and purposes to be addressed within the Davenport 2018 Urban Revitalization Area Plan for Central City & North Areas are as follows:

1. To encourage private investment and reinvestment within targeted areas of the city and thus improve the stability, economic vitality, and living environment of these areas.
  1. To encourage the preservation of existing and the expansion of new housing within the URA
  2. To encourage business growth and redevelopment within the URA
2. To encourage the rehabilitation of structures that are deficient with respect to building, housing and fire code standards.
3. To use the incentives set forth in this plan, together with other economic development programs of the City to achieve increased assistance for projects which otherwise would not occur.
4. To implement the exemptions and other benefits of this plan without unduly diminishing the City's tax revenues and its ability to provide necessary municipal services.



## **Legal Description**

The boundaries of the Davenport 2018 Urban Revitalization Area Plan for Central City & North Areas are defined with the legal description of the entire area, which is provided in Attachment A to this plan.

## **Maps**

As noted, a map depicting the new area is shown in Attachment B. Detailed maps showing existing parcels of real estate in the area are available in the Department of Community Planning and Economic Development, City Hall.

## **Designation Criteria**

In accordance with Section 404.1 of the Act, the City Council has made the following determinations with respect to the Revitalization Area:

1. A portion of the property situated in the Revitalization Area is an area which, by reason of the presence of a substantial number of deteriorated or deteriorating structures, deterioration of site or other improvements, and a combination of these and other factors, substantially impairs or arrests the sound growth of the City, constitutes an economic and social liability and is a menace to the public welfare in its present condition and use; and
2. A portion of the property situated in the Revitalization Area is an area in which there is a predominance of building and improvements which, by reason of age, history, architecture and significance, should be preserved and/or restored to productive use; and
3. The Revitalization Area is an area which is appropriate as an economic development area as defined in Section 403.17 of the Code of Iowa; and
4. The rehabilitation, redevelopment, economic development and promotion of housing and residential development in the Revitalization Area is necessary in the interest of the public welfare of the residents of the City and the Revitalization Area substantially meets the criteria set forth in Section 404.1 of the Act.
5. A portion of the property situated in the Revitalization Area is an area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.

## **Assessed Valuation**

The assessed valuation of the real estate for both land and buildings in the Davenport 2018 Urban Revitalization Area Plan for Central & North is available in the Department of Community Planning and Economic Development, City Hall.

**Proposals for Improving or Expanding City Services in the Area**

Pending proposals for the development or improvements to certain public facilities to be funded by the City and which will improve or expand services within the URA are included in the City's Capital Improvement Program. This report is available in the Department of Community Planning and Economic Development, City Hall.

**Grant and Loan Programs Available Within the Urban Revitalization Area**

Grant and loan programs are available to both housing and business owners in this area. Descriptions of programs supporting improvements to real property are available from the Department of Community Planning and Economic Development, City Hall.

**Zoning**

Existing zoning classifications and zoning district boundaries are available in the Department of Community Planning and Economic Development, City Hall.

**Owners of Record**

A list of the owners of record of real estate in the proposed additional area is on file in the Department of Community Planning and Economic Development, City Hall.

**Applicability**

The benefits of urban revitalization tax exemption as set forth in this plan are applicable to all classes of property in the area. Benefits are available both for rehabilitation of and additions to existing buildings, as well as new construction.

**Duration**

The area shall remain designated and the Plan in effect for an estimated period of ten (10) years after the adoption of the Plan; with the City Council having the option to extend the time period for a maximum of two (2) five (5)- year periods. Although it is presently the City's intent to have the Plan in effect for the ten (10) year base period and to present the opportunity for extension through the two five-year options, the City Council expressly reserves the right to repeal the Plan at any time.

When, in the opinion of the City Council, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemption granted by this Plan would cease to be of benefit to the City, the City Council may repeal the ordinance establishing the Urban Revitalization Area. In the event that the Revitalization Plan is repealed by the City Council, all existing tax exemptions shall continue until their expiration.

**Provisions for Relocation**

Among the objectives in revitalizing a targeted area is to promote a stable housing stock and strong economic base. In rehabilitating the present housing supply, these activities may cause a varying degree of displacement to tenants. It is the intent of this plan to discourage

displacement whenever possible. When displacement is unavoidable, it shall be done with minimum inconvenience and economic hardship to those being displaced.

The following provisions apply to the displacement and relocation of residential and business tenant of real estate for which the new investment is to be presented for consideration for conferring benefits under the provisions of this plan, particularly the Urban Revitalization Tax Exemption program described more fully later in this document.

#### Agency Responsible for Administering Relocation Activities

The City of Davenport Department of Community Planning and Economic Development will be responsible for the monitoring of the relocation program. The City's role in relocation will be to provide technical assistance, financial compensation in some cases, and social service referrals to those in need of relocation assistance.

#### Who is Eligible for Relocation?

A "qualified tenant" shall mean the legal occupant of a residential dwelling unit or commercial or industrial structure within the targeted revitalization area and who has occupied the same unit continuously since one year prior to the City's adoption of the Plan.

If the City of Davenport goes through eminent domain proceedings to acquire any property from homeowners or business interests, it shall adhere to all relevant provisions of the applicable state law.

Any interest applying for Industrial Revenue Bonds must submit a suitable relocation plan to cover residential and business relocation compensation unless waived by tenant. The plan shall be approved by the City prior to issuance of the bonds.

Any small business that leases the building in which it operates, who is displaced for rehabilitation can receive assistance from the Community Planning and Economic Development Department in finding a suitable replacement location.

Any low-moderate income person (but not a "qualified tenant") who is displaced by substantial rehabilitation as determined by the City from the dwelling in which they were residing may be eligible for assistance through the Community Planning and Economic Development Department in accordance with the City's Relocation Program. (Examples of substantial rehabilitation include the shutting off of utilities for rehabilitation purposes, extensive interior rehabilitation purposes, extensive interior rehabilitation, etc.) Whenever possible, assistance to locate temporary housing will be made available.

"Low- and moderate-income persons" shall mean those persons within a household whose income is at or below the United States Housing and Urban Development standard as to the maximum allowable gross income level, as published by HUD from time to time.

## Program Information

Information shall be provided by the owner, developer, or redeveloper to inform occupants within the targeted property of the benefits and assistance and grievance process. The program may include meetings, printed material, and media coverage. The information will be made available when the project is proposed. There will also be a conscientious attempt to inform tenant affected by displacement as a result of the tax exemption incentive prior to relocation.

## Relocation Assistance to Families and Individuals ("Qualified Tenants")

1. Assistance. Qualified Tenants shall receive technical information and referrals to available housing from the City of Davenport Relocation Specialist.
2. Notification. Qualified Tenants shall receive thirty (30) days notice of the need to relocate by the property owner causing the displacement.
3. Payment. Qualified Tenants of residential units shall be eligible to receive compensation under the provisions of the City's Relocation Program to the extent they meet the requirements of that program and as provided by the financial parameters of that program at the time of relocation.
4. Responsibility of Payment. Relocation payments are the responsibility of property owners causing displacement as a condition or receiving tax exemption, except as provided in 3 above. Payment shall be made within ten business days of the notification of the tenant. Failure to do so will result in the forfeiture of the tax exemption.

Anyone displaced who is aggrieved by the determination as to eligibility or for the amount of relocation payment shall submit in writing the nature of the complaint to the Department of Community Planning and Economic Development, City Hall. The Director of Community Planning and Economic Development shall make a decision concerning the grievance within 30 days.

## Tax Exemption

### Definitions:

"Qualified Real Estate", as used in this plan, means real property, other than land, which is located in a designated revitalization area and to which improvements have been made during the time the area was so designated, which has increased the actual value by at least the amount specified in the following section of the plan. "Qualified Real Estate" with regard to the Davenport 2013 URA may also be new construction.

"Improvements" includes rehabilitation and additions to existing structures as well as new construction. However, new construction on land assessed as agricultural property shall not qualify as "improvements" unless the City Council has resented justification at a public hearing held pursuant to section 404.2 of the Code of Iowa for the revitalization of land assessed as

agricultural property by means of new construction. Such justification shall demonstrate in addition to the other requirements of this chapter that the improvement on the land assessed as agricultural land will utilize the minimum amount of agricultural land necessary to accomplish the revitalization of the other classes of property within the urban revitalization area.

“Actual Value Added by the Improvements” means the actual value added as of the first year for which the exemption was received.

### **Increase in Actual Value Requirements**

1. Residential property: For property assessed as residential, there shall be no minimum increase in assessed value required for property tax exemption eligibility. Any dollar increase in actual value of such real estate shall qualify for the tax exemptions listed in this plan.
2. For property assessed other than residential, the improvements made to qualified real estate must increase the actual value of such real estate by at least ten (10) percent, in order to qualify for the tax exemptions provided in this plan.

### **Basis of Tax Exemption Central URTE Area:**

1. All qualified industrial or commercial real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, determined as follows:
  1. For the first year, eighty percent.
  2. For the second year, seventy percent.
  3. For the third year, sixty percent.
  4. For the fourth year, fifty percent.
  5. For the fifth year, forty percent.
  6. For the sixth year, forty percent.
  7. For the seventh year, thirty percent.
  8. For the eighth year, thirty percent.
  9. For the ninth year, twenty percent.
  10. For the tenth year, twenty percent.
2. All qualified industrial or commercial real estate is eligible to receive a one hundred percent exemption from taxation on the value added by the improvements. The exemption is for a period of three years.
3. All qualified residential and multi-residential real estate is eligible to receive a one hundred percent exemption from taxation on the value added by the improvements. The exemption is for a period of ten years.

### **Basis of Tax Exemption North URTE Area:**

1. All qualified residential, multi-residential commercial or industrial real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, determined as follows:
  1. For the first year, eighty percent.
  2. For the second year, seventy percent.
  3. For the third year, sixty percent.
  4. For the fourth year, fifty percent.
  5. For the fifth year, forty percent.
  6. For the sixth year, forty percent.
  7. For the seventh year, thirty percent.
  8. For eight year, thirty percent.
  9. For the ninth year, twenty percent.
  10. For the tenth year, twenty percent.
2. All qualified residential, multi-residential commercial or industrial real estate is eligible to receive a one hundred percent exemption from taxation on the value added by the improvements. The exemption is for a period of three years.

### **Procedures**

1. Applicants for tax exemption must fill out a form prepared by city staff and available at the Department of Community Planning and Economic Development, City Hall, or at the City's website, [www.cityofdavenportiowa.com](http://www.cityofdavenportiowa.com). The application shall contain, but not be limited to, the following information: the nature of the improvements, the cost, the estimated or actual date of completion, the tenants currently occupying the structure, and which exemption schedule is selected.
2. All applications for tax exemption shall be due February 1 of the year in which the improvements resulting from the project are assessed for taxation.
3. An application shall be filed for each new exemption claimed.

The Davenport City Council, upon review and recommendation by city staff, shall approve the application, subject to review by the City Assessor, if the project is in conformance with the plan for revitalization developed by the City, is located within a designated revitalization area and if the improvements were made during the time the area was so designated. The City shall forward for review all approved applications to the City Assessor by March 1 of each year indicating which exemption schedule apply. Applications for exemption for succeeding years for approved applications shall not be required.

If the real estate is assessed other than residential, the City Assessor shall review each first year application to determine if the improvements made increased the actual value of the

qualified real estate by the requisite percentage. If the Assessor determines that the actual value of the real estate has increased by the requisite percent, the Assessor shall proceed to determine the revised actual value of the property and certify the revised valuation to the County Auditor at the time of transmitting the assessment rolls.

If the application for exemption is denied as a result of failure to sufficiently increase the value of the real estate as provided in this plan, the owner may file a first annual application in the subsequent year when the additional improvements are made to satisfy the requirements of this plan. After the tax exemption is granted, the City Assessor shall continue to grant the tax exemption, after annual physical review by the Assessor, for the appropriate time period. The tax exemptions for the succeeding years shall be granted without the taxpayer having to file an application for the succeeding years.

Projects determined by the City Council not to be in conformance with the revitalization plan or with the Comprehensive Plan of the City of Davenport will be denied the benefits of this plan.



### **Attachment A Legal Description**

The legal description will be available at City Hall or by emailing [URTE@ci.davenport.ia.us](mailto:URTE@ci.davenport.ia.us) as of June 1, 2018.

## **Attachment B: Map of Area**

Central URTE - as amended, May 2018

Beginning at the intersection of the westerly line of Floral lane and the southerly line of daisy Avenue, also being the northeast corner of Parcel r0429-01a deeded to Kathleen foster filed for record as document 1987-11799 with the office of the recorder of Scott County, Iowa; Thence southwesterly along the easterly line of said Parcel to the southeasterly corner of said Parcel; Thence westerly along the southerly line of said Parcel to the southwest corner of said Parcel; Thence continuing along the last described line as extended westerly a distance of 7 feet, more or less, to a southeasterly corner of Parcel r0429-02a deeded to the City of Davenport filed for record as document 2010-17290 with the office of the recorder of Scott County, Iowa; Thence northerly along a southeasterly line of said Parcel a distance of 15 feet more or less to the southerly line of lot block 15 of the garden addition to the City of Davenport and the south line of lots 3, 4 and 5 of said block; Thence westerly along the south line of said block 15 to the southwest corner of said lot 5 deeded to the City of Davenport filed for record in deed book 15, page 700 with the office of the recorder of Scott County, Iowa; said point also being on the northerly line of west River Drive;

Thence southwesterly along the said northerly line to the intersection of said line with the easterly line of south concord Street; thence southwesterly to the intersection of the westerly line of south concord Street and the southerly line of West River Drive; Thence southerly along the westerly line of south concord Street 225 feet, more or less, to its intersection with the south line of property deeded to TLC Properties Inc. Filed for record as document 98-11123 with the office of the recorder of Scott County, Iowa;

Thence westerly 1,122 feet, more or less, along the south line of property deeded to tlc properties Inc.;

Thence westerly 760 feet, more or less, to a point on the west section line of section 4-township, 77 north, range 3 east of the 5<sup>th</sup> principal meridian; Thence south along the west line of said section 4 a distance of 30 feet, more or less, to its intersection with the north line of property deeded to republic services of Iowa LLC filed for record as document 2015-01902 with the office of the recorder of Scott County, Iowa; Thence west along said north line a distance of 882 feet, more or less, to the west line of lot 1 of Davenport industrial park 5th addition; Thence southerly along the west line of lot 1 of said Davenport industrial park 5th addition to the south line of said addition and the north line of Kimmel Drive; Thence westerly along aforesaid line to the intersection of said line and the westerly line of south Stark Street; Thence southeasterly to

the northeast corner of a Parcel deeded to Three-N-Corporation filed for record as document 91-28006 with the office of the recorder of Scott County, Iowa; Thence south along the east line of said Parcel 430 feet, more or less, to its southeasterly corner Thence west along the south line of said Parcel 1,368 feet, more or less, to the west line of said Parcel; Thence north along the west line of said Parcel, and its northerly extension, to its intersection with the north line of Kimmel Drive; Thence west along said north line to its intersection with the easterly line of Rockingham Road; Thence northeasterly along the easterly line of said Rockingham Road a distance of 1546 feet, more or less; Thence westerly a distance of 240 feet, more or less, to the southeasterly corner of Parcel 20517-01a deeded to Carver Blackwell Holdings LLC filed for record as document 2013-40641 with the office of the recorder of Scott County, Iowa; Thence northwesterly along the southerly line of said Parcel to the west line of said Parcel;

Thence northerly along said west line to the northwest corner of said Parcel and the southerly line of west River Drive and us highway route 61; Thence along said southerly line a distance of 1921 feet, more or less to the west line of Rockingham Road; Thence southerly a distance of 362 feet, more or less, to an intersection of said southerly line of west River Drive and the easterly line of Rockingham Road;

Thence northeasterly a distance of 847 feet, more or less, to the intersection of the east line of Rockingham Road and the north line of west River Drive; Thence northeasterly along the east line of Rockingham Road to its intersection with the north line of John Fell Drive; Thence continuing along the easterly and southerly line of Rockingham Road to its intersection with the easterly line of south Fairmount Street, as extended southerly; Thence northerly along the easterly line of south Fairmount Street and its southerly extension to the south line of May Lane; Thence along the south line of May Lane to its intersection with the easterly line of Indian Road; Thence along the easterly line of Indian Road to its intersection with the westerly line of south Clark Street; Thence northeasterly to the intersection of the westerly line of south Clark Street and the northerly line of Indian Road; Thence northerly along the easterly line of said south Clark Street to the southerly line of Telegraph Road; Thence northeasterly along the southerly line of said Telegraph Road to the northeasterly corner of Parcel J0064-41 deeded to Donald Simms Jr. filed for record as document 2006-13589 with the office of the recorder of Scott County, Iowa; Thence northerly to the north line of Telegraph Road and the southwest corner Parcel J0011-39a deeded Vera French community mental health center filed for record as document 2016-12466 with the office of the recorder of Scott County, Iowa; Thence northerly along the westerly line of said Parcel to its northwesterly corner; Thence east along the north line of said Parcel to its northeasterly corner; Thence southeasterly along the easterly line of said Parcel to the northerly

line of Telegraph Road; Thence southeasterly to the southerly line of telegraph Road and the northwesterly corner of Parcel j0010-20b deeded to St. Mark evangelical Lutheran church and being 110 feet (more or less) southwesterly of the westerly line of north Elmwood Avenue; Thence northeasterly along the southerly line of Telegraph Road to its intersection of the west line of north Division Street; Thence northeasterly to the intersection of the north line of west 9<sup>th</sup> Street and the east line of north Division Street;

Thence north along the east line of said north Division Street to the south line of west 12<sup>th</sup> Street; Thence east along said south line a distance of 11 feet, more or less; Thence north to the north line of said west 12<sup>th</sup> Street; Thence west along said north line to the east line of north Division Street; Thence north along said east line of north Division Street to the north line of west 17<sup>th</sup> Street; Thence west along the north line of said west 17<sup>th</sup> Street to the east line of Davie Street; Thence north along the east line of said Davie Street and its northerly extension to the north line of west Locust Street; Thence west along the north line of said west locust Street to the east line of Wilkes Avenue; Thence along the east line of said Wilkes Avenue to its intersection with the north line of west pleasant Street; Thence northwesterly to the intersection of the westerly line of Wilkes Avenue and the easterly line of a public alley within block 2 of golden gate park addition to the City of Davenport; Thence northwesterly along the easterly line of said public alley, and its northwesterly extension, to the westerly line of north Howell Street; thence northerly along the westerly line of north Howell Street to the westerly line of Hickory Grove Road; Thence southeasterly along the westerly line of said Hickory Grove Road to its intersection with the westerly extension of the south line of west High Street; Thence east along the south line of west high Street and its westerly extension to the east line of north Division Street; Thence north along the east line of said north Division Street to its intersection with the south line of west Lombard Street; Thence along the south line of west Lombard Street to its intersection with the east line of Brady Street; Thence along the east line of Brady Street to its intersection with the south line of east Rusholme Street; Thence east along the south line of said east Rusholme Street to its intersection with the east line of Grand Avenue; Thence along the east line of Grand Avenue to its intersection with the south line of east Rusholme Street; Thence along the south line of east Rusholme Street to its intersection with the southerly extension of the east line of Parcel c0044-13 deeded to St. Paul the apostle church filed for record as document 2009-36976 with the office of the recorder of Scott County, Iowa; Thence north along the east line of said Parcel and its southerly extension to the northeast corner of said Parcel and the south line of a public alley; Thence east along the south line of said public alley to the northwest corner of Parcel c0044-16 deeded to St. Paul the apostle church filed for record in deed book 8, page 1026 with the office of

the recorder of Scott County, Iowa; Thence south along the west line of said Parcel, and its southerly extension, to the south line of east Rusholme Street; Thence east along the south line of said east Rusholme Street to its intersection with the west line of Eastern Avenue; Thence south along the west line of said Eastern Avenue to its intersection with the south line of Elm Street; Thence east along the south line of said elm Street to its intersection with the westerly line of the Iowa, Chicago & Eastern Railroad; Thence southerly along the west line of said Iowa, Chicago & Eastern Railroad; to its intersection with the north line of east Locust Street; Thence southeasterly a distance of 111 feet, more or less, to the intersection of the west line of said railroad and the south line of east Locust Street; Thence southerly along the west line of said railroad, a distance of 38 feet, more or less;

Thence northeasterly a distance of 250 feet, more or less, to the intersection of the easterly line of said railroad and the south line of east locust Street; Thence east along the south line of east locust Street to its intersection with the west line of jersey ridge Road; Thence southerly along the west line of said jersey ridge Road to its intersection with the north line of Kirkwood Boulevard; Thence southwesterly a distance of 154 feet, more or less, to the northeasterly corner of Parcel e0029-07a deeded Kwik Shop Inc filed for record as document 2018-08330 with the office of the recorder of Scott County, Iowa; Thence southerly and westerly, in a counter-clockwise motion to a point on the Parcel's south line which is 68 feet east of its southwest corner, more or less; Thence southeasterly a distance of 112 feet, more or less, to the intersection of the west line of jersey ridge Road with the south line east 12<sup>th</sup> Street; Thence southwesterly along the west line of said jersey ridge Road, and its southwesterly extension, to the south line of east 11<sup>th</sup> Street;

Thence east along the south line of said east 11<sup>th</sup> Street to its intersection with the southwesterly line of east River Street; Thence southeasterly along the southwesterly line of said east River Street to the most eastern corner of tract a & b of Parcel e0046-01 as leased by the Lindsey Park Boat Club Inc from the City of Davenport;

Thence westerly a distance of 464 feet, more or less, to the easterly end of Lindsay park, title of said park held by the board of park commissioners, and identified on the auditors mapping as Parcel e0035-06;

Thence westerly along the southerly line of said park and additional property and right of as owned and occupied by the City of Davenport, a distance of 2110 feet, more or less, to a southeasterly corner of Parcel e0048-01u held in fee title by Iowa American water company; Thence along the southerly line of said Parcel e0048-01u to its southwesterly corner and the southeasterly corner of Parcel f0041-12, aforesaid Parcel held in fee title by Davenport water company; Thence southwesterly along the southerly line of said Parcel to its southwesterly corner

and the southeasterly corner additional property held in fee title by the City of Davenport; Thence southwesterly along the southerly line of said city property, a distance of 1914 feet, more or less, to the southeasterly corner of Parcel f0054-05b deeded to Riverview Lofts LLC filed for record as document 2013-12201 with the office of the recorder of Scott County, Iowa; Thence along the southerly line of said Parcel, a distance of 140 feet, more or less, to its southwesterly corner; Thence southwesterly along the southerly line of additional property held in fee title by the City of Davenport, a distance of 592 feet, more or less, to the most easterly corner of two Parcels (f0060-16g and f0060-15b) deeded to Brinell LLC filed for record as document 2016-00276 with the office of the recorder of Scott County, Iowa; Thence along the southwesterly along the southerly line of additional property held in fee title by the City of Davenport, consisting of 3 Parcels: l0004a01b, l0003a01a and l0014a01a, a distance of 1589 feet, more or less, to the southwesterly corner of said Parcel l0014a01a; Thence northwesterly along the westerly line of said Parcel l0014a01a to the southerly line of east River Drive; Thence westerly a distance of 282 feet, more or less, to the northerly line of said east River Drive; Thence southwesterly along the northerly line of said east River to its intersection with the west line of Iowa Street; Thence continuing southwesterly along the northerly line of east River Drive to a point which is 31 feet, more or less, northeast of the east line of Pershing Street; Thence southwesterly a distance of 152 feet, more or less, to a point 9 feet, more or less, south of the northeast corner of Parcel l0017a01d held in fee title by the levee commission; Thence south along the east line of said Parcel to its southeast corner; Thence along the southerly line of said Parcel a distance of 117 feet, more or less; Thence southwesterly a distance of 93 feet, more or less, to the northeast corner of additional property held in fee title by the City of Davenport and identified as Parcel l0017a01f on the auditor's map; Thence southerly along the east line of said Parcel to its southeasterly corner; Thence westerly along the south line of additional properties held in fee title by the City of Davenport, the Davenport levee commission and the board of park commissioners a distance of 8153 feet, more or less to a westerly corner of Parcel k0037-03 held in fee title by the City of Davenport;

Thence southwesterly a distance of 917 feet, more or less, to the east line of Parcel k0051-09 deeded to rodney blackwell filed for record as document 2011-01433 with the office of the recorder of Scott County, Iowa; Thence southerly along the easterly line of said Parcel and Parcels k0051-10 and k0051-11, each deeded to rodney blackwell filed for record as document 2011-01433 with the office of the recorder of Scott County, Iowa, to the most southern corner of said Parcel k0051-11; Thence northerly along the westerly line of aforesaid Parcel a distance of 144 feet, more or less; Thence westerly a distance of 305 feet, more or less, to the northerly line



of west River Drive; Thence southwesterly along the northerly line of said west River Drive to its intersection with the easterly line of Schmidt Road; Thence westerly a distance of 148 feet, more or less, to the intersection of the westerly line of Schmidt Road with the north line of the northerly service Road of west River Drive; Thence southwesterly along said northerly line to its intersection with the easterly line of credit island lane; Thence southwesterly a distance of 64 feet, more or less, to the intersection of the westerly line of credit island lane and the north line of west River Drive;

Thence southwesterly along the northerly line of said west River Drive a distance of 3140 feet, more or less, to the westerly side of Blackhawk Creek; Thence northwesterly along the westerly side of Blackhawk creek a distance of 452 feet, more or less, to the southerly line of Parcel r0421-01 held in fee title by the City of Davenport; Thence southwesterly along the southerly line of said Parcel and its southwesterly extension to the point of beginning.

Section 1. That section 1 of Ordinance No. 83-696, passed and approved by the City Council of Davenport, Iowa on December 1983 is hereby amended to read as follows

Section 1. That the following area of the City of Davenport is hereby designated as the North revitalization area:

North URTE - as amended, May 2018

A) Section south of I-80 at NW Blvd. to I-80 and Brady St

Beginning at the Northwest corner of Interstate Park 1<sup>st</sup> Addition to the City of Davenport, said point being on the Southerly line of federal aid Interstate Route 80; Thence Easterly and Southeasterly along the Southerly line of said Route 80 and the Westerly line of Northwest Boulevard, a distance of 2875 feet, more or less, to its intersection with the Northerly line of West 76<sup>th</sup> Street; Thence Northeasterly a distance of 156 feet, more or less, to the Easterly line of Northwest Boulevard; Thence Northwesterly along the Easterly line of said Northwest Boulevard a distance of 689 feet, more or less, to the Southerly line of federal aid Interstate Route 80; Thence Easterly along said Southerly line of Route 80 to its intersection with the Southerly extension of the West line of Iowa Research Commercial & Technical Park, an Addition to the City of Davenport; Thence Northerly along the West line of said Addition to the Northwest corner of said Addition; Thence East along the North line of Research Commercial & Technical Park and Research Commercial & Technical Park 3<sup>rd</sup> Addition to the East line of Brady Street; Thence North along the East line of said Brady Street to the Northwest corner of Parcel x3601-02 and the intersection with the Westerly extension of the North line of North Welcome Way Addition to the City of Davenport; Thence East along the North line of aforesaid Addition to its Northeast corner; Thence Northeasterly a distance of 191 feet, more or less to the Westerly line of Parcel x3601-03 deeded to MMDH LLC filed for record as Document 2014-04893 with the Office of the Recorder of Scott County, Iowa; Thence Northly along the West line of aforesaid Parcel to the south line of East 90<sup>th</sup> Street; Thence Easterly and Southerly along said south line of East 90<sup>th</sup> Street to the Westerly line of us Highway 61; Thence Southerly and Westerly along the Westerly line of us Highway 61 to a point which is 67 feet, more or less, Easterly of the Southwest corner of lot 11 of Iowa Research Commercial & Technical Park; Thence Southwesterly a distance of 437 feet, more or less, to the Southerly line of federal aid Interstate Route 80; Thence Easterly and Southerly along the Southerly line of said Route 80 and the Westerly line of us Highway 61 to its intersection with the Northerly line of West 76<sup>th</sup> Street; Thence Westerly along the Northerly line of said West 76<sup>th</sup> Street a distance of 43 feet, more or less; Thence Southerly a distance of 176 feet, more or less, to the Westerly line of the West frontage Road of us Highway 61; Thence Southerly along the Westerly line of said West frontage Road to the south line of Steeplegate plaza condominiums; Thence West along the south line of said Steeplegate plaza condominiums and the south line of Scott County Regional Industrial Park and its re-subdivisions of same to the Southwest

corner of Scott County Regional Industrial Park; Thence North along the West line of said Scott County Regional Industrial Park and its Northerly extension to the North line of West 76<sup>th</sup> Street; Thence along the North line of said West 76<sup>th</sup> Street to the East line of North Division Street; Thence Westerly a distance of 609 feet, more or less, to the Northeast corner of the replat of Ridgeview Park Addition to the City of Davenport; Thence West along the North line of said replat of Ridgeview Park Addition to its Northwest corner; Thence south along the West line of said replat of Ridgeview Addition to the Southeast corner of I-80 Iowa 130 Industrial Park Addition to the City of Davenport; Thence West along the south line of aforesaid Addition and the south line of Farris First Addition to the Easterly line of Northwest Boulevard; Thence Southwesterly to the Southeast corner of Green Tree Park 1<sup>st</sup> Addition to the City of Davenport, also being a point on the North line of West 72<sup>nd</sup> Street; Thence Westerly along the Northerly and Easterly line of West 72<sup>nd</sup> Street to its intersection with the East line of Jebens Avenue with the North line of West 72<sup>nd</sup> Street; Thence West along the North line of West 72<sup>nd</sup> Street to its intersection with the East line of Hillandale Road; Thence Southwesterly to the Southeast corner of lot 11 of willow knolls 3<sup>rd</sup> Addition to the City of Davenport; Thence along the south line of said lot 11 to its Southwest corner; Thence south along the West line of said willow knolls 3<sup>rd</sup> Addition to the Southeast corner of Parcel W0403-03b deeded to Sheffield Square LLC filed for record as filed in Deed Book 6, page 173 with the Office of the Recorder of Scott County, Iowa; Thence West along the south line of aforesaid Parcel to its Southwest corner; Thence North along the West line of aforesaid Parcel to its Northwest corner, said point being on the south line of Parcel w3349-07a deeded to CDC Limited filed for record as Document 2011-12105 with the Office of the Recorder of Scott County, Iowa; Thence West along the south line of the aforesaid Parcel to its Southwest corner; Thence North along the West line of the aforesaid Parcel to its Northwest corner and the Southerly line of federal aid Interstate Route 80; Thence Easterly along the Southerly line of said Route 80 to the point of beginning.

B) Section North of I-80 at NW Blvd

Beginning at the intersection of the West line of North Division Street and Northerly line of federal aid Interstate Route 80; hence West along the Northerly line of said Route 80 to its intersection with the Easterly line of Northwest Boulevard (aka Iowa Highway 130); Thence Southwesterly to the intersection of the Westerly line of Northwest Boulevard and the Northerly line of federal aid Interstate Route 80; Thence West along the Northerly line of said Route 80 to its intersection with the Westerly line of wacky waters 1<sup>st</sup> Addition to the City of Davenport; Thence North along the West line of aforesaid Addition to the Northwest corner of said Addition; hence West along the south line of Parcel v3205-02 deeded to Cheryle Frye Revocable Trust filed for record as Document 2016-06046 with the Office of the Recorder of Scott County, Iowa; Thence North along the West line of aforesaid Parcel to its Northwest corner and the south line of 210<sup>th</sup> Street; Thence East along the North line of aforesaid Parcel to the Westerly line of Northwest Boulevard; Thence Southeasterly along the Westerly line of aforesaid Boulevard a distance of

45 feet, more or less; Thence North along the Westerly line, as extended Southerly, of Parcel v2953-01a deeded to Agrigenetics filed for record as Document 1998-05393 with the Office of the Recorder of Scott County, Iowa; Thence North on the Westerly line of the aforesaid Parcel and its Southerly extension to its Northwest corner;

Thence East along the North line of the aforesaid Parcel and the North line of Sheridan Industrial Park 1<sup>st</sup> Addition and Hoefer's Addition to the Northeast corner of Hoefer's Addition; Thence south along the East line of said Hoefer's Addition to the North line of Parcel v3207-01 held in fee title by the State of Iowa; Thence East along the North line of aforesaid Parcel to its Northeast corner; Thence East along the North line of Parcel w3301-04a deeded to Walter A. Dengler filed for record as Document 1998-07681 with the Office of the Recorder of Scott County, Iowa to the Northwest corner of Iowa 89 Airport Industrial Park Addition; Thence along the North line of aforesaid Addition to the West line of Hillandale Road; Thence Southerly along the West line of said Hillandale Road a distance of 20 feet, more or less; Thence Northeasterly a distance of 67 feet, more or less, to the East line of Hillandale Road; Thence North along the East line of said Hillandale Road to the Northwest corner of Parcel w2853-01 deeded to MidAmerican Energy Co filed for record as Document 2018-05604 with the Office of the Recorder of Scott County, Iowa; Thence along the North line of aforesaid Parcel as extended Easterly to the East line of Granite Way; Thence North along the East line of granite Way to the Northwest corner of lot 1 of Kraft First Addition to the City of Davenport; hence Southeasterly along the North line of said lot 1 to its Northeast corner and a point on the West line of an intermodal railway held in fee title by the City of Davenport; Thence Easterly to the Northwest corner of Parcel w2733-02 held in fee title by Sterilite Corporation; Thence East along the North line of said aforesaid Parcel to the West line of North Division Street; Thence south along the West line of said North Division Street to the point of beginning.

C) Section south of I-80 and Brady Street

Beginning at the intersection of the Northerly line of Veterans Memorial Parkway and the Easterly line of the Easterly frontage Road of us Highway Route 61 (aka Brady Street); Thence Northerly along the Easterly line of said frontage Road and continuing Easterly along the Southerly line of federal aid Interstate Route 80 to the intersection of said Southerly line of Route 80 with the Westerly line of a railroad line held in fee title by Canadian Pacific Railroad; Thence Southerly along said Westerly line of said railroad to the North line of Parcel x0135-03b deeded to Von Maur Inc filed for record as Document 2012-27813 with the Office of the Recorder of Scott County, Iowa;

Thence Easterly a distance of 138 feet, more or less, to the Easterly line of aforesaid railroad; Thence Northwesterly along said Easterly line of said railroad a distance of 32 feet, more or less, to the North line of Parcel x0135-03b deeded to Von Maur Inc filed for record as Document 2012-27813 with the Office of the Recorder of Scott County, Iowa; Thence along the North line of aforesaid Parcel to its Northeast corner; Thence south along the East line of aforesaid Parcel to its intersection with the Westerly line of a

railroad line held in fee title by Canadian Pacific Railroad; Thence Southerly along the Westerly line of aforesaid railroad to its intersection with the North line of East 53<sup>rd</sup> Street; Thence West along the North line of said East 53<sup>rd</sup> Street a distance of 19 feet, more or less;

Thence Southwest a distance of 104 feet, more or less, to the Northeast corner of Park 53 1<sup>st</sup> Addition, and its re-subdivisions; Thence south along the East line of aforesaid Additions to the Southeast corner of said Additions;

Thence West along the south line of aforesaid Additions to the East line of Tremont Avenue; Thence Northwesterly to the West line of said Tremont Avenue and the Northeast corner of Parcel P1215-11 deeded to granite & more LLC filed for record as Document 2017-01138 with the Office of the Recorder of Scott County, Iowa; Thence south along the West line of said Tremont Avenue to its intersection with the North line of East 46<sup>th</sup> Street; Thence West along the North line of said East 46<sup>th</sup> Street to a point 10 feet, more or less, East of the Southwest corner of Parcel P1215-02a deeded to Christine L. Smith filed for record as Document 2006-10481 with the Office of the Recorder of Scott County, Iowa; Thence Southerly to the south line of said East 46<sup>th</sup> Street and the Northwest corner of Parcel P1215-01e deeded to Steel Rock Investments LLC filed for record as Document 2016-14090 with the Office of the Recorder of Scott County, Iowa; Thence south along the West line of aforesaid Parcel to its Southwest corner and the North line of Brady-Crest Addition to the City of Davenport; Thence East along the North line of aforesaid Addition to its Northeast corner; Thence south along the West line of St. Marguerite's cemetery (also being Parcels p1307-01 and p1307-02 on the auditor's map) to the Southwest corner of said cemetery; Thence Southeasterly a distance of 191 feet, more or less, to the south line of East 39<sup>th</sup> Street and the Northwest corner of Parcel p1310a04 deeded to Eric C Syverud filed for record as Document 2008-30675 with the Office of the Recorder of Scott County, Iowa; Thence East along the south line of said East 39<sup>th</sup> Street to its intersection with the West line of bridge Avenue; Thence Southerly along the West line of said bridge Avenue to its intersection with the south line of East 37<sup>th</sup> Street; Thence East along the south line of said East 37<sup>th</sup> Street to the Northwest corner of Parcel p1312d01a deeded to Dahl Motors Davenport Inc filed for record as Document 2006-02373 with the Office of the Recorder of Scott County, Iowa; Thence south along the West line of aforesaid Parcel to its Southwest corner; Thence East along the south line of aforesaid Parcel to its Southeast corner and the West line of Mississippi Avenue; Thence Easterly along the North line of Parcels p1312c02 and p1313c02a deeded to Devoss Properties LLC filed for record as Document 2012-08347 with the Office of the Recorder of Scott County, Iowa to the Westerly line of a railroad line held in fee title by Canadian Pacific Railroad; Thence Easterly to the Easterly line of aforesaid railroad to a point 51 feet, more or less, Southerly of the Northwest corner of Goose Creek Centre Condos; Thence Easterly along the North line of said condos to the West line of Eastern Avenue; Thence Easterly to the East line of said Eastern Avenue to a point 81 feet, more or less, North of the Northeast corner of Parcel n1809-01 deeded to Znn Properties LLC filed for record as Document 2015-28924 with the Office of the Recorder of Scott County, Iowa; Thence North along the

East line of said Eastern Avenue to its intersection with the south line of Luther acres Addition to the City of Davenport; Thence East along the south line of aforesaid Addition as extended Easterly to the West line of Parcel n1809-04g deeded to Lindruff Properties LC filed for record as Document 20121996-21008 with the Office of the Recorder of Scott County, Iowa; Thence south along the West line of aforesaid Parcel to its Southwest corner; Thence East along the south line of aforesaid Parcel and its Easterly extension to the East line of spring Street; Thence North along the East line of said spring Street to its intersection with the south line of East 38<sup>th</sup> Street; Thence along the south line of said East 38<sup>th</sup> Street to its intersection with the West line of Belle Avenue; Thence south along the West line of said belle Avenue a distance of 260 feet, more or less; Thence Easterly to the East line of belle Avenue and the Northwest corner of paul revere square condos to the City of Davenport; Thence East along the North line of said condos to the West line of Jersey Ridge Road; Thence south along the West line of said Jersey Ridge Road to its intersection with the south line of East Kimberly Road; Thence Easterly along the south line of said East Kimberly Road to its intersection with the East line of Parcel n1814-04 deeded to Indian Ridge apartments cooper filed for record as Document 2001-36048 with the Office of the Recorder of Scott County, Iowa;

Thence Southerly and Westerly along the East and south lines of aforesaid Parcel to the East line of Jersey Ridge Road; Thence North along the East line of said Jersey Ridge Road to a point which is 85 feet, more or less, North of the Southwest corner of profession Park East condos; Thence Westerly to the West line of said Jersey Ridge Road and the Southeast corner of lot 1 of Stonebraker's 1<sup>st</sup> Addition to the City of Davenport; Thence West along the south line of aforesaid lot 1 to its Southwest corner; Thence North along the West line of aforesaid lot 1 of Stonebraker's 1<sup>st</sup> Addition to the Northeast corner of lot 2 of said Addition; Thence West along the North line of said lot 2 to its Northwest corner and the East line of lot 1 of Waterpark Addition to the City of Davenport; Thence south along the East line of aforesaid lot to its Southeast corner; Thence West along the south line of aforesaid lot to its Southwest corner; Thence Westerly to the West line of aforesaid Waterpark Addition and a point which is 78 feet, more or less, south of the Northwest corner of lot 4 of aforesaid Addition; Thence south along the West line of said Waterpark Addition to its Southwest corner, also being the Northwest corner of Springwood Addition to the City of Davenport; Thence continuing south along the West line of said springwood Addition to its Southwest corner and the North line of g-mar heights 2<sup>nd</sup> Addition to the City of Davenport; Thence Westerly along the North lien of said g-mar heights 2<sup>nd</sup> Addition to its intersection with the West line of Parcel n1816c04 deeded to Spring Village Apart of IA LLC filed for record as Document 2006-17780 with the Office of the Recorder of Scott County, Iowa; Thence North along the West lien of aforesaid Parcel as extended Northerly to the south line of Northgate 2<sup>nd</sup> Addition to the City of Davenport; Thence Westerly along the south line of aforesaid Addition to the Southeast corner of Parcel n1816a02a deeded to Windmill Hill LC filed for record as Document 2018-03453 with the Office of the Recorder of Scott County, Iowa; Thence along the south line of aforesaid Parcel to the East line of Eastern Avenue; Thence North

along the East line of said Eastern Avenue a distance of 267 feet, more or less; Thence Northwesterly to the West line of said Eastern Avenue and the Northeast corner of Kimberly downs Addition to the City of Davenport; Thence West along the North line of aforesaid Addition and its Westerly extension to the Easterly line of a railway line held in fee title by Canadian Pacific Railroad; Thence Westerly to the Westerly line of aforesaid railway and the Northeast corner of Kimberly downs 3<sup>rd</sup> Addition to the City of Davenport; Thence West along the North line of aforesaid Addition to the Southeasterly line of bridge Avenue; Thence Westerly to the intersection of the Northwesterly line of bridge Avenue with the Easterly line of Kimberly downs Road; Thence Northwesterly along the Easterly line of said Kimberly Downs Road a distance of 170 feet, more or less; Thence Westerly to the Westerly line of Kimberly Downs Road and the Southeast corner of lot 4 of Kimberly Crest south Addition to the City of Davenport; Thence North along the West line of aforesaid lot to the Southeast corner of Parcel p1314-01 held in fee title by the National Guard of Iowa; Thence West along the south line of aforesaid Parcel to its Southwest corner; Thence North along the West line of aforesaid national guard Parcel to the Southeast corner of j g baker 2<sup>nd</sup> Addition to the City of Davenport; Thence Southwesterly along the Southerly line of aforesaid Addition to its Southwest corner and the East line of Parcel p1316-02 deeded to Davenport Community School District filed for record as Document 2010-13060 with the Office of the Recorder of Scott County, Iowa; Thence south along the East line of aforesaid Parcel and its Southerly extension to the North line of East George Washington Boulevard; Thence Westerly along the North line of said East George Washington to a point which is 114 feet, more or less, Westerly of the Southeast corner of Parcel p1316b02 deeded to TBK LLC filed for record as Document 2015-03394 with the Office of the Recorder of Scott County, Iowa; Thence Southerly to the Northeast corner of lot 5 of fisher & fisher's 4<sup>th</sup> Addition (as amended by dedication or right of Way to the City Davenport); Thence south along the East line of aforesaid lot 5 to its Southeast corner; Thence Westerly along the Southerly line of said lot 5 to the Northeast corner of lot 1 of fisher & fisher's 2<sup>nd</sup> Addition to the City of Davenport; Thence south along the East line of aforesaid lot 1 to the North line of East 32<sup>nd</sup> Street; Thence Southerly to the south line of said East 32<sup>nd</sup> Street and the Northwest corner of Parcel c0002-25 deeded to the City of Davenport filed for record as Document 2009-35677 with the Office of the Recorder of Scott County, Iowa; Thence south along the West line of aforesaid city Parcel to the North line of a public alley laying between East 32<sup>nd</sup> Street and East 31<sup>St</sup> Street; Thence West and south along the North and West lines of aforesaid public alley to the North line of said East 31<sup>St</sup> Street; Thence West along the North line of said East 31<sup>St</sup> Street to the Southwest corner of Parcel c0002-06 deeded to Ricardo E Rangel filed for record as Document 2010-25697 with the Office of the Recorder of Scott County, Iowa; Thence south to the south line of said East 31<sup>St</sup> Street; Thence East along the south line of said East 31<sup>St</sup> Street a distance of 5 feet, more or less, to the Northwest corner of Parcel c0002-58 deeded to Peter J Schlicksup, as Trustee filed for record in Deed Book 7, page 815 with the Office of the Recorder of Scott County, Iowa; Thence south along the West line of aforesaid Parcel to its Southwest corner and the North line of a public alley laying between East



31<sup>st</sup> Street and East 30<sup>th</sup> Street; Thence West along the North line of aforesaid alley a distance of 2.5 feet, more or less, to the East line of a Northern leg of the aforesaid public alley; Thence North along the East line of aforesaid North leg of said alley a distance of 12 feet, more or less, to the Northern termination of said alley; Thence West along the North line of said alley a distance of 16 feet, more or less, to the West line of said Northern leg of said alley; Thence south along the West line of said alley to its intersection with the North line of East 30<sup>th</sup> Street; Thence West along the North line of said East 30<sup>th</sup> Street a distance of 46 feet, more or less; Thence south to the south line of East 30<sup>th</sup> Street to a point being 4 feet, more or less, West of the West line of Iowa Street; Thence East along the south line of said East 30<sup>th</sup> Street a distance of 4 feet, more or less, to the West line of Iowa Street; Thence south along the West line of said Iowa Street and its Southerly extension to its intersection with the south line of East 29<sup>th</sup> Street place; Thence East along the south line of said East 29<sup>th</sup> Street place a distance of 8 feet, more or less, to the West line of a public alley; Thence south along the West line of said alley to the Northwest corner of Parcel c0015-01 deeded to Lenora M. Donlin filed for record as Document 2013-23162 with the Office of the Recorder of Scott County, Iowa; Thence south along the West line of aforesaid Parcel to its Southwest corner and the North line of East 29<sup>th</sup> Street; Thence Southerly to the south line of East 29<sup>th</sup> Street and its intersection with the West line of Iowa Street; Thence south along the West line of said Iowa Street to the North line of East Garfield Street; Thence along the North line of East Garfield Street to the Southwest corner of Parcel c0017-44 deeded to Kenneth J. Rose filed for record as Document 1989-18320 with the Office of the Recorder of Scott County, Iowa; Thence Southwesterly to the intersection of the south line of East Garfield Street and the West line of a public alley laying between Brady Street and Pershing Avenue; Thence East along the south line of East Garfield Street to the West line of Pershing Avenue; Thence south along the West line of Pershing Avenue to its intersection with the North line of East Central Park Avenue; Thence Westerly along the North line of East Central Park Avenue to the Easterly line of aforesaid public alley laying between Brady Street and Pershing Avenue; Thence Southwesterly to the south line of East Central Park Avenue and the Northwest corner of lot 1 of block 4 in Park view Addition to the City of Davenport; Thence south along the West line of aforesaid lot 1 to its Southwest corner and the Northwest corner of a public alley laying West of Pershing Avenue; Thence south along the West line of aforesaid public alley to its intersection with a North line of a public alley laying North of East Dover court; Thence West along the North line of aforesaid alley to the Westerly line of said alley; Thence Southwesterly along the Westerly line of aforesaid alley to its intersection with the North line of East Rusholme Street; Thence West along the line of East Rusholme Street to its intersection with the Easterly line of Brady Street; Thence perpendicular to the Easterly right of Way of said Brady Street to the Westerly line of said Brady Street; Thence Southwesterly along the Westerly line of said Brady Street to its intersection with the North line of West Lombard Street; Thence West along the North line of West Lombard Street and its Westerly extension to its intersection with the West line of Harrison Street (aka us Highway Route 61); Thence Southerly along

the West line of said Harrison Street to its intersection with the North line of West Lombard Street; Thence West along the North line of West Lombard Street to its intersection with the East line of a public alley laying between Harrison Street and Ripley Street; Thence North along the East line of said public alley to the south line of West Dover court; Thence East along the south line of West Dover court a distance of 8 feet, more or less; Thence Northeasterly to the intersection of the East line of said alley with the North line of West Dover court; Thence continuing along the East line of said alley to the south line of West Central Park Avenue; Thence Northeasterly to the North line of West Central Park Avenue and the Southwest corner of Parcel b0027-15 deeded to MVP LLC filed for record as Document 2015-04491 with the Office of the Recorder of Scott County, Iowa; Thence North along the West line of aforesaid Parcel to its Northwest corner; Thence North along the West line of Parcel b0027-16 deeded to Harrison Street cooperative filed for record as Document 2016-11489 with the Office of the Recorder of Scott County, Iowa to its Northwest corner; Thence North along the West line of Parcel b0027-17 deeded to Justin Michael Ramsay filed for record as Document 2016-22994 with the Office of the Recorder of Scott County, Iowa to its Northwest corner; Thence West along the south line of Parcel b0027-18 deeded to Rodney L. Becker filed for record as Document 1990-22781 with the Office of the Recorder of Scott County, Iowa to its Southwest corner; Thence North along the West line of aforesaid Parcel to its Northwest corner and the south line of a public alley laying south of West Columbia Avenue; Thence Northeasterly to the North line of said alley and the Southwest corner of lot 6 of Vander veer Park Addition to the City of Davenport; Thence North along the West line of lots 6 and 7 of said Vander veer Park Addition to the south line of West Columbia Avenue; Thence Northerly to the intersection of the North line of said West Columbia Avenue with the East line of a public alley laying West of Harrison Street; Thence Northerly along the East line of aforesaid alley and its Northerly extension to its intersection with the North line of West Garfield Street and the Southwest corner of Parcel b0022-44 deeded to Gregory Arlan Meyer filed for record as Document 2011-00862 with the Office of the Recorder of Scott County, Iowa to its Northwest corner; Thence Northerly along the West line of Fanth Addition to the City of Davenport to its Northwest corner; Thence Northerly to the Southwest corner of Parcel B0011-29 deeded to Adam Holst filed for record as Document 2012-26848 with the Office of the Recorder of Scott County, Iowa; Thence Northerly along the West line of aforesaid Parcel to its Northwest corner and the south line of West 29<sup>th</sup> Street; Thence Northerly to the intersection of the North line of said West 29<sup>th</sup> Street with the East line of a public alley laying West of Harrison Street; Thence Northerly along the East line of said public alley to its intersection with the south line of West 32<sup>nd</sup> Street; Thence East along the south line of said West 32<sup>nd</sup> Street to its intersection with the West line of Harrison Street; Thence Northeasterly to the intersection of the East line of Harrison Street with the North line of said West 32<sup>nd</sup> Street; Thence Northerly along the East line of said Harrison Street to the Southwest corner of Parcel p1411-15 deeded to Car lee IA HH LLC filed for record as Document 2007-11464 with the Office of the Recorder of Scott County, Iowa; Thence Northerly and Easterly along the Easterly line of said Harrison

Street and the Southeasterly line of Welcome Way a distance of 465 feet, more or less; Thence Northwesterly to a point on the Northerly line of Welcome Way being 68 feet, more or less, East of the East line of said Harrison Street; Thence Northwesterly along the Easterly line of said Harrison Street to its intersection with the south line of lot 1 of Heeter's Kimberly Road Addition to the City of Davenport; Thence Southwesterly to the Westerly line of said Harrison Road and the Southeast corner of lot 1 of valley bank Addition to the City of Davenport; Thence Westerly along the south line of lots 1 and 2 of aforesaid Addition to the Southwest corner of lot 2 of said Addition; Thence south along the East line of Parcel p1410-01b deeded to Kimberly realty filed for record as Document 1999-10183 with the Office of the Recorder of Scott County, Iowa to its Southeast corner; Thence West along the south line of aforesaid Parcel and its Westerly extension to the West line of Gaines Street; Thence south along the West line of said Gaines Street to the Northeast corner of lot 1 of Kartridge Pak 1<sup>st</sup> Addition to the City of Davenport; Thence West along the North line of said lot 1 to its Northwest corner; Thence south along the West line of said lot 1 to its south West corner and the North line of Parcel p1410-02e deeded to Grape Road LLC filed for record as Document 2007-11475 with the Office of the Recorder of Scott County, Iowa; Thence West along the North line of aforesaid Parcel to its Northwest corner and the West line of Schuette's 1<sup>st</sup> Addition to the City of Davenport; Thence Westerly and Northerly along a Northerly line of said Addition to the Southeast corner of lot 2 of Byrider subdivision 2<sup>nd</sup> Addition to the City of Davenport; Thence North along the East line of said lot 2 to its Northeast corner; Thence Westerly along the North line of said lot 2 to its Northwest corner; Thence south along the West line of said lot 2 to its Southwest corner and the North line of lot 4 of Schuette's 1<sup>st</sup> Addition; Thence West along the North line of said lot 4 to its Northwest corner; Thence south along the West line of aforesaid lot 4 to the Northeast corner of cottages at shady ridge Addition to the City of Davenport; Thence West along the North line of said Addition to its Northwest corner and the Northeast corner of lot 2 of Scotty's Highland Park 2<sup>nd</sup> Addition to the City of Davenport; Thence West along the Northline of aforesaid lot 2 to the East line of Marquette Street; Thence North along the East line of said Marquette Street to a point being 64 feet, more or less, south of the south line of West Kimberly Road; Thence Westerly to a point on the West line of Marquette Street being 25 feet, more or less, south of the south line of West Kimberly Road; Thence south along the West line of said Marquette Street to the south line of lot 9 of Byar's replat of lots 17 thru 22, Inclusive, of Byar's First Addition to the City of Davenport; Thence West along the south line of lots 9 thru 1, Inclusive, of said Byar's replat to the Southwest corner of said lot 1 of said replat, and the East line of lot 8 of Steve-shoran 1<sup>st</sup> Addition to the City of Davenport; Thence south along the East line of said lot 8 to its Southeast corner and the North line of West 38<sup>th</sup> Street place; Thence West along the North line of said West 38<sup>th</sup> Street place to the Southwest corner of said lot 8 of Steve-Sharon 1<sup>st</sup> Addition; Thence North along the West line of said lot 8 to the Southeast corner of Parcel m1512d19 deeded to Carole S Bogner filed for record as Document 2016-19131 with the Office of the Recorder of Scott County, Iowa; Thence West along the south line of said Parcel to the Northwest corner of Parcel

m1512d19a deeded to Long Family Trust UTA filed for record as Document 2012-14653 with the Office of the Recorder of Scott County, Iowa; Thence south along the West line of said Parcel to the Southeast corner of Parcel m1512d20 deeded to Joe W. Cole filed for record in Deed Book 9, page 1228 with the Office of the Recorder of Scott County, Iowa; Thence West along the south line of said Parcel to the Southeast corner of Parcel m1512d21 deeded to Linda M. Hancock filed for record in Deed Book 9, page 1180 with the Office of the Recorder of Scott County, Iowa; Thence West along the south line of said Parcel to its Southwest corner and the East line of lot 11 of Sunnymede heights annex Addition to the City of Davenport; Thence south along the East line of said lot 11 to its Southeast corner; Thence West along the south line of lots 7 thru 11 of said Sunnymede heights annex Addition to the West line of said lot 7 and the East line of a public alley; Thence North along the East line of said alley a distance of 141 feet, more or less; Thence Northwesterly to West line of said alley and the Northeast corner of lot 17 of said Sunnymede heights Addition; Thence West along the North line of lots 17 and 10 as extended Westerly to the West line of a public alley laying West of Sturdevant Street; Thence south along the West line of said alley to the Northeast corner of lot 1 of Danielsen's 1<sup>st</sup> Addition to the City of Davenport; Thence West along the North line of said lot to its Northwest corner and the Northeast corner of lot 1 of Houghland's 1<sup>st</sup> Addition to the City of Davenport; thence west along the north line of said lot 1 to the east line of North Division street; Thence north along the east line of said North Division street a distance of 191 feet, more or less; Thence west to the west line of said North Division street and the southeast corner of Parcel M1510b25a deeded to Slesha Mini Mart LLC filed for record as Document 2015-29848 with the Office of the Recorder of Scott County, Iowa; Thence along the south line of said parcel to its southwest corner and the east line of parcel m1510b27 deeded to Robert h. Brown filed for record in deed book 9, page 1234 with the office of the recorder of Scott County, Iowa, Thence south along the East line of said Parcel to its Southeast corner; Thence West along the south line of said Parcel to its Southwest corner; Thence North along the West line of said Parcel to Northeast corner of Parcel m1510b11 deeded to Wilkes corner cooperative filed for record as Document 2013-11028 with the Office of the Recorder of Scott County, Iowa; Thence West along the North line of said Parcel to the East line of Wilkes Avenue;

Thence Westerly to the Northeast corner of the south half of lot 7 of Danielsen's 2<sup>nd</sup> subdivision; Thence West along the North line of said south half of said lot 7 and its Westerly extension to the West line of a public alley laying West of Wilkes Avenue; Thence south along the West line of said alley to the Northeast corner of lot 9 of Danielsen's 2<sup>nd</sup> subdivision; Thence West along the North line of lots 9 thru 13 of said subdivision to the Northwest corner of said lot 13 of said subdivision; Thence south along the West line of said lot 13 to the North line of West 38<sup>th</sup> Street place; Thence West along the North line of said West 39<sup>th</sup> Street place to its intersection with the East line of Pacific Street; Thence North along the West line of said Pacific Street a distance of 144 feet, more or less;

Thence Westerly to the West line of said Pacific Street and the Northeast corner of lot 2 of Brookside Park 1<sup>st</sup> Addition; Thence West along the North line of said lot 2 to its Northwest corner; Thence Northwesterly to the Northeasterly corner of lot 158 of Brookside Park 4<sup>th</sup> Addition to the City of Davenport; Thence Southwesterly along the Northerly line of said lot 158 to its Northwesterly corner; Thence along the Northerly line of West 38<sup>th</sup> Street place to the Southwesterly corner of lot 168 of said Addition; Thence Northwesterly along the Southwesterly line of said lot to its Northwesterly corner; Thence south and West along the Westerly line of said lot 168 to the Northeast corner of lot 170 of said Addition; Thence West along the North line of said lot 170 to the East line of North Pine Street; Thence Northwesterly to the intersection of the West line of said Pine Street with the North line of West 38<sup>th</sup> Street place; Thence West along the North line of said West 38<sup>th</sup> Street place to the Southeasterly corner of lot 10 of Westgate 1<sup>st</sup> Addition to the City of Davenport; Thence West along the south line of said lot 10 to its Southwest corner; Thence Northwest along the Easterly line of lot 11 of Westgate 2<sup>nd</sup> Addition to its Northeast corner; Thence Southwesterly along its Northerly line to the East line of North Elmwood Avenue; Thence Northerly and Westerly along the Easterly and Northerly lines of North Elmwood Avenue and West 38<sup>th</sup> Street place to the West line of Westgate 2<sup>nd</sup> Addition; Thence south along the West line of said Addition to the North line of lot 23 of Westgate 10<sup>th</sup> Addition to the City of Davenport; Thence West along the North line of said 10<sup>th</sup> Addition and its Westerly extension to the Southeast corner of lot 1 of Westgate 13<sup>th</sup> Addition to the City of Davenport; Thence Westerly along the Southerly line of said lot 1 to the East line of Hillandale Road; Thence North along the East line of said Hillandale Road to the Northwesterly corner of said lot 1, Thence Southwesterly to the West line of said Hillandale Road and a Northeast corner of lot 9 of the 4<sup>th</sup> Addition to the City of Davenport; Thence Westerly along the North line of said lot 9 to its Northwest corner; Thence south along the West line of said lot 9 to its Southwest corner; Thence East along the south line of said lot 9 to the Northwest corner of lot 11 of said Addition; Thence south along the Westerly line of said lot 11 to the Northerly line of garden home villas to the City of Davenport;

Thence Easterly and Southerly to the Northeast corner of said villas; Thence Southwesterly to the Southeast corner of said villas and the most Northerly corner of Westgate 8<sup>th</sup> Addition to the City of Davenport; Thence southwesterly along the Westerly line of said 8<sup>th</sup> Addition and its Southwesterly extension to the Southerly line of Hickory Grove Road; Thence Southeasterly along the Southerly line of Hickory Grove Road to the Southeasterly line of Hickory Grove Road Industrial Park; Thence Southwesterly along the said Southeasterly line of said Industrial Park to the Northerly line of the Iowa Interstate railroad; Thence Westerly along the Northerly line of said railroad to its intersection with the East line of North Fairmount Street; Thence North along the East line of said North Fairmount Street to its intersection with the North line of Parcel o1633-10c deeded to Red Star Inc filed for record as Document 1998-35280 with the Office of the Recorder of Scott County, Iowa; Thence along the North line of said Parcel to the West line of lot 1 of the 6<sup>th</sup> Addition to the City of Davenport; Thence south along the West

line of said lot to its Southwest corner; Thence East along the south line of said lot to its Southeast corner; Thence North along the East line of said lot to its Northeast corner; Thence West along the North line of said lot to its Northwest corner; Thence south along the West line of said lot to the Northeast corner of Parcel o1633-08a deeded to Red Star Inc filed for record in Deed Book 6, page 185 with the Office of the Recorder of Scott County, Iowa; Thence West along the North line of said Parcel to the Southeast corner of lot 4 of Thomas C Turner's 1<sup>st</sup> Addition to the City of Davenport; Thence North along the East line of said lot 4 to its Northeast corner; Thence West along the North line of said lot 4 to the East line of North Fairmount Street; Thence North along the East line of North Fairmount Street to its intersection with the North line of Parcel o1617d02a1 deeded to Americo Real Estate company filed for record as Document 2015-14825 with the Office of the Recorder of Scott County, Iowa; Thence East along the North line of said Parcel to its Northeast corner; Thence south along the East line of said Parcel to the south line of Parcel o1617d05a1 deeded to wk development filed for record as Document 2015-14825 with the Office of the Recorder of Scott County, Iowa; Thence Easterly along the south line of said Parcel and its Easterly extension to the East line of North Elsie Avenue; Thence Northerly along the East line of North Elsie Avenue to its intersection with the south line of West 40<sup>th</sup> Street; Thence Easterly along the south line of said West 40<sup>th</sup> Street to the West line of lot 1 of Georgetown square 6<sup>th</sup> Addition to the City of Davenport; Thence south along the West line of said lot 1 to its Southwest corner; Thence East along the south line of Georgetown square 6<sup>th</sup> Addition and the south line of Georgetown square 2<sup>nd</sup> Addition to the Southeast corner of lot 6 of said 2<sup>nd</sup> Addition; Thence south along a West line of Georgetown square 2<sup>nd</sup> Addition to the Southwest corner of lot 2 of said Addition; Thence Northeast along the Southerly line of lot 2 to the West corner of Parcel o1619c03 deeded to Janice M Bryson filed for record as Document 1971-13017 with the Office of the Recorder of Scott County, Iowa; Thence East along the south line of said Parcel to the West line of Hillandale Road; Thence Southeasterly to the East line of Hillandale Road and a point which is 33 feet, more or less, North of the North line of West Kimberly Road; Thence Northerly along the East line of said Hillandale Road to its intersection with the East line of Georgetown square 2<sup>nd</sup> Addition; Thence North along the East line of said 2<sup>nd</sup> Addition to the North line of Parcel o1621-01 deeded to CWC series LLC series d filed for record as Document 2015-05967 with the Office of the Recorder of Scott County, Iowa; Thence East along the North line of said Parcel to its Northeast corner; Thence Southerly and Easterly along the Westerly and Southerly lines of Westgate 3<sup>rd</sup> Addition to the City of Davenport to the Northwest corner of Parcel o1623c04c deeded to Sherry True Value Inc filed for record as Document 2011-22994 with the Office of the Recorder of Scott County, Iowa; Thence south along the West line of said Parcel to its Southwest corner; Thence East along the south line of said Parcel to the Northwest corner of lot 2 of checkers Addition to the City of Davenport; Thence East along the south line of said lot 2 to the West line of North Pine Street; Thence Northeasterly to East line of North Pine Street and the south corner of Parcel o1623c04 deeded to Centro Bradley Spe 3 LLC filed for record as Document 2006-34100 with the Office of the Recorder of Scott



County, Iowa; Thence North along the East line of said Parcel to its Northeast corner; Thence West along the North line of said Parcel to the East line of North Pine Street; Thence North along the East line of North Pine Street to Southwest corner of lot 5 of block 2 of Westgate 3<sup>rd</sup> Addition to the City of Davenport; Thence East along the south line of said lot 5 to its Southeast corner; Thence North along the East line of said lot 5 to the Southwest corner of Kensington Park 4<sup>th</sup> Addition to the City of Davenport; Thence East along the south line of said 4<sup>th</sup> Addition to the Northeast corner of Parcel m1508-16b deeded to Centro Bradley Spe 3 LLC filed for record as Document 2006-34100 with the Office of the Recorder of Scott County, Iowa; Thence Southeasterly along the Easterly line of said Parcel to the Northwest corner of lots 2 and 3 of Kensington Commercial Park 1<sup>st</sup> Addition; Thence Easterly along the North line of said lots to the Northeast corner of said lots; Thence Easterly to the Northwest corner of lot 2 of Kensington Commercial Park 2<sup>nd</sup> Addition; Thence East along the North line of said lot 2 to its Northeast corner; Thence North along the East line of lots 2 and 1 of said Kensington Commercial Park 2<sup>nd</sup> Addition to the south line of West 40<sup>th</sup> Street; Thence East along the south line of 40<sup>th</sup> Street to the West line of lot 2 of couch's 1<sup>st</sup> subdivision to the City of Davenport; Thence south along the West line of said lot to its Southwest corner; Thence East along the south line of said lot to its Southeast corner; Thence North along the East line of said lot to the south line of West 40<sup>th</sup> Street; Thence East along the south line of West 40<sup>th</sup> Street to its intersection with the West line of North Division Street; Thence south along the West line of North Division Street a distance of 150 feet, more or less; Thence Northeasterly to the East line of North Division Street and the Southwest corner of Parcel m1506-05 deeded to Kwik Trip Inc filed for record as Document 2015-06501 with the Office of the Recorder of Scott County, Iowa; Thence East along the south line of said Parcel to its Southeast corner; Thence North along the East line of said Parcel as extended Northerly to the North line of Parcel m1506-08 deeded to Kwik Trip Inc filed for record as Document 2015-06501 with the Office of the Recorder of Scott County, Iowa; Thence East along the North line of said Parcel to its Northeast corner; Thence Southerly along the Easterly line of said Parcel to the Southwest corner of Parcel m1506-12b deeded to Kwik Trip Inc filed for record as Document 2015-06501 with the Office of the Recorder of Scott County, Iowa; Thence East along the south line of said Parcel and its Easterly extension to the East line of Sturdevant Street; Thence North along the East line of Sturdevant Street to the Northwest corner of Parcel m1506-20 deeded to Beattie Real Estate LLC filed for record as Document 2008-09768 with the Office of the Recorder of Scott County, Iowa; Thence East along the Northerly line of said Parcel to its Northeast corner; Thence south along the East line of said Parcel to the Northwest corner of Parcel m1506-21b deeded to Brian L. French filed for record as Document 2011-06240 with the Office of the Recorder of Scott County, Iowa; Thence East along the North line of said Parcel to its Northeast corner and the West line of Parcel m1506-22 deeded to Harold T. Akins filed for record as Document 2011-20353 with the Office of the Recorder of Scott County, Iowa; Thence North along the West line of said Parcel to its Northwest corner; Thence East along the North line

of said Parcel to its Northeast corner and the West line of Parcel m1506-23 deeded to Brad L. Entler filed for record as Document 1994-28738 with the Office of the Recorder of Scott County, Iowa;

Thence North along the West line of said Parcel to the south line of West 40<sup>th</sup> Street; Thence East along the south line of said West 40<sup>th</sup> Street to the West line of sleepy hollow Addition to the City of Davenport; Thence south along the West line of said Addition to the Southwest corner of lot 4 of said Addition; Thence East along the south line of said lot 4 to the West line of lot 5 of said Addition; Thence south along the West line of said lot 5 to its Southwest corner; Thence East along the south line of said lot 5 to the Northeast corner of Parcel m1505-31k deeded to Mcshane Properties LLC filed for record as Document 2015-13095 with the Office of the Recorder of Scott County, Iowa; Thence south along the East line of said Parcel to the Northwest corner of Parcel m1505-08a deeded to dale c. Jaeger filed for record as Document 2006-06584 with the Office of the Recorder of Scott County, Iowa;

thence East along the North line of said Parcel to its Northeast corner and the West line of Parcel m1505-05g deeded to the Susan Hamman living Trust filed for record as Document 2009-05319 with the Office of the Recorder of Scott County, Iowa; Thence North along the West line of said Parcel to the south line of sleepy hollow Addition to the City of Davenport; Thence East along the south line of said Addition to its Southeast corner; Thence North along the East line of said Addition to the Northwest corner of Parcel m1505-04 deeded to Daniel W. Meredith filed for record as Document 2017-09315 with the Office of the Recorder of Scott County, Iowa; Thence East along the North line of said Parcel and the North line of lot 3 of old k's subdivision to the City of Davenport to the Northwest corner of Parcel m1505-02a deeded to m & d holdings filed for record as Document 2003-38730 with the Office of the Recorder of Scott County, Iowa; Thence south along the West line of said Parcel to its Southwest corner;

Thence East along the south line of said Parcel to the West line of Marquette Street; Thence south along the West line of said Marquette Street to the Northeast corner of lot 1 of old k's subdivision; Thence Southeasterly to the East line of Marquette Street and the Northwest corner of Parcel p1408d06b deeded to Newberry enterprises Inc filed for record as Document 1992-13715 with the Office of the Recorder of Scott County, Iowa; thence East along the south line of said Parcel and its Easterly extension to the West line of Parcel p1408d01e deeded to the James P. Bach Revocable Trust filed for record as Document 2018-03165 with the Office of the Recorder of Scott County, Iowa;

Thence East along the North line of said Parcel to the West line of Lillie Avenue; Thence Northeasterly to the East line of said Lillie Avenue and the Northwest corner of lot 1 of Kimberly village 8<sup>th</sup> Addition to the City of Davenport; Thence East along the North line of said lot 8 to the West line of lot 1 of Davenport schools 1<sup>st</sup> Addition to the City of Davenport; Thence North along said West line to the Parcel's Northwest corner; Thence East along the North line of said lot 1 to the Northeast corner of said Parcel; Thence south along the East line of said lot 1 to the Northwest corner of lot 1 of village shopping center subdivision no. 3 Thence Easterly along the North line of aforesaid lot 1 to the Westerly line of Northwest Boulevard; thence southeasterly along the westerly line of said northwest boulevard to the most northerly

corner of lot 3 of village shopping center subdivision to the City of Davenport; Thence northeasterly to the easterly line of said northwest boulevard and the southwest corner of terrace ridge 5<sup>th</sup> addition to the city of davenport; said corner also being the most westerly corner of parcel p1405-07j deeded to Macerich North Park Mall LLC filed for record as document 2012-03141 with the Office of the Recorder of Scott County, Iowa; Thence northerly and easterly along the Northly line of said parcel to the westerly line of Welcome Way; Thence northeasterly and perpendicular to said westerly line to the easterly line of said Welcome Way; Thence northwesterly along the easterly line of said welcome way to a point which is 246 feet, more or less, northerly of the north line of east 50<sup>th</sup> street; Thence northwesterly to the westerly line of Welcome Way and the northeast corner of lot 1 of Northbrook Commercial park to the City of Davenport; Thence west along the north line of said lot 1 to its northwest corner; Thence south along the west line of said lot 1 to the north line of Sheridan street; Thence West along the North line of Sheridan Street a distance of 120 feet more or less to its intersection with the Northerly extension of the East line of Welcome Way Commercial center Addition to the City of Davenport;

Thence south along the East line of said Addition to its Southeast corner; Thence Westerly and Northly along the Southerly and Westerly line of said Addition to its Northwest corner; Thence East along the North line of said Addition to the West line of Sheridan Street; Thence Southerly along the West line of said Sheridan Street a distance of 30 feet, more or less; Thence Northeasterly a distance of 53 feet, more or less, to the East line of Sheridan Street;

Thence North along the East line of said Sheridan Street to its intersection with the North line of lot 1 of Menard's 1<sup>st</sup> Addition to the City of Davenport; Thence East along the North line of said lot 1 to the West line of Welcome Way; Thence Southeasterly to the East line of Welcome Way and the most Northern corner of Parcel x1217-01 held in fee title of the State of Iowa, said corner also being on the Westerly line of Brady Street; Thence Southeasterly along the Westerly line of said Brady Street to its intersection with the North line of East 53<sup>rd</sup> Street; Thence East along the North line of East 53<sup>rd</sup> Street to its intersection with the Easterly line of Brady Street and its frontage Road to its intersection with the North line of East 59<sup>th</sup> Street; Thence West along the North line of East 59<sup>th</sup> Street to the East line of said Brady Street; Thence North along the East line of Brady Street to its intersection with the Easterly extension of the North line of Parcel x1107-01g deeded to James Alex Mcgehee filed for record as Document 2010-22240 with the Office of the Recorder of Scott County, Iowa; Thence West along the North line of said Parcel and its Westerly extension to the Southeast corner of lot 8 of block 6 of joe Wagner's subdivision to the City of Davenport; Thence North along the East line of said lot 8 and its Northerly extension to the North line of East 61<sup>st</sup> Street; Thence North along the East line of lots 9 thru 1, Inclusive, of block 5 of said Wagner's subdivision to the Northeast corner of said lot 1 and the south line of Parcel x0255-52c deeded to Amy & Om Inc filed for record as Document 2013-16691 with the Office of the Recorder of Scott County, Iowa; Thence West along the south line of said Parcel to its Southwest corner; Thence North along the West line of aforesaid Parcel to the south line of West 65<sup>th</sup> Street; Thence Easterly along

the south line of said West 65<sup>th</sup> Street to the West line of Brady Street (aka us Highway Route 61); Thence south along the West line of Brady Street a distance of 76 feet, more or less; Thence Easterly to the East line of Brady Street and a point being 240 feet, more or less, Northerly of the Southwest corner of lot 1 of windmill hill Addition to the City of Davenport; Thence Northerly along the Easterly line of said Brady Street to the North line of Veterans Memorial Parkway and the point of beginning.

D-1) section along Hickory Grove Road at West Central Park Ave

Beginning at the intersection of the Northerly line of West Central Park Avenue with the Easterly line of Hickory Grove Road; Thence Southerly to the Northeasterly corner of lot b of the auditor's plat of hoe acres and the Westerly line of Hickory Grove Road; Thence Southeasterly along the Westerly line of Hickory Grove Road to the Westerly line of North Howell Street; Thence Southerly along the Westerly line of said North Howell Street to the Easterly line of a public alley laying immediately West of said Hickory Grove Road; Thence Northwesterly along the Easterly line of said alley to its intersection with the Northerly line of Frisco Drive; Thence Northwesterly along the Easterly line of lot 3 of block 4 of Golden Gate Park Addition to the City of Davenport to the Northern line of said block 4; Thence Southwesterly along the Northern line of said Addition to the Easterly line of the Iowa Interstate railroad; Thence Northerly along the Easterly line of said railroad to its intersection with the East line of Parcel o2102-07c deeded to Musal Tract LC filed for record as Document 2009-22877 with the Office of the Recorder of Scott County, Iowa; Thence North along the East line of said Parcel and its Northerly extension to the Easterly line Hickory Grove Road; Thence Northwesterly along the Easterly line of Hickory Grove Road to its intersection with the south line of property held in fee title by the City of Davenport and the board of Park commissioner (commonly known as duck Creek bike path and Parkway); Thence East along the south line of said duck Creek property to the Northwest corner of hickory hill 2<sup>nd</sup> Addition; Thence south along the West line of said Addition to the Southwest corner of lot 4 of said Addition; Thence Northeasterly along the Southerly line of said lot 4 to the West line of North Lincoln Avenue; Thence Southerly along the Westerly line of North Lincoln Ave a distance of 14 feet, more or less; Thence Northeasterly to the East line of North Lincoln Avenue and The Northwest corner of lot 29 of hickory hill 2<sup>nd</sup> Addition to the City of Davenport; Thence Easterly along the North lines of lots 29 and 30 of said Addition to the Northwest corner of lot 6 of hickory hill 1<sup>st</sup> Addition to the City of Davenport; Thence East along the North line of said lot 6 and its Easterly extension to the East line of North Pine Street; Thence North along the East line of said North Pine Street to the Northwest corner of lot 5 of hickory hill 1<sup>st</sup> Addition; Thence East along the North line of lots 5 and 4 of said Addition to the East line of said Addition; Thence south along the East line of said Addition and its Southerly extension to the Northeast corner of Parks 1<sup>st</sup> Addition; Thence south along the East line of aforesaid Addition as extended Southerly to the North line of West Central Park Avenue and the point of beginning.

D-2) section at West Central Park Avenue and North Fairmount St Beginning at the intersection of the North line of West Central Park Avenue with the East line of North Fairmount Street; Thence North along the East line of said North Fairmount Street to its intersection with property held in fee title by the City of Davenport and commonly known as duck Creek bike path and Parkway; Thence Southeasterly along the Southerly line of said Parkway to the Northwest corner of Parcel o2102-07b deeded to Musal tract LC filed for record as Document 2005-04838 with the Office of the Recorder of Scott County, Iowa; Thence Southeasterly along the Westerly line of said Parcel to its most southern corner and the West line of Treiber's 2<sup>nd</sup> Addition to the City of Davenport; Thence North along the West line of said Addition and its Northerly extension to the North line of Brandt's 1<sup>st</sup> Addition to the City of Davenport; Thence East along the North line of said Addition to its Northeast corner; Thence south along the East line of said Addition to its Southeast corner and the Northeast corner of lot 1 of Treibers 1St Addition; Thence south along the East line of said 1<sup>st</sup> Addition to its Southeast corner and the North line of Parcel o2107c38 deeded to Saini III LLC filed for record as Document 2017-31867 with the Office of the Recorder of Scott County, Iowa; Thence East along the North line of said Parcel to its Northeast corner; Thence south along the East line of said Parcel to the North line of West Central Park Avenue; Thence West along the North line of West Central Park Avenue to its intersection with the East line of North Fairmount Street and the point of beginning.

E) Section along West Locust Street, East of Iowa Interstate RR Beginning at the intersection of the south line of West Locust Street and the West line of Davie Street;

Thence south along the West line of Davie Street to the North line of lot 7 of block 2 of fair ground Addition to the City of Davenport; Thence West along the North line of said lot 7 and its Westerly extension to the West line of a public alley laying West of Davie Street; Thence south along the West line of said alley to the North line of lot 11 of block 2 of aforesaid Addition; Thence West along the North line of said lot 11 and its Westerly extension to the West line of Wilkes Street; Thence south along the West line of Wilkes Street to its intersection with the North line of West 17<sup>th</sup> Street; Thence West along the North line of West 17<sup>th</sup> Street to its intersection with the East line of North Howell Street; Thence North along the East line of North Howell Street to the intersection of the Easterly extension of the North line of lot 7 of lock 4 of said fair ground Addition; Thence West along the North line of said lot 7 and its Easterly extension, as extended Westerly, to the West line of a public alley laying West of North Howell Street; Thence south along the West line of said alley to the North line of lot 12 of block 4 of said fair ground Addition; Thence West along the North line of said lot 12 to the East line of Pacific Street; Thence North along the East line of Pacific Street and its Northerly extension to the North line of West Locust Street; Thence West along the North line of West Locust Street to the East line of the Iowa Interstate railroad;

Thence North along the East line of said railroad to the Southwest corner of Parcel a0062-35 deeded to Dennis Anderson filed for record as Document 1992-29791 with the Office of the Recorder of Scott County, Iowa; Thence East along the south line of said Parcel to the West line of a public alley laying West of North Howell Street; Thence south along the West line of said alley the Westerly extension of the North line of lot 1 of block 3 of Mcgee's Addition to the City of Davenport; Thence East along the North line of said lot 1 and its Westerly extension and along the North line OS lot 14 of block 2 of said Mcgee's Addition and its Easterly extension to the East line of a public alley laying West of Wilkes Street; Thence North along the East line of said alley to the south line of lot 3 of block 2 of said Mcgee's Addition; Thence East along the south line of said lot 3 to the West line of Wilkes Street; Thence south along the West line of Wilkes Street and its Southerly extension to the south line of West Locust Street; Thence East along the south line of West Locust Street to the West line of Davie Street and the point of beginning.

F) Section along West Locust Street, West of Iowa Interstate RR

Beginning at the intersection of the south line of West Locust Street and the West line of the Iowa Interstate railroad; Thence Southerly along the West line of said railroad to the North line of Parcel h0002-04 deeded to Ronald E. William filed for record as Document 2011-36650 with the Office of the Recorder of Scott County, Iowa;

Thence West along the North line of said Parcel to the East line of lookout lane; Thence North along the East line of lookout lane to the intersection of the Easterly extension of the North line of a public alley laying south of West Locust Street; Thence West along the North line of said alley and its Easterly extension to the West line of a public alley laying West of North Pine Street; Thence south along the West line of said alley to the North line of white's Pine acres subdivision to the City of Davenport; Thence West along the North line of said subdivision to the East line of North Lincoln Avenue; Thence North along the East line of North Lincoln Avenue to the Easterly extension of the North line of West 18<sup>th</sup> Street; Thence West along the North line of North Lincoln Avenue and its Easterly extension to the Southeast corner of lot 2 of carl e. Siegle 4<sup>th</sup> Addition; Thence West along the south line of said lot 2 to its Southwest corner and the East line of Parcel i0004d03 deeded to Mississippi Valley Rair Inc filed for record in Deed Book 6, page 197 with the Office of the Recorder of Scott County, Iowa; Thence Southerly along the Easterly line of said Parcel to the apparent intersection of the south line of Dugan & Rauch 2<sup>nd</sup> Addition as extended Westerly; Thence south a distance of 18 feet, more or less; Thence West to the East line of Parcel i0006-01 held in fee title by Mississippi Valley Inc; Thence North along the East line of said Parcel to the south line of Parcel i0002b01 held in fee title by Mississippi Valley Inc; Thence West along the south line of said Parcel to the East line of North Clark Street; Thence North along the East line of said North Clark Street to the Easterly extension of the North line of Parcel i0002a17 deeded to Lester e. Sammon filed for record as Document 2004-03396 with the Office of the Recorder of Scott County,



Iowa; Thence West along the North line and its Easterly extension of aforesaid Parcel to the Parcel's Northwest corner; Thence south along the West line of said Parcel to the North line of Anderson's 1<sup>st</sup> Addition to the City of Davenport; Thence West along the North line of said Addition to the Northeast corner of Schwengel's 1<sup>st</sup> Addition to the City of Davenport; Thence West along the North line of said schwengel's 1<sup>st</sup> Addition and its Westerly extension to the West line of North Elsie Avenue; Thence south along the West line of North Elsie Avenue to the south line of Parcel i0001-01a held in fee title by the Davenport Community School District; Thence West along the south line of said Parcel to the Southwest corner of said Parcel; Thence North along the West lien of said Parcel to the Westerly line of North Fairmount Street; Thence Northerly along the Westerly line of North Fairmount Street to the south line of Parcel s2907-01a deeded to right of cooperative filed for record as Document 2014-06707 with the Office of the Recorder of Scott County, Iowa; Thence West along the south line of said Parcel to its Southwest corner; thence North along the West line of said Parcel to the Northeast corner of Parcel s2907-04 deeded to Richard J. & Sandra J. Coussens Revocable Trust filed for record as Document 2018-00108 with the Office of the Recorder of Scott County, Iowa; Thence Westerly along the North line of said Parcel to the Southeast corner of Parcel s2907-01 deeded to Richard J. & Sandra J. Coussens Revocable Trust filed for record as Document 2018-00108 with the Office of the Recorder of Scott County, Iowa; Thence West along the south line of said Parcel to its Southwest corner and the East line of Parcel s2907-07a deeded to James J. Ingram Trust filed for record as Document 2017-09841 with the Office of the Recorder of Scott County, Iowa; Thence south along the East line of said Parcel to its Southeast corner; Thence West along the south line of said Parcel to the Northeast corner of meadow brook 2<sup>nd</sup> Addition to the City of Davenport; Thence West along the North line of said Addition to the East line of Schroeder's 1<sup>st</sup> Addition; Thence North along the East line of said Schroeder's 1<sup>st</sup> Addition to the south line of lot 1 of said Addition; Thence West along the south line of said lot 1 and its Westerly extension to the West line of North Calvin Street; Thence south along the West line of North Calvin Street to the North line of meadow brook Addition to the City of Davenport; Thence West along the North line of said Addition to the East line of royal-tee 1<sup>st</sup> Addition to the City of Davenport; Thence North along the East line of said Addition and the East line of royal-tee 2<sup>nd</sup> Addition to the Southeast corner of lot 2 of said 2<sup>nd</sup> Addition; Thence West along the North line of said lot 2 and its Westerly extension to the West line of Emerald Drive; Thence south on the West line of emerald Drive to the south line of Gene Meyer 1<sup>st</sup> Addition to the City of Davenport; Thence West along the south line of said Addition to its Southwest corner and the Northeast corner of Eagle Crest condos known as Parcel s2903-01b deeded to Sodarock properties LLC filed for record as Document 2013-15134 with the Office of the Recorder of Scott County, Iowa; Thence West along the North line of said Parcel and its Westerly extension to the Northwest corner of Parcel s2903a01 deeded to Sodarock properties LLC filed for record as Document 2016-00839 with the Office of the Recorder of Scott County, Iowa; Thence West along the North line of said Parcel to its Northwest corner; Thence south along the West line of said Parcel and its Southerly extension to the Southeast

corner of Parcel s2903-14 deeded to Edith A. Erfling filed for record as Document 2014-25507 with the Office of the Recorder of Scott County, Iowa; Thence West along the south line of said Parcel to its Southwest corner;

Thence North along the West line of said Parcel to the Southeast corner of Parcel s2901-01f deeded to scott a. Gall & Ranae Ralfs-Gall Revocable Trust filed for record as Document 2017-19183 with the Office of the Recorder of Scott County, Iowa; Thence West along the south line of said Parcel to its Southwest corner; Thence North along the Westerly line of said Parcel to the Easterly extension of the North line of Parcel s2901-01d deeded to martin leal filed for record as Document 2008-14546 with the Office of the Recorder of Scott County, Iowa; Thence West along the North line of said Parcel and its Easterly extension to the East line of Parcel s2901-02d deeded to Richard J. McGinnis filed for record as Document 2014-18811 with the Office of the Recorder of Scott County, Iowa; Thence south along the East line of said Parcel to its Southeast corner; Thence West along the south line of said Parcel and the south line of Parcel s2901-01c held in fee title by the Baptist church of Grandview to the East line of Wisconsin Avenue; Thence North along the East line of Wisconsin Avenue to the south line of West Locust Street; Thence East along the south line of West Locust Street a distance of 410 feet, more or less; Thence Northeast to the North line of West Locust Street and a point on the West line of Parcel t2049-01b deeded to Roger L. Spratt filed for record as Document 2012-31083 with the Office of the Recorder of Scott County, Iowa; Thence North along the West line of said Parcel to its Northwest corner; Thence East along the North line of said Parcel to its Northeast corner and the West line of Parcel t2049-04 deeded to Jennifer D. Johnson filed for record as Document 2017-24428 with the Office of the Recorder of Scott County, Iowa; Thence North along the West line of said Parcel to its Northwest corner; Thence south along the East line of said Parcel to the Northwest corner of Parcel t2049-05 deeded to David C. Dexter filed for record as Document 2016-35019 with the Office of the Recorder of Scott County, Iowa;

Thence East along the North line of said Parcel and its Easterly extension to the Northeast corner of Parcel t2051-01 deeded to Harold L Sheeder filed for record as Document 2018-05330 with the Office of the Recorder of Scott County, Iowa; Thence south along the East line of said Parcel to the Northwest corner of lot 2 of Hanlin's 2<sup>nd</sup> Addition to the City of Davenport; Thence East along the North line of said lot 2 to the West line of Oklahoma Avenue; Thence south along the West line of Oklahoma Avenue to the West extension of the North line of lot 33 of Hanlin's 2<sup>nd</sup> Addition; Thence East along the North line of said lot 33 and its Westerly extension to the East line of said Addition; Thence south along the East line of said Addition and its Southerly extension to the North line of West Locust Street; Thence East along the south line of West Locust Street to the West line of Gene Meyer 1<sup>st</sup> Addition to the City of Davenport; Thence Northerly to the North line of West Locust Street and the East line of Emeis Park Drive; Thence North along the East line of Emeis Park Drive to the south line of the replat of lots 1-6 of Hillebrand's Addition to the City of Davenport; Thence East along the south line of said Addition and its Easterly extension to the East line of emerald Drive; Thence North along the East line of emerald Drive to the

south line of the replat of lots 9-16 of Pinehurst 2<sup>nd</sup> Addition; Thence East along the south line of said Addition to the Southeast corner of said Addition; Thence North along the Westerly line of Parcel t2053-02a deeded to Marjorie Spranger filed for record as Document 2004-15356 with the Office of the Recorder of Scott County, Iowa; Thence Northerly along the Westerly line of said Parcel to its Northwest corner; Thence East along the North line of said Parcel to its Northwest corner; Thence south along the East line of said Parcel to the Southwest corner of Parcel t2055-02a deeded to John J. Cooksey filed for record as Document 1994-08207 with the Office of the Recorder of Scott County, Iowa; Thence East along the south line of said Parcel to the West line of North zenith Avenue;

Thence south along the West line of North zenith Avenue to the intersection of the Westerly extension of the North line of Parcel t2057-11 deeded to Timothy Shaffer filed for record as Document 2007-07288 with the Office of the Recorder of Scott County, Iowa; Thence East along said Northerly line and its Westerly extension of said Parcel to the West line of Parcel t2057-12 deeded to George A. Mast filed for record as Document 2009-21956 with the Office of the Recorder of Scott County, Iowa; Thence North along the West line of said Parcel to the south line of Parcel t2057-09 deeded to Richard Shaffer filed for record as Document 2005-38813 with the Office of the Recorder of Scott County, Iowa; Thence East along the south line of said Parcel to the West line of Parcel t2057-14a deeded to Donald E. Brentise filed for record as Document 2005-05815 with the Office of the Recorder of Scott County, Iowa; Thence North along the West line of said Parcel to the south line of Tuftee's 1<sup>st</sup> Addition to the City of Davenport; Thence East along the south line of said Addition to West line of lot 2 of moon Addition to the City of Davenport; Thence south along the West line of said lot 2 to its Southwest corner; Thence East along the south line of said lot 2 to the West line of North Fairmount Street; Thence south along the West line of said North Fairmount Street to the Westerly extension of the North line of lots 1 thru 5, Inclusive, of embassy Parke Addition to the City of Davenport; Thence East along said North line and its Westerly extension of said lots to the West line of North Nevada Avenue; Thence south along the West line of North Nevada Avenue to the Westerly extension of the south line of lot 41 of block 1 of embassy Park Addition to the City of Davenport; Thence East along the said south line and its Westerly extension of said lot 41 to the West line of Parcel o2116a27 deeded to Brett Dreessen filed for record as Document 2010-04310 with the Office of the Recorder of Scott County, Iowa; Thence North along the West line of said Parcel to its Northwest corner; Thence East along the North line of said Parcel to the its Northeast corner and the West line of North Michigan Avenue; Thence East along the south line of a public alley and its Westerly extension, said alley laying North of West Locust Street, to the East line of North Ohio Avenue and the Southwest corner of lot 62 of Mangel's 5<sup>th</sup> Addition to the City of Davenport; Thence East along the south line of said lot 62 to its Southeast corner; Thence North along the West line of said lot 62 to the Westerly extension of lot 78 of Mangel's 6<sup>th</sup> Addition to the City of Davenport; Thence East along said south line and its Westerly extension of said lot 78 to the West line of North Elsie Avenue; Thence south along the West line of North Elsie Avenue to the Westerly extension of the North line of lot 3 of

Parkdale 2<sup>nd</sup> Addition to the City of Davenport; Thence East along said North line and its Westerly extension to its Northeast corner; Thence Northeasterly along the Easterly line of lot 4 of said Addition to the Southwest corner of Parcel o2115a11 held in fee title by the Davenport Community School District; Thence Easterly along the Southerly line of said Parcel to the Northwest corner of Bergert's 1<sup>st</sup> Addition; Thence south along the West line of said Addition to the Northwest corner of Parcel o2115d03a deeded to Lisa Swanson filed for record as Document 2002-26002 with the Office of the Recorder of Scott County, Iowa; Thence East along the North line of said Parcel and its Easterly extension to the East line of North Clark Street; Thence North along the East line of North Clark Street to the North line of lot 1 of Harter's 1<sup>st</sup> Addition to the City of Davenport; Thence East along the North line of said lot 1 and its Easterly extension to the West line of Parcel o2115c22 deeded to Steven K. Wagschal filed for record as Document 2012-17769 with the Office of the Recorder of Scott County, Iowa; Thence North along the West line of said Parcel to the south line of Spiess 1<sup>st</sup> Addition to the City of Davenport; Thence Easterly along the south line of said Speiss addition and the south line of Laurel Hill Addition to the City of Davenport as extended Easterly to the East line of Hillendale Road; Thence North along the East line of Hillendale Road to the south line of Valley Fair Center 1<sup>st</sup> Addition to the City of Davenport; Thence Easterly along the Southerly and Westerly lines of said Addition to the West line of North Birchwood Avenue; Thence south along the West line of North Birchwood Avenue to the south line of West Laurel Street; Thence East along the south line of West Laurel Street to the West line of Berkeley Heights Addition to the City of Davenport; Thence south along the West line of said Addition to its Southwest corner; Thence East along the south line of aforesaid Addition and its Easterly extension to the Easterly line of Jebens Avenue; Thence Northerly along the Easterly line of Jebens Avenue to the North line of Parcel o2114-03 deeded to Hari Om Development LLC filed for record as Document 2015-11278 with the Office of the Recorder of Scott County, Iowa; Thence East along the North line of said Parcel to its Northeast corner; Thence south along the East of aforesaid Parcel to the Southwest corner of Parcel o2113d03b deeded to St. Francis Chateau LLC filed for record as Document 2013-10744 with the Office of the Recorder of Scott County, Iowa; Thence Easterly along its Southerly line to the West line of a public alley extending south from the intersection of North Linwood Avenue and West Pleasant Street; Thence south along the West line of said alley to the south line of a public alley lying North of West Locust Street; Thence East along the south line of said alley to the West line of Crescent Avenue; Thence south along the West line of Crescent Avenue and its Southerly extension to the south line of West Locust Street; Thence East along the south line of West Locust Street to the West line of the Iowa Interstate railroad and the point of beginning.

G) Section of East Locust Street

Beginning at the intersection of the North line of East Locust Street and the East line of the Canadian Pacific Railroad; Thence Northerly along the East line of said railroad to the North line of Parcel d0050-13 deeded to Cyndra M. Losasso Revocable Trust filed for record as Document 2016-02163 with the Office of the Recorder of Scott County, Iowa; Thence East along the North line of said Parcel to the West line of mound Street; Thence south along the West line of mound Street to the Westerly extension of the south line of a public alley laying North of East Locust Street; Thence East along the south line of said alley and its Westerly extension to the West line of Duggleby Street; Thence Northeasterly to the Southwest corner of lot 1 of manor heights annex to the City of Davenport; Thence East along the south line of said lot 1 to the West line of Jersey Ridge Road; Thence Northeasterly to the Southwest corner of Parcel d0060-08 deeded to Jennifer I. Rice filed for record as Document 2006-37915 with the Office of the Recorder of Scott County, Iowa; Thence East along the south line of said Parcel to its Southeast corner; Thence North along the East line of said Parcel to the south line of manor heights 4<sup>th</sup> Addition to the City of Davenport; Thence Easterly along the Southerly line of said Addition to the Southwest corner of said Addition; Thence North along the West line of said Addition to the south line of a public alley laying south of East pleasant Street; Thence East along the south line of said alley to the West line of Parcel d0059-10a deeded to Deborah G. Dubiel filed for record as Document 1996-06975 with the Office of the Recorder of Scott County, Iowa; Thence south along the West line of said Parcel to its Southwest corner; Thence East along the south line of said Parcel to the East line of Parcel d0059-05a deeded to David A. And Tamara J. Mahl filed for record as Document 2002-54564 with the Office of the Recorder of Scott County, Iowa; Thence south along the East line of said Parcel to the south line of Parcel d0059-07 deeded to Lesa Buck filed for record as Document 2013-29972 with the Office of the Recorder of Scott County, Iowa; Thence East along the south line of said Parcel and its Easterly extension to the East line of Lorton Avenue; Thence North along the East line of Lorton Avenue to the south line of a public alley laying North of East Locust Street; Thence East along the south line of said alley to the West line of Fernwood Avenue; Thence south along the West line of Fernwood Avenue and its Southerly extension to the south line of East Locust Street; Thence East along the south line of East Locust Street to the East line of Broadlawn Avenue; Thence continuing East along the south line of East Locust Street a distance of 82 feet, more or less; Thence Northeasterly to the North line of East Locust Street and the West line of white oaks Addition to the City of Davenport; Thence North along the West line of said Addition to its Northwest corner; Thence East along the North line of said Addition to the West line of Kimberly Road; Thence south along the West line of Kimberly Road to the North line of middle Road; Thence Southwesterly along the Northerly line of middle Road to the most Southerly corner of Parcel n2902b15 deeded to 3425 East Locust Street LLC filed for record as Document 2004-42174 with the Office of the Recorder of Scott County, Iowa; Thence Northerly and Westerly along the Westerly line of said Parcel to the East line of Broadlawn Avenue; Thence North along the East line of Broadlawn Avenue to the Easterly extension of

the south line of Parcel n2902b24 deeded to Richard M. Glowacki Revocable Trust filed for record as Document 2015-10852 with the Office of the Recorder of Scott County, Iowa; Thence West along the south line of said Parcel and its Easterly extension to the Southwest corner of said Parcel; Thence Southerly to the North line of lot 21 of Denkmann's Addition to the City of Davenport; Thence West along the North line of said lot 21 and its Westerly extension to the West line of Eastmere Drive; Thence south along the West line of Eastmere Drive to the North line of East 18<sup>th</sup> Street place; Thence West along the North line of East 18<sup>th</sup> Street place to the East line of lot 4 of said Denkmann's Addition; Thence North along the East line of said lot 4 to its Northeast corner; Thence West along the North line of lots 4 and 3 of said Addition to the East line of Stacey heights 1<sup>st</sup> Addition to the City of Davenport; Thence North along the East line of said Addition to the North line of lot 3 of block 1 of said Addition; Thence West along the North line of said lot 3 of said Addition to the Southwest corner of said lot; Thence Westerly to the West line of Pineacre Avenue and North line of a public alley laying south of East Locust Street; Thence West along the North line of said alley to the East line of Ridgewood Avenue; Thence North along the East line of Ridgewood Avenue to the south line of East Locust Street; Thence West along the south line of East Locust Street to the East line of lot 1 of block 9 of mcclellan Park Addition to the City of Davenport; Thence south along the East line of said Parcel to its Southeast corner; Thence Westerly along the south line of said Parcel to the Easterly line of Jersey Ridge Road; Thence Northerly along the East line of Jersey Ridge Road to the south line of East Locust Street; Thence Northwesterly to the West line of Jersey Ridge Road and the North line of East Locust Street; Thence West along the North line of East Locust Street to the East line of said Canadian Pacific Railroad and the point of beginning.

#### H) Section of West Locust Industrial area

Beginning at the intersection of the West line of West lake Boulevard and the North line of West Locust Street; Thence West along the North line of West Locust Street to the East line of Buffalo Avenue; Thence North along the East line of buffalo Avenue to the North line of West lake business Park 2<sup>nd</sup> Addition to the City of Davenport; Thence East along the North line of aforesaid Addition and the North line of West lake business Park 3<sup>rd</sup> Addition as extended East to the West line of federal aid Interstate Route 280; Thence south along the West line of said Route 80 to the North line of West Locust Street; Thence West along the North line of West Locust Street to the West line of West lake Boulevard and the point of beginning.



City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn 563.888.2286

Wards:

**Action / Date**

**9/5/2018**

Subject:

Resolution approving Case F18-11 being the request of Speer Development LLC for the Final Plat of Speer Commercial First Addition containing three lots. The property is located at the southeast corner of East 53rd Street and Eastern Avenue. [Ward 8]

Recommendation:

Adopt the resolution.

Background:

The subdivision contains three lots. Overall, the property contains 31.64 acres, more or less, and is zoned "C-1", Neighborhood Shopping District, "C-2" General Commercial District and R-5M" Medium Density Dwelling District.

The Plan and Zoning Commission forwards Case F18-11 to the City Council with a recommendation for approval subject to 11 conditions.

The vote for approval was 10–yes, 0-no and 0-abstaining.

10 of the 11 conditions were incorporated into the revised plat. However, the following condition was not: that the proposed roadway remain a private drive. City staff is recommending this condition be incorporated into the resolution because the roadway is not a through street.

The applicant is requesting that the City Council remove this condition from the resolution so that the roadway may be dedicated to and maintained by the City of Davenport.

**ATTACHMENTS:**

Type	Description
▣ Cover Memo	Resolution
▣ Backup Material	Proposed Final Flat
▣ Backup Material	Assessment Waiver
▣ Backup Material	Plan and Zoning Commission Letter to City Council - 8-1-2018
▣ Backup Material	Plan and Zoning Commission Vote Results - 7-31-2018
▣ Backup Material	Staff Report to Plan and Zoning Commission - 7-31-2018 Meeting

**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	8/30/2018 - 11:27 AM
Community Development Committee	Berger, Bruce	Approved	8/30/2018 - 11:28 AM

City Clerk

Admin, Default

Approved

8/30/2018 - 12:08 PM

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

Resolution offered by Kyle Gripp, Chairperson

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. F18-11 being the request of Speer Development LLC for the Final Plat of Speer Commercial First Addition containing three lots. The property is located at the southeast corner of East 53rd Street and Eastern Avenue. The property contains 31.64 acres, more or less, and is zoned "C-1", Neighborhood Shopping District, "C-2" General Commercial District and R-5M" Medium Density Dwelling District. [Ward 8]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Final Plat of Speer Commercial First Addition be the same and is hereby approved and accepted subject to all the conditions as stated in the Commission's letter dated August 1, 2018 and subject to the following additional condition (please note that conditions 1-3 and 5-11 have been added to the plat and are not repeated on this resolution):

1. That the area on the plat designated as a street (south of 53<sup>rd</sup> and across from Spring St.) shall be built to City specifications as a public street and shall be accepted as public right-of-way. If any time Lots 1, 2, and 3 come under common ownership, the City may vacate the street back to the common owner, who shall raise no objections thereto.

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:  
**SPEER COMMERCIAL**  
**1st ADDITION**

Part of the North Half of the Southwest Quarter of Section 7,  
Township 78 North, Range 4 East of the 5th Principal

Meridian, City of Davenport, Scott County, Iowa.

- NOTES**
- ALL STREET RIGHTS OF WAY TO BE DEDICATED WITH THIS PLAT TO THE CITY OF DAVENPORT.
  - SIDEWALKS SHALL BE CONSTRUCTED ALONG THE FRONTAGE OF EACH LOT WHEN THE LOT IS DEVELOPED OR WHEN SO ORDERED BY THE CITY OF DAVENPORT.
  - ALL LOTS WILL BE CONNECTED TO THE PRIVATE WATER SUPPLY SYSTEM OF IOWA AMERICAN WATER COMPANY, AND TO THE PUBLIC SANITARY SEWER SYSTEM OF DAVENPORT.
  - AN UNDERGROUND UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS TO BE GRANTED TO THE CITY OF DAVENPORT, IOWA AND TO OTHER PUBLIC UTILITY COMPANIES
  - BLANKET UNDERGROUND EASEMENTS GRANTED TO RESPECTIVE UTILITY COMPANY FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED. BLANKET EASEMENTS FOR STREET LIGHTING WITHIN THE SUBDIVISION.
  - ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF DAVENPORT STANDARD SPECIFICATIONS (SUDAS WITH CITY SUPPLEMENTAL).
  - ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEROF.
  - OUTLOT A SHALL BE DESIGNATED FOR STORM WATER DETENTION. SAID OUTLOT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OF SUBDIVISION.
  - LOT 1 CURRENTLY ZONED C-2: GENERAL COMMERCIAL DISTRICT LOT 2 CURRENTLY ZONED C-1: NEIGHBORHOOD SHOPPING DISTRICT AND LOT 3 CURRENTLY ZONED R-5M: MEDIUM DENSITY DWELLING DISTRICT.
  - OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF STRUCTURES, FENCES, FILL, BUSHES, TREES, SHRUBS OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF WATER.
  - OWNERS OF LOTS ON WHICH A WETLAND HAS BEEN ESTABLISHED SHALL NOT DISTURB FLORA, FAUNA AND/OR SOIL WITHIN DESIGNATED BOUNDARIES.
  - OWNERS OF LOTS ON WHICH A STREAM OR WATER COURSE IS LOCATED SHALL PRESERVE A DEDICATED FIFTY (50) FOOT MINIMUM VEGETATED BUFFER ON BOTH SIDES OF THE STREAM AS MEASURED LANDWARD HORIZONTALLY ON A LINE PERPENDICULAR TO A VERTICAL LINE MARKING THE TOP OF THE EXISTING BANKS OF THE STREAM OR DRAINAGE WAY. VEGETATION SHALL NOT BE CUT TO A HEIGHT OF LESS THAN NINE INCHES WITHOUT AUTHORIZATION OF THE CITY OF DAVENPORT NATURAL RESOURCES DIVISION. IN THE EVENT THAT THE AREA ESTABLISHED AS A DRAINAGE EASEMENT IS RESHAPED OR OTHERWISE RESTRICTED FOR USE AS A DRAINAGE EASEMENT, THE CITY WILL CAUSE THE RESTRICTIONS TO BE REMOVED AT THE EXPENSE OF THE PARTIES CAUSING THE RESTRICTION.

Line Table		
Line #	Length (ft)	Bearing
L1	28.12	N42° 57' 33"E
L2	16.81	N42° 57' 33"E
L3	10.50	S88° 17' 02"W
L4	17.00	N87° 38' 05"E
L5	52.00	N02° 21' 52"W
L6	17.00	N87° 38' 05"E
L7	52.00	S02° 21' 52"E

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	39.27	25.00	090°00'03"	35.36	N47° 21' 54"W
C2	39.27	25.00	089°59'57"	35.36	S42° 38' 06"W
C3	75.40	48.00	089°59'57"	67.88	N42° 38' 06"E
C4	75.40	48.00	090°00'03"	67.88	S47° 21' 54"E
C5	358.71	2400.00	008°33'49"	358.37	S33° 39' 11"E
C6	764.72	2400.00	018°15'23"	761.49	S38° 29' 58"E
C7	344.39	2400.00	008°13'19"	344.10	S42° 02' 45"E
C8	61.62	2400.00	001°28'16"	61.62	S46° 53' 32"E

**LEGEND:**

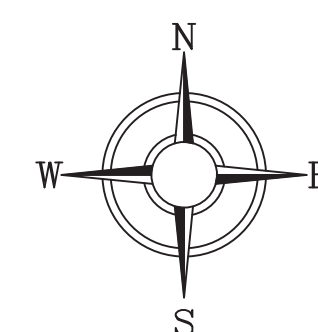
DEED DIMENSION = (0.00')  
FIELD DIMENSION = 0.00'  
MONUMENTS FOUND:  
AS NOTED = ●  
MONUMENTS SET:  
#5 REBAR W/ YELLOW CAP #23503 = ○  
BOUNDARY LINE = ————  
ROAD CENTER LINE = ————  
EASEMENT LINE = - - - - -  
WETLAND LINE = - - - - -  
SECTION LINE = - - - - -

1. Area of Subdivision-  
Total: 31.644 Acres +/-  
Lots 1-3: 27.709 Acres +/-  
Out Lot A: 2.696 Acres +/-  
R.O.W. Spring St.: 0.596 Acre +/-  
R.O.W. Dedication: 0.643 Acre +/-

2. Engineer:  
Townsend Engineering  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236

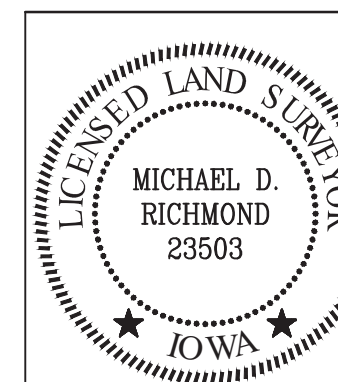
3. Surveyor:  
Michael D. Richmond  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236

4. Attorney:  
Marc Gellerman  
1987 Spruce Hills Drive  
Bettendorf, Iowa 52722  
Ph: (563) 359-3646



GRAPHIC SCALE

100 0 50 100  
( IN FEET )  
1" = 100' (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, 2017  
Pages or sheets covered by this seal: 1



DATE: 5-3-18 TE PROJECT NO: EASTERN & 53RD

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

DRAWN BY:  
KLC

CHECKED BY:  
MDR

DRAWING LOCATION  
S:\SPEER\EASTERN 53RD\SUBDIVISION

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT

SUBDIVISION  
EASTERN & 53RD  
DAVENPORT, IOWA

PREPARED FOR:

SPEER DEVELOPMENT  
2231 EAST 45th STREET  
DAVENPORT, IA 52807

SHEET NO.

1 OF 1



Prepared by: Marc Gellerman, 1987 Spruce Hills Drive, Bettendorf, IA 52722 (563) 359-3646

**ASSESSMENT WAIVER**

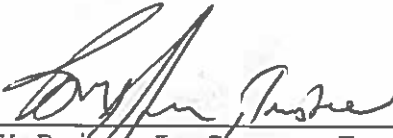
The undersigned Sheila M. Speer Living Trust, 53<sup>rd</sup> Luxury, LLC., and Ed Speer Construction, INC. have filed with the Clerk of Davenport, Iowa, a Plat of SPEER COMMERCIAL PARK 1<sup>st</sup> ADDITION, an Addition to the City of Davenport, Iowa.

It is agreed by the undersigned that at such time as street and sewer improvements or other required subdivision improvements, except public sidewalks, are needed, the City of Davenport shall put in said improvements and assess the cost of same in the prescribed manner against the subdivided property comprising said SPEER COMMERCIAL 1<sup>st</sup> ADDITION, an Addition to the City of Davenport, Iowa, in accordance with the laws regarding special assessments.

In accordance with the provisions of Title 16 of the 1995 Municipal Code of the City of Davenport, the undersigned subdividers and owners of all lots in said SPEER COMMERCIAL PARK 1<sup>st</sup> ADDITION, an Addition to the City of Davenport, Iowa, for themselves, their heirs, representative successors, assignees, grantees and all subsequent owners of any part of said addition do hereby waive all notices, formalities, rights of protest and rights of appeal to the ordering of said improvements and the assessing of the cost thereof may exceed the amount that can legally be assessed by the City of Davenport against the subdivided property to be responsible for such differences and to permit the assessment of the entire cost of all such improvements against the subdivided property. This waiver shall become null and void at the time the required subdivision improvements are completed by the undersigned at no cost to the City and accepted to the City.

Dated this 27<sup>th</sup> day of August, 2018.

SHEILA M. SPEER LIVING TRUST

  
BY Brian J. Speer, Trustee

STATE OF IOWA     )  
                              )     SS:  
SCOTT COUNTY


On this 20<sup>th</sup> day of August, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brian Speer, to me personally known, who, being by me duly sworn, did say that he Trustee of the Sheila M. Speer Living Trust; that said Trust has no seal; that said instrument was signed on behalf of said Sheila M. Speer Living Trust, by authority of its Trust documents; and that Brian J. Speer, as Trustee, acknowledged the execution of said instrument to be the voluntary act and deed of said Trust, by him voluntarily executed.

  
Notary Public





Ed Speer Construction

  
BY Brian J. Speer, President

STATE OF IOWA )

) SS:

SCOTT COUNTY )

On this 27<sup>th</sup> day of August, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brian Speer, to me personally known, who, being by me duly sworn, did say that he President of the Ed Speer Construction, Inc.; that said Corporation has no seal; that said instrument was signed on behalf of said Ed Speer Construction, INC., by authority of its Corporate documents; and that Brian J. Speer, as President, acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation, by him voluntarily executed.

  
Notary Public



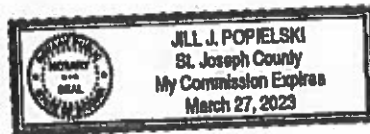
53<sup>rd</sup> Luxury, LLC  
an Indiana limited liability company

  
\_\_\_\_\_  
BY James A. Leep  
Its: Manager

STATE OF INDIANA       )  
                                  )       SS:  
COUNTY OF ST. JOSEPH )

On this 22nd day of August, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James A. Leep, to me personally known, who, being by me duly sworn, did say that he the Manager of 53<sup>rd</sup> Luxury, LLC; that said LLC has no seal; that said instrument was signed on behalf of said 53<sup>rd</sup> Luxury, LLC, by authority of its Limited Liability Company documents; and that James A. Leep, as Manager, acknowledged the execution of said instrument to be the voluntary act and deed of said Company, by him voluntarily executed.

  
\_\_\_\_\_  
Notary Public



August 1, 2018

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

At its regular meeting of July 31, 2018, the City Plan and Zoning Commission considered Case F18-11 being the request of Speer Development LLC for the Final Plat of Speer Commercial First Addition containing three lots. The property is located at the southeast corner of East 53<sup>rd</sup> Street and Eastern Avenue. The property contains 31.64 acres, more or less, and is zoned "C-1", Neighborhood Shopping District, "C-2" General Commercial District and R-5M" Medium Density Dwelling District.

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 accepts the listed findings and forwards Case F18-11 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 surveyor verify that chamfer at Eastern Avenue and 53<sup>rd</sup> Street is 15'x15';
4. That the proposed roadway remain a private drive;
5. That Note 2 be revised and there are two words misspelled;
6. That Note 3 be revised as Water supply is IA American Water Company is a private system, not public system of Davenport;
7. That Note 6 be revised to City of Davenport Standards (Sudas with City supplemental);
8. That a drainage easement be shown on the Final Plat for the purpose of conveying the 100 year storm event from the west side of the development to the stormwater detention basin;
9. That the drainage easement information, as noted on the utility plan, shall be included on the Final Plat;
10. That an easement be provided for municipal inspections of the stormwater detention basin. This easement shall connect to City right-of-way and not be located within any wetland; and
11. That the following note be added to the Final Plat: Owners of lots on which a stream or water course is located shall preserve a dedicated fifty (50) foot minimum vegetated buffer on both sides of the stream as measured landward horizontally on a line perpendicular to a vertical line marking the top of the existing banks of the stream or drainage way. Vegetation shall not be cut to a height of less than nine inches without authorization of the City of Davenport Natural Resources Division. In the event that any of the buffer area is established as a drainage easement and is reshaped or otherwise

restricted for use as a drainage easement, the City will cause the restrictions to be removed at the expense of the parties causing the restriction.

The vote for approval was 9–yes, 0-no and 1-abstein.

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

City Plan & Zoning Commission Voting Record  
Meeting Date: 7-31-2018  
Meeting Location: Council Chambers-City Hall

		APPROVED	APPROVED	APPROVED	APPROVED	APPROVED	APPROVED	APPROVED
Name:	Roll Call	REZ18-10	REZ18-11	FDP18-02	FDP18-03	F18-10	P18-04	F18-11
Connell	P	Y	Y	Y	Y	Y	Y	Y
Hepner	p	Y	Y	Y	Y	Y	Y	Y
Inghram	P	-	-	-	-	-	-	-
Johnson	P	Y	Y	Y	Y	Y	Y	Y
Kelling	P	Y	Y	Y	Y	Y	Y	Y
Lammers	P	N	Y	Y	Y	Y	Y	Y
Maness	P	Y	Y	Y	Y	Y	Y	Y
Medd	P	Y	Y	Y	Y	Y	Y	Y
Quinn	P	Y	Y	Y	Y	Y	Y	Y
Reinartz	P	N	Y	Y	Y	Y	Y	Y
Tallman	P	Y	Y	Y	Y	Y	Y	ABSTAIN
		8-YES 2-NO 0-ABSTAIN	10-YES 0-NO 0-ABSTAIN	10-YES 0-NO 0-ABSTAIN	10-YES 0-NO 0-ABSTAIN	10-YES 0-NO 0-ABSTAIN	10-YES 0-NO 0-ABSTAIN	9-YES 0-NO 1-ABSTAIN



City of Davenport  
Community Planning & Economic Development Department  
**FINAL STAFF REPORT**

**Meeting Date:** July 31, 2018  
**Request:** Final Plat for a 3 lot commercial subdivision  
**Address:** Southeast corner of East 53<sup>rd</sup> Street and Eastern Avenue  
**Case No.:** F18-11  
**Applicant:** Speer Development

**Recommendation:**

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case No. F18-11 to the City Council with a recommendation for approval subject to the listed conditions.

**Introduction:**

Case No. F18-11 of Speer Development for a Final Plat of Speer Commercial Park 1st Addition on 31.64 acres, more or less, located at the southeast corner of East 53<sup>rd</sup> Street and Eastern Avenue. [Ward 6]

**AREA CHARACTERISTICS:**

*Zoning Map*



*Land Use Map*





## **Background:**

### **Comprehensive Plan:**

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Commercial Corridor (CC) – Well-established corridors located along high-volume major streets dominated by retail and office uses that serve the greater community. Development is generally newer and redevelopment is not anticipated within the 20 year planning horizon. Improvements should focus on façade and site improvements, including pedestrian circulation systems and consolidated/updated signage.

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 proposed land use section.

### **Zoning:**

The property is currently zoned "C-2" General Commercial District, "C-1" Neighborhood Shopping District and "R-5M" Medium Density Dwelling District.

### **Technical Review:**

Streets. The property is located at the southeast corner of East 53<sup>rd</sup> Street and Eastern Avenue. The plat proposes a public street, which dead ends within the development. Davenport Public Works has indicated that the internal road be private as it only serves properties within the development.

Davenport Public Works has indicated that additional turn/deceleration lanes on East 53<sup>rd</sup> Street and/or Eastern Avenue may be required in the future depending on the scale of development for the property. Additionally, a traffic signal may be required in the future depending on the scale of the development. The requirement for improvements will be dependent on the intensity of uses developed on the lots.

Storm Water. Stormwater detention and water quality treatment are required with the proposed development. Features will need to be in easements and recorded.

Sanitary Sewer. Sanitary sewer service is located within the East 53<sup>rd</sup> Street right-of-way.

Other Utilities. Other utilities are located within this area.

Emergency Services. Station 8 is located to the .64 miles east of the subject property.

Parks/Open Space. This request does not impact any existing or planned parks or public open spaces.

**Public Input:**

No public hearing is required for a Final Plat.

**Discussion:**

Final Plat of Speer Commercial Park 1st Addition on 31.64 acres, more or less, located at the southeast corner of East 53rd Street and Eastern Avenue.

**Staff 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 No. F18-11 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 surveyor verify that chamfer at Eastern Avenue and 53<sup>rd</sup> Street is 15'x15';
4. That the proposed roadway remain a private drive;
5. That Note 2 be revised and there are two words misspelled;
6. That Note 3 be revised as Water supply is IA American Water Company is a private system, not public system of Davenport;
7. That Note 6 be revised to City of Davenport Standards (Sudas with City supplemental);
8. That a drainage easement be shown on the Final Plat for the purpose of conveying the 100 year storm event from the west side of the development to the stormwater detention basin;
9. That the drainage easement information, as noted on the utility plan, shall be included on the Final Plat;
10. That an easement be provided for municipal inspections of the stormwater detention basin. This easement shall connect to City right-of-way and not be located within any wetland; and
11. That the following note be added to the Final Plat: Owners of lots on which a stream or water course is located shall preserve a dedicated fifty (50) foot minimum vegetated buffer on both sides of the stream as measured landward horizontally on a line perpendicular to a vertical line marking the top of the existing banks of the stream or drainage way. Vegetation shall not be cut to a height of less than nine inches without authorization of the City of Davenport Natural Resources Division. In the event that any of the buffer area is established as a drainage easement and is reshaped or otherwise restricted for use as a drainage easement, the City will cause the restrictions to be removed at the expense of the parties causing the restriction.

Prepared by:



Ryan Rusnak, AICP  
Planner III

City of Davenport

Agenda Group:  
Department: Public Works - Engineering  
Contact Info: Ron Hocker 327-5169  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Resolution approving the specifications, form of contract, and estimated cost for the Pump Station 203 Generator & Controls Project CIP #30007. [Ward 6]

Recommendation:  
Pass the Resolution

Background:

Sanitary sewer pump station PS 203 is located underground at the northeast corner of 18th Street and Marlo Avenue (3002 E. 18th Street). The wet well/dry well currently houses the electronic control panel for the station, where it is exposed to condensation and potential flooding. The condensation causes degradation of the electronic components, and the potential for flooding of the control panel could cause a complete station failure.

This project will relocate the control panel from the wet well/dry well to an above ground location near the alley at 2950 E. 18th Street. In addition, a backup power generator will be installed to provide power to the lift station pumps in the event of a local power outage.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Resolution Language
▣ Backup Material	Map

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	8/30/2018 - 3:12 PM
Public Works Committee	Lechvar, Gina	Approved	8/30/2018 - 3:13 PM
City Clerk	Admin, Default	Approved	8/30/2018 - 5:05 PM

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

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport

RESOLUTION Approving the Specifications, Form of Contract, and Estimated Cost for the Pump Station 203 Generator & Controls Project (CIP Project #30007)

WHEREAS, on the 29<sup>th</sup> day of August, 2018, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa for the Pump Station 203 Generator & Controls Project within the City of Davenport, Iowa; and

WHEREAS, Notice of Hearing on 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 specifications, form of contract and estimate of cost are hereby approved as the specifications, form of contract and estimate of cost for said Pump Station 203 Generator & Controls Project.

Passed and approved this 12<sup>th</sup> day of September, 2018.

Approved:

Attest:

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

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





## Pump Station 203 Generator & Control Panel



0 100 200 Feet

City of Davenport

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

**Action / Date**  
**9/12/2018**

Subject:  
Motion approving the request for a New License for Riverside Liquor 2 (Two Brother's Locust, LLC)  
- 1528 W Locust St. - License Type: E Liquor / B Wine / C Beer *200' letters mailed 8/30/2018*

Recommendation:  
Consider the motion.

Background:  
Upon review of this item at the Committee of the Whole meeting on September 5, 2018 the moved this item to Discussion. A petition was filed in opposition of issuing this license and that is attached,

ATTACHMENTS:

Type	Description
▣ Cover Memo	Petition in Opposition filed

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	9/6/2018 - 10:08 AM



Pick @ Court  
9/6/18 yll

September 5, 2018  
Davenport City Council  
City of Davenport

Dear City Council,

We would like to make a petition to not grant an alcohol license to store that is located at the 1525 W. Locust. This is going to raise the crime and accident rates to the surrounding areas. We are concerned about our personal and community safety.

The following people below are petitioning for this issue:

- ① Shambhu Paudel 1511 W. Locust Davenport Gardel
- ② Anthony R. Mendez 1322 W. 15<sup>th</sup> ST DAVENPORT A.R.M.
- ③ Chandika Paudel 1511 W. Locust Davenport Chandin
- ④ Jeremy Yenoc 925 Washington St Davenport Jeremy Yenoc
- ⑤ KEVIN POWERS 1911 LOCUST Ken Powers
- ⑥ TERRY CLARK 1454 W 14<sup>th</sup> ST DAVIA Terry Clark
- ⑦ MARK SPEARS 1322 W. 13<sup>th</sup> Davenport Mark Spears  
1727 Washington W DAV. IA Mark Ulls
- ⑧ Mike DeVine
- ⑨ Michelle Mendez 3106 Harrison St DAV Michelle Mendez  
Michelle Mendez
- ⑩ Marques Hardin 1128 W 16<sup>th</sup> St Davenport IA Marques
- ⑪ Angelina Jones 1613 N. DIVISON DAV IA A. Jones
- ⑫ MARCUS RUSH 1328 N. Gaines St. DAV. IA. MR.
- ⑬ Jeffery Barney 1328 N. GAINES ST. DAV. IA. J.B.
- ⑭ ~~RS BANO~~ 5625 Barcelona St. Beth. IA
- ⑮ ~~RS BANO~~ 1645 N. 16<sup>th</sup> DAVENPORT ET LEROY
- ⑯ Jeff Kramer 1450 W. Pleasant St. DAV. IA. Jeff Kramer
- ⑰ DEVIN ESBAUM 1918 WASHINGTON ST, DAV. IA. D.E.
- ⑱ Thomas Tools 132 W 35<sup>th</sup> St DAVENPORT IA Thomas Tools
- ⑲ KENNETH GASKIN 1502 POE ST DAVENPORT

- (20) Dick Powell 1454 W. 13<sup>th</sup> St. Dick Powell
- (21) Byron Johnson P.O. Box 5239 Davenport Iowa 52808 BJ
- (22) Kasey W. Oaks 14738 W 16<sup>th</sup> Kasey Oaks
- (23) ~~Scott~~ ~~Coon~~ 620 S Island View LN ~~Scott~~
- (24) Ronda Warren Ronda Warren 2112 N. Fillmore Street RW
- (25) Steve McDowell 1322 W. 16<sup>th</sup> AV. IA. SM
- (26) Lizana Sanchez 1236 W 6<sup>th</sup> St Davenport IA ~~David~~ ~~Beards~~
- (27) Kathy Blew 6205 Island " " " Kathy
- (28) David Ross 1932 Gaines " " " David Ross
- (29) Tom Jones 73119 Kelling St 52806
- (30) James Numan 3195610162 1611 W HIGHWAY
- (31) Cornell Bateman 501 W 3rd St Dav, IA 52805
- (32) Dennis Johnston 1548 W Hayes Lloyd Sheppa
- (33) ~~Shelly~~ 1941 W 3rd
- (34) Melvin Host 1701 Washington Line Melvin Host
- (35) Pat 1701 Washington Line Pat
- (36) Laura Host 1701 Washington Line Laura
- (37) Shantell McNeal 1444 Washington St Wanda Rice
- (38) Wanda Rice 1444 Washington St
- (39) Leroy Ring 2023 W. 4th St Davenport IA 52802 Leroy
- (40) Laura Montano 1641 W. 14th St Laura Montano
- (41) Kathy Ator 1420 W 16th RE
- (42) BERNIE MASTERSON 1127 - W 16<sup>th</sup> St Bernie
- (43) Shawn Bradley 1454 W 13th St. Shawn
- (44) Melvin Dees 709 W 14th St Melvin
- (45) Lawrence Shell 2426 Pacific St Lawrence
- (46) Mike Fox 2426 Pacific St Mike
- (47) Anthony Burton 1708 W 10th Anthony

- (48) Rich Miller 1437 W. 45th Davenport Gary Miller
- (49) Nelson Westfield 1710 Taylor St. NW.
- (50) Nori Satmy 1521 W Locust St. N.S. Nash
- (51) Lta Lucia Espinosa 1736 Fillmore Ln Davenport
- (52) Kevin Rae 1628 W 12th St Davenport IA 52804 J.E.
- (53) Brett Barton 1502 W. Locust St. Davenport IA 52804
- (54) Mark Barton 1502 W. Locust St. - Mark Barton
- (55) Joe DePraepe 1606 W. Locust St. J. DePraepe
- (56) Joe DePraepe 1916 N. Sturdevant St. J. DePraepe
- (57) Anne Otter 1546 W. Locust Davenport, IA
- (58) Gerardo Huizar 1706 Washington St. Davenport IA
- (59) Brian Samuell 1630 Washington St Davenport IA
- (60) CHUCK PETERSON GAY 1618 WASHINGTON ST DAV. IA
- (61) Denise Berg 1454 W 14th Davenport IA
- (62) HAY 1528 W 15th Davenport IA
- (63) Rick Platt 1510 Washington St Davenport IA
- (64) Sam Edge 1514 Washington Davenport SAM EDGE
- (65) Alex Machalek 1503 1/2 16th St. DAV. IA. 52804 Alex
- (66) Scott Machalek 1503 1/2 W 16th St DAV. IA. 52804
- (67) Cora Carrillo Washington St. DAV IA 52804 Cora Carrillo
- (68) LARRY JUNGWIRTH 1626 WASHBRO DAV. IA 52804
- (69) Jeff Reyes 1524 Washington St DAV. IA 52804 Jeff Reyes
- (70) Donna Sims 1520 Washington St. DAV. IA 52804 Donna Sims
- (71) Travis Bonek 1548 13th St davenport IA 52804 Travis Bonek
- (72) Abby Dux 2225 Iowa St. DAV IA 52804 Abby Dux

- 1229457
- (73) Briana Kfmm
- (74) Linda Williams 2208 E Locust Davenport IA
- (75) Vicki Welcome 3932 West 13th St Vicki Welcome
- (76) Lisa Himelgren 1717 Washington St Davenport L. Himelgren
- (77) Hometown Cash Advance 1734 Washington St Davenport M. Hay



**NOTICE OF NEW ALCOHOL LICENSE  
DAVENPORT CITY COUNCIL  
CITY OF DAVENPORT  
08/30/18**



SC MINI MART LLC  
1511 W LOCUST ST  
DAVENPORT IA 52804

**TO ALL PROPERTY OWNERS WITHIN 200 FEET OF THE SUBJECT PROPERTY LOCATED AT:  
1525 W LOCUST ST.**

Pursuant to Davenport City Code Section 5.10.106: For newly licensed premises a notice shall be sent by the city to all property owners within two hundred feet of the proposed location informing them of the pending application and the approval process.

The City Council will discuss this request on Wednesday 09/05/18 at 5:30 P.M. in Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa to consider the request of Riverside Liquor 2 located at 1525 W Locust Street for an Alcohol License - Type: E Liquor / C Beer / B Wine..

Subsequently, the City Council will discuss and vote on this request on September 12, 2018 at 5:30 P.M. in Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa.

If approved, the license holder must: 1) a) keep all liquor in a location that, while visible, is behind a counter accessible only to employees, b) employ an electronic security cap or tag system, or c) have more than one employee on duty at all times the licensed premises is open; 2) maintain a video surveillance system with coverage in accordance with reasonable business judgment that records in a format that is viewable by the police department (licensee may require a subpoena prior allowing access); 3) perform a Crime Prevention Through Environmental Design ("CPTED") analysis of the location with the police department; 4) institute a strict no loitering policy and cooperate with police in addressing loitering on the premises; 5) have no more than thirty-five percent of the store's interior display area (measured in cubic feet) dedicated to beer, wine, or liquor; or 6) not have any public pay phones on the property unless otherwise required by existing contractual obligation as of October 1, 2011 or state or federal law; 7) keep the premises free from litter and debris related to the store's business; and 8) provide 24-hour contact information for a manager or owner to the police department and the owners of the immediate neighboring properties and provide, upon request at the store by the public, the contract information of the manager or owner.

*Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the Petitioner. If you choose to attend the hearing, you may wish to contact the number below prior to your departure for the meeting to learn of any changes to the agenda.*

**Contact the Legal Department:**

Email: [tdw@ci.davenport.ia.us](mailto:tdw@ci.davenport.ia.us)  
Phone: (563) 326-7735

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn, 888-2286

Wards:

**Action / Date**

**9/5/2018**

Subject:

Resolution for Case F18-06, of Bush Construction for a final plat of Crow Valley Plaza Eleventh Addition on 8.13 acres, more or less, being a replat of Lot 2 of Crow Valley Plaza Tenth Addition located along the north side of East 56th Street and east of Utica Ridge Road containing two (2) lots. [Ward 6]

Recommendation:

Adopt the resolution

Background:

The plat is to allow for commercial development. All lots will conform to subdivision and zoning requirements. Please refer to the Commission's letter and background material for further information.

ATTACHMENTS:

Type	Description
▣ Exhibit	RES Only F18-06
▣ Executive Summary	CD RES F18-06
▣ Backup Material	Background F18-05

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	8/30/2018 - 6:00 PM



RESOLUTION NO. \_\_\_\_\_

Resolution offered by Alderman Gripp

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case F18-06, of Bush Construction for a final plat of Crow Valley Plaza Eleventh Addition on 8.13 acres, more or less, being a replat of Lot 2 of Crow Valley Plaza Tenth Addition located along the north side of East 56th Street and east of Utica Ridge Road containing two (2) lots. [Ward 6]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final plat of Crow Valley Plaza Eleventh Addition to the City of Davenport, Iowa, be the same and is hereby approved and accepted subject to the following standard and conditions as follows:

1. The surveyor signs the plat.
2. The utility companies sign the plat when their easement needs have been met and all easement are shown and tied to the plat by bearing/dimension.
3. The Owner/Developer's name and address are shown.  
and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution upon said plat as required by law.
4. That plat shall meet Municipal Code Ch. 13.34. Stormwater Management.

Approved:

Attest:

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

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

## City of Davenport

Committee: CD

Department: Community Planning & Economic Development CD

Contact Info: Matt Flynn 888-2286

Ward: 6th

Action / Date

9/05/18

### Subject:

RESOLUTION for Case F18-06, of Bush Construction for a final plat of Crow Valley Plaza Eleventh Addition on 8.13 acres, more or less, being a replat of Lot 2 of Crow Valley Plaza Tenth Addition located along the north side of East 56<sup>th</sup> Street and east of Utica Ridge Road containing two (2) lots. [Ward 6]

### Recommendation:

Adopt the resolution

The City Plan and Zoning Commission concurred with the finding(s) and recommendation of City staff and forwards the plat to the City Council for approval subject to the following conditions as stated in the Commission's letter dated July 31, 2018.

### Findings:

- The proposed preliminary plat facilitates the sale and proposed development of the property.
- The proposed preliminary plat generally complies with Davenport+2035: Comprehensive Plan for the City.

### Recommendation

The City Plan and Zoning Commission accepted the findings and forwards Case No. F18-10 to the City Council for approval subject to meeting Municipal Code Chapter 13.34. Stormwater Management.

The Commission vote for approval was 5-yes, 0-no and 1-abstentions.

### Relationship to Goals:

Sustainable Infrastructure

### Background:

The plat is to allow for commercial development. All lots will conform to subdivision and zoning requirements.

Please refer to the Commission's letter and background material for further information.

RESOLUTION NO. \_\_\_\_\_

Resolution offered by Alderman Gripp

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case F18-06, of Bush Construction for a final plat of Crow Valley Plaza Eleventh Addition on 8.13 acres, more or less, being a replat of Lot 2 of Crow Valley Plaza Tenth Addition located along the north side of East 56th Street and east of Utica Ridge Road containing two (2) lots. [Ward 6]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final plat of Crow Valley Plaza Eleventh Addition to the City of Davenport, Iowa, be the same and is hereby approved and accepted subject to the following standard and conditions as follows:

1. The surveyor signs the plat.
2. The utility companies sign the plat when their easement needs have been met and all easement are shown and tied to the plat by bearing/dimension.
3. The Owner/Developer's name and address are shown.  
and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution upon said plat as required by law.
4. That plat shall meet Municipal Code Ch. 13.34. Stormwater Management.

Approved:

Attest:

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

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

		APPROVED	APPROVED	APPROVED	APPROVED	APPROVED			
Name:	Roll Call	REZ18-06 Tim Shaffer 1909 N Zenith Ave	REZ18-07 Tim Shaffer 3816 W Locust St	F18-05 Seng Meadows 1st Add'n	F18-06 Crow Valley Plaza 11th Add'n	F18-07 Monarch Hills 1sy Add'n			
Connell	P	Y	Y	Y	Y	Y			
Hepner	P	Y	Y	Y	Y	Y			
Inghram	P								
Johnson	P	Y	Y	Y	Y	Y			
Kelling	EX								
Lammers	P	Y	Y	Y	Y	Y			
Maness	EX								
Medd	EX								
Quinn	P	Y	Y	Y	ABS	Y			
Reinartz	P	Y	Y	Y	Y	Y			
Tallman	P	Y	Y	Y	Y	Y			
		6-YES 0-NO 0-ABSTAIN	6-YES 0-NO 0-ABSTAIN	6-YES 0-NO 0-ABSTAIN	5-YES 0-NO 1-ABSTAIN	6-YES 0-NO 0-ABSTAIN			

June 20, 2018

Honorable Mayor and City Council  
City Hall  
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of June 19, 2018, the City Plan and Zoning Commission considered Case No. F18-06, of Bush Construction for a final plat of Crow Valley Plaza Eleventh Addition on 8.13 acres, more or less, being a replat of Lot 2 of Crow Valley Plaza Tenth Addition located along the north side of East 56<sup>th</sup> Street and east of Utica Ridge Road containing two (2) lots. [Ward 6]

Findings:

- The proposed plat facilitates the sale and proposed development of the property.
- The proposed plat generally complies with the land use portion of Davenport+2035: Comprehensive Plan for the City.

The City Plan and Zoning Commission accepted the findings and forwards Case No. F18-06 to the City Council for approval, subject to meeting Municipal Code Chapter 13.34. Stormwater Management.

Respectfully submitted,



Robert Inghram, Chairperson  
City Plan and Zoning Commission



City of Davenport  
Community Planning & Economic Development Department  
**FINAL REPORT**

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## **PLAN AND ZONING COMMISSION**

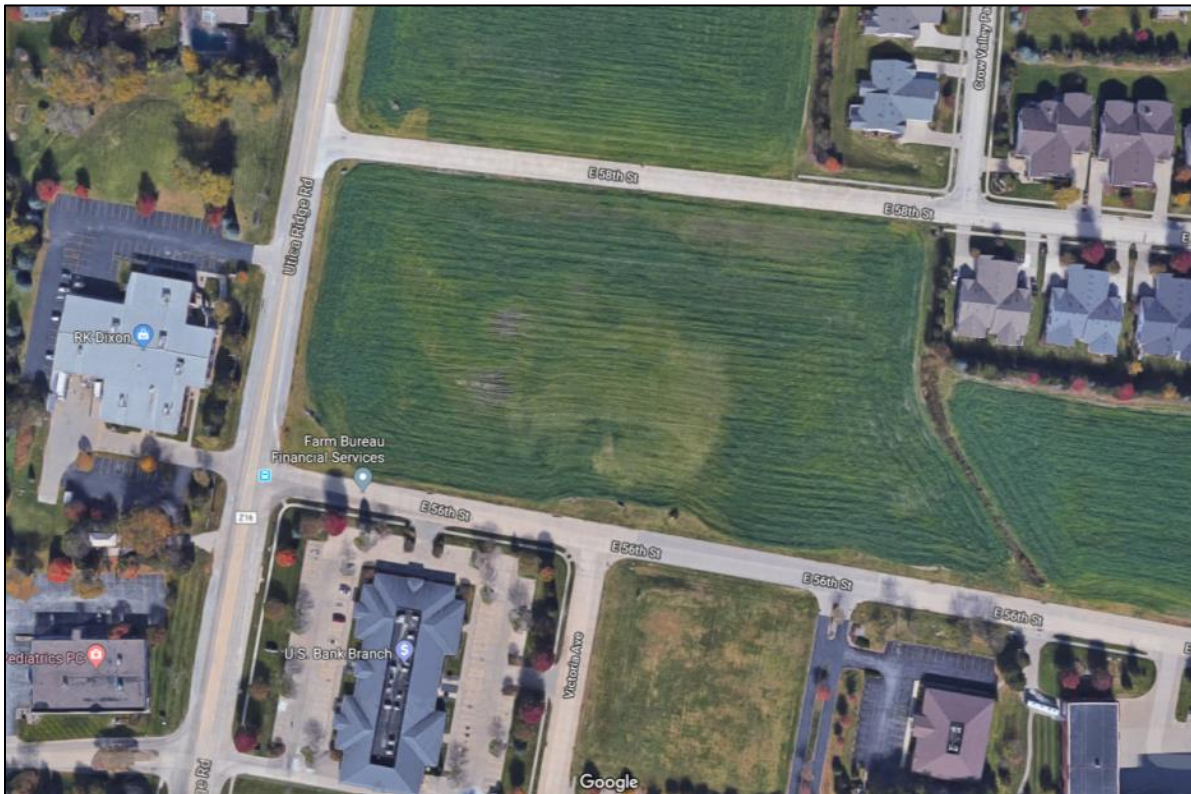
**Date:** June 5, 2018  
**Request:** F18-06 Final Plat – Crow Valley Plaza Eleventh  
**Address:** Utica ridge RD and E 56<sup>th</sup> Street  
**Applicant:** Bush Construction

### **DESCRIPTION**

Request F18-06 of Bush Construction for a final plat of Crow Valley Plaza Eleventh Addition on 8.13 acres, more or less, being a replat of Lot 2 of Crow Valley Plaza Tenth Addition located along the north side of East 56<sup>th</sup> Street and east of Utica Ridge Road containing two (2) lots. [Ward 6]

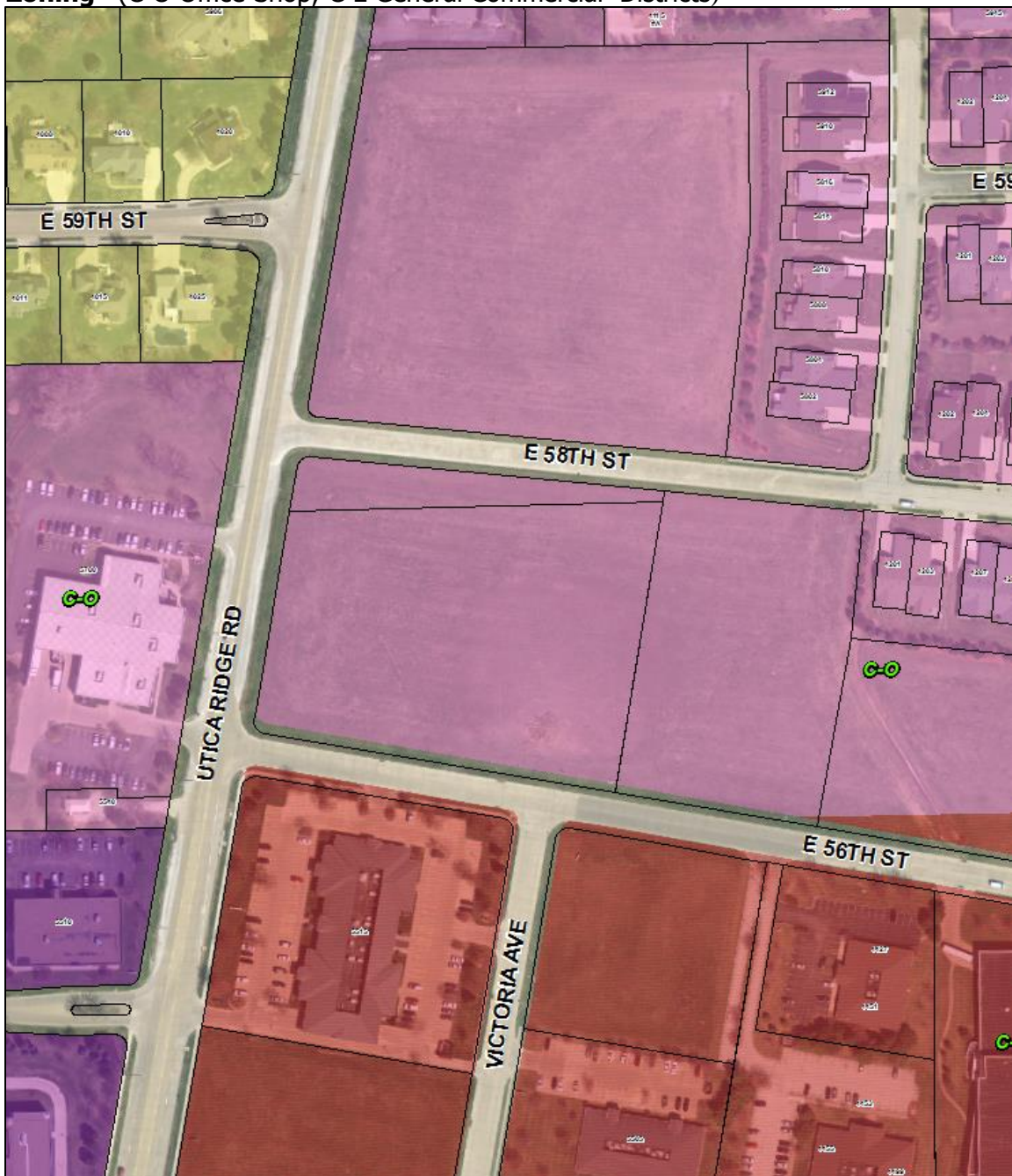
**Recommendation:** Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F18-06 to the City Council for approval, subject to meeting Municipal Code Chapter 13.34. Stormwater Management.

### **Aerial Photo:**

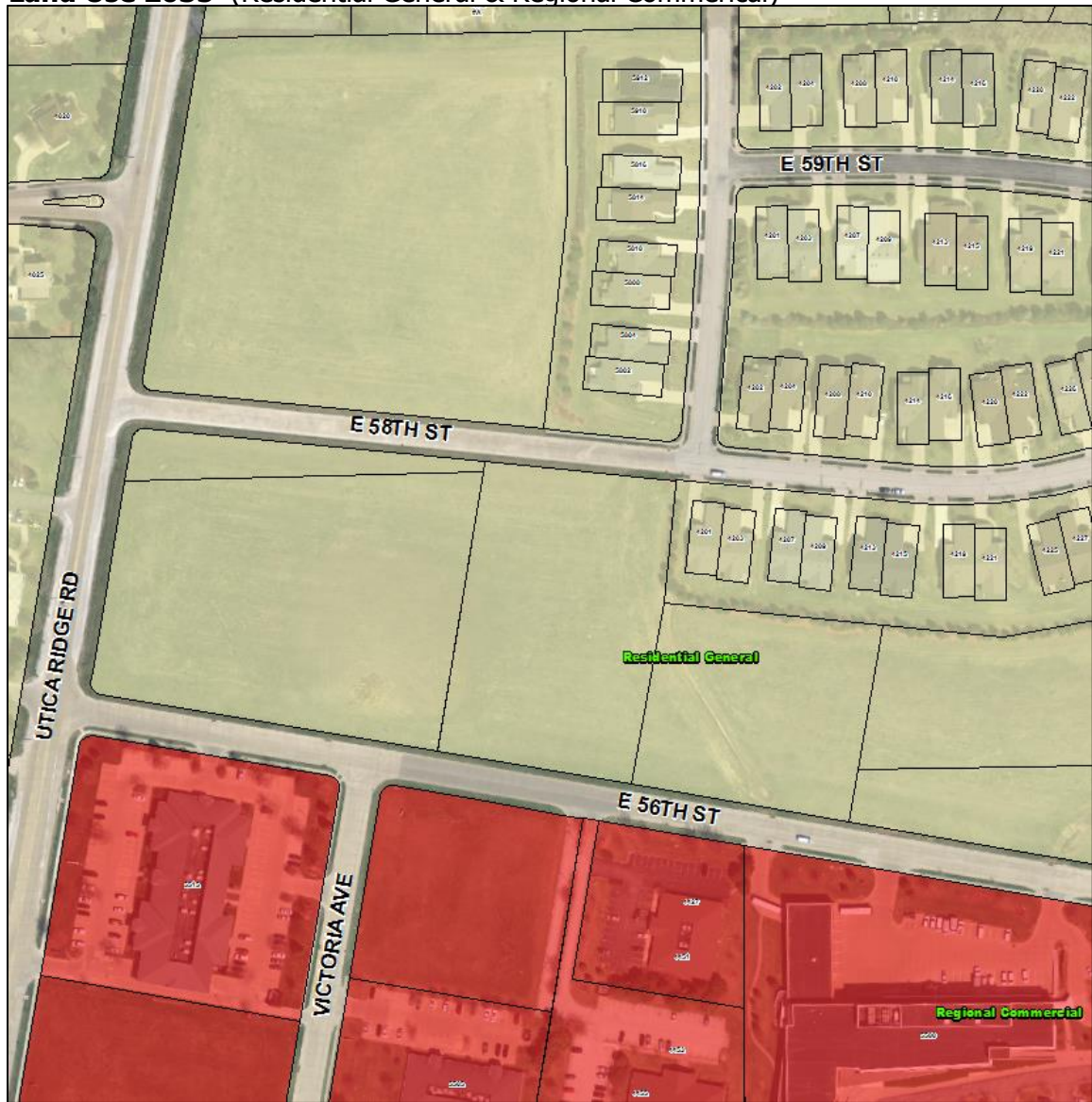




**Zoning** (C-O Office-Shop; C-2 General Commercial Districts)



**Land Use 2035** (Residential General & Regional Commercial)





## BACKGROUND

### Comprehensive Plan:

Within Urban Service Area (USB35): Yes  
Proposed Land Use Designation: RG - Residential General

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 *Davenport+2035* Goals and Objectives:

1. *Strengthen the existing built environment.*
  - b. *Reduce the number of vacant properties through adaptive reuse and infill.*
2. *Identify and reserve land for future development*

Also of note, this property is concurrently undergoing a rezoning to a commercial use higher than the existing office use zoning (C-O)

### Technical Review:

Streets. No new streets are proposed with this request.

Storm Water. The plat will need to conform to any requirements of the City of Davenport Natural Resources Division. At this time no comments have been received by planning staff.

Sanitary Sewer. Sanitary sewer service is located along Division Street. No new service will be required.

Other Utilities. This is an urban area and normal utility services are available.

Parks/Open Space. No park shall be required with this infill development.

The City Engineering Manager has commented that an easement shall be required to cover drainage on this site which may need to incorporate an area near the swale.

**PUBLIC INPUT** This is a subdivision plat. No notification is required.

### DISCUSSION

Planning Staff has reviewed this plat and confirmed that the plat generally conforms to the requirements of the subdivision code, if properly conditioned to meet drainage concerns.

## **FINDINGS & RECOMMENDATION**

### Findings:

- The proposed plat facilitates the sale and proposed development of the property.
- The proposed plat generally complies with the land use portion of Davenport+2035: Comprehensive Plan for the City.

### Recommendation:

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F18-06 to the City Council for approval, subject to meeting Municipal Code Chapter 13.34. Stormwater Management.

Prepared by:

Scott Koops, AICP

A handwritten signature in blue ink, appearing to read "Scott Koops", is positioned below the printed name.

Planner II

Community Planning



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226 West Fourth Street • Davenport, Iowa 52801  
Telephone: 563-326-7765  
[www.cityofdavenportiowa.com](http://www.cityofdavenportiowa.com)

June 20, 2018

Developer/Owner:  
Bush Construction  
5401 Victoria Ave Davenport, IA 52807  
[tquinn@bushconstruct.com](mailto:tquinn@bushconstruct.com)

Engineer:  
Townsend Engineering  
M. Richmond  
[mrishmond@townsendengineering.net](mailto:mrishmond@townsendengineering.net)

Attorney:  
None Provided.

Owner:  
McCarthy Improvement/Linwood Stone Products Co.  
Sonia Sundstedt  
[ssundstedt@mccarthyimprovement.com](mailto:ssundstedt@mccarthyimprovement.com)

Subject: City Plan and Zoning Commission action on agenda item

Please find attached a copy of the Commission's letter of recommendation regarding your agenda item for Crow Valley Plaza 11<sup>th</sup> Addition. Also enclosed with this mailing is the calendar for the processing of this item through the City Council.

A subdivision plat is a resolution requiring only one (1) consideration, ***however a subdivision plat is not submitted to City Council for their consideration until all required certificates, the signed/corrected plat, and any other required fee is submitted.***

You may verify these dates on the attached calendar by calling 563-326-7765. Once the plat is correct and/or has the signed certificates, this will go to council.

If you have any questions regarding the Commission's recommendation please call me at [sek@ci.davenport.ia.us](mailto:sek@ci.davenport.ia.us).

Respectfully,

A handwritten signature in black ink that reads 'Scott Koops'.

Scott Koops, AICP  
Planner II  
Community Planning & Economic Development



## 2018 PLAN & ZONING COMMISSION CALENDAR

### CITY PLAN & ZONING COMMISSION SCHEDULE

### CITY COUNCIL SCHEDULE

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

**CERTIFICATE OF OWNERS  
CROW VALLEY PLAZA ELEVENTH ADDITION  
DAVENPORT, IOWA**

McCarthy Improvement Company and Linwood Mining and Minerals Corp., Owners and Proprietors of the real estate shown on the annexed plat and described in the accompanying Certificate of Michael D. Richmond, Land Surveyor, License No. 23503, do hereby certify that they desire and freely consent to said real estate being platted and subdivided, and hereby lay off, plat and subdivide said real estate and consent to same in accordance with the annexed plat.

The subdivision shall be known and designated as "Crow Valley Plaza Eleventh Addition, Davenport, Iowa." Building setback lines are hereby established as shown on the plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures.

A non-exclusive perpetual easement is hereby granted to MidAmerican Energy Company, an Iowa corporation; Century Link Communications; Mediacom Iowa, LLC; Iowa-American Water Company, a Delaware corporation; and to any local public utility holding a franchise from the City of Davenport, and to any municipal department of the City of Davenport, and to their successors and assigns, within the areas shown on the plat and marked as a utility easement, to install, lay, construct, renew, operate, maintain and remove conduits, cables, pipes, poles and wires with all necessary braces, guys, anchors, manholes and other equipment for the purpose of serving the subdivision and other property with the underground telephone, storm sewer, cable television, electric, gas, sanitary sewer, water or other service as part of the respective utility systems; there also is granted, subject to the prior rights of the public therein, the right to use the streets and lots with underground service lines to serve adjacent lots and

street lights, the right to cut down and remove or trim and keep trimmed any trees or shrubs that interfere or threaten to interfere with any of the said public utility equipment, and the right is hereby granted to enter upon the lots at all reasonable times for all of the purposes aforesaid. No permanent buildings or trees shall be placed on said area as shown on the plat and marked as an easement, but the same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or the rights herein granted. To the extent that there are no utilities located within the Ten (10) Foot utility easement established along the North and East Lines of Lot 1 in Crow Valley Plaza Second Addition, recorded as Document #1993-15264, the above-mentioned utility companies' have consented to the vacation of said easement as provided on the Plat, and said utility easement is hereby vacated.

**IN WITNESS WHEREOF**, McCarthy Improvement Company, an Iowa Corporation and Linwood Mining and Minerals Corp., an Iowa Corporation have executed this instrument as their free and voluntary act and deed.

DATED this 23<sup>rd</sup> day of August, 2018.

**McCarthy Improvement Company,**

By

  
Gregory J. Bush, CEO

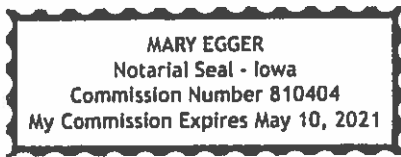
**Linwood Mining and Minerals Corp.**

By

  
Gregory J. Bush, CEO

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this 23<sup>rd</sup> day of August, 2018, before me, the undersigned, a Notary Public in and for said County and State personally appeared Gregory J. Bush, to me personally known, who, being by me duly sworn, did say that he is the CEO of McCarthy Improvement Company and the CEO of Linwood Mining and Minerals Corp.; that the said instrument was signed on behalf of said corporation by authority of its board of directors; and that the said person as an officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it voluntarily executed, and by him voluntarily executed.



(Notary Seal)

*Mary Egger*

Notary Public in and for said County and State

### ASSESSMENT WAIVER

STATE OF IOWA                    )  
  ) SS:  
COUNTY OF SCOTT                )

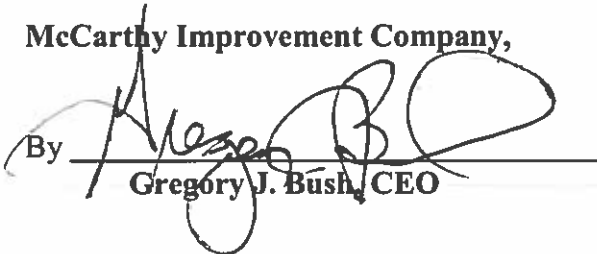
The undersigned, McCarthy Improvement Company, an Iowa Corporation and Linwood Mining and Minerals Corp., an Iowa Corporation, have this date filed with the Clerk of the City of Davenport, Iowa, a plat of Crow Valley Plaza Eleventh Addition to the City of Davenport, Iowa.

It is agreed by the undersigned, their successors, and assigns that at such time as street improvements, sanitary sewers, storm drainage facilities, or other conventional type of subdivision improvements, except public sidewalks, are needed, the City of Davenport shall put in said improvements and assess the total cost of same in the prescribed manner against the subdivided property comprising said Crow Valley Plaza Eleventh Addition, in accordance with the laws regarding special assessments. Said assessment shall be paid in one installment payment.

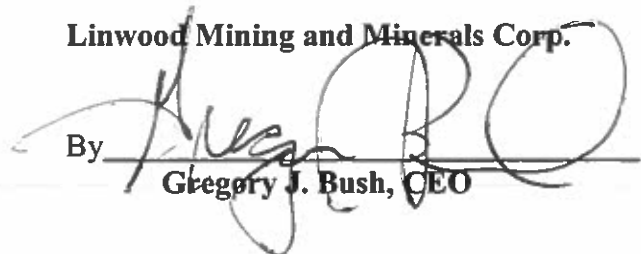
In accordance with the provisions of the Municipal Ordinances of the City of Davenport, the undersigned subdivider and owner of all lots in said Crow Valley Plaza Eleventh Addition, for themselves, their grantees, representative successors, assignees and all subsequent owners of any part of said addition do hereby waive all formalities, rights of protest and rights of appeal to the ordering of said improvements and assessing the cost thereof against the subdivided property even though the cost thereof may exceed the amount that can legally be assessed by the City of Davenport against the subdivided property and agrees to be responsible for such differences and agrees to permit the assessment of the entire cost of all of said improvements against the subdivided property. This waiver shall become null and void at such time as the original required subdivision improvements herein referred to are completed by the undersigned at no cost to the City and accepted by the City of Davenport, Iowa, and a release of Waiver is signed by the City Engineer and duly recorded.

DATED this \_\_\_\_ day of August, 2018.

McCarthy Improvement Company,

By   
Gregory J. Bush, CEO

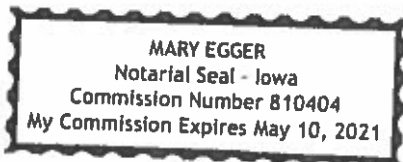
Linwood Mining and Minerals Corp.

By   
Gregory J. Bush, CEO

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this 23<sup>rd</sup> day of August, 2018, before me, the undersigned, a Notary Public in and for said County and State personally appeared Gregory J. Bush, to me personally known, who, being by me duly sworn, did say that he is the CEO of McCarthy Improvement Company and the CEO of Linwood Mining and Minerals Corp.; that the said instrument was signed on behalf of said corporation by authority of its board of directors; and that the said person as an officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it voluntarily executed, and by him voluntarily executed.

(Notary Seal)



  
Notary Public in and for said County and State



**HOLD HARMLESS AGREEMENT**

The undersigned, McCarthy Improvement Company, an Iowa Corporation and Linwood Mining and Minerals Corp., an Iowa Corporation, owners of the property known as Crow Valley Plaza Eleventh Addition, Davenport, Iowa, hereby agree to hold the City of Davenport, Iowa, harmless from any damages, claims or suits resulting from any construction or development by the owner, from the date of acceptance to said plat to and including the date of completion of any and all improvements made thereon.

DATED this 23<sup>rd</sup> day of August, 2018.

McCarthy Improvement Company,

By

  
Gregory J. Bush, CEO

Linwood Mining and Minerals Corp.

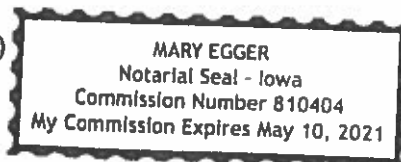
By

  
Gregory J. Bush, CEO

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this 23<sup>rd</sup> day of August, 2018, before me, the undersigned, a Notary Public in and for said County and State personally appeared Gregory J. Bush, to me personally known, who, being by me duly sworn, did say that he is the CEO of McCarthy Improvement Company and the CEO of Linwood Mining and Minerals Corp.; that the said instrument was signed on behalf of said corporation by authority of its board of directors; and that the said person as an officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it voluntarily executed, and by him voluntarily executed.

(Notary Seal)



  
Notary Public in and for said County and State

**CERTIFICATE OF ATTORNEY**

We, Lane & Waterman LLP, of Davenport, Iowa, certify that we have examined the records of Scott County, Iowa, and the records of the United States District Court for the Southern District of Iowa, Davenport Division, and from such examination we find title in fee simple to the real estate identified as Crow Valley Plaza Eleventh Addition, Davenport, Iowa, to be vested in McCarthy Improvement Company and Linwood Mining and Minerals Corp., free and clear of all liens and encumbrances as of this date.

DATED at Davenport, Iowa, this 27<sup>th</sup> day of August, 2018.

LANE & WATERMAN LLP

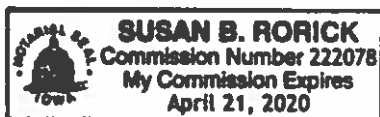
By   
Samuel J. Skorepa

LANE & WATERMAN LLP  
220 North Main Street, Suite 600  
Davenport, Iowa 52801  
(563) 324-3246

STATE OF IOWA                    )  
  ) SS:  
COUNTY OF SCOTT            )

On this 27 day of August 2018, before me, a Notary Public in and for said State, personally appeared Samuel J. Skorepa, to me known to be the identical person named herein and who executed the foregoing instrument.

  
Notary Public



**COUNTY TREASURER'S CERTIFICATE**

I, William B. Fennelly, Treasurer of Scott County, Iowa, do hereby certify that, according to the records of my office, the real estate shown on the annexed plat of Crow Valley Plaza Eleventh Addition, Davenport, Iowa, is free from certified taxes and certified special assessments as of this date.

Dated at Davenport, Iowa, this 27 day of August, 2018.

William B. Fennelly  
Treasurer, Scott County, Iowa

By

  
Deputy

[SEAL]

Parcel #'s: Y0919-03D  
Y0901-12D  
Y0901-01

Ad-0/10

APPROVAL OF SUBDIVISION PLAT NAME BY SCOTT COUNTY AUDITOR

Dated: August 27, 2018

The Scott County Auditor's Office has reviewed the Final Plat of Crow Valley Plaza Eleventh Addition to the City of Davenport, Scott County, Iowa.

Pursuant to Iowa Code §354.6(2) and §354.11(6), we approve of the Subdivision name or title and have no objections to this subdivision plat being recorded.

Signed:   
County Auditor of Scott County, Iowa

[SEAL]



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**  
**9/5/2018**

Subject:  
Resolution for Case F18-09 being the request of O'Bros, LLC for the Final Plat for Eastern Avenue Farms 5th Addition containing 47 lots. The property is located east of 61st Street 1/3 mile east of Eastern Avenue. [Ward 8].

Recommendation:  
Adopt the resolution.

Background:  
The subdivision contains 47 residential lots. Overall, the property contains 18.39 acres, more or less and is zoned "R-2" Low Density Dwelling District.

The Plan and Zoning Commission forwards Case No. F18-09 to the City Council with a recommendation for approval subject to five conditions.

The Plan and Zoning Commission vote was 8-yes, 0-no and 0-abstain.

Please note that the conditions were incorporated into the revised plat, and therefore, not repeated here.

**ATTACHMENTS:**

Type	Description
▢ Cover Memo	Resolution
▢ Backup Material	Final Plat
▢ Backup Material	Assessment Waiver
▢ Backup Material	Plan and Zoning Commission Letter to City Council - 7-18-2018
▢ Backup Material	Plan and Zoning Commission Vote Results - 7-17-2018
▢ Backup Material	Staff Report to Plan and Zoning Commission - 7-17-2018 Meeting

**REVIEWERS:**

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	8/30/2018 - 11:35 AM
Community Development Committee	Berger, Bruce	Approved	8/30/2018 - 11:36 AM
City Clerk	Admin, Default	Approved	8/30/2018 - 12:08 PM

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

Resolution offered by Kyle Gripp, Chairperson

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. F18-09 being the request of O'Bros. LLC for the Final Plat of Eastern Avenue Farms Fifth Addition containing 47 lots. The property is located east of East 61st Street 1/3 mile east of Eastern Avenue. The property contains 18.39 acres, more or less and is zoned "R-2" Low Density Residential. [Ward 8]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Final Plat of Eastern Avenue Farms Fifth Addition be the same and is hereby approved and accepted subject to all the conditions as stated in the Commission's letter dated July 19, 2018 (please note that all of the conditions 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



CITY OF DAVENPORT

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

PLANNING AND ZONING

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

IOWA - AMERICAN WATER CO.

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

MID AMERICAN ENERGY CO.

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

MEDIACOM

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

CENTURYLINK

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

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	30.68'	175.00'	N 82°32'34" E	30.64'
C2	68.09'	175.00'	N 66°22'27" E	67.66'
C3	67.18'	175.00'	N 44°13'50" E	66.77'
C4	67.01'	175.00'	N 22°15'49" E	66.60'
C5	41.93'	175.00'	N 04°25'47" E	41.83'
C6	196.35'	125.00'	N 42°33'54" E	176.78'
C7	23.56'	15.00'	N 47°26'06" W	21.21'
C8	23.56'	15.00'	S 42°33'54" W	21.21'
C9	23.56'	15.00'	N 42°33'54" E	21.21'
C10	23.56'	15.00'	S 47°26'06" E	21.21'
C11	13.62'	15.00'	S 23°34'30" W	13.16'
C12	75.43'	50.00'	N 06°21'55" E	68.48'
C13	69.10'	50.00'	N 76°26'54" W	63.73'
C14	24.80'	50.00'	S 49°45'05" W	24.54'
C15	13.62'	15.00'	N 61°33'18" E	13.16'
C16	23.56'	15.00'	N 47°26'06" W	21.21'
C17	23.56'	15.00'	S 42°33'54" W	21.21'
C18	13.62'	15.00'	S 66°23'30" E	13.16'
C19	24.85'	50.00'	N 54°38'51" W	24.59'
C20	69.08'	50.00'	S 71°32'03" W	63.72'
C21	75.41'	50.00'	S 11°15'12" E	68.46'
C22	13.62'	15.00'	N 28°26'42" W	13.16'
C23	23.56'	15.00'	N 42°33'54" E	21.21'
C24	23.56'	15.00'	S 47°26'06" E	21.21'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°33'54" E	54.54'
L2	S 02°26'06" E	5.00'

FINAL PLAT

OF  
EASTERN AVENUE FARMS FIFTH ADDITION  
A RE-PLAT OF LOT 47 OF EASTERN AVENUE FARMS FOURTH ADDITION,  
IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA  
18.39 ACRES±

OWNER / SUBDIVIDER  
O'BROS LLC  
3885 ELMORE AVENUE  
DAVENPORT, IOWA 52807  
PHONE: (563) 823-1520

BASIS OF BEARING  
IOWA STATE PLANE COORDINATE SYSTEM,  
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)



SCALE: 1" = 60'

LEGEND

- REBAR, FOUND
- ⊗ CHISELED "X" IN CONCRETE, FOUND
- ⊗ CHISELED "X" IN CONCRETE, SET
- △ REBAR WITH CAP # \_\_\_\_\_, FOUND
- △ 5/8" REBAR WITH CAP #13581 SET
- 100.00' MEASURED DIMENSION
- (100.00') RECORDED DIMENSION
- ┌ LINE CONTINUATION
- └ SUBDIVISION BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- ..... UNDERLYING DEED LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING R.O.W. LINE
- - - PROPOSED R.O.W. LINE
- - - BUILDING SETBACK LINE
- - - PROPOSED CENTER LINE

ABBREVIATIONS

- AC ACRES
- L LENGTH
- R RADIUS
 SF SQUARE FEET | BSL BUILDING SETBACK LINE | UE UTILITY EASEMENT | DE DRAINAGE EASEMENT |

GENERAL NOTES

This Final Plat was prepared at the request of, and for the exclusive use of O'Bros, LLC.

It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the re-survey of this property.

This property is subject to any and all easements and roadways of record.

No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this survey.

No investigation was made as apart of this survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-8989 for information regarding these utilities or facilities.

No part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0360F with an Effective Date February 18, 2011.

Distances are listed in feet and decimal part of a foot.

All monuments have been found or will be set as shown on this plat by December 1st 2018.

Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service and cable T.V. to individual structures and street lights.

Easements designated as "Utility Easements" include all utilities that are provided by either the city of Davenport or those companies authorized to provide public utilities within the city of Davenport.

Sidewalks shall be installed along street frontages when so ordered by the City.

LAWRENCE J WHITTY  
&  
NANCY J WHITTY



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

Daryl A. Brickner, PLS No. 13581 \_\_\_\_\_ Date \_\_\_\_\_  
My license renewal date is December 31, 2019  
No. of sheets covered by this seal: \_\_\_\_

REVISIONS

DESCRIPTION

DATE

1 7/17/2018

2 8/27/2018

REVISED PER CITY REVIEW COMMENTS

REVISED UTILITY & DRAINAGE EASEMENT ALONG EAST LINE OF SUBDIVISION

EASTERN AVENUE FARMS 5th ADDITION  
DAVENPORT, IOWA

FINAL PLAT

IMEG Project No:  
18001330.00

File Name:  
18001330\_00-PROPERTY.dwg

© COPYRIGHT 2018  
ALL RIGHTS RESERVED

Field Book No:

Drawn By: DAB

Checked By: BDO

Date: 6/7/2018

Sheet 1 of 1



Prepared by/Return to: Pastnak Law Firm, P.C., 313 W. 3rd St., Davenport, IA 52801 (563) 323-7737

**ASSESSMENT WAIVER  
(Subdivision Improvements)**

O'BROS, L.L.C., an Iowa Limited Liability Company, has this date filed with the Clerk of the City of Davenport, Iowa, a plat of EASTERN AVENUE FARMS FIFTH ADDITION, an Addition to the City of Davenport, Scott County, Iowa.

It is agreed by the undersigned, its successors, heirs and assigns that at such time as street improvements, sanitary sewers, storm drainage facilities, or other conventional type of subdivision improvements, except public sidewalks, are needed, the City of Davenport shall put in said improvements and assess the total cost of same in the prescribed manner against the subdivided property comprising said EASTERN AVENUE FARMS FIFTH ADDITION in accordance with the laws regarding special assessments. Said assessment shall be paid in one installment payment.

In accordance with the provisions of the Municipal Ordinances of the City of Davenport, the undersigned subdivider and owner of all lots in said EASTERN AVENUE FARMS FIFTH ADDITION, an Addition to the City of Davenport, Iowa, for itself, its heirs, grantees, representative successors, assignees and all subsequent owners of any part of said addition do hereby waive all formalities, rights of protest and rights of appeal to the ordering of said improvements and assessing the cost thereof against the subdivided property even though the cost thereof may exceed the amount that can legally be assessed by the City of Davenport against the subdivided property and agrees to be responsible for such differences and agrees to permit the assessment of the entire cost of all of said improvements against the subdivided property. This waiver shall become null and void at such time as the original required subdivision improvements herein referred to are completed by the undersigned at no cost to the City and accepted by the City of Davenport, Iowa, and a release of Waiver is signed by the City Engineer and duly recorded.

O'BROS, L.L.C., an Iowa Limited Liability Company

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

Jeffrey M. O'Rourke, Manager

STATE OF IOWA

)  
) ss.

COUNTY OF SCOTT

On this 30 day of July, 2018, before me, a Notary Public in and for said county and state, personally appeared **Jeffry M. O'Rourke**, to me personally known, who being by me duly (sworn or affirmed) did say that that he is the **Manager** of **O'Bros, L.L.C.**, an Iowa Limited Liability Company, and that said instrument was signed on behalf of the said Limited Liability Company by authority of its Members and the said **Jeffry M. O'Rourke** acknowledged the execution of said instrument to be the voluntary act and deed of said Limited Liability Company by it and him voluntarily executed.

  
Notary Public



Prepared by/Return to: Pastrnak Law Firm, P.C., 313 W. 3rd St., Davenport, IA 52801 (563) 323-7737

**ASSESSMENT WAIVER  
(Sidewalks)**

O'BROS, L.L.C., an Iowa Limited Liability Company, has this date filed with the Clerk of the City of Davenport, Iowa, a plat of EASTERN AVENUE FARMS FIFTH ADDITION, an Addition to the City of Davenport, Scott County, Iowa.

It is agreed by the undersigned, its successors, heirs and assigns that at such time as public sidewalks are needed, the City of Davenport shall put in said improvements and assess the total cost of same in the prescribed manner against the subdivided property comprising said EASTERN AVENUE FARMS FIFTH ADDITION in accordance with the laws regarding special assessments. Said assessment shall be paid in one installment payment.

In accordance with the provisions of the Municipal Ordinances of the City of Davenport, the undersigned subdivider and owner of all lots in said EASTERN AVENUE FARMS FIFTH ADDITION to the City of Davenport for itself, its heirs, grantees, representative successors, assignees and all subsequent owners of any part of said addition do hereby waive all formalities, rights of protest and rights of appeal to the ordering of said improvements and assessing the cost thereof against the subdivided property even though the cost thereof may exceed the amount that can legally be assessed by the City of Davenport against the subdivided property and agrees to be responsible for such differences and agrees to permit the assessment of the entire cost of all of said improvements against the subdivided property. This waiver shall become null and void at such time as the original required subdivision improvements herein referred to are completed by the undersigned at no cost to the City and accepted by the City of Davenport, Iowa, and a release of Waiver is signed by the City Engineer and duly recorded.

O'BROS, L.L.C., an Iowa Limited Liability Company


By: Jeffery M. O'Rourke  
Jeffery M. O'Rourke, Manager

STATE OF IOWA

)  
) ss.  
)

COUNTY OF SCOTT

On this 30 day of July, 2018, before me, a Notary Public in and for said county and state, personally appeared **Jeffry M. O'Rourke**, to me personally known, who being by me duly (sworn or affirmed) did say that that he is the **Manager** of **O'Bros, L.L.C.**, an Iowa Limited Liability Company, and that said instrument was signed on behalf of the said Limited Liability Company by authority of its Members and the said **Jeffry M. O'Rourke** acknowledged the execution of said instrument to be the voluntary act and deed of said Limited Liability Company by it and him voluntarily executed.

  
\_\_\_\_\_  
Notary Public



July 18, 2018

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

At its regular meeting of July 17, 2018, the City Plan and Zoning Commission considered Case F18-09 being the request of O'Bros. LLC for the Final Plat of Eastern Avenue Farms Fifth Addition. The property is located east of 61st Street 1/3 mile east of Eastern Avenue and contains 47 residential lots. The property contains 18.39 acres, more or less, and is zoned "R-2" Low Density Dwelling District.

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

The Plan and Zoning Commission accepts the listed findings and forwards Case F18-09 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 is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner;
4. That a note be added to the plat stating that sidewalks shall be installed along street frontages when so ordered by the City; and
5. All easements shall be a minimum 15 feet in width.

The vote for approval was 8–yes, 0-no and 0-abstein

Respectfully submitted,



Robert Inghram, Chairperson  
City Plan and Zoning Commission



City Plan & Zoning Commission Voting Record  
Meeting Date: 7-17-2018  
Meeting Location: Council Chambers-City Hall

Name:	Roll Call	REZ18-09	F18-09
Connell	P	Y	Y
Hepner	EX		
Inghram	P		
Johnson	P	Y	Y
Kelling	P	N	Y
Lammers	EX		
Maness	P	N	Y
Medd	P	N	Y
Quinn	P	Abstain	Y
Reinartz	P	N	Y
Tallman	P	Y	Y
		3-YES 4-NO 1-ABSTAIN	8-YES 0-NO 0-ABSTAIN



City of Davenport  
Community Planning & Economic Development Department  
**FINAL STAFF REPORT**

**Meeting Date:** July 17, 2018  
**Request:** Final Plat for a 47 lot commercial subdivision  
**Address:** East 61<sup>st</sup> Street approximately 1/3 mile east of Eastern Avenue  
**Case No.:** F18-09  
**Applicant:** O'Bros. LLC.

**Recommendation:**

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case No. F18-09 to the City Council with a recommendation for approval subject to the listed conditions.

**Introduction:**

Case No. F18-09 being the request of O'Bros. LLC a final plat of Eastern Avenue Farms Fifth Addition located east of 61st Street 1/3 mile east of Eastern Avenue containing 47 residential lots on 18.39 acres, more or less. The property is zoned "R-2" Low Density Dwelling District.

**AREA CHARACTERISTICS:**

*Zoning Map*



 Subject Property



*Land Use Map*



 Subject Property



**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 existing street network will be extended into/through this plat. East 61<sup>st</sup> Street is extended through the plat and dead-ends at the eastern boundary East 60<sup>th</sup> Street curves to the north and makes an internal connection with 61<sup>st</sup> Street.

Storm Water. Existing stormwater infrastructure will also be extended; existing Fourth Addition drains to the detention to the south.

Sanitary Sewer. Existing sanitary sewer infrastructure will need to be extended.

Other Utilities. Other normal utility services are available.

Parks/Open Space. The proposed plat does not impact any existing or planned parks or public open spaces.

**Public Input:**

No public hearing is required for a Final Plat.

**Discussion:**

This plat continues the Eastern Avenue Farms development to the east finishing out the area currently owned by O'Bros. LLC. The street layout appears to preclude the future connection to the existing 60th Street right-of-way at Jersey Ridge Road located just to the southeast.

## Staff Recommendation

### Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case No. F18-09 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 is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner; and
4. That a note be added to the plat stating that sidewalks shall be installed along street frontages when so ordered by the City; and
5. All easements shall be a minimum 15 feet in width.

Prepared by:



Ryan Rusnak, AICP  
Planner III

City of Davenport

Agenda Group:  
Department: Community Planning & Economic Development  
Contact Info: Brian Heyer  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Resolution setting a public hearing on the proposed conveyance of vacated public right-of-way, that being a part of Fairhaven Road lying south of 53rd Street and between Lots 2 and 3 of Hanlin's Addition, WCT Investments, LLC, Petitioner [Ward 6]

Recommendation:  
Adopt the resolution setting the public hearing.

Background:  
The Davenport City Council recently approved the vacation of this particular right of way at the request of WCT Investments, L.L.C. (Portillos) for inclusion in its proposed commercial development.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Resolution Setting Public Hearing -- WCT Investments

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Warner, Tom	Approved	8/29/2018 - 3:22 PM
Finance Committee	Admin, Default	Approved	8/30/2018 - 12:10 PM
City Clerk	Admin, Default	Approved	8/30/2018 - 12:10 PM

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

Resolution offered by Alderman \_\_\_\_\_

RESOLVED by the City Council of the City of Davenport.

RESOLUTION SETTING A PUBLIC HEARING CONCERNING THE PROPOSED CONVEYANCE OF VACATED PUBLIC RIGHT OF WAY, THAT BEING A PART OF FAIRHAVEN ROAD LYING SOUTH OF 53<sup>RD</sup> STREET AND BETWEEN LOTS 2 AND 3 OF HANLIN'S ADDITION. WCT INVESTMENTS, L.L.C., PETITIONER.

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

Part of the Southeast Quarter of Section 7, Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa, being more particular described as follows:

A part of Fairhaven Road as shown on the plat of Hanlin's Addition, which is recorded in book 65, at page 123 in the office of the Scott County Recorder of Deeds, being more particularly bounded and described as follows:

Beginning at the southeast corner of lot 3 in said Hanlin's Addition, thence north, along the east line of said lot 3, to the intersection of said east line and the south right of way line of east 53rd street; thence east along said south right of way line to the intersection of said south right of way line and the west line of lot 2 in said Hanlin's Addition; thence south along the said west line of lot 2 to the southwest corner of said lot 2; thence west to the point of beginning. Said tract contains 14,898 square feet, more or less.

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

WHEREAS, WCT Investments, L.L.C. has offered to acquire said property, and

WHEREAS, Iowa law requires a city to hold a public hearing prior to conveying its interest in real property,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that a public hearing concerning the proposed conveyance of vacated public right of way known as part of Fairhaven Road lying South of 53<sup>rd</sup> Street and between Lots 2 and 3 of Hanlin's Subdivision, legally described above, will be held on September 19, 2018, at 5:30 p.m., in the Council Chambers, Davenport City Hall, 226 West Fourth Street, Davenport, Iowa.

Approved:

Attest:

---

Frank Klipsch, Mayor

---

Jackie E. Holecek, City Clerk



City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Bruce Berger, 326-7769

Wards:

**Action / Date**

**9/5/2018**

Subject:

Resolution setting a public hearing on the proposed conveyance of five parcels located south of the Salvation Army building at the NW corner of 5th and Harrison (Arsenal Properties, LLC, petitioner). [Ward 3]

Recommendation:

Approve the motion.

Background:

In 1992, the U.S. Department of Housing and Urban Development (HUD) and the City executed a Settlement Agreement that provided for HUD to convey the Roosevelt Building (located at the SW corner of 6th and Harrison) to the Salvation Army. HUD agreed to transfer the property that contained the building and small piece of adjacent ground. In return, the Salvation Army agreed to use the building to provide shelter and social services to the homeless for a period of not less than 20 years.

At the end of the 20-year period (roughly October 2012), the City was to deed the remainder of the City-owned parcels on the block which was essentially the gravel parking lot area south of the Roosevelt Building. Since October 2012, the City has reached out to Salvation Army to start this conveyance; however, they had asked that the City wait until their long-term plans were solidified.

The Salvation Army has now determined that they wish to move out of the Roosevelt Building and have accepted a purchase agreement from the petitioner. In complying with the spirit of the HUD Settlement Agreement, the Salvation Army is asking that the City convey the parcels south of the building to the petitioner. Staff understanding is that the petitioner plans to renovate the building into apartments.

The Roosevelt Building was originally built around 1906 with 32-36 apartment units on part of the campus which previously hosted a brewery and a bottling company (the Frahm and Sons Brewing Company and the Davenport Malting Company) in the 1800s. The Salvation Army began operating in the building shortly after the 1992 HUD Settlement Agreement was signed. They intend to transfer this property to the petitioner in September/October.

Approval of this motion will set a public hearing for the Committee-of-the-Whole meeting on September 19 regarding the proposed conveyance of the City-owned portion of the parking lot (parcel #s G0054-15, G0054-40, G0054-41, G0054-42, and G0054-43).

**ATTACHMENTS:**

Type	Description
□ Cover Memo	Resolution
□ Cover Memo	Map

**REVIEWERS:**

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	8/30/2018 - 11:25 AM
City Clerk	Admin, Default	Approved	8/30/2018 - 12:09 PM

RESOLUTION NO.

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION setting a public hearing on the proposed conveyance of five parcels located south of the Salvation Army building at the NW corner of 5<sup>th</sup> and Harrison (Arsenal Properties, LLC) [Ward 3].

WHEREAS, the City of Davenport is the legal owner of the real estate on the attached map; and

WHEREAS, an executed 1992 HUD Settlement Agreement obligates the City of Davenport to convey these properties to the Salvation Army or their designee once they've satisfied a 20-year requirement to provide shelter and social services to the homeless; and

WHEREAS, the Salvation Army has satisfied the 20-year requirement and desires to sell their building as well as these adjacent parcels to the petitioner; and

WHEREAS, a public hearing on the matter is required by law.

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that a public hearing shall be held on the proposed transfer of this real estate on Wednesday, the 19<sup>th</sup> of September, 2018, at 5:30 PM in the Council Chambers of City Hall and notice of said hearing shall be published in the manner prescribed by law.

Attest:

Approved:

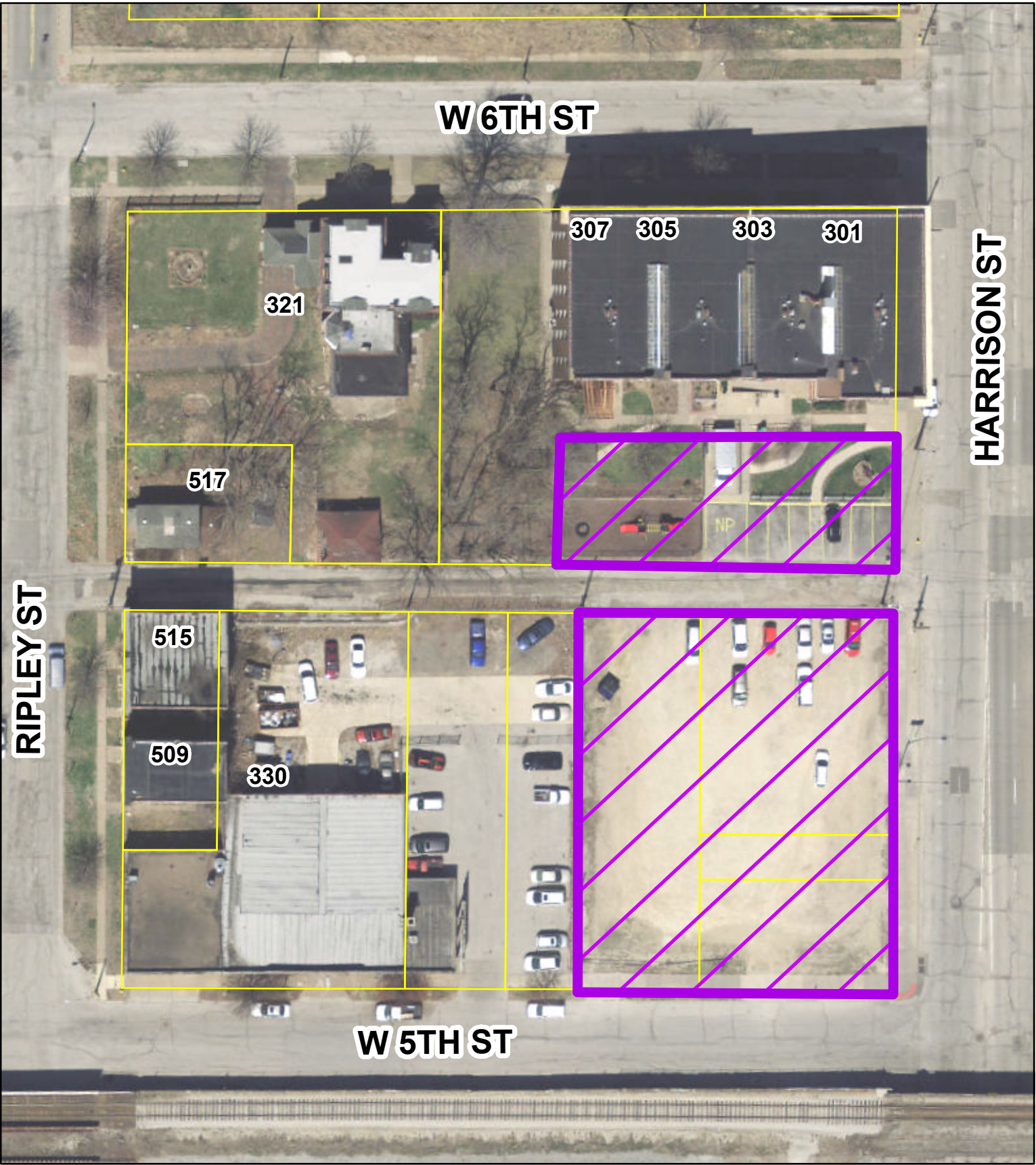
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Jackie E. Holecek, CMC  
Deputy City Clerk

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Frank Klipsch  
Mayor

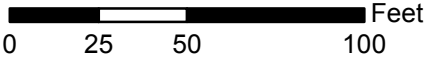
# Salvation Army Site: City Owned Parcels



## Legend



City Owned Property



City of Davenport

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

**Action / Date**  
**9/5/2018**

**Subject:**

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

Davenport Community School District, West High Homecoming Parade, September 13, 2018; 4:00 PM - 6:30 PM; Closure Location: Parade starts at the Mississippi Valley Fairgrounds, west on 18th Street, north on Elsie Avenue, west on Lombard Street, south on Nevada Avenue, crossing Locust Street and ending at West High School parking lot. [Ward 4]

Quad City Celtic Organization, Celtic Festival and Highland Games of the Quad Cities, September 14-15, 2018; 6:00 AM - 11:30 PM; Closure Location: Warren Street to Beiderbecke Drive [Ward 3]

St. Ambrose University, Killer Bee 5K Run/Walk; September 22, 2018; 8 AM - until race finishes; Closure Location: Ripley Street from High to Dover Court, Dover Court from High to Gaines Street, Gaines Street to High Street, Rusholme from Gaines to Lillie Avenue, Lillie from Rusholme to Pleasant St, Warren Street from Pleasant St to Spaulding Blvd [Ward 5, 7]

Quad Cities Marathon Race Committee, Quad Cities Marathon; September 23, 2018; 7:00 AM - 11:00 AM; Closure Location: Gaines Street to Centennial Bridge Off Ramp; 2<sup>nd</sup> Street to Western to River Drive to bikepath; Government Bridge to 2<sup>nd</sup> Street to Perry Street to Bikepath [Ward 3]

J&M Displays, Fireworks for Wedding at Modern Woodmen Park, September 29, 2018, 5:00 PM to 10:30 PM; Closure Location: Behind Modern Woodmen Park and bike path adjacent while live mortars are in use [Ward 3]

Mary's on 2nd, Unity Fall Pride Celebration, October 5-6, 2018, 7:00 AM to 2:00 AM; Closure Location: 2nd Street from Brown to the exit of the Post Office and Warren Street from the alley south of 2nd Street to the alley north of 2nd Street [Ward 3]

Davenport Fire Antique and Restoration Society, Annual Fire Muster, October 7, 2018; 8:00 AM - 6:00 PM; Closure Location: 11th Street from Mound to Jersey Ridge [Ward 5]

Davenport Fire Antique and Restoration Society, Annual Antique Fire Procession; October 7, 2018; 11:00 AM - 12:00 PM; Beginning at Modern Woodmen Park, north on Western, west on 4th Street, north on Waverly Rd, north on Lincoln Avenue, east on Locust Street, north on Eastern, east on 32nd Street, South on Belle Avenue, East on 31st Street and south on Jersey Ridge to Fire Museum. [Ward: 3, 4, 5, 6, 7 ]

Edwin Hildebrand/Davenport Chapter #2 Quad Cities, 2018 Veterans Day Parade, November 12, 2018, 10:00 AM to 11:00 AM; Closure Location: Starting at 4th and Western Ave, south on Western Ave to Second Street, east on Second Street to Main Street, north on Main Street to 4th

Street and west on 4th Street to Western, parade ends. [Ward 3]

Genesis Health, Remembrance Tree Lighting, November 10, 2018, 12:00 (Noon) - 7:30 PM;  
Closure Location: Iowa Street between River Drive and Second Street [Ward 3]

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	8/21/2018 - 9:32 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: Davenport Community School District*

*Event: West High School Homecoming Parade*

*Date: September 13<sup>th</sup>*

*Time: 4:00 PM – 6:30 PM*

*Closure Location: Parade starts at the Mississippi Valley Fairgrounds, continues west on 18<sup>th</sup> Street to north Elsie Avenue taking a left onto west Lombard Street, left onto north Nevada Avenue, crossing Locust Street and ending at West High School parking lot.*

*Ward: 4*

*Entity: Quad City Celtic Organization*

*Event: Celtic Festival and Highland Games of the Quad Cities*

*Dates: September 14<sup>th</sup> – 15<sup>th</sup>*

*Time: 6:00 AM – 11:30 PM*

*Closure Location: Warren Street to Beiderbecke Drive*

*Ward: 3*

*Entity: St. Ambrose University*

*Event: Killer Bee 5K Run/Walk*

*Dates: Saturday, September 22<sup>nd</sup>*

*Time: 8:00 AM until race finish*

*Closure Location: Ripley Street from High to Dover Court, Dover Court from High to Gaines Street, Gaines Street to High Street, Rusholme from Gaines to Lillie Avenue, Lillie from Rusholme to Pleasant St, Warren Street from Pleasant St to Spaulding Blvd*

*Ward: 5, 7*



*Entity: Quad Cities Marathon Race Committee*

*Event: Quad Cities Marathon*

*Dates: September 23<sup>rd</sup>*

*Time: 7:00 AM to 11:00 AM*

*Closure Location: Gaines Street to Centennial Bridge Off Ramp; 2<sup>nd</sup> Street to Western to River Drive to bike path; Government Bridge to 2<sup>nd</sup> Street to Perry Street to Bike path*

*Ward: 3*

*Entity: J&M Displays*

*Events: Fireworks for Wedding at Modern Woodmen Park*

*Date: September 29, 2018*

*Time: 5:00 PM – 10:30 PM*

*Closure Location: Behind Modern Woodmen Park and adjacent bike path while live mortars are in use*

*Ward: 3*

*Entity: Mary's on 2<sup>nd</sup>*

*Event: Unity Fall Pride Celebration*

*Date: October 5 & 6*

*Time: 7:00 AM – 2:00 AM*

*Closure Location: 2<sup>nd</sup> Street from Brown to exit of Post Office and Warren Street from the alley south of 2<sup>nd</sup> Street to the alley north of 2<sup>nd</sup> Street*

*Ward: 3*

*Entity: Davenport Fire Antique and Restoration Society*

*Event: Annual Fire Muster*

*Date: October 7<sup>th</sup>*

*Time: 8:00 AM to 6:00 PM*

*Closure Location: 11th Street from Mound to Jersey Ridge Road*

*Ward: 5*

*Entity: Davenport Fire Antique and Restoration Society*

*Event: Annual Antique Fire Procession*

*Date: October 7<sup>th</sup>*

*Time: 11:00 AM – 12:00 PM*

*Closure Location: Beginning at Modern Woodmen Park, north on Western, west on 4th Street, north on Waverly Rd, north on Lincoln Avenue, east on Locust Street, north on Eastern, east on 32<sup>nd</sup> Street, South on Belle Avenue, East on 31<sup>st</sup> Street and south on Jersey Ridge to Fire Museum.*

*Ward: 3, 4, 5, 6, 7*

*Entity: Genesis Health*

*Event: Remembrance Tree Lighting*

*Date: November 10th*

*Time: 12:00 (Noon) to 7:30 PM*

*Closure Location: Iowa Street between River Drive and Second Street*

*Ward: 3*

*Entity: Edwin Hildebrand/Davenport Chapter #2 Quad Cities*

*Event: 2018 Veterans Day Parade*

*Date: November 12th*

*Time: 10:00 AM – 11:00 AM*

*Closure Location: Starting at 4<sup>th</sup> Street and Western Ave, south on Western Ave to Second Street, east on Second Street to Main Street, north on Main Street to 4<sup>th</sup> Street and west on 4<sup>th</sup> Street to Western, parade ends*

*Ward: 3*

Approved this 10<sup>th</sup> day of September, 2018.



Approved:

Attest:

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

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

City of Davenport

Agenda Group:  
Department: City Clerk  
Contact Info: Jackie E Holecek  
Wards: ALL

**Action / Date**  
**9/5/2018**

Subject:  
Motion approving noise variance request(s) for various events on the listed dates and times.

Hilltop Village Campus, Retrofest, September 15, 2018; Noon to 10:00 PM, Outdoor Music, Over 50 dBa [Ward 5]

J&M Displays, Fireworks for Wedding at Modern Woodmen Park, September 29, 2018, 9:30 PM to 9:45 PM, Over 50 dBa [Ward 3]

Mary's on 2nd, 832 West Second Street, Unity Fall Pride Celebration, October 5 & 6, 2018; Friday - 4:00 PM to 1:00 AM and Saturday - Noon to 1:00 AM, Outdoor Music, Over 50 dBa [Ward 3]

Recommendation:  
Approve the motion.

Relationship to Goals:  
Vibrant Region

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	8/24/2018 - 11:29 AM

City of Davenport

Agenda Group:  
Department: City Clerk  
Contact Info: Gary Statz (563) 326-7754  
Wards:

**Action / Date**  
**9/5/2018**

Subject:

Motion approving the petition for 2 street lights on Madison Street between Locust and 17<sup>th</sup> Streets. [Ward 4]

Recommendation:

Approve the Motion.

Background:

A petition was received and reviewed for the location on this motion. This block has no power poles or street lights and is very dark at night. The residents want lights to feel more secure.

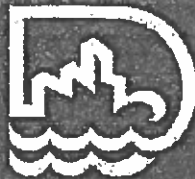
To alleviate this issue Traffic Engineering will recommend 2 street lights to be installed on new wood poles on this block. The 100 W equivalent LED lights will hang over the street. MidAmerican Energy has already looked at this location and said they will be able to install 2 new poles at about one-third and two-thirds the way from Locust to 17<sup>th</sup>.

ATTACHMENTS:

Type	Description
Backup Material	PS_MOT_1717 Madison St street light petition

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Admin, Default	Approved	8/30/2018 - 1:04 PM



# City of Davenport

## PETITION FOR PUBLIC LIGHTING

Date Aug 7 2018

We, the undersigned residents of the City of Davenport, Iowa,  
Request the installation of PUBLIC LIGHTING In/at:

STREET LOCATION

1717 Madison ST.

or

Davenport

ALLEY LOCATION

REASON FOR LIGHT

"Extreme" Darkness on entire Street  
Not Safe or Secure

RESIDENT(S) SIGNATURE

ADDRESS

PHONE NUMBER

① Rachel L. Trail	1717 Madison ST.	563-528-5991
Melby Kuyper (Aunt)	1715 Madison ST.	563-570-3422
Randy Hunt	1715 Madison ST.	563-570-0252
William S. Jones	1735 Madison ST.	563-209-3378
Wisha Jones	1735 Madison ST.	563-340-3940
Daveon N. Nwankwo	1717 1/2 Madison	
Heather W. W. W.	1717 1/2 Madison ST.	563-326-1048

Please include all residents near the proposed light location.

PETITIONER/CONTACT PERSON  
SIGNATURE OF PETITIONER

PRINT NAME

ADDRESS

ZIP CODE

PHONE NUMBER

Rachel L. Trail

RACHEL L. TRAIL

1717 Madison ST. Davenport

52804

563-528-5991

Return completed form to: City of Davenport Public Works Department  
Lighting Petition  
1200 East 46<sup>th</sup> Street, Davenport, IA 52807

For Questions, call:  
563-326-7754

City of Davenport

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

**Action / Date**  
**9/5/2018**

Subject:  
Motion approving beer and liquor license applications.

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

Ward 3

Celtic Festival and Highland Games of the Quad Cities (Celtic Highland Games of the Quad Cities) - 1200 Beiderbecke Dr. (Centennial Park) - Outdoor Area September 13, 2018 "Celtic Festival" - License Type: B Beer

The Key (The Key, LLC) - 229 Brady St., Suite 102 - License Type: C Liquor

Me & Billy (Collins Maus LLC) - 200 W 3rd St. - Outdoor Area - Premise update only (expanding to absorb adjacent unit at 216 W 3rd St.) - License Type: C Liquor

Ward 5

Rookie's Sports Bar (Rookies Inc.) - 2818 Brady St. - Outdoor Area, September 22-23, 2018 - "Customer Appreciation Day" - License Type: C Liquor

Ward 6

Cactus LLC (Cactus LLC) - 2843 E 53rd St. - License Type: C Liquor

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

Ward 1

Lulac Club (LULAC Council #10 Inc.) – 4224 Ricker Hill Rd. – License Type: C Liquor

Ward 2

Las Margaritas (RPO, LLC) – 3559 W Kimberly Rd., Unit 1 – Outdoor Area – License Type: C Liquor

Ward 3

Fresh Deli by Nostalgia Farms (Nostalgia Farms Market Inc.) – 421 W River Dr., Suite 2 – Outdoor Area – License Type: C Liquor

Front Street Brewery (Front Street Brewery Inc.) - 208 E River Dr. – Outdoor Area – License

Type: C Liquor

Raw Bar (RAWBAR) – 136 E 3<sup>rd</sup> St., Suite A – Outdoor Area – License Type: C Liquor

RiverCenter/Adler Theatre (VenuWorks of Davenport, LLC) – 136 E 3<sup>rd</sup> St. – Outdoor Area – License Type: C Liquor

West Side Grocery (RAMS S LLC) – 1802 W 7<sup>th</sup> St. – License Type: E Liquor / B Wine / C Beer

Ward 4

Hy-Vee #5 (Hy-Vee, Inc.) – 2351 W Locust St. – License Type: E Liquor / B Wine / C Beer

Hy-Vee Gas (Hy-Vee, Inc.) – 2353 W Locust St. – License Type: C Beer

MC's Happy Hollow (DMC Corporation) – 1502 W 14<sup>th</sup> St. – License Type: C Liquor

Q C Mart (Bethany Enterprises, Inc.) – 1556 W Locust St. – License Type: C Beer

Ward 5

The Current (Putnam Landlord, LLC) – 128-130 W 2<sup>nd</sup> St. – Outdoor Area – License Type: B Liquor

The McClellan Stockade (Poor Richard's Incorporated) – 2124 E 11<sup>th</sup> St. – Outdoor Area – License Type: C Liquor

QC Mart (Bethany Enterprises, Inc.) – 1313 E River Dr. – License Type: C Beer

Theisen's of Davenport (Theisen's Inc.) – 3808 Brady St. – License Type: C Beer

Ward 6

Chipotle Mexican Grill (Chipotle Mexican Grill of Colorado, LLC) – 5270 Elmore Ave., Unit 3 – Outdoor Area – License Type: C Liquor

The Mound (Mound QC, LLC) – 1029 Mound St. – License Type: C Liquor

Texas Roadhouse (Texas Roadhouse Holdings LLC) – 4005 E 53<sup>rd</sup> St. – License Type: C Liquor

Ward 7

30 Lanes (Bowling Centers Inc.) – 3812 N Harrison St. – License Type: C Liquor

Van's Pizza Pub and Grill (Van Sev, QCA, Inc.) – 3333 N Harrison 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	8/30/2018 - 12:01 PM
Finance Committee	Watson-Arnould, Kathe	Approved	8/30/2018 - 12:02 PM
City Clerk	Admin, Default	Approved	8/30/2018 - 12:10 PM

City of Davenport

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

**Action / Date**  
**9/5/2018**

**Subject:**

Resolution approving the plans, specifications, form of contract and estimate of cost for the 4th and LeClaire Street Sewer Separation Project, CIP #30016, estimated at \$387,730.20 in bonds abated by sewer funds. [Ward 3]

**Recommendation:**

Approve the resolution.

**Background:**

During smoke testing, field investigations and televising operations for identifying cross-connections in the system, this area was identified as a connection between the storm and sanitary sewer. This project will disconnect the storm sewer from the sanitary sewer at LeClaire Street; install a new storm sewer to take storm water to existing 66" storm sewer on Iowa Street and rehabilitate existing manholes.

This resolution is the approval of the Plans, Specifications, Form of Contract and Estimate of Cost.

This scope of work addresses recommendations from investigations to reduce inflow and infiltration to further comply with the IDNR Administrative Consent Order.

Program management will be completed by the Sewers Division with quality assurance inspections being completed by Engineering Division Staff. The project letting is proposed for September 2018 with construction completion by June 2019.

**ATTACHMENTS:**

Type	Description
▣ Resolution Letter	RESOLUTION LETTER PG. 2
▣ Backup Material	SPECIAL PROVISIONS 4TH & LECAIRE ST. SEWER SEPARATION PROJECT
▣ Backup Material	Map

**REVIEWERS:**

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	8/30/2018 - 3:17 PM
Public Works Committee	Lechvar, Gina	Approved	8/30/2018 - 3:18 PM
City Clerk	Admin, Default	Approved	8/30/2018 - 5:05 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 for the 4<sup>th</sup> and LeClaire Street Sewer Separation Project, CIP #30016, estimated at \$387,730.20 in bonds abated by sewer funds.

WHEREAS, the City of Davenport previously completed smoke testing, field investigations and televising of the 4<sup>th</sup> & LeClaire drainage area; and

WHEREAS, as a result of the investigation/data, recommendations were made for the repair/rehabilitation of the Davenport collection system; and

WHEREAS, the work is to be performed at agreed upon prices; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa; that said Plans, Specifications, Form of Contract and Estimate of Cost for the 4<sup>th</sup> and LeClaire Street Sewer Separation Project are hereby approved.

Passed and approved this 12<sup>th</sup> day of September, 2018.

Approved:

Attest:

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

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

## **SPECIAL PROVISIONS**

### **4<sup>TH</sup> AND LECLAIRE STREET SEWER SEPARATION**

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## **SECTION I – SUPPLEMENTAL SPECIFICATIONS**

### **1. DEFINITIONS**

Wherever used in the General Conditions and Covenants or in the other Contract Documents, the following terms shall have the meanings indicated which shall be applicable to both the singular and plural thereof:

- A. Owner – City of Davenport, Iowa
- B. Engineer – City Engineer, Public Works Department, 1200 E. 46<sup>th</sup> Street, Davenport, IA 52807
- C. Work or Project – 4<sup>TH</sup> AND LECLAIRE STREET SEWER SEPARATION (4<sup>th</sup> Street, LeClaire Street, and Iowa Street)
- D. The Contract Documents shall consist of:
  - 1. Contract Agreement
  - 2. Shop and working drawings submitted by the Contractor when approved by the Project Manager
  - 3. Addenda
  - 4. Special Provisions
    - a. Section I – Supplemental Specifications
    - b. Section II – Special Conditions
  - 5. Plan Drawings
  - 6. Advertisement for Bids
  - 7. Instructions to Bidders
  - 8. Standard Specifications
    - a. City of Davenport – SUDAS Supplemental Specifications
    - b. Statewide Urban Design and Specifications (SUDAS), latest edition
    - c. Standard Specifications for Highway and Bridge Construction, Iowa Department of Transportation, latest edition
  - 9. Standard Drawings
  - 10. General Conditions
  - 11. Contractor's Proposal

In the event that any provision in any of the foregoing component part of this contract conflicts with any of the other component parts, the provision in the component part first enumerated shall govern over any other component part which follows in numerically, except as may be otherwise specifically stated.

### **2. GENERAL CONSTRUCTION REQUIREMENTS**

All construction shall be done in accordance with the Statewide Urban Design and Specifications (SUDAS), City of Davenport – SUDAS Supplemental Specifications and the

Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

At no time shall construction begin prior to 7:00 a.m. and it shall not extend past 7:00 PM without approval of the City of Davenport's Project Manager. The Contractor shall coordinate the anticipated hours of work during the pre-construction meeting.

The Contractor shall establish a Public Information and Notification Program. Written notice shall be approved by the City and shall be delivered to each home and/or business within the project limits a minimum of seventy two (72) hours in advance of any construction. This written notification shall describe work to be performed, schedule, how it affects them and a local telephone number of the Contractor which they can call to discuss the project or their problems. Public Information and Notification Program shall be considered incidental to this contract.

At all times, Contractor shall comply with the City noise ordinance that limits noise to 85 dBA across a real property boundary. Notice must also be given to Citibus at least seventy two hours (72) prior to any closure that will affect a bus route. Failure to notify the residents as described above may result in project delays. The Contractor will not be allowed any compensation or additional working days for failing to comply with this directive.

The Contractor shall designate a representative to attend meetings as required throughout the project and be available 24 hours a day and 7 days a week in case of emergency, and/or to maintain the required traffic control and protection.

The Contractor shall provide electronic copies of all required submittal items to the City of Davenport for review and approval.

Project Manager: To be determined

### **3. SCOPE OF WORK & SCHEDULING**

Work under this contract shall commence within 10 days from receipt of written Notice to Proceed from the City. Issuance of a Notice to Proceed can be expected within three (3) weeks of anticipated City Council action on October 12, 2018.

The Contractor shall complete all work under this contract by June 1, 2019. No work shall commence until a Notice to Proceed has been issued.

Liquidated damages in the amount of \$500 per day will be paid to the City for each calendar day that the work is not completed beyond the specified completion date.

### **4. MONTHLY PROGRESS PAYMENTS**

Monthly Progress payments initiated by the Project Manager will be made under this contract. Procedures will be followed as outlined in SUDAS Section 1090 and City of Davenport – SUDAS Supplemental Specifications.

All approved monthly progress payments will have five percent (5%) retained.



## **5. CHANGES**

Contractor shall be required to notify City of changed conditions or items of work not covered by the contract plans and specifications. No extra work shall be performed by the Contractor until a change order can be processed. Any work completed prior to execution of a signed change order is at the contractor's own risk.

## **6. CONSTRUCTION INSPECTION**

The City will provide for inspection and testing as required for the project. The Contractor shall give three (3) days' notice to the Project Manager prior to commencement of work so that an inspector can be made available.

The City shall be responsible for providing all labor, materials (other than concrete), and equipment for the casting of concrete cylinders, delivery, and testing. The Contractor shall be cooperative in allowing the City to obtain concrete at the time of pours. The City will cast cylinders at the quantity and frequency as determined by the City of Davenport Standard Specifications or by the inspector.

The City shall be responsible for obtaining plant reports, densities and pavement cores as required for H.M.A. pavement placement.

No pavement shall be placed until the inspector has checked the forms, subgrade, etc. It shall be the contractor's responsibility to inform the inspector when forms are in place and the work is ready for inspection. Final payment for work will not be made until a final inspection has been made checking backfill, cure, finish, workmanship, etc.

## **7. CITY SIGNS**

The Contractor shall be responsible for providing a 24 hour notice to the City of any street name signs or traffic control signs that will conflict with construction operations or are identified on the construction plans for removal and relocation.

The City shall remove, collect and store said signs until construction operations are complete, at which time the City will reinstall the signs. The Contractor may request removal of such signs or provide notice of conflicts by calling the City's Signs and Markings Supervisor at 563-326-7870.

The Contractor shall not remove any regulatory traffic signs without the consent of the City. Without proper notification the Contractor shall be responsible for the cost associated with the replacement of lost or damaged signs.

## **8. WORKING AREA**

Work shall be confined to the street right-of-way, easements or City-owned land, as may be indicated on plans. The Contractor shall not unnecessarily encroach onto private property without express permission from the adjacent property owners. The work shall be conducted

in such a manner as to minimize any and all damage. Under this contract, storage of materials and equipment shall be within City right-of-way or any nearby City owned vacant lots authorized for use. All areas disturbed by the Contractor beyond the limits of construction shall be restored at the Contractor's expense to the satisfaction of the adjacent property owners and the City.

## **9. WASTE SITES & SALVAGE**

Surplus excavated material, unsuitable material and debris, such as rock, broken concrete, etc. shall become the property of the contractor to be disposed of in a legal manner outside of the limits of the job site at the Contractor's expense.

## **10. EQUIPMENT RESTRICTIONS**

Track type equipment is not permitted on streets or driveways that are not scheduled for removal, unless the tracks are equipped with rubber or neoprene grousers.

## **11. CLEANUP DURING PROJECT**

The contractor shall be responsible to wash out vehicles at appropriate areas within the site, when required, in order to prevent tracking of material outside the project limits or discharge of contaminants into the City storm sewer system.

The contractor shall prevent water from concrete truck washouts or wet sawing of pavement from entering waterways or storm sewer inlets by using, as is necessary, portable and disposable concrete washout containment systems, and may need to further protect storm sewer inlets by means of sediment filter tubes, inlet protection devices, or other approved products that comply with standard industry practice.

Costs associated with providing concrete washout or wet sawing protection devices shall be considered incidental to the project. If necessary, the contractor shall periodically sweep any tracked material, dried washout or wet saw residue, or other construction debris out of the street, at no cost to the City.

## **12. FINAL CLEANUP**

Before final acceptance of the work, the Contractor shall remove all unused material and rubbish from the site, remedy any objectionable conditions the Contractor may have created on private property, and leave the right-of-way in a neat and presentable condition. The Contractor shall not make agreements which allow salvaged or unused material to remain on private property within view of a road.

All ground occupied by the Contractor in connection with the work shall be restored to its original condition. Surface restoration shall include appropriate smoothing and placement of seed or sod as identified on the construction plans. All material removed from the work site due to final cleaning shall become the property of the Contractor.

Final cleanup shall be subject to approval of the Engineer and in accordance with applicable regulations.

### 13. UTILITIES

The Contractor shall be responsible for ascertaining the exact locations of all utilities before starting construction and coordinating all construction activities with the utility companies.

It shall be the contractor's responsibility to verify the location of all water and gas valves and coordinate with the appropriate utilities to assure that all adjustments are made. Special care shall be taken with construction activities in the vicinity of private water service lines and service boxes to insure no damage occurs. It shall be the Contractor's responsibility to repair any damage to services due to construction at no cost to the City or service owner.

All costs for locating, protecting, supporting and replacing or repairing all utilities damaged by construction shall be borne by the Contractor. If the construction causes the permanent relocation of any utility located within City right-of-way, the Utility shall bear all costs involved in the relocation. The Engineer or his representative shall determine at the time of construction whether or not any utilities must be relocated. The Contractor shall coordinate with the utility companies for any required water, gas or telephone relocations if conflicts arise during construction operations.

In the event a utility facility is exposed by construction, adequate measures shall be taken to properly support each utility or service. Bedding and backfilling shall be properly placed and compacted so as not to cause damage or settlement of utility facilities or services. Limestone screenings are not allowed for use as backfill material.

Where a facility is designated for removal and relocation on the plans, the contractor shall coordinate work with the appropriate utility company.

Existing valve boxes that allow for adjustment shall be adjusted to the finished grade elevation by the Contractor in areas of pavement resurfacing or patching. Valve boxes, utility boxes, handholes, manholes located in sidewalk will be adjusted as necessary and will be included in P.C.C. sidewalk pavement items. Replacement of existing water and gas valve boxes that cannot be readily adjusted to grade by the contractor will be performed by the appropriate utility company. In the event that the contractor is required to remove and replace an existing valve box that will be considered additional work.

It shall be the Contractor's responsibility to notify and coordinate with the Utility Companies.

#### A. Field Location

Utilities Location Service (Iowa One Call) 1-800-292-8989

MidAmerican Energy  
Iowa American Water  
CenturyLink  
Mediacom  
City I.T.

**B. Contacts**

MidAmerican Energy	
Karl Derrick (Electric)	(563) 793-3649
Matt Kovacic (Gas)	(309) 793-3704
Iowa American Water	
David Kull	(563) 468-9225
CenturyLink	
Antonio Glessner	(563) 355-6402
Mediacom	
Mitch Hancock	(309) 743-4735
City I.T.	
Ron Perkins	(563) 888-2002

**14. EROSION CONTROL**

This work shall comply with SUDAS Section 9040, City of Davenport – SUDAS Supplemental Specifications and Section 22601 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

The Contractor shall install temporary erosion control measures to prevent the migration of soil and sediment from the site as detailed on the construction plans or requested by the Engineer or the City of Davenport. This work may include vehicle traffic control aggregate, silt fence/compost roll installation as well as protection around newly constructed inlet structures until the pavement has been completed, or in areas outside of the pavement, vegetative growth has been established. Fiber rolls may be used in lieu of hay bales or silt fencing for inlet protection.

At a minimum, the contractor shall provide for storm sewer inlet protection for this project. The Contractor may be required to provide additional erosion control features as required per direction of the engineer at no additional cost.

Temporary erosion control materials shall be removed after completion of construction and stabilization of all disturbed soils pursuant to successful establishment and growth of vegetative or other specified ground covers.

**15. WORK BY OTHERS**

The City of Davenport will be responsible for;

- Removal and Relocation of Street Signage.
- All testing including concrete testing, HMA testing, and compaction testing.
- Arranging installation of traffic signal detector loops, by DECO where necessary at 4<sup>th</sup> and Iowa Street intersection.

The contractor shall be responsible for coordinating this work with all parties.

## 16. INCIDENTAL CONSTRUCTION ITEMS

The following miscellaneous items of work will not be paid for separately and shall be considered incidental to the project.

- Removal of all debris and waste material encountered during construction.
- Any excavated bricks shall be salvaged and taken to the Marquette Street Public Works Yard located on 232 South Marquette Street in Davenport.
- Any manhole castings shall be salvaged and turned over to the City of Davenport.
- Coordination of utility relocations and adjustments with appropriate utility company if needed. – Century link has been notified and given set of Plans for necessary relocation of clay communications duct on northside of 4<sup>th</sup> Street at proposed storm sewer crossing. The contractor will coordinate work with Century Link to relocate duct above storm sewer during construction.
- Potholing and excavation to locate and obtain depths of utilities in conflict. Especially critical are the two (2) water mains, 16" and 24" main, that proposed storm sewer crosses over on 4<sup>th</sup> Street just west of LeClaire Street intersection. Potholing for these mains must be done at beginning of construction prior to ordering of any structures and laying of sewer pipe.
- Placement of Pre-Construction advance notice message boards.

This list may not be all inclusive and any work shown to be completed on the plans without an associated pay item shall be considered incidental.

## 17. TRENCH BACKFILL AND BEDDING

It is the intent of this contract for excavated materials for sewer work to be disposed of off-site and then trench backfilled with imported IDOT Gradation No. 11, Class A Crushed Stone. Trench backfill placed beneath roadway pavement means the material from top of pipe/structure bedding upwards to bottom of 6" aggregate subbase (6" below bottom of pavement) shall be IDOT Gradation No. 11, Class A Crushed Stone. Trench backfill outside of roadway pavement (boulevard, grass areas, planters, etc..) means the material from top of pipe/structure bedding upwards to 18" below surface shall be IDOT Gradation No. 11, Class A Crushed Stone. The top 18" shall be native material, with the top 4" being top soil. The use of recycled concrete as trench backfill will be permitted but must meet the requirements of Iowa DOT Gradation No. 11.

Trench backfill is to be placed in 6" lifts and compacted to 95% proctor density.

Disposal of excavated backfill material and importing in Class A Crushed stone backfill will be incidental to all respective storm/sanitary piping and structure pay items. There will not be a pay item for this backfill. The Contractor shall bid such that the imported trench backfill

and removal/disposal of existing excavated soils are to be included in all respective storm/sanitary piping and structure pay items.

Sewer pipe and structure bedding will also be incidental to all respective storm/sanitary piping and structure pay items. Pipe bedding shall follow Iowa SUDAS Trench Bedding standard drawings for Rigid and Flexible Gravity Pipe. See Sheet 14: PIPE BEDDING AND SERVICE DETAILS.

## **18. CONTINGENCY ITEMS**

Contingency Items shall be authorized for use per direction of Engineer. Quantities not used will be adjusted when preparing final Change Order for adjustments to plan quantities.

## SECTION II – SPECIAL CONDITIONS

### Bid Item No. 1 – MOBILIZATION (LS)

This work shall comply with SUDAS Section 11,020, City of Davenport – SUDAS Supplemental Specifications, insofar as applicable and as specified herein.

No partial payment will be made after receipt of signed contract.

The price bid will include all labor, materials, and equipment necessary to complete this item. Payment will be made at the contract Lump Sum price for MOBILIZATION, which price shall include all labor, materials and equipment necessary to complete this item.

### Bid Item No. 2 – CONSTRUCTION LAYOUT (LS)

This item includes all costs for labor, equipment and material to provide all construction staking and re-staking necessary for the complete construction of the project. Item also includes utility locates, necessary staking for utility, and **providing as-built plans** after completion of construction.

This work shall comply with SUDAS Section 11,010 and City of Davenport – SUDAS Supplemental Specifications.

The contractor shall be responsible for subcontracting with a professional licensed land surveying firm to provide layout stakes as required to construct project.

Payment for this item will be made at the contract Lump Sum price for CONSTRUCTION LAYOUT, which price will include all labor, materials, and equipment necessary to complete this item.

### Bid Item No. 3 – TRAFFIC CONTROL AND PROTECTION (LS)

This work shall comply with Section 2528 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition and the “Manual on Uniform Traffic Control Devices” insofar as applicable and as specified herein.

Contractor shall be responsible for submitting a Construction Staging Plan for review by the City in advance of the preconstruction meeting. Guidelines as listed in the Construction Staging and Sequencing Plan shall be followed for development of the above mentioned plan. Traffic control items shall be placed needed to implement Contractors’ approved Construction Staging Plan for phasing of improvements on 4<sup>th</sup> Street, Iowa Street and LeClaire Street.

Contractor shall be required to furnish barricades, signs, flashers, and warning devices as required per Iowa Department of Transportation (IADOT) Traffic Control Standard Plans and as appropriate for the particular construction operation. Such devices will be provided by the Contractor as necessary for the safety of the general public and workmen.

The Engineer may request additional signs, barricades, and other devices as required at no additional cost to the Owner. (Not to include any Detour Signage)



Safety fencing shall be provided, installed and maintained by the Contractor around the perimeter of any excavation left open during non-working hours.

The Contractor shall review and follow requirements set forth in the notes on Plans Sheet 11 – TRAFFIC CONTROL DETAILS.

The Contractor shall maintain a minimum of 2 lanes of traffic at all times on East 4<sup>th</sup> Street during construction. Access to local businesses and residents must be maintained at all times as well. Full closure of local roads at LeClaire Street and Iowa Street will be permitted with City approval. Access to the parking lot north of LeClaire and 4<sup>th</sup> Street shall be maintained, with only temporary shut-downs for HMA paving on LeClaire north of 4<sup>th</sup> Street. Pedestrian walkway rerouting, signage and barricades are incidental to this item.

The price bid will include all labor, materials, and equipment necessary to complete this item. Payment will be made at the contract Lump Sum price for TRAFFIC CONTROL AND PROTECTION, and shall be paid incrementally based on the percentage of completion of the total project.

**Bid Item No. 4 – EROSION CONTROL (LS)**

This item includes all costs for labor, materials and equipment necessary to implement and maintain all items of work, including temporary and final placement and removal of temporary pollution prevention measures and miscellaneous associated work. This item includes, but is not limited to, filter berms and filter socks, silt fences, sediment control and miscellaneous items needed for erosion/sediment control measures.

The contractor will protect stormwater inlets and storm/sanitary sewer structures with necessary measures to prevent dirt, soil, debris and erosion from entering these systems. Filter socks are to be used to protect inlets that are within the construction limits and that are at risk of erosion entering the system. The contractor shall prevent eroding soils from entering onto roadways that are open for traffic.

Payment will be made at the unit bid price per Lump Sum for EROSION CONTROL.

**Bid Item No. 5 – SEEDING, FERTILIZING AND MULCHING FOR HYDRAULIC SEEDING (SY)**

This work shall comply with SUDAS Section 9010, City of Davenport – SUDAS Supplemental Specifications and Section 2601.03 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, insofar as applicable and as specified herein.

Hydraulically applied seed shall be a Type 1, Permanent Lawn Mixture. Hydraulically applied mulch shall be a Bonded Fiber Matrix.

Normal permanent seed application dates are March 1 through May 31 and August 10 through September 30.

Work shall include removal of rock and other undesirable debris from the areas to be seeded, repairing rills and washes, preparing the seedbed, furnishing and placing the seed, and furnishing water and other care as necessary to establish growth.

A minimum of 4" of topsoil shall be placed in areas to be seeded and is included in this bid item.

Miscellaneous erosion control features as indicated on the plans or as directed by the engineer, per supplemental specification on EROSION CONTROL, shall be considered incidental to this pay item.

Any additional seeding required due to construction operations or contractor storage outside of the grading and construction limits will not be paid for and shall be considered incidental.

Payment for this item will be made at the unit price bid per Square Yard of SEEDING, FERTILIZING AND MULCHING FOR HYDRAULIC SEEDING, which price will include all labor, materials, and equipment necessary to complete this item.

#### Bid Item No. 6 – MANHOLE REMOVAL (EA)

In locations where shown on the plans or where directed by the Engineer, the Contractor shall remove an existing storm or sanitary manhole that are being replaced by new construction or are no longer part of the system. Manhole materials consist of a variety of materials including but not limited to, concrete, reinforcement, brick and/or stone.

Existing castings are to be salvaged and turned over to the City. Contractor to store on site and coordinate pick up with the Project Manager.

Trench Backfill will not be paid for separately and shall be considered incidental to this item. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone"). The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Price bid will include all excavation, disposal of excavated material and structure, granular trench backfill, any pipe removal within trench, and any concrete plugs necessary to abandon existing pipes. Payment for this item will be at the unit price bid per Each of MANHOLE REMOVAL, which price will include all labor, materials and equipment necessary to complete this item.

#### Bid Item No. 7 – SW-301, SANITARY MANHOLE, 60" DIA (EA)

This item shall include all labor, material, and equipment, furnish and construct a new 5' diameter sanitary manhole in accordance with SUDAS Sections 3010 and 6010, City of Davenport – SUDAS Supplemental Specifications and Section 2435 of the Iowa Department of Transportation Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Construction shall include the following: excavation to the required depth for bedding, compacting the excavation bottom soils or providing and compacting granular bedding, precast or cast-in-place concrete floor, construction of the structure, and backfilling to required grade in accordance with the Iowa DOT and SUDAS Details. The Contractor shall furnish a new casting according to Iowa DOT and SUDAS Detail herein. Construct manhole in accordance to SUDAS Standard Drawing 6010.301.

Bypass pumping and dewatering are included as well as providing any necessary sheeting and bracing for utility line support, providing waterproofing barrel/cone joints with butyl rubber sleeve complying with ASTM C877, joint o-ring or profile gaskets, stub pipes and flexible watertight pipe connections to existing or new sewer pipe or services, couplings, adapters, external chimney seals (heat-shrinkable, Canusa Wrapid Seal or equal), new frame and lid (SW-601, Type A castings), adjusting rings, adjustment to proper grade and miscellaneous associated work.

Sanitary manhole frame and covers shall be comply with following requirements:

1. The cast iron frames and machined self-sealing covers shall be Neenah Foundry Company R-1642, or equal. Manhole frames and covers shall be manufactured from high test cast iron conforming to the requirements of Class 40A of ASTM A48.
2. Frames shall be true to pattern in form dimensions., free from pouring faults, sponginess, cracks blowholes, and other defects in positions affecting strength and value of the service intended. Frames shall be boldly filleted at angles and the risers shall be sharp and perfect. Frames shall be sandblasted or otherwise effectively cleaned of scale and sand so as to present a smooth, clean, and uniform surface.
3. Such lids or covers shall have checkered or indented top design similar to Neenah Foundry Company Type B lids; top design with protruding knobs or lugs will not be accepted. Covers shall have concealed pick holes and they shall also have a continuous self-sealing flat gasket, which fits securely in a machined groove on the outer base of the cover.

Trench Backfill will not be paid for separately and shall be considered incidental to this item. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, “Class A Crushed Stone”). The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Payment for this item shall be made at the unit price bid per each for SW-301, SANTARY MANHOLE, 60” DIA (EA) of the type and size specified.

**Bid Item No. 8 – SANITARY SEWER SERVICE, 6” DIA (LF)**

This item shall include all labor, equipment, and material required for installation of the specified diameter of sanitary sewer pipe and sewer pipe material complying with SUDAS Sections 3010 and 4010, City of Davenport – SUDAS Supplemental as specified herein.

This item includes that length of pipe required for connection of structures, bedding, gaskets, connectors, couplings, and sheeting, shoring and backfill. Aggregate Bedding and Backfill shall be used for pipes under pavement or within 2 feet of pavement. Removal and disposal of excavated materials is included. The pipes shall be bedded, backfilled and compacted in accordance with the SUDAS PIPE BEDDING AND SERVICE DETAILS for Sewers on SHEET 12 of the Plan Drawings. Pipe shall be measured to center of structure to center of structure.

This item is intended for use in connecting existing sanitary sewer service to new sewer service and relaying new sanitary sewer service as shown on Construction Plans. The contractor is to disconnect, reconnect new service pipe, relay service pipe to where shown on Construction Plans, and connect new service into existing sanitary sewer main. Contractor to provide stainless shielded elastomeric pipe couplings and necessary adapters for connections to existing pipe. All fittings required to complete this item shall be considered incidental. The Contractor may recommend alternate route in field during construction to avoid conflicts with approval by the City inspector.

Trench Backfill will not be paid for separately and shall be considered incidental to this item. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, “Class A Crushed Stone”) from top of bedding up to subbase. The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Payment for this item shall be made at the unit price bid per linear foot of SANITARY SEWER SERVICE, 6” DIA (LF), which price will include all labor, materials and equipment necessary to complete this item.

#### Bid Item No. 9 – INTAKE REMOVAL (EA)

In locations where shown on the plans or where directed by the Engineer, the Contractor shall remove an existing storm sewer intake that are being replaced by new construction or are no longer part of the system.

Existing castings are to be salvaged and turned over to the City. Contractor to store on site and coordinate pick up with the Project Manager.

Trench Backfill will not be paid for separately and shall be considered incidental to this item. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, “Class A Crushed Stone”). The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Price bid will include all excavation, disposal of excavated material and structure, granular trench backfill, and concrete plugs necessary to abandon an existing pipe. Payment for this item will be at the unit price bid per Each of INTAKE REMOVAL, which price will include all labor, materials and equipment necessary to complete this item.

Bid Item No. 10 – SW-501, SINGLE INTAKE (EA)

Work under this item will be in accordance with SUDAS Sections 3010 and 6010, City of Davenport – SUDAS Supplemental Specifications and Section 2435 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

When pre-cast structures are utilized for construction over an existing pipe or replacement of an existing structure, the contractor shall verify elevations and connections prior to ordering the materials. Any adjustments required in the field due to assumed elevations, will be the responsibility of the contractor and no additional compensation will be allowed for this work.

New castings shall be provided for all structures. Specific structure and casting requirements as follows:

Single Grate Intakes – Provide Neenah Type R-3246 casting w/ Type R grate or approved equal.

Curb Inlets shall be constructed in manner that will hold the back of curb elevation identified for placement adjacent to sidewalk. In addition, inlets shall be constructed as follows:

- a. Conform to wall reinforcing per SUDAS requirements
- b. Grate Intakes - Provide concrete seal on back of curb box casting to cover bolts.

Construct grate intakes with stacking adjusting ring heights as follows:

Grate Intakes – 2 inches minimum; 8 inches maximum

Where replacing an existing structure, contractor shall remove and replace existing sections of pipe as required to make connection, including any necessary fittings or couplings. No additional payment will be made for this work which shall be considered incidental to the appropriate Storm Sewer Structure pay item.

Trench Backfill will not be paid for separately and shall be considered incidental to the Storm Sewer Structure. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone"). The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

The Contractor will be required to submit Shop Drawings for all Storm Sewer Structures.

Payment for this item will be at the unit price bid per Each SW-501, SINGLE INTAKE, as identified on the plans, which price will include all labor, materials and equipment necessary to complete this item.

Bid Item No. 11 – INTAKE, SPECIAL (EA)

This item shall include all labor, design, equipment, and materials necessary to remove existing obstacles except for hard un-weathered, solid rock and furnish and install new storm sewer intake. Item includes disposal of existing removed materials off-site, excavation, bedding, backfill, backfilling, compaction, dewatering, trench sheeting and bracing, concrete, connection to existing or new pipes, precast or cast in place structure, bottom shaping, support beams, compacted base, rings, and castings (bonnet, grate and frame). Support beams/tops shall use epoxy-coated rebar.

Inlets shall be built and formed to proper grade. Unit price includes measuring, furnishing, installing, excavating, concrete reinforcing, castings and shoring, dewatering, and miscellaneous associated work. Use appropriate storm intake details on Plan Sheets 14-16 and any non-identified details in the appropriate SUDAS drawing. Use Neenah Type R-3246 frame and grate or engineered approved equal.

Trench Backfill will not be paid for separately and shall be considered incidental to the Storm Sewer Structure. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone"). The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Payment for this item will be at the unit price bid per Each INTAKE, SPECIAL as identified on the plans, which price will include all labor, materials and equipment necessary to complete this item.

Bid Item No. 12 – SW-502, CIRCULAR SINGLE GRATE INTAKE, 72" DIA (EA)

Work under this item will be in accordance with SUDAS Sections 3010 and 6010, City of Davenport – SUDAS Supplemental Specifications and Section 2435 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Inlets shall be built and formed to proper grade. Unit price includes measuring, furnishing, installing, excavating, concrete reinforcing, castings and shoring, dewatering, and miscellaneous associated work. See SUDAS drawing 6010.502 for detail on Plans Sheet 14. Use Neenah Type R-3246 frame and grate or engineered approved equal.

New castings shall be provided for all structures. Specific structure and casting requirements as follows:

Single Grate Intakes – Provide Neenah Type R-3246 casting w/ Type R grate or approved equal.

Curb Inlets shall be constructed in manner that will hold the back of curb elevation identified for placement adjacent to sidewalk. In addition, inlets shall be constructed as follows:

- a. Conform to wall reinforcing per SUDAS requirements
- b. Grate Intakes - Provide concrete seal on back of curb box casting to cover bolts.

Construct grate intakes with stacking adjusting ring heights as follows:

Grate Intakes – 2 inches minimum; 8 inches maximum

Where replacing an existing structure, contractor shall remove and replace existing sections of pipe as required to make connection, including any necessary fittings or couplings. No additional payment will be made for this work which shall be considered incidental to the appropriate Storm Sewer Structure pay item.

Trench Backfill will not be paid for separately and shall be considered incidental to the Storm Sewer Structure. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone"). The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

The Contractor will be required to submit Shop Drawings for all Storm Sewer Structures.

Payment for this item will be at the unit price bid per Each SW-502, CIRCULAR SINGLE GRATE INTAKE, 72" DIA (EA), as identified on the plans, which price will include all labor, materials and equipment necessary to complete this item.

Bid Item No. 13 – SW-401, STORM MANHOLE CIRCULAR, 72" DIA (EA)

Work under this item will be in accordance with SUDAS Sections 3010 and 6010, City of Davenport – SUDAS Supplemental Specifications and Section 2435 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein. See SUDAS drawing 6010.401 for detail on Plans Sheet 13.

When pre-cast structures are utilized for construction over an existing pipe or replacement of an existing structure, the contractor shall verify elevations and connections prior to ordering the materials. Any adjustments required in the field due to assumed elevations, will be the responsibility of the contractor and no additional compensation will be allowed for this work.

New castings shall be provided for all structures. Specific structure and casting requirements as follows:

Manholes – Provide Neenah Type R-1733 Frame and Grate w/ solid lid or approved equal.

Construct manholes with stacking adjusting ring heights as follows:

Manholes – 4 inches minimum; 12 inches maximum

Where replacing an existing structure, contractor shall remove and replace existing sections of pipe as required to make connection, including any necessary fittings or



couplings. No additional payment will be made for this work which shall be considered incidental to the appropriate Storm Sewer Structure pay item.

Trench Backfill will not be paid for separately and shall be considered incidental to the Storm Sewer Structure. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, “Class A Crushed Stone”). The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

The Contractor will be required to submit Shop Drawings for all Storm Sewer Structures.

Payment for this item will be at the unit price bid per Each SW-401, STORM MANHOLE CIRCULAR, 72” DIA, as identified on the plans, which price will include all labor, materials and equipment necessary to complete this item.

Bid Item No. 14 – STORM SEWER, R.C.P. (CLASS III), 15” (LF)

Work under this item will be in accordance with SUDAS Sections 3010 and 4020, City of Davenport – SUDAS Supplemental Specifications and Section 2403 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Storm Sewer piping shall be Reinforced Concrete Pipe, 2000D Class III (15”). Storm Sewer piping shall be bell and spigot with rubber gasketed joints in accordance with ASTM C-443.

Circular R.C.P. pipe shall be constructed with a Class I material having a minimum thickness of 4 inches below the pipe to the pipes spring line (Class R-2). Bedding material shall be IA DOT Gradation #3 and shall be considered incidental to the appropriate Storm Sewer pay item.

Trench Backfill will not be paid for separately and shall be considered incidental to the Storm Sewer Pipe. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, “Class A Crushed Stone”) from pipe bedding to subbase. The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

This item shall include all excavation as required. All rubble and excess excavated material generated by construction shall be kept separate and disposed of by the Contractor.

Payment shall be made at the contract unit price per Lineal Foot of STORM SEWER, R.C.P. of the various sizes and types indicated. Price shall include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 15 – STORM SEWER, R.C.P. (CLASS IV), 30" (LF)

Work under this item will be in accordance with SUDAS Sections 3010 and 4020, City of Davenport – SUDAS Supplemental Specifications and Section 2403 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Storm Sewer piping shall be Reinforced Concrete Pipe, 3000D Class IV, 30" where called out on Plan Drawings. Storm Sewer piping shall be bell and spigot with rubber gasketed joints in accordance with ASTM C-443.

Circular R.C.P. pipe shall be constructed with a Class I material having a minimum thickness of 4 inches below the pipe to the pipes spring line (Class R-2). Bedding material shall be IA DOT Gradation #3 and shall be considered incidental to the appropriate Storm Sewer pay item.

Trench Backfill will not be paid for separately and shall be considered incidental to the Storm Sewer Pipe. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone") from pipe bedding to subbase. The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

This item shall include all excavation as required. All rubble and excess excavated material generated by construction shall be kept separate and disposed of by the Contractor.

Payment shall be made at the contract unit price per Lineal Foot of STORM SEWER, R.C.P. of the various sizes and types indicated. Price shall include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 16 – STORM SEWER, R.C.P. (CLASS HE-III), 24"x38" (LF)

Work under this item will be in accordance with SUDAS Sections 3010 and 4020, City of Davenport – SUDAS Supplemental Specifications and Section 2403 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Horizontal Elliptical Storm Sewer piping shall be Reinforced Concrete Pipe, 2000D Class HE-III (24"x38"). Storm Sewer piping shall be bell and spigot with rubber gasketed joints in accordance with ASTM C-443.

Circular R.C.P. pipe shall be constructed with a Class I material having a minimum thickness of 4 inches below the pipe to the pipes spring line (Class R-2). Bedding material shall be IA DOT Gradation #3 and shall be considered incidental to the appropriate Storm Sewer pay item.

Trench Backfill will not be paid for separately and shall be considered incidental to the Storm Sewer Pipe. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone") from pipe bedding to subbase.

The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

This item shall include all excavation as required. All rubble and excess excavated material generated by construction shall be kept separate and disposed of by the Contractor.

Payment shall be made at the contract unit price per Lineal Foot of STORM SEWER, R.C.P. of the various sizes and types indicated. Price shall include all labor, materials, and equipment necessary to complete this item.

**Bid Item No. 17 – SEWER PIPE REMOVAL (18" OR LESS) (LF)**

In locations where shown on the plans or where directed by the Engineer, the Contractor shall remove an existing storm sewer pipe, including the removal of sections of existing storm sewer at locations where a new structure is to be installed over an existing pipe. Existing storm/sanitary sewer pipe to be removed and counted under this item will be 18" and less. No additional compensation will be made for material types or different sizes from that shown on the plans or encountered in the field.

Pipe removed will be paid for under this item, measured per lineal foot. Existing pipe shall not be salvaged and shall be disposed of off-site by the contractor at his expense.

Trench Backfill will not be paid for separately and shall be considered incidental to this item. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone") from trench bottom to subbase. The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Price bid will include all excavation, disposal of excavated material and pipe, trench backfill, concrete collars required when connecting to new pipe, and concrete plugs necessary to abandon an existing pipe. Payment for this item will be at the unit price bid per Lineal Foot of SEWER PIPE REMOVAL, which price will include all labor, materials and equipment necessary to complete this item.

**Bid Item No. 18 – SIDEWALK REMOVAL (SF)**

This work shall comply with SUDAS Section 7040, City of Davenport – SUDAS Supplemental Specifications and Division 25 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

This work shall include the removal and disposal of concrete sidewalks. No additional compensation will be allowed for any variations in sidewalk thickness or material types encountered during construction.

Payment will be made at the contract unit price bid per Square Foot of SIDEWALK REMOVAL, which price will include all labor, materials and equipment necessary to complete this item.

**Bid Item No. 19 – P.C.C. SIDEWALK, 4" THICK (SF)**

Work under this item will be in accordance with SUDAS Section 7030, City of Davenport – SUDAS Supplemental Specifications and Section 2511 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

This item shall consist of the construction of 4" Portland Cement Concrete Sidewalk at the locations and grades shown in the drawings. All jointing, saw cuts, forming, preformed expansion joint fillers, sealant and curing shall be considered incidental to this bid item.

Concrete mix design shall have a compressive strength 3500 psi at 14 days and 4000 psi at 28 days.

Placement of 6" granular subbase (IADOT Grad 11) shall be installed under proposed sidewalk shown on Construction Plans. This will not be paid for under this item but will be paid for under Granular Subbase, 6" Thick pay item.

Sidewalk shall be constructed with tooled joints. Joint spacing shall match sidewalk width up to a maximum of 6 feet. Place expansion joints every 50 feet and at property lines. Approved contractor's nameplate shall be stamped at property lines.

If sidewalks are constructed directly behind the curb as in downtown areas, and signs need to be reinstalled at certain areas, the Contractor shall appropriately sleeve the area in accordance with the instructions of the City traffic engineer. Any sleeves necessary will be supplied by the City, and the Contractor shall be responsible for installing them as an incidental cost to sidewalk construction. The Contractor will not be allowed to core the area in lieu of using a sleeve.

The adjustment to grade of utility and boxouts shutoff boxes, valves and electrical hand holes shall be considered an incidental cost to this item.

Payment for this item will be made at the unit price bid per Square Foot of P.C.C. SIDEWALK, 4" THICK (SF), which price will include all labor, materials, and equipment necessary to complete this item.

**Bid Item No. 20 – P.C.C. SIDEWALK RAMPS, ADA COMPLIANT (SF)**

Work under this item will be in accordance with SUDAS Section 7030, City of Davenport – SUDAS Supplemental Specifications and Section 2511 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

This item shall consist of the construction of 6" minimum thickness and thickened to 8" where sidewalk forms or abuts curb Portland Cement Concrete Sidewalk at the locations shown in the drawings. All jointing, saw cuts, forming, preformed expansion joint fillers, sealant and curing shall be considered incidental to this bid item.

Concrete mix design shall have a compressive strength 3500 psi at 14 days and 4000 psi at 28 days.

Placement of 6" granular subbase (IADOT Grad 11) shall be installed under proposed sidewalk shown on Construction Plans. This will not be paid for under this item but will be paid for under Granular Subbase, 6" Thick pay item.

Sidewalk shall be constructed with tooled joints. Joint spacing shall match sidewalk width up to a maximum of 6 feet. Place expansion joints every 50 feet and at property lines. Approved contractor's nameplate shall be stamped at property lines. See Sheet 12 ADA Sidewalk details.

If sidewalks are constructed directly behind the curb as in downtown areas, and signs need to be reinstalled at certain areas, the Contractor shall appropriately sleeve the area in accordance with the instructions of the City traffic engineer. Any sleeves necessary will be supplied by the City, and the Contractor shall be responsible for installing them as an incidental cost to sidewalk construction. The Contractor will not be allowed to core the area in lieu of using a sleeve.

The adjustment to grade of utility and boxouts shutoff boxes, valves and electrical hand holes shall be considered an incidental cost to this item.

DETECTABLE WARNING PANELS will be paid separately.

Payment for this item will be made at the unit price bid per Square Foot of P.C.C. SIDEWALK RAMPS, ADA COMPLIANT (SF), which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 21 – ADA DETECTABLE WARNING (SF)

Work under this item will be in accordance with SUDAS Section 7030, City of Davenport – SUDAS Supplemental Specifications and Section 2511 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

The Federal Highway Administration is obligated to enforce the compliance of State and local governments to now apply the minimum design standards of the ADAAG (Americans with Disabilities Act Accessible Guideline) specification for detectable warning surfaces at pedestrian handicap ramps. Detectable warning surfaces are detectable transitional surfaces from pedestrian walkways to hazardous vehicular ways. Constructing of a surface utilizing truncated domes for detecting the boundary between street and sidewalk are now required when constructing or altering curb ramps. Grooves, exposed aggregate and other designs intended for use as detectable warning are too similar to pavement textures and defects such as cracks and joints and are not now considered equivalent facilitation. Truncated domes are a unique design and have proven to be the most detectable surface.

The detectable warning surface shall be "safety red" and extend a minimum of 24 inches in the direction of travel and the full width of the curb ramp, landing or blended transition, "Armor Tile " or approved equal. Their location and alignment shall comply with ADAAG Section R304.2, regarding Detectable Warning Surfaces.

To comply with specifications for truncated dome surfacing according to the Urban Design Standards Manual regarding the particular dome size and spacing and visual contrast, the

contractor will be required to install cast-in-place plastic tiles from Armor Tile Tactile Systems.

Payment shall be made at the contract unit price per Square Foot of ADA DETECTABLE WARNING.

Bid Item No. 22 – PAVEMENT REMOVAL (SY)

This work shall comply with SUDAS Section 7040, City of Davenport – SUDAS Supplemental Specifications and Division 25 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

This work shall include the removal and disposal of street pavement and driveway pavement. No additional compensation will be allowed for any variations in pavement/driveway thickness or material types encountered during construction. SIDEWALK REMOVAL will be paid for separately.

Removal and disposal of all materials including, but not limited to, HMA, Portland cement concrete, composite sections, bricks, etc. are included within this pay item regardless of thickness. Brick pavers shall be taken to City of Davenport's Yard at 232 South Marquette Street, Davenport, IA 52801.

Payment will be made at the contract unit price per Square Yard of PAVEMENT REMOVAL, which price shall include all labor, materials and equipment necessary to complete this item.

Bid Item No. 23 – PCC FULL DEPTH PATCHING, 10" THICK (INTEGRAL CURB AND GUTTER) (SY)

Work under this item will be in accordance with SUDAS Section 7010, City of Davenport – SUDAS Supplemental Specifications and Section 2301 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Concrete mix design shall have a compressive strength 3500 psi at 14 days and 4000 psi at 28 days.

GRANULAR SUBBASE, 6" will be paid for separately. Curing will be with white-pigmented liquid curing compound. The final finish will be secured by using a broom finish for hand pours or an artificial turf drag for paving operations.

Maximum transverse joint "C" spacing shall be 15 feet. All jointing, tie bars, dowels, saw cuts, forming, preformed expansion joint fillers, sealant and curing shall be considered incidental to this bid item.

Payment for this item shall be at the contract unit price per Square Yard of P.C.C. PAVEMENT, 10" THICK (INTEGRAL CURB AND GUTTER), which price shall include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 24 – PCC FULL DEPTH PATCHING, 8" THICK (INTEGRAL CURB AND GUTTER) (SY)

Work under this item will be in accordance with SUDAS Section 7010, City of Davenport – SUDAS Supplemental Specifications and Section 2301 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Concrete mix design shall have a compressive strength 3500 psi at 14 days and 4000 psi at 28 days.

GRANULAR SUBBASE, 6" will be paid for separately. Curing will be with white-pigmented liquid curing compound. The final finish will be secured by using a broom finish for hand pours or an artificial turf drag for paving operations.

Maximum transverse joint "C" spacing shall be 15 feet. All jointing, tie bars, dowels, saw cuts, forming, preformed expansion joint fillers, sealant and curing shall be considered incidental to this bid item.

Payment for this item shall be at the contract unit price per Square Yard of PCC FULL DEPTH PATCHING, 8" THICK (INTEGRAL CURB AND GUTTER), which price shall include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 25 – PCC DRIVE, 7" THICK (INTEGRAL CURB AND GUTTER) (SY)

Work under this item will be in accordance with SUDAS Section 7010, City of Davenport – SUDAS Supplemental Specifications and Section 2301 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Concrete mix design shall have a compressive strength 3500 psi at 14 days and 4000 psi at 28 days.

GRANULAR SUBBASE, 6" will be paid for separately. Curing will be with white-pigmented liquid curing compound. The final finish will be secured by using a broom finish for hand pours or an artificial turf drag for paving operations.

Maximum transverse joint "C" spacing shall be 15 feet. All jointing, tie bars, dowels, saw cuts, forming, preformed expansion joint fillers, sealant and curing shall be considered incidental to this bid item.

Payment for this item shall be at the contract unit price per Square Yard of P.C.C. DRIVEWAY PAVEMENT, 7" THICK (INTEGRAL CURB AND GUTTER), which price shall include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 26 – FLOWABLE MORTAR FILL (CY)

This item shall include all costs for abandonment in place of sanitary or storm sewers of size and type indicated. This shall be accomplished by placement of flowable fill in the cross connection. This item shall include all labor, material and equipment required to furnish and place flowable fill material in the pipe in any location directed by the engineer or as called out on the plans.



This item shall also be used as flowable mortar backfill for utility line support in areas where typical granular backfills and compaction may be difficult and where shown on Construction Drawings. This bid item is to be used where shown on Plan and Profile Plan Drawings and will be included in the unit price.

Payment for this item shall be at the contract unit price per Cubic Yard of FLOWABLE MORTAR FILL, which price shall include all labor, materials, and equipment necessary to complete this item.

**Bid Item No. 27 – GRANULAR SUBBASE, 6" THICK (SY)**

This work shall comply with SUDAS Section 2010, City of Davenport – SUDAS Supplemental Specifications and Section 2111 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

This item will be used under the following items;

P.C.C. Pavement, 10" – 6-inch thickness

P.C.C. Pavement, 8" – 6-inch thickness

P.C.C. Driveway Pavement, 7" – 6-inch thickness

P.C.C. Sidewalks and ADA Ramp Sidewalks – 6-inch thickness

The granular subbase will conform to Iowa DOT Standard Specifications, Section 4121, Gradation No. 11, Class A crushed stone.

Payment shall be made at the contract unit price bid per Square Yard of GRANULAR SUBBASE, 6", furnished and placed, which price shall include all labor, materials and equipment necessary to complete this item.

**Bid Item No. 28 – STABILIZING MATERIAL FOR TRENCH FOUNDATION (TONS)**

This work shall comply with SUDAS Section 3010, City of Davenport – SUDAS Supplemental Specifications. This item shall be constructed, measured, and paid for per ton and shall include all labor, equipment and material necessary to place and compact crushed rock for sewer foundation material. Foundation material shall conform to the SUDAS Section 3010; however, the gradation may vary depending on the conditions and as approved by the Engineer. Foundation material shall be used as a pay item only when unsuitable trench conditions warrant as determined by the Engineer. This item shall include trench excavation necessary to place the material at proper grade, removal and disposal of unsuitable or excess material, and all labor, material, equipment and transportation necessary to place and compact the material.

Quantities of foundation material shall be computed from copies of delivery tickets of material used at the job site. Trench foundation required to correct unauthorized over-excavation will not be measured.

Measurement and payment will be made at the unit price per Ton.

**Bid Item No. 29 – PAVEMENT MARKINGS, 4" EQUIVALENT, DURABLE PAINT (LF)**

Work under this item will be in accordance with SUDAS Section 8020, City of Davenport – SUDAS Supplemental Specifications and Section 2527 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Measurement in linear feet shall be made based on measured starting and ending length of a 4-inch line. Lines wider than 4 inches, broken lines and double lines will be adjusted by a quantity factor as follows;

- 4" Line – 1.0
- 4" Skip Dash – 0.25
- 6" Line – 1.5
- 8" Line – 2.0
- 24" Stop Line – 6.0

Payment shall be made at the contract unit price bid per linear foot of PAVEMENT MARKINGS, 4" EQUIVALENT, DURABLE PAINT, which price shall include all labor, materials and equipment necessary to complete this item.

**Bid Item No. 30 – WATER SERVICE, REMOVE AND REPLACE (LF)**

Work under this item will be in accordance with SUDAS Section 5010, City of Davenport – SUDAS Supplemental Specifications, latest edition, insofar as applicable and as specified herein.

This item is intended to be used where an existing water service line is in conflict with proposed storm sewer piping or structure items found during construction. The Contractor shall remove and replace water lines as necessary to reroute lines so that they do not obstruct proposed piping and structures. Price includes but is not limited to copper service pipe, connections to existing piping systems, corporation, stop, and stop box. The Contractor shall match the size of existing service, with a minimum of 1" copper service pipe and is included in the unit price, regardless of size.

Trench Backfill will not be paid for separately and shall be considered incidental to this item. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone") from top of bedding up to subbase. The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Payment shall be made at the contract unit price bid per Linear Foot of WATER SERVICE, REMOVE AND REPLACE, which price shall include all labor, materials and equipment necessary to complete this item.

**Bid Item No. 31 – UTILITY ADJUSTMENTS (EA)**

These items shall include all labor, equipment and materials necessary to raise or lower existing castings or valves to the proper grades of the finished pavement. All adjusting rings shall be consistent with SUDAS section 6010. All castings shall be adjusted with steel shims or by using approved manhole ring adapters. All interior gaps between the

frame and manhole ring/ structure wall shall be filled with non-shrink grout. Manholes that require adjustment or work below the 12-inch adjusting ring level shall be paid two (2) times the normal price for casting adjustment. Concrete adjusting rings less than four inches (4") in thickness shall **not** be allowed. Adjusting rings greater than four inches (4") in thickness may be permitted if approved by Engineer. The Contractor shall be responsible for replacement of castings damaged by his operations. The area adjacent to manholes and catch basins shall have blockouts constructed per City Standard Specifications. When the manhole blockout is intersected by a longitudinal and transverse joint, the square blockout shall be orientated diagonally to the flow of traffic. Gas blockouts and water shutoff blockouts shall have minimum length and width dimensions of two feet (2'). All blockout depths shall comply with City Standard Specifications and have a minimum depth of ten inches (10").

The Contractor shall exercise care to prevent the movement of newly poured concrete, brick, dirt, concrete or other undesirable material from falling into the manholes and sewers. The Contractor shall immediately remove any undesirable debris from manholes, catch basins or sewers within the project limits caused by the construction at their expense.

It shall be the Contractor's responsibility to verify the location of all water and gas valves. The Contractor shall coordinate the adjustment of water and gas valves with Iowa-American Water Company and Mid-American Energy Company, respectively. Special care shall be taken with construction activities in the vicinity of private water services lines, service boxes, and landscape irrigation systems to insure no damage occurs. The Contractor shall repair any damage to services or irrigation systems due to construction at no cost to the City or service owner.

At this time the only known utility adjustments are two existing valves.

Payment for this item will be at the unit price bid per Each UTILITY ADJUSTMENTS, as found in field or identified on the plans, which price will include all labor, materials and equipment necessary to complete this item.

**Bid Item No. 32 – 8" SANITARY SEWER, REMOVE AND REPLACE (LF)**

This item shall include all labor, equipment, and material required for installation of the specified diameter of sanitary sewer pipe and sewer pipe material complying with SUDAS Sections 3010 and 4010, City of Davenport – SUDAS Supplemental as specified herein.

Sanitary sewer piping shall be Ductile Iron Pipe, comply with AWWA C151, minimum thickness Class 52, have an interior epoxy lining (Protecto 401 or equal), 8" where called out on Plan Drawings. Pipe material, joints, fittings, polyethylene encasement, internal/external coatings shall conform to SUDAS Standard Specification Section 4010.

Disconnection and removal of existing 8" sanitary sewer within the trench is incidental to this item. Couplings/adapters needed to connect new pipe to existing pipes are included in the price of this bid item.

Trench Backfill will not be paid for separately and shall be considered incidental to this item. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT

Specifications Section 4120.04, "Class A Crushed Stone") from top of bedding up to subbase. The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Payment for this item shall be made at the unit price bid per linear foot of 8" SANITARY SEWER SERVICE, REMOVE AND REPLACE (LF), which price will include all labor, materials and equipment necessary to complete this item.

**Bid Item No. 33 – DISCONNECT AND PLUG UTILITY CROSS CONNECTION (EA)**

This item shall include all labor, equipment, and material required for excavation, disposal of excavated materials, disconnection and removal of pipes cross connected to sanitary sewer (within excavation trench) from communications manholes at locations specified below, 2 min' concrete plug of pipe disconnected at manhole and disconnected pipe leading to sanitary, granular trench backfill, backfilling and compacting.

From previous smoke testing reports in the Iowa and Pershing Street Sewer basins, 4 locations were identified as to having cross connecting pipes from telephone communication manholes that connect into sanitary sewers. These pipes are to be disconnected and plugged on the outsides of these manholes. Locations of these manholes are as follows:

**Location 1:** Western Union Manhole (square lid) West side of Pershing Ave at alley between E. 6<sup>th</sup> Street and E. 7<sup>th</sup> Street.

**Location 2:** MidAmerican Utility Manhole at southeast corner of Pershing Ave and E. 4<sup>th</sup> Street intersection.

**Location 3:** Three (3) AT&T Utility Manholes at intersection of Iowa Street and E. 6<sup>th</sup> Street.

**Location 4:** AT&T Utility Manhole at east side of Iowa Street at alley between E. 6<sup>th</sup> Street and E. 7<sup>th</sup> Street.

See attached smoke testing report sheets for location of these manholes and Incident ID #'s.

Trench Backfill will not be paid for separately and shall be considered incidental to this item. Unit price includes furnishing and placing compacted Granular Trench Backfill – imported Class A crushed stone, IDOT Grad. No. 11 (conforming to Iowa DOT Specifications Section 4120.04, "Class A Crushed Stone"). The intent is to remove and dispose of excavated materials and place new granular trench backfill, all of which is incidental.

Payment for pavement removal, 6" granular subbase, and new 8" thick PCC pavement patching are not included in this bid item and shall be paid under their respective payment Bid Items (Bid Item No. 22, No. 27, and No. 24, respectively).

Payment for this item shall be made at the unit price bid per each of DISCONNECT AND PLUG UTILITY CROSS CONNECTION (EA), which price will include all labor, materials and equipment necessary to complete this item.

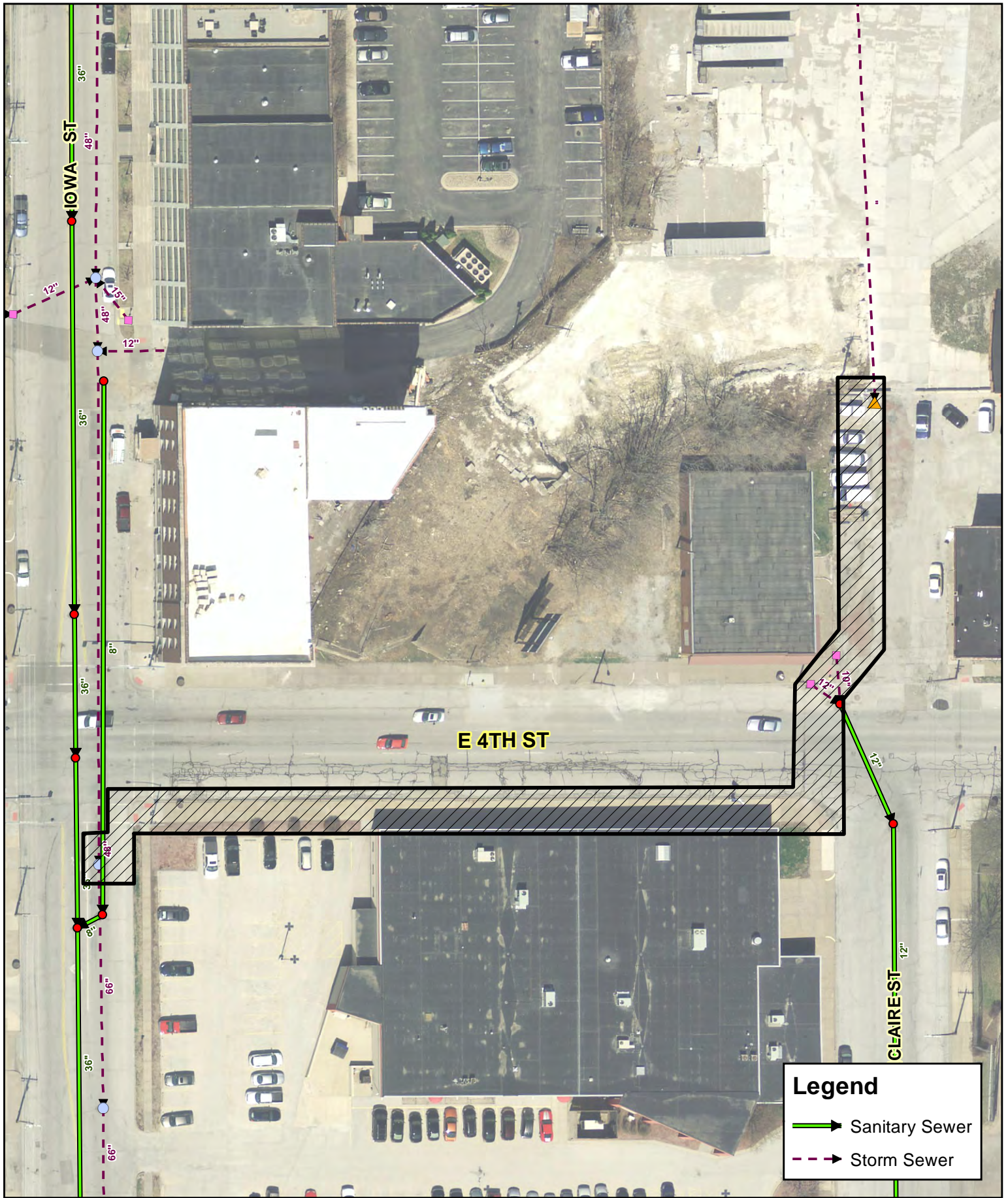
Bid Item No. 34 – ROCK EXCAVATION (CY)

This work shall comply with SUDAS Section 3010, City of Davenport – SUDAS Supplemental Specifications. This item shall be constructed, measured, and paid for per ton and shall include all labor, equipment and material necessary to remove boulders or sedimentary deposits that cannot be removed in trenches without continuous use of pneumatic tools or blasting.

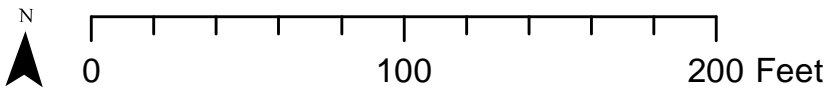
This item is to be used in the event rock is encountered and cannot be removed without pneumatic tools/blasting. The use of this bid item shall be authorized by City Project Manager. This bid item was created to establish unit price and will not necessarily be used.

Payment for this item shall be made at the unit price bid per cubic yard of ROCK EXCAVATION (CY) for quantity of rock removed, which price will include all labor, materials and equipment necessary to complete this item.





4th & LeClaire  
Sewer Separation



City of Davenport

Agenda Group:  
Department: Public Works - Engineering  
Contact Info: Mike Atchley 563-327-5149  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Resolution approving the FY2018 Street Finance Report from July 1, 2017 to June 30, 2018 to be submitted to the Iowa Department of Transportation. [All Wards]

Recommendation:  
Approve the resolution

Background:  
In accordance with Iowa Code, section 312.15 the Street Finance Report must be submitted annually to the Iowa Department of Transportation.

ATTACHMENTS:

Type	Description
▯ Cover Memo	FY18 Street Financial Report Summary

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Rejected	8/28/2018 - 9:14 AM
Public Works - Engineering	Atchley, Mike	Approved	8/28/2018 - 9:17 AM
Public Works - Engineering	Lechvar, Gina	Rejected	8/28/2018 - 9:20 AM
Public Works - Engineering	Atchley, Mike	Approved	8/28/2018 - 9:20 AM
Public Works - Engineering	Lechvar, Gina	Approved	8/29/2018 - 2:57 PM
Public Works Committee	Lechvar, Gina	Approved	8/30/2018 - 2:57 PM
City Clerk	Admin, Default	Approved	8/30/2018 - 5:05 PM





Form 517007 {5-2018}  
Office of Local Systems  
Ames, IA 50010

City Name
DAVENPORT
City Number
1827

# City Street Financial Report

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2018
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1 of 15

## Cover Sheet

Now therefore let it be resolved that the city council DAVENPORT, Iowa  
(City Name)

On \_\_\_\_\_ did hereby approve and adopt the annual  
(month/day/year)

City Street Financial Report from July 1, 2017 to June 30, 2018  
(Year) (Year)

### Contact Information

Name	E-mail Address	Street Address	city	ZIP Code
Jackie E. Holecek	jet@ci.davenport.ia.us	226 W 4th Street	Davenport	52801-0000
Hours	Phone	Extension	Phone(Altenative)	
8-5	563-328-6789		563-328-6789	

### Preparer Information

Name	E-mail Address	Phone	Extension
Linda S. Folland	lsf@ci.davenport.ia.us	563-328-6789	

### Mayor Information

Name	E-mail Address	Street Address	city	ZIP Code
Frank J. Klipsch	fklipsch@ci.davenport.ia.us	226 W 4th Street	Davenport	52801-0000
Phone	Extension			
563-326-7701				

Resolution Number \_\_\_\_\_

\_\_\_\_\_  
Signature Mayor

\_\_\_\_\_  
Signature City Clerk



Form 517007 {5-2018}  
Office of Local Systems  
Ames, IA 50010

City Name
DAVENPORT
City Number
1827

# City Street Financial Report

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## Summary Statement Sheet

Column 1  
Road use  
Tax Fund

Column 2  
Other Street  
Monies

Column 3  
Street Debt

Column 4  
Totals

Round Figures to Nearest Dollars

A.BEGINNING BALANCE				
1. July 1 Balance	\$1,273,462	\$0	\$2	\$1,273,464
2. Adjustments (Note on Explanation Sheet)	\$0	\$0	\$0	\$0
3. Adjusted Balance	\$1,273,462	\$0	\$2	\$1,273,464
B. REVENUES				
1. Road Use Tax	\$12,718,824			\$12,718,824
2. Property Taxes		\$709,204	\$14,519,851	\$15,229,055
3. Special Assessments		\$0	\$4,615	\$4,615
4. Miscellaneous		\$0	\$18,307,311	\$18,307,311
5. Proceeds from Bonds,Notes, and Loans		\$0	\$6,283,000	\$6,283,000
6. Interest Earned		\$0	\$0	\$0
7. Total Revenues (Lines B1 thru B6)	\$12,718,824	\$709,204	\$39,114,777	\$52,542,805
C. Total Funds Available (Line A3 + Line B7)	\$13,992,286	\$709,204	\$39,114,779	\$53,816,269

Column 1  
Road use  
Tax Fund

Column 2  
Other Street  
Monies

Column 3  
Street Debt

Column 4  
Totals

Round Figures to Nearest Dollars

EXPENSES				
D. Maintenance				
1. RoadWay Maintenance	\$6,321,905	\$344,166	\$1,076,644	\$7,742,715
2. Snow and Ice Removal	\$0	\$0	\$0	\$0
E.Construction, Reconstruction and Improvements				
1. Engineering	\$2,262,595	\$195,063	\$631,536	\$3,089,194
2. Right of Way Purchased	\$0	\$0	\$0	\$0
3. Street/Bridge Construction	\$2,357,004	\$169,975	\$11,559,247	\$14,086,226
4.Traffic Services	\$0	\$0	\$7,203,388	\$7,203,388
F. Administration	\$799,092	\$0	\$0	\$799,092
G. Equipment	\$400,960	\$0	\$0	\$400,960
H. Miscellaneous		\$0	\$0	\$0
J. street Debt				
1. Bonds, Notes and Loans -Principal Paid	\$0	\$0	\$16,787,034	\$16,787,034
2. Bonds, Notes and Loans - Interest Paid	\$0	\$0	\$1,856,928	\$1,856,928
TOTALS				
K. Total Expenses (Lines D thru J)	\$12,141,556	\$709,204	\$39,114,777	\$51,965,537
L. Ending Balance (Line C-K)	\$1,850,730	\$0	\$2	\$1,850,732
M. Total Funds Accounted For (K + L = C)	\$13,992,286	\$709,204	\$39,114,779	\$53,816,269



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## Miscellaneous Revenues and Expenses Sheet

Code Number and Itemization of Miscellaneous Revenues (Line B4 on the Summary Statement Sheet)(See Instructions)	Column 2 Other Street Monies	Column 3 Street Debt
123---Various State Grants	\$0.00	\$2,103,848.00
144---FHWA Participation (Fed. Hwy. Admin.)	\$0.00	\$4,206,867.00
192---Donations	\$0.00	\$324,000.00
174---Sales Tax / Local Option	\$0.00	\$37,021.00
190---Other Miscellaneous	\$0.00	\$11,635,575.00
Line B4 Totals	\$0.00	\$18,307,311.00

Code Number and Itemization of Miscellaneous Expenses (Line H on the Summary Statement Sheet) "On street" parking expenses, street maintenance, buildings, insurance, administrative costs for printing, legal fees,bond fees etc. (See Instructions)	Column 2 Other Street Monies	Column 3 Street Debt
Line H Totals		



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Bonds, Notes and Loans Sheet

New Bond ?	Debt Type	Debt Purpose	DOT Use Only	Issue Date	Issue Amount	% Related to Street	Year Due	Principal Balance as of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance as of 6/30	
<input type="checkbox"/>	General Obligation	Street Improvements	101	03/21/2017	\$4,551,000	100	2032	\$4,551,000	\$195,930	\$197,101	\$195,930	\$197,101	\$4,355,070	
<input type="checkbox"/>	General Obligation	Street Improvements	102	03/21/2017	\$2,470,385	100	2025	\$2,470,385	\$0	\$134,168	\$0	\$134,168	\$2,470,385	
<input checked="" type="checkbox"/>	General Obligation	Street Improvements	103	04/03/2018	\$6,283,000	100	2033	\$6,283,000	\$0	\$0	\$0	\$0	\$6,283,000	
<input type="checkbox"/>	General Obligation	Paving & Construction	310	03/07/2012	\$3,816,000	100	2031	\$2,791,336	\$157,710	\$109,687	\$157,710	\$109,687	\$2,633,626	
<input type="checkbox"/>	General Obligation	Paving & Construction	311	05/07/2012	\$2,866,552	100	2019	\$809,817	\$549,693	\$32,292	\$549,693	\$32,292	\$260,124	
<input type="checkbox"/>	General Obligation	Paving & Construction	312	05/07/2012	\$10,635,961	100	2024	\$6,057,516	\$1,215,266	\$181,726	\$1,215,266	\$181,726	\$4,842,250	
<input type="checkbox"/>	General Obligation	Paving & Construction	318	04/22/2009	\$9,379,000	100	2025	\$3,707,837	\$3,707,837	\$0	\$3,707,837	\$0	\$0	
<input type="checkbox"/>	General Obligation	Paving & Construction	320	01/05/2010	\$8,948,000	100	2024	\$4,721,925	\$4,721,925	\$218,743	\$4,721,925	\$218,743	\$0	
<input type="checkbox"/>	General Obligation	Paving & Construction	321	12/08/2011	\$8,693,000	100	2025	\$4,281,600	\$4,281,600	\$171,252	\$4,281,600	\$171,252	\$0	
<input type="checkbox"/>	General Obligation	Paving & Construction	322	03/05/2013	\$5,690,000	100	2032	\$4,740,597	\$261,163	\$144,154	\$261,163	\$144,154	\$4,479,434	
<input type="checkbox"/>	General Obligation	Paving & Construction	324	02/12/2014	\$3,559,000	100	2029	\$3,202,441	\$141,278	\$122,864	\$141,278	\$122,864	\$3,061,163	
<input type="checkbox"/>	General Obligation	Paving & Construction	325	02/12/2014	\$5,047,811	100	2023	\$3,726,367	\$708,820	\$172,851	\$708,820	\$172,851	\$3,017,547	
<input type="checkbox"/>	General Obligation	Paving & Construction	326	03/10/2015	\$3,514,000	100	2030	\$3,165,704	\$197,000	\$122,642	\$197,000	\$122,642	\$2,968,704	
<input type="checkbox"/>	General Obligation	Paving & Construction	327	03/23/2016	\$3,185,000	100	2031	\$3,016,861	\$163,685	\$106,662	\$163,685	\$106,662	\$2,853,176	
<input type="checkbox"/>	General Obligation	Paving & Construction	328	03/23/2016	\$3,968,963	100	2024	\$3,968,963	\$485,127	\$142,786	\$485,127	\$142,786	\$3,483,836	
		New Bond Totals		\$6,283,000		\$6,283,000		Totals	\$57,495,349	\$16,787,034	\$1,856,928	\$16,787,034	\$1,856,928	\$40,708,315



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## Project Final Costs Sheet

For construction, reconstruction, and improvement projects with costs equal to or greater than 90% of the bid threshold in effect as the beginning of the fiscal year.

Check here if there are no entities for this year ☐

## Project Final Costs Sheet (Section A)

1. Project Number	2. Estimated Cost	3. Project Type	4. Public Letting?	5. Location/Project Description (limits, length, size of structure)
35020	\$2,950,000	RDWY	Yes	Granite Way
28011	\$100,000	MISC	Yes	Sidewalk Construction
28004	\$300,000	MISC	Yes	Update ramp along micro surfaced road
35011	\$650,000	SURF	Yes	Slurry Seal, micro surface and cape seal
35011	\$680,000	SURF	Yes	FY17 Concrete Full Depth Patching
35011	\$2,000,000	SURF	Yes	2017 Asphalt resurfacing
28014	\$400,000	MISC	Yes	FY17 Sidewalk program
64023	\$85,000	MISC	Yes	Recreational Path Resurfacing

## Project Final Costs Sheet (Section B)

1. Project Number	6. Contractor Name	7. Contract Price	8. Additions/ Deductions	9. Labor	10. Equipment	11. Materials	12. Overhead	13. Total
35020	Langman Construction	\$2,974,711	-\$170,159	\$0	\$0	\$0	\$0	\$2,804,552
28011	Little H Construction	\$94,110	\$208	\$0	\$0	\$0	\$0	\$94,318
28004	McDermott Concrete	\$279,971	\$96,697	\$0	\$0	\$0	\$0	\$376,668
35011	Lionmark Construction	\$659,120	\$65,862	\$0	\$0	\$0	\$0	\$724,982
35011	Langman Construction	\$680,000	-\$75,516	\$0	\$0	\$0	\$0	\$604,484
35011	Hawkeye Paving	\$1,964,943	\$45,550	\$0	\$0	\$0	\$0	\$2,010,493
28014	Kelly Construction	\$372,874	\$49,650	\$0	\$0	\$0	\$0	\$422,524
64023	General Asphalt	\$88,941	-\$5,207	\$0	\$0	\$0	\$0	\$83,734



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## Road/Street Equipment Inventory Sheet

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used On Project this FY?	8. Status
A/T321/040 0029	2004	Freightliner Single Axle Dump Truck	\$77,877	\$0		\$0		Yes	NOCH
A411/04000 28	2004	Pit Boss Dump Trailer	\$30,980	\$0		\$0		No	NOCH
T414/01000 64	2001	Freightliner Single Axle w/Propatch Body	\$46,202	\$0		\$0		Yes	NOCH
T413/01000 63	2001	Freightliner Single Axle w/Propatch Body	\$46,202	\$0		\$0		Yes	NOCH
T412/00002 88	1999	Sterling Concrete Truck w/9 yard mixer	\$81,000	\$0		\$0		Yes	NOCH
T410/98000 61	1997	International Cab & Chassis	\$50,862	\$0		\$0		Yes	NOCH
T359/01000 05	2000	IH tandem Axle Dump w/Hook Lift	\$59,365	\$0		\$0		Yes	NOCH
T358/01000 06	2000	IH Tandem Axle Dump w/Hook Lift	\$59,365	\$0		\$0		Yes	NOCH
A354/03000 09	2003	Eliptical Dump Body	\$24,679	\$0		\$0		Yes	NOCH
T354/03000 38	2003	Freightliner Tandem Dump	\$51,552	\$0		\$0		Yes	NOCH
A345/98000 50/22	1998	Drag Hook & Hook Lift System	\$28,592	\$0		\$0		Yes	NOCH
T345/98000 70	1998	International Cab & Chassis	\$52,687	\$0		\$0		Yes	NOCH
T344/03000 46	2003	Freightliner Tandem Dump Truck	\$72,625	\$0		\$0		Yes	NOCH
T343/03000 45	2003	Freightliner Tandem Dump Truck	\$72,625	\$0		\$0		Yes	NOCH
T342/03000 44	2003	Freightliner Tandem Dump Truck	\$72,625	\$0		\$0		Yes	NOCH
T341/03000 43	2003	Freightliner Tandem Dump Truck	\$72,625	\$0		\$0		Yes	NOCH
T340/03000 42	2003	Freightliner Tandem Dump Truck	\$72,625	\$0		\$0		Yes	NOCH
T314/03000 90	2003	Ford 12,000 GVW Stake Bed Truck	\$13,109	\$0		\$0		Yes	NOCH
E478	1995	Metal Forms Corp Speed Screed	\$0	\$0		\$0		Yes	NOCH



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1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used On Project this FY?	8. Status
E477	2001	Razor Bk Pwr Scred Power Screed	\$0	\$0		\$0		Yes	NOCH
E476	1986	Stepp Bottom Fired Kettle	\$0	\$0		\$0		Yes	NOCH
E474/02000 47	2001	Crafco Super Shot Crack Sealer	\$26,749	\$0		\$0		Yes	NOCH
E449/02001 13	2001	Asphalt Drum Asphalt Plant	\$353,600	\$0		\$0		Yes	NOCH
E427	1973	Aeroil Heated Asphalt Roller	\$0	\$0		\$0		No	JUNK
E425	1973	Aeroil Heated Asphalt Roller	\$0	\$0		\$0		No	JUNK
E422	1997	Ingram Self Propelled Roller	\$0	\$0		\$0		Yes	NOCH
E421/03000 32	2002	Ingersoll Rand Vibratory Roller	\$0	\$0		\$0		Yes	NOCH
E420/02000 48	2002	Hypac Roller Compactor	\$45,900	\$0		\$0		Yes	NOCH
E419/96000 21	1995	Rosco Roller, Self Propelled	\$45,385	\$0		\$0		Yes	NOCH
E416/92000 02	1991	Rosco Flaherty Chip Spreader	\$74,705	\$0		\$0		Yes	NOCH
E410/98001 06	1998	Etnyre Blacktopper 2000	\$48,410	\$0		\$0		Yes	NOCH
E403/02000 58	2002	John Deere Maintainer 12' Balde	\$140,800	\$0		\$0		Yes	NOCH
E402/02000 57	2002	John Deere Maintainer	\$140,800	\$0		\$0		Yes	NOCH
E401/98000 64	1997	John Deere Maintainer	\$141,500	\$0		\$0		Yes	NOCH
E387/02000 56	2002	John Deere Backhoe	\$57,925	\$0		\$0		Yes	NOCH
E380/02000 55	2002	John Deere Backhoe w/4-in-1 Bucket	\$60,225	\$0		\$0		Yes	NOCH
E071	1994	Honda Tamper	\$0	\$0		\$0		Yes	NOCH
C387	1997	Stanley Mounted Compactor	\$0	\$0		\$0		No	JUNK
A461	1995	Trailer, Single Axle	\$0	\$0		\$0		Yes	NOCH





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## Road/Street Equipment Inventory Sheet

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used On Project this FY?	8. Status
A414/0100074	2001	U-Tech Pro Patch Body	\$48,780	\$0		\$0		Yes	NOCH
A413/0100073	2001	U-Tech Pro Patch Body	\$48,780	\$0		\$0		Yes	NOCH
A412	2001	McNeilusMixer - 9 cu yards	\$0	\$0		\$0		Yes	NOCH
E399/0300039	2003	Mack Flusher Cab-Over Chassis	\$47,265	\$0		\$0		Yes	NOCH
A399/0300071	2003	Rosco A Lee Bay Co Flusher Body	\$23,927	\$0		\$0		Yes	NOCH
A387	1996	Werk Brau Grapple	\$0	\$0		\$0		Yes	NOCH
E404/0500038	2005	John Deere Maintainer	\$156,500	\$0		\$0		Yes	NOCH
E405/0500039	2005	John Deere Maintainer	\$156,500	\$0		\$0		Yes	NOCH
E417/0500015	2005	Arrpw Hydraulic Breaker	\$65,330	\$0		\$0		Yes	NOCH
E461/0500046	2005	Target Concrete Saw	\$12,778	\$0		\$0		Yes	NOCH
T322/0500104	2004	Freightliner Single Axle Dump Truck	\$79,823	\$0		\$0		Yes	NOCH
A349/0590001	2004	Henderson Spreader	\$27,432	\$0		\$0		No	JUNK
t328/0600088	2005	International	\$96,156	\$0		\$0		Yes	NOCH
T329/0600087	2005	International	\$96,156	\$0		\$0		Yes	NOCH
T324/0600085	2005	International	\$90,253	\$0		\$0		Yes	NOCH
T323/0600089	2005	International	\$96,156	\$0		\$0		Yes	NOCH
T300/0600083	2005	International	\$96,266	\$0		\$0		Yes	NOCH
T301/0600094	2005	International	\$96,266	\$0		\$0		Yes	NOCH
T302/0600091	2005	International	\$96,266	\$0		\$0		Yes	NOCH
T303/0600092	2005	International	\$96,266	\$0		\$0		Yes	NOCH



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1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used On Project this FY?	8. Status
T304/06000 93	2005	International	\$96,266	\$0		\$0		Yes	NOCH
E372/07000 40	2006	John Deere Wheel Loader	\$106,129	\$0		\$0		Yes	NOCH
E375/07000 41	2006	John Deere Wheel Loader	\$106,129	\$0		\$0		Yes	NOCH
E480/07000 36	2007	Crafco Pavement Cutter	\$6,785	\$0		\$0		Yes	NOCH
E479/07000 35	2007	Crafco Melter Crack Sealer	\$27,980	\$0		\$0		No	JUNK
E376/07000 53	2006	John Deere Wheel Loader	\$104,300	\$0		\$0		Yes	NOCH
E070	2006	Stihl Concrete Saw	\$775	\$0		\$0		Yes	NOCH
T325/06000 90	2005	International single axle dump truck	\$90,536	\$0		\$0		Yes	NOCH
T415/07000 33	2007	International Pro-patch single axle chassis	\$110,725	\$0		\$0		Yes	NOCH
E475/07000 37	2007	Crafco Pavement Cutter	\$6,785	\$0		\$0		Yes	NOCH
T302/06000 91	2005	International	\$96,266	\$0		\$0		No	NA
T303/06000 92	2005	International	\$96,266	\$0		\$0		No	NA
T304/06000 93	2005	International	\$96,266	\$0		\$0		No	NA
T362/08000 69	2008	1 Ton flatebed with air compressor	\$30,662	\$0		\$0		Yes	NOCH
T363/08000 68	2008	1 Ton flatbed with air compress & toolboxes	\$42,225	\$0		\$0		Yes	NOCH
T361/08000 65	2008	4 X 2 flatbed with toolboxes	\$20,303	\$0		\$0		Yes	NOCH
T360/08000 66	2008	4 X 2 flatbed with toolboxes	\$20,303	\$0		\$0		Yes	NOCH
T365/08000 70	2008	F350 4 X 2 dump	\$24,147	\$0		\$0		Yes	NOCH
T310/08000 56	2008	Single Axle dump	\$110,275	\$0		\$0		Yes	NOCH
T311/08000 59	2008	Single Axle dump	\$110,275	\$0		\$0		Yes	NOCH



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T306/08000 60	2008	Single Axle w/dump body	\$110,275	\$0		\$0		Yes	NOCH
T307/08000 57	2008	Single Axle w/dump body	\$110,275	\$0		\$0		Yes	NOCH
T305/08000 58	2008	Single Axle w/dump body	\$110,275	\$0		\$0		Yes	NOCH
T308/08000 54	2008	Single Axle w/dump body	\$110,275	\$0		\$0		Yes	NOCH
T309/08000 55	2008	Single Axle w/dump body	\$110,275	\$0		\$0		Yes	NOCH
E373/08000 71	2008	Skid Steer Loader	\$47,032	\$0		\$0		Yes	NOCH
T352/08000 61	2008	Tandem Axle w/dump body	\$133,519	\$0		\$0		Yes	NOCH
T351/08000 62	2008	Tandem Axle w/dump body	\$133,519	\$0		\$0		Yes	NOCH
T353/08000 63	2008	Tandem Axle w/dump body	\$124,756	\$0		\$0		Yes	NOCH
T350/08000 64	2008	Tandem Axle w/dump body	\$124,756	\$0		\$0		Yes	NOCH
E409/09000 15	2009	John Deere 700J Dozer	\$133,000	\$0		\$0		Yes	NOCH
E371/09000 16	2009	John Deere Loader w/plow	\$151,471	\$0		\$0		Yes	NOCH
T044/20100 039	2010	Ford F350 Truck	\$27,316	\$0		\$0		Yes	NOCH
T043/20100 040	2010	Ford F350 Truck	\$27,316	\$0		\$0		Yes	NOCH
A395/20100 046	2010	Street Sweeper	\$80,867	\$0		\$0		Yes	NOCH
E392/20100 048	2010	Street Sweeper Chassis	\$63,600	\$0		\$0		Yes	NOCH
T411/20100 051	2010	International 7600	\$89,680	\$0		\$0		Yes	NOCH
T336/20100 052	2010	International dump truck body	\$52,337	\$0		\$0		Yes	NOCH
T337/20100 053	2010	International dump truck body	\$52,337	\$0		\$0		Yes	NOCH
T338/20100 054	2010	International dump truck body	\$52,337	\$0		\$0		Yes	NOCH



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T339/20100 055	2010	International dump truck body	\$52,337	\$0		\$0		Yes	NOCH
T338/20100 077	2010	International 7300 chassis	\$61,263	\$0		\$0		Yes	NOCH
T336/20100 078	2010	International 7300 chassis	\$61,263	\$0		\$0		Yes	NOCH
T339/20100 079	2010	International 7300 chassis	\$61,263	\$0		\$0		Yes	NOCH
T337/20100 080	2010	International 7300 chassis	\$61,263	\$0		\$0		Yes	NOCH
E406/20110 206	2010	John Deere 770G Motor Grader	\$200,072	\$0		\$0		Yes	NOCH
A421/20120 001	2011	Drop Deck trailer	\$13,854	\$0		\$0		Yes	NOCH
A423/20120 002	2011	Drop Deck trailer	\$13,854	\$0		\$0		Yes	NOCH
A489/20120 030	2011	Leeboy Asphalt paver	\$98,641	\$0		\$0		Yes	NOCH
eb485/2001 20024	2011	skid with 2 buckets and broom	\$39,823	\$0		\$0		Yes	NOCH
eb486/2012 0025	2011	skid with 2 buckets and broom	\$49,896	\$0		\$0		Yes	NOCH
eb487/2012 0026	2011	skid with 2 buckets and broom	\$39,823	\$0		\$0		Yes	NOCH
ta041/2013 0043	2013	Pick up 4X4 with plow and spreader	\$40,385	\$0		\$0		Yes	NOCH
ta040/2013 0042	2013	pick up 4X4 with plow and spreader	\$40,385	\$0		\$0		Yes	NOCH
a450	2012	vibco, roller 2 ton pro-heat minute man	\$71,260	\$0		\$0		Yes	NOCH
a462	2013	trailer 6.5X10, tilt	\$2,994	\$0		\$0		Yes	NOCH
e462	2012	concrete saw self propelled	\$22,240	\$0		\$0		Yes	NOCH
e481/20140 006	2013	crack sealer	\$31,315	\$0		\$0		Yes	NOCH
e482/20140 007	2013	crack sealer	\$31,315	\$0		\$0		Yes	NOCH
20140008	2014	salt brine tank	\$14,138	\$0		\$0		Yes	NOCH



Form 517007 {5-2018}  
Office of Local Systems  
Ames, IA 50010

## City Street Financial Report

City Name
DAVENPORT
City Number
1827

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## Road/Street Equipment Inventory Sheet

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used On Project this FY?	8. Status
e056	2010	concrete spray pump	\$0	\$0		\$0		Yes	NOCH
E489/20150 001	2014	AZ 480 Mill	\$33,000	\$0		\$0		Yes	NOCH
F414/20150 002	2014	Bomag Single Drum roller	\$5,865	\$0		\$0		Yes	NOCH
E432/20150 003	2015	Single on-grade dowell drill	\$7,275	\$0		\$0		Yes	NOCH
T366/20150 004	2015	F-550 Ford Truck	\$63,007	\$0		\$0		Yes	NOCH
E426/20150 005	2015	Mitsubishi Pneumatic Cat Fork lift	\$25,240	\$0		\$0		Yes	NOCH
A448/20150 006	2014	Mudjack trailer/pump MMT	\$13,750	\$0		\$0		Yes	NOCH
E448/20150 007	2014	Mudjacking buggy	\$14,450	\$0		\$0		Yes	NOCH
A420/20150 008	2007	TrailKing Hydraulic tail drop deck trailer	\$35,080	\$0		\$0		Yes	NOCH
T045/20160 009	2016	FORD F150-WHITE	\$27,769	\$0		\$0		Yes	NOCH
20160010	1978	Tanker Trailer	\$14,000	\$0		\$0		Yes	NOCH
E731/20160 011	2015	Message Board SMC-4000	\$11,786	\$0		\$0		Yes	NOCH
E732/20160 012	2015	Message Board SMC-4000	\$11,786	\$0		\$0		Yes	NOCH
E730/20160 013	2015	Message Board SMC-1000HE	\$14,994	\$0		\$0		Yes	NOCH
B374/20160 014	2003	Tencon snowblower	\$33,500	\$0		\$0		Yes	NOCH
E447/20160 021	2015	Leeboy paver	\$10,000	\$0		\$0		Yes	NOCH
A416/20160 024	2016	Peterbilt spray patcher	\$220,409	\$0		\$0		Yes	NOCH
20160025	2016	HB1380 breaker w/ nail point	\$9,747	\$0		\$0		Yes	NOCH
A418/20160 026	2015	22' trailer w/ ramps	\$20,100	\$0		\$0		Yes	NOCH
T367/20160 027	2015	F550 dump truck	\$49,500	\$0		\$0		Yes	NOCH



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Office of Local Systems  
Ames, IA 50010

City Name
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## City Street Financial Report

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## Road/Street Equipment Inventory Sheet

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used On Project this FY?	8. Status
A491/20170005	2016	22 foot split tilt trailer	\$6,250	\$0		\$0		Yes	NOCH
20170006	2016	5500 gallon HDLPE Storage Tank	\$15,981	\$0		\$0		Yes	NOCH
20170007	2016	5500 Gallon HDLPE storage tank	\$15,981	\$0		\$0		Yes	NOCH
20170026/T355	2015	Dump truck with Plow	\$141,900	\$0		\$0		Yes	NOCH
20170027/E468	2016	70' Stainless Salt Conveyor with hopper	\$93,342	\$0		\$0		Yes	NOCH
20170029/A417	2017	Leeby RA400 patcher	\$224,295	\$0		\$0		Yes	NOCH
20170031/T729	2017	White RAM 1500 ST Truck	\$23,909	\$0		\$0		Yes	NOCH
20170030/T019	2017	White RAM 1500 ST Truck	\$23,909	\$0		\$0		Yes	NOCH
20180013/E484	2018	Bobcat Skid Loader	\$55,156	\$0		\$0		Yes	NEW
20180014/AE390	2018	Tymco 600 Street Sweeper	\$229,000	\$0		\$0		Yes	NEW
20180021/B363	2018	EZ Drill and dust collection system	\$13,340	\$0		\$0		Yes	NEW
200180022/T319	2018	DUMP BODY/ MID MOUNT	\$58,478	\$0		\$0		No	NEW
20180023/T323	2018	DUMP BODY	\$60,653	\$0		\$0		No	NEW
20180024/T320	2018	DUMP BODY	\$60,653	\$0		\$0		No	NEW
20180025/T321	2018	DUMP BODY WITH SALT SPREADER	\$77,128	\$0		\$0		No	NEW
20180026/T322	2018	DUMP BODY WITH SALT SPREADER	\$77,128	\$0		\$0		No	NEW



Form 517007 {5-**2018**}  
Office of Local Systems  
Ames, IA 50010

<b>City Name</b>
<b>DAVENPORT</b>
<b>City Number</b>
<b>1827</b>

# City Street Financial Report

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## Explanation Sheet

Comments
Bonds, Notes and Loans: DOT debt #318 was refunded (now DOT debt #328) and the last payment on #318 was 2017.  DOT debt #320 was refunded (included now with DOT debt #103) and the last payment on #320 was 2018.  DOT debt #321 was refunded (included now with DOT debt #102) and the last payment on \$321 was 2018.





Form 517007 {5-2018}  
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Ames, IA 50010

City Name
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## City Street Financial Report

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## Monthly Payment Sheet

Month	Road Use tax Payments
July	\$1,291,496.72
August	\$1,334,762.56
September	\$1,303,300.86
October	\$856,858.15
November	\$1,151,406.54
December	\$998,422.61
January	\$831,604.44
February	\$1,401,420.44
March	\$887,770.81
April	\$484,802.03
May	\$1,197,364.89
June	\$979,613.47
Totals	\$12,718,823.52

City of Davenport

Agenda Group:  
Department: Public Works - Engineering  
Contact Info: Nick Schmuecker; 563-327-5162  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Resolution approving the plans, specifications, form of contract, and estimated cost for the West 16th Street Resurfacing Project CIP #35037. [Ward 4]

Recommendation:  
Pass the resolution.

Background:  
This project is intended to rehabilitate asphalt streets as part of the City street maintenance program while complying with Iowa threshold limits. This project will resurface W 16th Street between Gaines Street to Warren Street.

The program is scheduled to be bid in the early fall with construction completed prior to winter shutdown. Funding for the 2018 W 16th Street Resurfacing Project is established within CIP #35037. The current estimate is \$138,000.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution Letter
▣ Backup Material	Map

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	8/30/2018 - 3:06 PM
Public Works Committee	Lechvar, Gina	Approved	8/30/2018 - 3:06 PM
City Clerk	Admin, Default	Approved	8/30/2018 - 5:06 PM

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

Resolution offered by Alderman Ambrose

Resolution approving the plans, specifications, form of contract and estimated cost for the 2018 W 16<sup>th</sup> Street Resurfacing Project, CIP Project #35037. *[Ward 4]*

WHEREAS, on the 28<sup>th</sup> day of August, 2018, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the 2018 W 16<sup>th</sup> Street Resurfacing Project, CIP Project #35037.

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for said 2018 W 16<sup>th</sup> Street Resurfacing Project.

Passed and approved this 12<sup>th</sup> day of September, 2018.

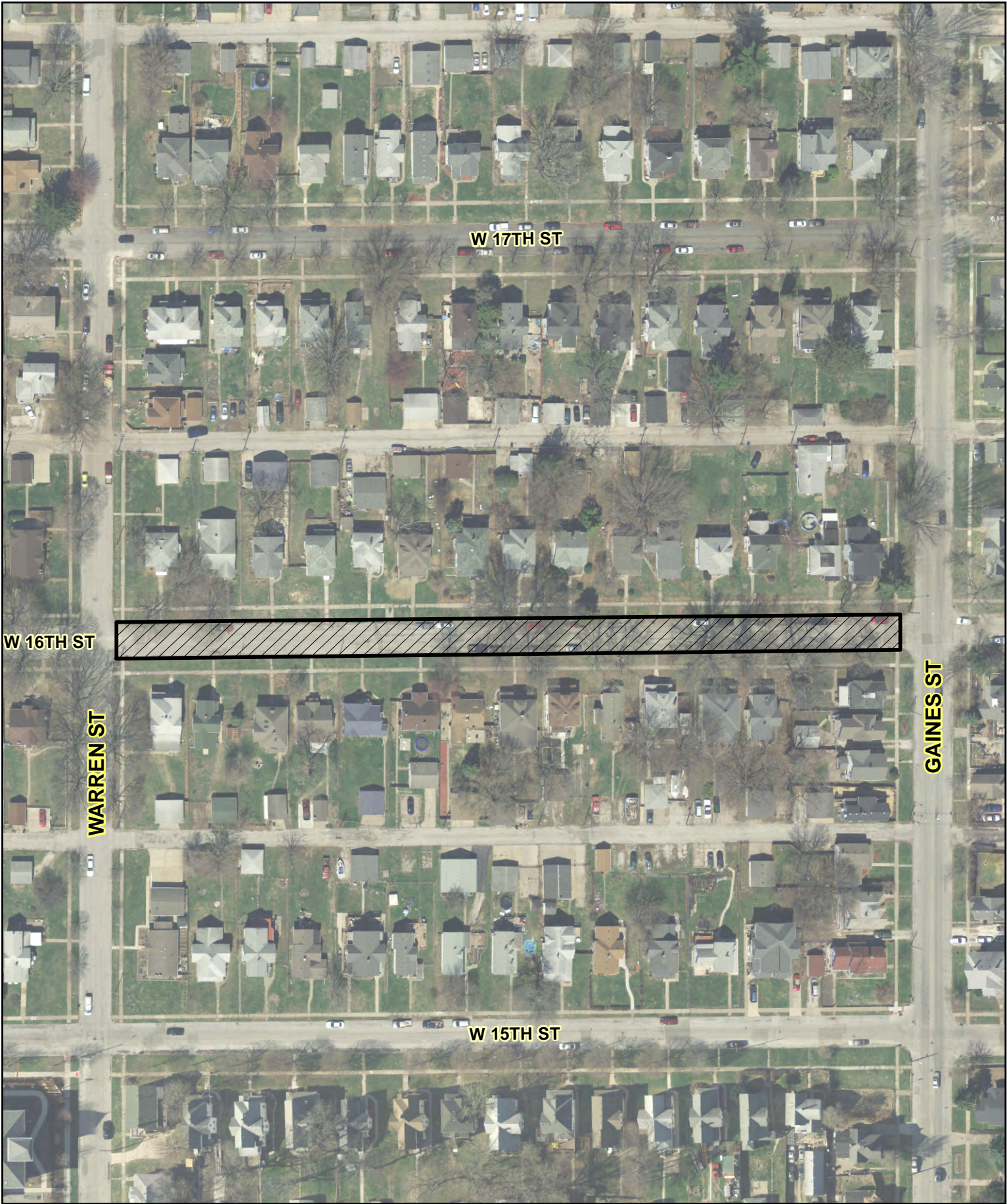
Approved:

Attest:

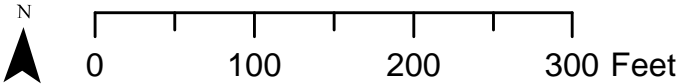
\_\_\_\_\_  
Frank Klipsch, Mayor

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





**W 16th Street  
Resurfacing**



City of Davenport

Agenda Group:  
Department: Public Works - Engineering  
Contact Info: Zach Peterson  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Resolution approving the contract for the Main Street Landing Phase II Project from Hawkeye Paving Corporation of Bettendorf, IA in the amount of \$823,668.00 and authorizing Mayor Frank Klipsch to sign and manage any related agreements CIP #68004. [Ward 3]

Recommendation:  
Pass the Resolution.

Background:  
A Request for Bid was issued on July 26, 2018 and was sent to 288 contractors. On August 13, 2018 the Purchasing Division received and opened one responsive and responsible bid from Hawkeye Paving Corporation.

Phase II will continue the construction of the block face known as "N5" (bounded by Brady Street to the West, River Drive to the North, Perry Street to the East, and the Canadian Pacific Railroad to the South). The construction activities outlined by this initial project will provide the necessary site finish work to open the flexible parking lot/event space to the public.  
A Public Hearing was held on July 3, 2018 and was passed at a subsequent meeting.  
Funding for this project is from CIP #68004.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution Letter

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	8/30/2018 - 2:52 PM
Public Works Committee	Lechvar, Gina	Approved	8/30/2018 - 2:56 PM
City Clerk	Admin, Default	Approved	8/30/2018 - 4:57 PM

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

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the Main Street Landing Phase II Project from Hawkeye Paving Corporation of Bettendorf, IA in the amount of \$ 823,668.00 and authorizing Mayor Frank Klipsch to sign and manage any related agreements.

WHEREAS, the City needs to construct the Main Street Landing Phase II and

WHEREAS, the applicable purchasing process was followed resulting in a recommendation to award Hawkeye Paving Corporation;

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

1. the contract for the from Hawkeye Paving Corporation 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: Nicole Gleason 327-5150  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Resolution approving a contract to Twin City Striping of Delano, MN in the amount of \$171,114 for long line painting with an optional second year renewal. [All Wards]

Recommendation:  
Adopt the Resolution.

Background:  
An Invitation to Bid was issued on July 26, 2018 and sent to 278 vendors. On August 14, 2018, the Purchasing Division opened and read two responsive and responsible bids. See bid tab attached.

Twin City Striping is being recommended as the lowest bid. They have satisfactorily performed this work for the City of Davenport in the past. This work will be performed over two years. Fall of 2018 and Spring of 2019 will be the first year. In Spring 2019, there is some State work that will be performed and the City will be reimbursed. Fall of 2019 and Spring of 2020 will be the second year.

Funding for this work is from the Traffic Engineering's Other Supplies and Services Account. These funds are from Road Use Tax.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES pg2
▣ Cover Memo	Bid Tab - Long Line Painting

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	8/30/2018 - 2:51 PM
Public Works Committee	Lechvar, Gina	Approved	8/30/2018 - 2:51 PM
City Clerk	Admin, Default	Approved	8/30/2018 - 4:55 PM



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

Resolution offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving a contract to Twin City Striping of Delano, MN in the amount of \$171,114 for long line painting with an optional second year renewal.

WHEREAS, the City needs long line painting at various locations throughout the City;  
and

WHEREAS, Twin City Striping of Delano MN 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 Long Line Painting to Twin City Striping of Delano MN;  
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: LONG-LINE PAINTING

RFP NUMBER: 19-10

OPENING DATE: AUGUST 14, 2018

GL ACCOUNT NUMBER: 54702131 520298

RECOMMENDATION: AWARD THE ONE YEAR CONTRACT WITH POSSIBLE  
ONE YEAR RENEWAL TO TWIN CITY STRIPING OF DELANO MN

<u>VENDOR NAME</u>	<u>Year 1 Bid Amount</u>
Twin City Striping of Delano MN	\$171,114
Iowa Plains Signing Inc of Waterloo, IA	\$214,434
	<u>Year 2 Bid Amount</u>
Twin City Striping of Delano MN	\$171,114
Iowa Plains Signing Inc of Waterloo, IA	\$214,434

Approved By Kristi Keller  
Purchasing

Approved By Nicole Gleason  
Director

Approved By Mark J. Murray  
Budget/CIP

Approved By \_\_\_\_\_  
Finance Director

City of Davenport

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

**Action / Date**  
**9/5/2018**

Subject:  
Resolution approving the three year contract for Citibus Management Services to First Transit Inc. of Cincinnati, OH. [All Wards]

Recommendation:  
Adopt the Resolution.

Background:  
On June 1, 2018 a Request for Proposals was issued and sent to 20 vendors. On July 2, 2018, the Purchasing Division opened and acknowledged 1 proposal. See tabulation attachment.

This is a 3 year contract for five full time and one part time employee to perform training, road supervision, dispatching and parts ordering services on behalf of Davenport. First Transit is our current Citibus management company. Their costs were compared to industry standards and benchmarked against performing similar services internally and it is recommended to proceed with this contract.

Funding for this contract is from the Citibus Professional Services account, 51352121 520217.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES pg2
▣ Cover Memo	Citibus Mgmt Services - Greensheet Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	8/30/2018 - 2:43 PM
Public Works Committee	Lechvar, Gina	Approved	8/30/2018 - 2:49 PM
City Clerk	Admin, Default	Approved	8/30/2018 - 4:54 PM

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

Resolution offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the three year contract for Citibus Management Services to First Transit Inc. of Cincinnati, OH.

WHEREAS, the City needs Citibus Management Services; and

WHEREAS, First Transit Inc. of Cincinnati OH submitted a responsive and responsible proposal;

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

1. Approving the contract for the Citibus Management Services to First Transit Inc. of Cincinnati OH; 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  
TABULATION OF PROPOSALS

DESCRIPTION: CITIBUS MANAGEMENT SERVICES CONTRACT

RFP NUMBER: 18-119

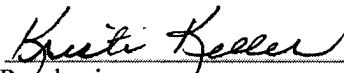
OPENING DATE: JULY 2, 2018

GL ACCOUNT NUMBER: 51352121 520217


RECOMMENDATION: AWARD THE CONTRACT TO FIRST TRANSIT INC.  
OF CINCINNATI OH

<u>VENDOR NAME</u>	<u>LOCATION OF BUSINESS</u>
--------------------	-----------------------------

First Transit Inc.	Cincinnati OH
--------------------	---------------

Approved By   
Purchasing

Approved By   
Public Works Director

Approved By   
Budget/CIP

Approved By   
Acting Finance Director

City of Davenport

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

**Action / Date**  
**9/5/2018**

Subject:  
Motion approving the contract for the upgrades to the Siemen's controls for the HVAC systems at Public Works in an amount not-to-exceed \$58,549.34 CIP #23024. [Ward 7]

Recommendation:  
Approve the motion.

Background:  
Public Works currently uses Siemens controls to control the HVAC system at their facility. This contract is for an upgrade to the current system. The estimated amount of this upgrade is \$58,549.34 and will be purchased from the State of Iowa bid awarded to Siemens Industry, Inc (contract MA005 3161B).

Funding for this upgrade is from the Public Works Facility Equipment CIP #23024. These funds are from the sale of general obligation bonds and local option sales tax

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	8/30/2018 - 2:41 PM
Public Works Committee	Lechvar, Gina	Approved	8/30/2018 - 2:59 PM
City Clerk	Admin, Default	Approved	8/30/2018 - 4:53 PM

City of Davenport

Agenda Group:  
Department: Public Works - Engineering  
Contact Info: Brian Schadt 326-7786  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Motion approving the contract for the resurfacing of Johnson Avenue, Gayman to S. Stark, to Tri City Blacktop Inc of Bettendorf, IA in the amount of \$78,489.30 CIP #35037. [Ward 1]

Recommendation:  
Approve the Motion.

Background:  
On August 2, 2018, an Invitation to Bid was issued and sent to vendors. On August 22, 2018, the Purchasing Division opened and read two responsive and responsible bids. Tri City Blacktop Inc. of Bettendorf IA was the lowest bid. See Bid Tab attached.

This contract is for the resurfacing of Johnson Avenue, from Gayman St to S. Stark.

Funding for this project is within CIP #35037 Construction Resurfacing. These funds are from the sale of General Obligation Bonds.

ATTACHMENTS:

Type	Description
□ Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	8/30/2018 - 3:10 PM
Public Works Committee	Lechvar, Gina	Approved	8/30/2018 - 3:11 PM
City Clerk	Admin, Default	Approved	8/30/2018 - 4:54 PM



CITY OF DAVENPORT, IOWA  
BID TABULATION

DESCRIPTION: RESURFACING JOHNSON ST - GAYMAN TO S STARK

RFP NUMBER: 19-12

OPENING DATE: AUGUST 22, 2018

GL ACCOUNT NUMBER: 70059699 530350 35037

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

<u>VENDOR NAME</u>	<u>Bid Amount</u>
Tri City Blacktop Inc. of Bettendorf IA	\$78,489.30
McCarthy Improvement Company of Davenport	\$127,994.50

Approved By Kristi Keller  
Purchasing

Approved By Nicole Gleason  
Director

Approved By Brandi Coey  
Budget/CIP

Approved By B  
Finance Director

City of Davenport

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

**Action / Date**  
**9/5/2018**

Subject:  
Resolution adopting an updated Investment Policy. [All Wards]

Recommendation:  
Adopt the resolution

**Background:**

The Davenport City Council has adopted an investment policy which is mandated by Chapter 12 of the State of Iowa Code. The policy was adopted in 1992 and has been revised multiple times with the last iteration in 2017. The Finance Department is responsible for establishing and maintaining an internal control structure designed to ensure that Davenport's assets are protected from loss, theft, or misuse.

The investment policy addresses primary goals which include safety of principal, maintaining the necessary liquidity to match expected liabilities, and a reasonable return. In addition, the policy addresses delegation of authority, investment objectives, prudence, eligible investments, maturity limitations, diversification, safekeeping, pooled cash and interest allocation, ethics, conflict of interest, reporting and consideration of community reinvestment activities.

The written investment policy must be periodically reviewed by staff and all material changes must be approved by City Council. After review by staff, the investment policy has been revised to include enhanced reporting requirements, revise the list of organizations required to receive a copy of the investment policy upon Council approval, incorporate a recent State Code change which allows the investment of excess fund balance for an extended period, and increase the maximum amount allowed to invest with approved depositories.

**ATTACHMENTS:**

Type

Description

**REVIEWERS:**

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	8/30/2018 - 1:38 PM
Finance Committee	Watson-Arnould, Kathe	Approved	8/30/2018 - 1:38 PM
City Clerk	Admin, Default	Approved	8/30/2018 - 1:41 PM

City of Davenport

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

**Action / Date**  
**9/5/2018**

Subject:  
Motion authorizing payment to Bi-State Regional Commission for FY2019 member dues in the amount of \$57,042. [All Wards]

Recommendation:  
Pass the motion.

Background:  
The City of Davenport has been a member of the Bi-State Regional Commission for many years, utilizing their planning services related to economic development and transportation programming, as well as joint purchasing services for many goods the City purchases such as paper and janitorial items. Additional information is attached.

Since this payment exceeds the \$50,000 staff approval level, City Council approval is necessary. Funding source is the General Fund.

ATTACHMENTS:

Type	Description
Backup Material	Bi-State Regional Commission

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	8/29/2018 - 11:44 AM
Finance Committee	Watson-Arnould, Kathe	Approved	8/29/2018 - 11:44 AM
City Clerk	Admin, Default	Approved	8/29/2018 - 12:44 PM

# BI-STATE MEMBER GOVERNMENTS DUES STRUCTURE AND ALLOCATION TO PROGRAMS

MEMBER GOVERNMENTS	2010 POPULATION	ADOPTED FY 18 DUES	PROPOSED FY 19 DUES
<b>COUNTIES:</b>			
HENRY	50,486	\$23,637	\$23,637
MERCER	16,434	0	\$0
MUSCATINE	42,745	20,012	\$20,012
ROCK ISLAND	147,546	69,078	\$69,078
SCOTT	<u>165,224</u>	<u>77,355</u>	<u>\$77,355</u>
COUNTY SUB-TOTAL	422,435	\$190,082	\$190,082
<b>MUNICIPALITIES:</b>			
DAVENPORT	99,685	\$57,042	\$57,042
MOLINE	43,483	24,882	24,882
ROCK ISLAND	39,018	22,327	22,327
BETTENDORF	33,217	19,007	19,007
MUSCATINE	22,886	10,715	10,715
EAST MOLINE	21,302	12,189	12,189
KEWANEE	12,916	6,047	6,047
SILVIS	7,479	4,279	4,279
GENESE	6,586	3,084	3,084
ELDRIDGE	5,651	3,234	3,234
MILAN	5,099	2,917	2,917
COLONA	5,099	2,917	2,917
ALEDO	3,640	1,102	1,102
ALPHA	671	1,102	1,102
ANDALUSIA	1,178	1,102	1,102
ANDOVER	578	1,102	1,102
ANNAWAN	878	1,102	1,102
ATKINSON	972	1,102	1,102
BLUE GRASS	1,452	1,102	1,102
BUFFALO	1,270	1,102	1,102
CAMBRIDGE	2,160	1,102	1,102
CARBON CLIFF	2,134	1,102	1,102
COAL VALLEY	3,743	1,102	1,102
CORDOVA	672	1,102	1,102
FRUITLAND	1,349	1,102	1,102
GALVA	2,589	1,102	1,102
HAMPTON	1,863	1,102	1,102
HILLSDALE	523	1,102	1,102
LECLAIRE	3,765	1,102	1,102
LONG GROVE	808	1,102	1,102
MCCAUSLAND	291	1,102	1,102
NEW BOSTON	683	1,102	1,102
NICHOLS	444	1,102	1,102
OAK GROVE	607	1,102	1,102
ORION	1,861	1,102	1,102
PORT BYRON	1,647	1,102	1,102
PRINCETON	886	1,102	1,102
RAPIDS CITY	959	1,102	1,102
RIVERDALE	405	1,102	1,102
SHERRARD	640	1,102	1,102
VIOLA	955	1,102	1,102
WALCOTT	1,629	1,102	1,102
WEST LIBERTY	3,736	1,102	1,102
WILTON	2,802	1,102	1,102
WINDSOR	748	1,102	1,102
WOODHULL	811	1,102	1,102
MUNIC. SUB-TOTAL	351,770	\$206,102	\$206,102
<b>TOTAL MEMBER GOV. DUES =</b>		<u>\$396,184</u>	<u>\$396,184</u>

County governments and cities over 5,000 population pay dues on a per capita basis, while smaller towns pay dues at a flat rate. The proposed per capita rate is 47 cents per capita for all counties and the municipalities outside of the urbanized area and 57 cents per capita for cities over 5,000 population inside of the urbanized area. The extra 10 cents supports the transportation planning program. Communities under 5,000 pay \$1,102 per year.

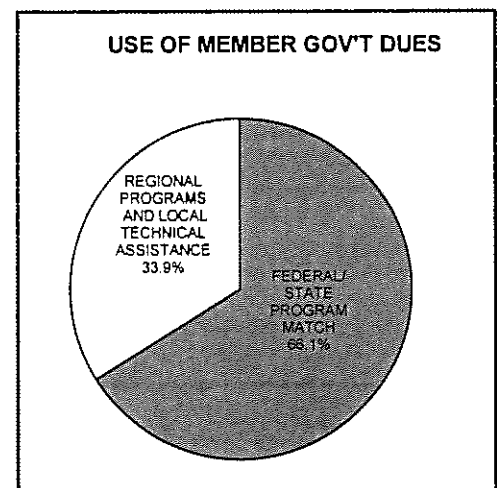
Member local governments dues are used to match federal and state programs and to provide other regional programs and direct technical assistance to member counties and cities.

The transportation program requires about \$191,897 to match \$767,587 in Federal Highway and Transit Administrations funding received through the States' DOTs.

The Economic Development Administration will provide \$70,000 which benefits all member governments and requires \$70,000 in local match.

In total, about \$261,897 of member dues are used to match transportation and economic development.

In addition to matching requirements, membership dues are used to supplement several regional programs including data services, joint purchasing, riverfront planning, intergovernmental forums, and environment. In total over \$134,287 is used to technical assistance to individual member governments in areas that are otherwise not provided by programs listed above. The graph below shows use of member dues:



City of Davenport

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

**Action / Date**  
**9/5/2018**

**Subject:**

Motion authorizing payment to Quad Cities Convention & Visitors Bureau (QCCVB) for FY 2019 tourism/marketing services in the amount of \$375,000 and directing the Finance Director to withhold and modify payments beginning January 2019 if a service agreement has not been approved. [All Wards]

**Recommendation:**

Pass the motion.

**Background:**

The City of Davenport has contributed funding to the QCCVB for many years for tourism marketing and promotions. Additional information is attached.

Since this payment exceeds the \$50,000 staff approval level, City Council approval is necessary. Funding source is Hotel/Motel Tax.

**ATTACHMENTS:**

Type	Description
▢ Backup Material	QCCVB Information
▢ Backup Material	QCCVB Plan

**REVIEWERS:**

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	8/29/2018 - 11:44 AM
Finance Committee	Watson-Arnould, Kathe	Approved	8/29/2018 - 11:45 AM
City Clerk	Admin, Default	Approved	8/29/2018 - 12:44 PM

Services provided by The Quad Cities Convention and Visitors Bureau (QCCVB)

Snapshot (full destination sales/marketing plan attached)

The QCCVB is the official tourism destination marketing and management organization for the Quad Cities region. The organization serves the tourism interests of Scott and Rock Island County, joined by the Mississippi.

The QCCVB increases visitor expenditures and overnight stays through strategic sales, marketing, and services to our customers, partners, and communities.

These initiatives are achieved through the following:

Promoting and packaging the area to attract and meet the needs of meetings, conventions, group tours, sporting events and competitions, associations, and the leisure traveler.

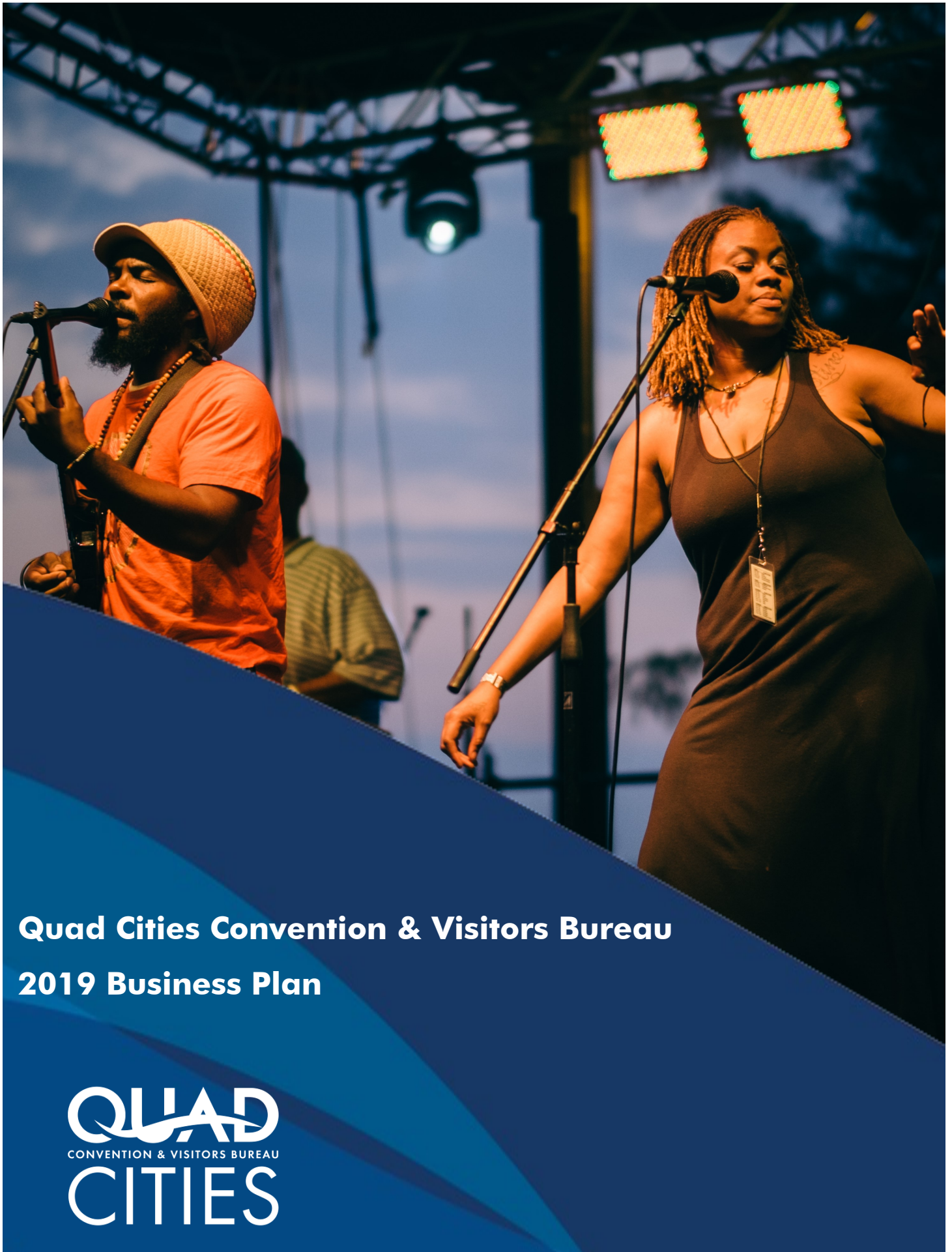
The Quad Cities welcomes more 1.5 million visitors annually. 80% are leisure visitors.

Booked group business generated 34,000 hotel room nights in FY 2018.

Marketing advertises and promotes the entire area through media coverage, social media, print advertising, the website, and 100,000 activity guides going to visitors.

Destination Development works with the tourism community which includes hotels, attractions, retail, and restaurants, to create experiences.

The overall goal of all sales, marketing, and visitor services is to attract people to the region to spend their dollars in the Quad Cities rather than surrounding areas such as Peoria, Rockford, Iowa City, Dubuque and Des Moines. This economic development is seen through hotel/motel tax, motor fuel tax, and retail tax.



**Quad Cities Convention & Visitors Bureau**  
**2019 Business Plan**





# **Quad Cities CVB Mission**

**The QCCVB is the official tourism destination marketing and management organization for the Quad Cities region. The organization serves the tourism interests of Scott County in Iowa and Rock Island County in Illinois, joined by the Mississippi River.**

**The QCCVB increases visitor expenditures and overnight stays through strategic sales, marketing, and services to our customers, members and communities. We promote and package our destination to attract and meet the needs of meetings and conventions, group tours, sporting events and competitions, special interest groups and the leisure traveler.**

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## Economic Impact of Tourism FY 2018

### Economic Impact of Quad Cities CVB Group Sales Efforts - \$12 Million

The Quad Cities CVB Sales Team directly sells our destination to group markets.

CVB booked group business generated 34,000 hotel room nights for our hotel partners in FY 2018.

CVB booked group business generated a \$12,000,000 economic impact for our community.

The Quad Cities CVB sales team sells directly to meeting planners, sports planners, and group tour planners.

Meetings & Conventions accounted for **40% of the economic impact** from all groups sold in FY18.

Motor Coach Tours accounted for **15% of the economic impact** in FY18.

Sports Tourism accounted for **45% of the economic impact** in FY18.

## Economic Impact of Tourism FY 2018

\*Visitors generated

**\$52.4**

**MILLION**

in sales tax receipts.

\*Visitors generated

**\$14.50**

**MILLION**

in local tax receipts.

Based on a conservative  
52% occupancy rate for  
our hotels, and 1.5  
people per room,

**1,692,738**

overnight visitors came to  
the Quad Cities in FY18.

\*These are total numbers reported for  
Scott and Rock Island Counties combined  
for FY 2016. Numbers for 2017 for both  
counties will not be available until Fall of  
2018, and numbers for 2018 will not be  
available until fall of 2019.

### Economic Impact of Leisure Travelers Over \$875 Million

The Quad Cities Marketing team  
advertises and promotes to the leisure  
traveler through advertising, media  
coverage, website, social media, emails,  
Quad Cities Activities Guide, and other  
marketing initiatives.

This group of travelers has the largest  
economic impact on the Quad Cities  
region.

Our largest visitation comes from outside a  
60-mile radius. Our major markets are  
Chicago/Chicago Suburbs, Milwaukee,  
and Madison.



## Sales Goals & Tactics

**GOAL:** Book 34,000 Room Nights at Partner Hotels and generate 240 qualified leads.

### TACTICS:

#### CORPORATE & ASSOCIATION MEETINGS

- ◇ Tradeshows - Small Market Meetings, Connect Marketplace.
- ◇ Personal Sales Calls (8-10) Per Quarter targeting a 300-mile radius.
- ◇ Identify industries/companies that align with the Quad Cities Regional Profile. (Ag, Logistics, Defense, Corporate Operations & Support, Advanced Manufacturing).
- ◇ Meeting Professionals International (MPI) Events. Retain seat on Heartland Chapter Board.
- ◇ Attend Iowa & Illinois Societies of Association Executives and manage bid cycles.
- ◇ Host Site Inspections Fam Trips and Independent Fams.
- ◇ Network with local service organizations for Host It Here meetings.

#### AFFINITY/SPECIALTY MARKET

- ◇ Tradeshow – Connect Marketplace.
- ◇ Direct Marketing Campaign to an identified list of collectors.
- ◇ Direct Marketing Campaign to car enthusiasts.
- ◇ Invite qualified prospects on independent Fams.
- ◇ Network with local service organizations for Host It Here meetings.

#### SPORTS TOURISM

- ◇ Tradeshows – National Association of Sports Commissions, Sports IL Huddle.
- ◇ Track and analyze RFP's for National Events.
- ◇ Retain repeat annual events.
- ◇ Personal sales calls to tournament directors, rights holders, and governing bodies.
- ◇ Collaborate with Parks & Rec, and area venues for opportunities.
- ◇ Fundraise through grants and sponsorship to increase bid fund.

## **MOTOR COACH / TOUR & TRAVEL**

- ◇ Tradeshows – American Bus Association (ABA), Travel Iowa Marketplace.
- ◇ Personal Sales Calls (8-10) Per Quarter 300-mile radius.
- ◇ Iowa Group Travel Association – retain board position for regional itineraries.
- ◇ Remain active with Tour IL and Eastern Iowa Tourism Association.
- ◇ Continue to develop Illinois Ag Tours, and Dig In Iowa Ag tours.
- ◇ Host Independent Fams for planners.
- ◇ Apply for IL International Grant to expand Ag Tours to receptive operators.

## **SERVICING THE GROUP VISITORS**

- ◇ Dedicated Event Services Manager to execute and streamline group visitor experience.
- ◇ Works with client to identify what matters to meeting/event planners and design custom services.
- ◇ Define levels of service based on size of group and evaluate all offers.
- ◇ Offer more than our competition to create a competitive advantage.
- ◇ Collaborate with Partners, Destination Development and Marketing for creative, media and PR, attendance building, and relevant group visitor information.
- ◇ Welcome and provide visitor information through various distribution methods. Info tables, staff onsite, and online opportunities.

## **BID FUND AND INCENTIVES**

- ◇ Research the competition.
- ◇ Successfully apply for grants in conjunction with Finance as available. RDA, Iowa Regional Sports Authority, Iowa Tourism grants, and identify new grant opportunities that align with economic development.
- ◇ Evaluate the return on investment formula. Review process for reporting economic impact. Consider Destination International Calculator.
- ◇ Collaborate with Quad Cities Lodging Association to identify ways to grow the collective bid funds.

## **SALES STRATEGIES**

- ◇ Engage our largest sports venues, and park & recreation departments to create a plan that identifies the top 10 events (in terms of visitor spending) that the Quad Cities can host over future years. This will help us define the dollars needed and share the risk of managing and executing events.
- ◇ Leverage corporate partnerships for introductions to potential supplier and industry meetings and conventions.
- ◇ Review process for reporting economic impact. Consider Destination International Calculator.





## Marketing Goals & Tactics

**GOAL:** Increase advertising reach in the digital landscape and better enable our advertising to connect with potential visitors via the most-used online platforms.

**TACTICS:**

- ◇ Dedicate \$51,000 of ad budget to digital advertising.
- ◇ Focused use of Pay-per-Click advertising via online display ads through Google AdWords and YouTube video ads
  - Target Chicago, Champaign, Decatur, Springfield, IL.; Indianapolis, Lafayette, IN.; Des Moines, IA.; Rochester, MN.; Columbia/Jefferson City, Kansas City, St. Louis, MO.; Green Bay, Madison, Milwaukee, WI.
- ◇ Dedicate \$9,000 of ad budget to monthly SEO for 12 months beginning July 1, 2018.
- ◇ Dedicate \$3,000 of ad budget to Facebook advertising and GeoFencing.
- ◇ Dedicate \$10,000 to Iowa & Illinois coop opportunities.
- ◇ Produce four new digital spots at a cost of \$6,560.

**GOAL:** Redevelop website to use a CRM that is more user-friendly for staff to implement changes and updates, and re-design website to present a fresher, cleaner, more contemporary look. Develop a new website for meetings/conventions/groups.

**TACTICS:**

- ◇ Dedicate \$40,000 of Marketing budget/grants for re-design and completion of new sites.
- ◇ Ensure the CRM works well with Simpleview.
- ◇ Solicit bids for website redesign.
- ◇ Ensure that page link domains remain the same so google analytics data is not compromised.
- ◇ Develop 360 tours of partner businesses, hotels/motels, attractions to be used on CVB website.
- ◇ Work with Threshold 360 to capture video of partners that buy the program. Charge partners \$100 each to cover \$45 cost of creative.
- ◇ Generate approximately \$11,000 in profit if 200 partners come on board.



**GOAL:** Successfully manage and produce 2019 QC Activities Guide and generate \$100,000 in ad sales to pay for the guide's production and printing.

**TACTICS:**

- ◇ Continue to work with Lee Enterprises on the design and ad sales for QC Activities Guide.
- ◇ Revamp layout to create a fresh look while still providing benefit to our partners.
- ◇ Look into inserting our guide in Dispatch/Argus and Quad City Times when launched in January.
- ◇ Continue digital edition of activities guide on website and monitor visitation and other analytics.

**GOAL:** Continue CVB special promotions for Be A Tourist, Restaurant Week, Museum Week and work on the development of a new Arts Week and QC Beer Trail.

**TACTICS:**

- ◇ Continue regular implementation and management of Be A Tourist, Restaurant Week, Museum Week and look for new opportunities to change things up a little.
- ◇ Meet with visual arts community to gauge interest in the development of an Arts Week and create an event that includes and requires hands-on involvement in the management and implementation of the event.
- ◇ Gauge interest in the creation of a QC Beer Trail w/paid participation from local microbreweries/nanobreweries. Implement a web and print component.
- ◇ Gauge effectiveness of all events to warrant continuation.
- ◇ Market all events locally and out-of-market.
- ◇ Ensure the CVB is the recognized leader and creator of these events.

- ◇ Ensure the CVB is the recognized leader and creator of these events.

**GOAL:** Secure placement of 260 stories from 250 relating to the Quad Cities and host 30 media up from 29 media.

**TACTICS:**

- ◇ Continue to research editorial calendars in trade and leisure publications for possible story placement.
- ◇ Develop editorial pieces that can easily be picked up by editors.
- ◇ Continue involvement with Midwest Travel bloggers group
- ◇ Continue to use Meltwater to reach media and track story coverage.
- ◇ Work to increase subscribers to our blog by 10% from 270 to 290.

**GOAL:** Increase website visitation from \_\_\_\_ to \_\_\_\_ and monitor our social media analytics. **WAITING ON FY 2018 WEB STATS TO SET GOAL**

**TACTICS:**

- ◇ Use Google Analytics to track visitation, pageviews, demographics, etc.
- ◇ Track effectiveness of our digital ad campaigns and SEO.
- ◇ Promote website in all digital ad links, print ads, emails, etc.
- ◇ Track all social media analytics to gauge the effectiveness of our social media efforts, and create campaigns that increase our engagement.

**GOAL:** Develop a CVB Advocacy Program.

**TACTICS:**

- ◇ Use plan currently used by CVBs in Illinois to work with city officials and funding sources.
- ◇ Destination Development, Board, and a Board Committee will help implement the program.



## Destination Development Goals & Tactics

**GOAL:** Deliver a range of development programs to increase visitors, build the local economy, and become a resource to advance the interests of stakeholders.

### TACTICS:

- ◇ Work with marketing to create a clear, concise partnership program to develop long term relationships with local businesses and create sustainable funding.
- ◇ Secure 2 Strategic Partners and 15 new restaurant/attraction tourism partners in FY 2019.
- ◇ Re-locate Davenport visitor center to Union Station to make the center more visible and user-friendly to visitors and residents.
- ◇ Upgrade visitor center merchandise to better fit the needs of the traveler.
- ◇ Obtain a new, more functional and professional sales/visitor services vehicle to further our branding.
- ◇ Track partner referrals and record in Simpleview to enhance Partner renewals.
- ◇ Maintain visitor centers, and continue education of Experience Specialists to ensure we are providing the highest level of visitor services.
- ◇ Initiate a local visibility campaign to educate the community on who we are, but what we do, and how they play a roll.
- ◇ Participate in the activities of the Illinois Amtrak community's coalition to market and advocate travel by passenger rail.
- ◇ Engage with local and regional business/tourism groups like Downtown Davenport Partnership, ReNew Moline, Moline Centre, Renaissance Rock Island, Main Street Landing, Quad Cities Riverfront Council and DeWitt Development Company.
- ◇ Work with our cities and surrounding municipalities on tourism funding
- ◇ Establish relationship with the QCLA to identify funding opportunities that are mutually beneficial through attendance of QCLA events and board meetings.
- ◇ Create and maintain strong, interpersonal relationships with city budget committees, councils, and state representatives.
- ◇ Continue FAM tours for frontline hotel and restaurant staff.
- ◇ Engage with marketing to develop visitor experiences that are attractive and memorable through the use of local experts. Each month, a local expert will describe their perfect QC day. These ever-changing themes will be promoted on the CVB's Social Media platforms.
- ◇ Evaluate Experience Specialists duties and responsibilities to suit the ever-changing needs of our visitors.



## Finance & Admin Goals & Tactics

**GOAL:** Provide sound financial management in order to maintain a positive increase to net assets at the end of the fiscal year.

**TACTICS:**

- ◇ Review and monitor financials monthly, and oversee staff spending to be sure it is within the means of the budget.
- ◇ Oversee grants, ensuring compliance, including proper spending within grant period.
- ◇ Enforce proper accounting procedures and internal controls.
- ◇ Prepare audit and tax workpapers for the auditors and obtain a clean audit opinion at year-end.
- ◇ Reconcile all bank and asset accounts regularly and promptly follow-up on any irregularities.
- ◇ Work with staff for each event to ensure the event is profitable.
- ◇ Assist with Destination Marketing Fee reintroduction to hotels to improve the cash flow for the CVB.

**GOAL:** Oversee Human Resources for the CVB.

**TACTICS:**

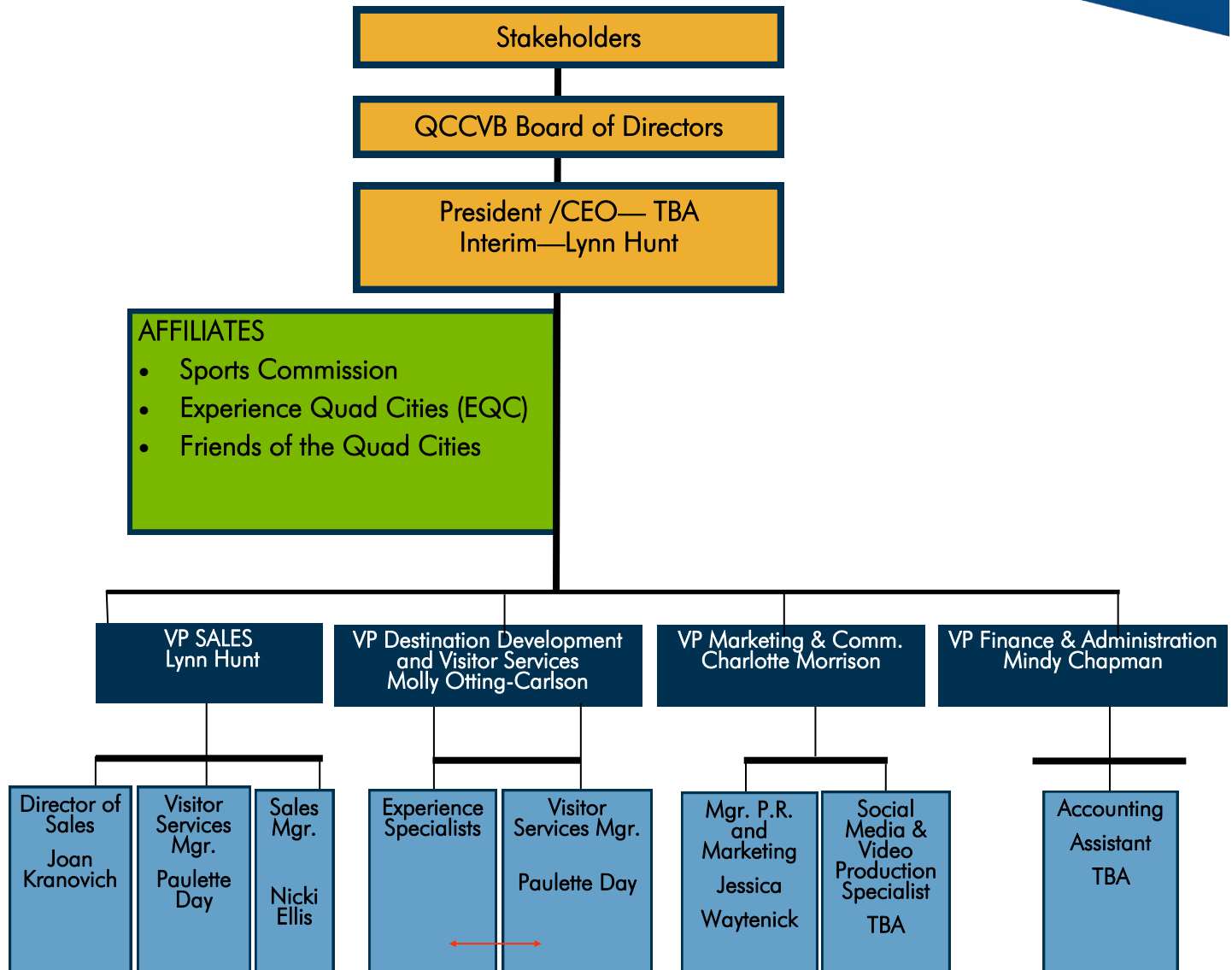
- ◇ Monitor and evaluate the internal standard performance management plan for all employees, and review performance results to measure and reward progress.
- ◇ Coordinate staff evaluations and develop/refine job descriptions and core competences for each position.
- ◇ Coordinate all staff benefits, payroll, 401(K), annual fiduciary returns, etc.
- ◇ Make staff education a priority.
- ◇ Annual audit of all benefits to determine cost and effectiveness.

**GOAL:** Serve as fiscal agent for RAGBRAI.

**TACTICS:**

- ◇ Collect money and ensure spending is within budget.
- ◇ Reconcile all accounts for RAGBRAI.

# CVB Staff Organizational Chart





# CVB Board of Directors

## Executive Committee

**Huey, Tim** – Chair (2020)  
Scott County Representative  
Director, Planning & Development,  
Scott County  
600 W 4th St., Davenport, IA 52801  
Phone: 563-326-8212  
[thuey@scottcountyia.com](mailto:thuey@scottcountyia.com)

**Wilson, Lori** – First Vice Chair (2020)  
City of Moline Representative  
Parks Recreation Director  
3635-4th Ave., Moline, IL 61265  
Phone: 309-524-2421  
[lwilson@moline.il.us](mailto:lwilson@moline.il.us)

**Hyder, Mo** – Second Vice Chair (2020)  
Rhythm City Casino Resort  
7077 Elmore Ave., Davenport, IA 2807  
Phone: 563-328-8111  
[mo.hyder@rhythmcitycasino.com](mailto:mo.hyder@rhythmcitycasino.com)

**Jensen-Valliere, Deanna** – Past Chair (2020)  
Independent Meetings Consultant,  
American Express Meetings and Events  
19251 290th St., Long Grove, IA 52756  
Phone: 563-726-9035  
[Deanna.Jensen@aexp.com](mailto:Deanna.Jensen@aexp.com)

**Swanson, Kai** – Treasurer (2019)  
RI County Representative  
2514 – 22 1/2 Ave., Rock Island, IL 61201  
Phone: 309-794-7419  
[kaiswanson13@gmail.com](mailto:kaiswanson13@gmail.com)

## Board Members

**Ballenger, Nancy** – (2019)  
VP & General Manager  
Isle Casino Hotel Bettendorf  
1777 Isle Pkwy., Bettendorf, IA 52722  
Phone: 563-441-7101  
[nancy.ballenger@islecorp.com](mailto:nancy.ballenger@islecorp.com)

**Darling, Katelyn** – (2019)  
Sales Director  
Best Western Plus Steeplegate Inn  
100 West 76<sup>th</sup> St., Davenport, IA 52806  
Phone: 563-386-6900  
[kdarling@frontierhg.com](mailto:kdarling@frontierhg.com)

**Gallagher, Bob** - (2021)  
City of Bettendorf Representative  
Mayor of Bettendorf  
1609 State St., Bettendorf, IA 52722  
Phone: 563-370-2389  
[bgallagher@bettendorf](mailto:bgallagher@bettendorf)

**Grafton, Jim** - (2020)  
City of Silvis Representative  
City Hall, 121 11th St. Silvis, IL 61282  
Phone: 309-792-9181  
[jgrafton@silvisil.org](mailto:jgrafton@silvisil.org)

**Hajduk, Todd** – (2020)  
TPC Deere Run  
3100 Heather Knoll, Silvis IL 61282  
Phone: 309-796-4015  
[toddhajduk@pgatourtpc.com](mailto:toddhajduk@pgatourtpc.com)

**Licko-Avants, Jessica** – (2020)  
Residence Inn Ambridge Hospitality  
120 E. 55<sup>th</sup> St., Davenport. IA 52806  
Phone: 563-370-6024  
[Jessica.licko-avants@aimhosp.com](mailto:Jessica.licko-avants@aimhosp.com)

## Board Members

**Poole, Chandler** – (2020)  
City of Rock Island  
Director of Community & Economic Development  
1528 Third Ave., Rock Island, IL 61201  
Phone: 309-732-2900  
[poole.chandler@rigov.org](mailto:poole.chandler@rigov.org)

**Renk, Bill** – (2021)  
Director Public Relations & Promotions  
Jumer's Casino & Hotel  
PO Box 777, Rock Island, IL 61204  
Phone: 309-756-4666  
[billr@jumerscri.com](mailto:billr@jumerscri.com)

**Sautter, Jennifer** – (2019)  
Mindfire Communications  
Brand Arsonist  
126 South Cody Rd, LeClaire IA 52753  
Phone: 563-499-4789  
[jsautter@mindfirecomm.com](mailto:jsautter@mindfirecomm.com)

**Tapscott, Brigitte** – Manager (2020)  
John Deere Pavilion  
Deere & Company  
1400 River Dr., Moline, IL 61265  
Phone: 309-765-1006  
Cell: 309-716-2127  
[tapscottbrigitte@johndeere.com](mailto:tapscottbrigitte@johndeere.com)

**Tompkins, Kerri** – (2020)  
City of Davenport  
226 W. 4<sup>th</sup> Street, Davenport IA 52801  
Phone: 563-326-7701  
[ktompkins@ci.davenport.ia.us](mailto:ktompkins@ci.davenport.ia.us)

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[visitquadcities.com](http://visitquadcities.com)

City of Davenport

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

**Action / Date**  
**9/5/2018**

Subject:  
Motion awarding a contract for repairs to Firetruck T-3 to Legacy Fire Apparatus of Shorewood IL, in an amount not-to-exceed \$55,000. [All Wards]

Recommendation:  
Approve the Motion.

Background:  
T-3 was parked unoccupied at a call for service. While fire personnel were inside attending to the patient, the Medic EMS rig that was also dispatched to the call made contact with the bucket of T-3. There was enough force in the collision to break the yoke which holds the bucket.

Due to the extent of the equipment damage, Legacy Fire Apparatus will remove, fabricate a new yoke, and install it. The ladder truck will be transported to Legacy for the repairs and then be transported back. The estimated timeout of service is about seven to eight weeks. There are no local experts equipped to do this type of fire truck repair.

Legacy is the original equipment manufacturer for this yoke. Sole Source paperwork is on file in the Purchasing Division.

The costs will be paid from the Risk Management Fund and the City will be reimbursed by the insurer for Medic Ambulance. The Risk Division and the insurer have been in contact and they have agreed to pay for these costs.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	8/29/2018 - 11:38 AM
Finance Committee	Watson-Arnould, Kathe	Approved	8/29/2018 - 11:38 AM
City Clerk	Admin, Default	Approved	8/29/2018 - 12:44 PM



City of Davenport

Agenda Group:  
Department: Finance  
Contact Info: Betsy Tubbs 888-2220  
Wards:

**Action / Date**  
**9/5/2018**

**Subject:**

Motion awarding a contract to purchase and install a playground at Peterson Park to ABCreative of Grimes, IA in the amount of \$60,000. CIP #64064 [Ward 2]

**Recommendation:**

Approve the motion.

**Background:**

A Request for Proposals was issued on July 20, 2018 and was sent to 67 vendors. On August 10, 2018 the Purchasing Division received and opened eight proposals. One company did not submit renderings to evaluate and they were considered non-responsive.

The existing playground at Peterson Park will be replaced with a multi-component modular playground. The new unit will provide upgraded equipment and additional play value for our citizens. This project was voted on by the Parks Advisory Board as well as the City Council.

The proposals were evaluated on the following criteria: Play Opportunities - 50%; Site Compatibility - 20%; Accessibility - 15%; & Cost Value - 15%.

The proposals were evaluated by Parks staff and opinions were taken from citizens in the neighborhood. ABCreative was the highest ranked company and is recommended for the contract.

Funding for this project is from CIP# 64064.

**ATTACHMENTS:**

Type	Description
▣ Backup Material	Bid Tabulation

**REVIEWERS:**

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	8/30/2018 - 12:06 PM
Finance Committee	Watson-Arnould, Kathe	Approved	8/30/2018 - 12:07 PM
City Clerk	Admin, Default	Approved	8/30/2018 - 12:09 PM

CITY OF DAVENPORT, IOWA  
REQUEST FOR PROPOSALS RESPONDENTS

DESCRIPTION: PETERSON PARK PLAYGROUND  
RFP NUMBER: 19-2  
OPENING DATE: AUGUST 10, 2018  
RECOMMENDATION: AWARD THE CONTRACT TO ABCREATIVE OF GRIMES IA

<u>VENDOR NAME</u>	<u>LOCATION</u>
ABCREATIVE	GRIMES, IA

ALL INCLUSIVE REC LLC	FARMINGTON, MO
BOLAND RECREATION, INC	MARSHALLTOWN, IA
BOX ELDER VALLEY, INC	ELKHORN, NE
CUNNINGHAM RECREATION	ANKENY, IA
NATIONAL PLAYGROUND	CARLISE, IA
PLAYTOPIA, INC**	FURGUSON, KY
QUALITY CONSTRUCTION SERVICES	ELDRIDGE, IA

Prepared By Cindy Whitaker  
Purchasing

Approved By Nicole Wleasman  
Department Director

Approved By Branali Couze  
Budget/CIP

Approved By [Signature]  
Finance Director

City of Davenport

Agenda Group:  
Department: Finance  
Contact Info: Betsy Tubbs 888-2220  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Motion awarding a contract to purchase and install a new playground at Credit Island Park to Outdoor Recreation Products of Ames, IA in the amount of \$84,905. CIP #64066 [Ward 1]

Recommendation:  
Approve the motion.

Background:  
A Request for Proposals was issued on July 20, 2018 and was sent to 67 vendors. On August 10, 2018 the Purchasing Division received and opened seven proposals.

The existing playground at Credit Island Park will be replaced with a new multi-component obstacle course playground, a first of its kind for Davenport Parks. The new unit will provide upgraded equipment and additional play value for our citizens. This project was voted on by the Parks Advisory Board as well as the City Council.

The proposals were evaluated on the following criteria: Variety of Fitness Elements - 50%; Flow of Obstacle Course - 10%; Site Compatibility - 10%; Accessibility - 10%; & Cost Value - 20%.

The proposals were evaluated by Parks staff and opinions were taken from citizens in the neighborhood. Outdoor Recreation Products was the highest ranked company and is recommended for the contract.

Funding for this project is from CIP# 64066.

ATTACHMENTS:

Type	Description
▢ Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	8/30/2018 - 12:04 PM
Finance Committee	Watson-Arnould, Kathe	Approved	8/30/2018 - 12:04 PM
City Clerk	Admin, Default	Approved	8/30/2018 - 12:08 PM

CITY OF DAVENPORT, IOWA  
REQUEST FOR PROPOSALS RESPONDENTS

DESCRIPTION: CREDIT ISLAND PARK PLAYGROUND  
RFP NUMBER: 19-1  
OPENING DATE: AUGUST 10, 2018  
RECOMMENDATION: AWARD THE CONTRACT TO OUTDOOR RECREATION  
PRODUCTS OF ELKHORN, NE

<u>VENDOR NAME</u>	<u>LOCATION</u>
<b>OUTDOOR RECREATION PRODUCTS</b>	<b>ELKHORN, NE</b>
ABCREATIVE	GRIMES, IA
ALL INCLUSIVE REC LLC	FARMINGTON, MO
BOLAND RECREATION, INC	MARSHALLTOWN, IA
CUNNINGHAM RECREATION	ANKENY, IA
NATIONAL PLAYGROUND	CARLISE, IA
QUALITY CONSTRUCTION SERVICES	ELDRIDGE, IA

Prepared By Cindy Whitaker  
Purchasing

Approved By Nicole Gleason  
Department Director

Approved By Beach Coey  
Budget/CIP

Approved By [Signature]  
Finance Director

City of Davenport

Agenda Group:  
Department: Finance  
Contact Info: Cory Smith 888-2162  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Motion awarding a contract for the IT office remodeling project to Pigott, Inc. of Davenport for a not-to-exceed amount of \$77,382. CIP #23025 [Ward 3]

Recommendation:  
Approve the Motion.

Background:  
On July 24, 2018 a Request for Proposals was issued for the IT office remodeling project. On August 16, 2018 two responsive and responsible proposals were opened. See attached tabulation.

This contract includes reconfiguring the layout of the IT Department to make work stations more usable and to allow for a Help Desk area. It will include new furniture in the IT Department. It also involves rearranging the work stations in Revenue Division outside the Revenue Manager's office.

An evaluation committee consisting of staff from IT and Revenue evaluated the submitted proposals on the following criteria: (1) Design - 30%; (2) Pricing - 30%; (3) Responsiveness/Responsibility and History of Workmanship of Vendor - 35%; and (4) Warranty - 5%. Pigott, Inc. scored the highest on the evaluations.

Funding for this project is from the CIP #23025 IT Office Space Reorganization account. These funds are available from the sale of General Obligation bonds.

ATTACHMENTS:

Type	Description
▣ Cover Memo	IT Office Remodel - Greensheet Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	8/29/2018 - 5:44 PM
Finance Committee	Watson-Arnould, Kathe	Approved	8/29/2018 - 5:45 PM
City Clerk	Holecek, Jackie	Approved	8/29/2018 - 5:50 PM

CITY OF DAVENPORT, IOWA  
TABULATION OF PROPOSALS

DESCRIPTION: IT OFFICE REMODEL

RFP NUMBER: 19-7

OPENING DATE: AUGUST 16, 2018

GL ACCOUNT NUMBER: 77055675 530350 23025

RECOMMENDATION: AWARD THE CONTRACT TO PIGOTT INC. OF  
DAVENPORT

<u>VENDOR NAME</u>	<u>LOCATION OF BUSINESS</u>
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Pigott Inc.	Davenport IA
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Lincoln Office LLC	Washington IL
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Approved By Kristi Keller  
Purchasing

Approved By Don Beckin  
Acting IT Director

Approved By Bracci Coe  
Budget/CIP

Approved By [Signature]  
Acting Finance Director

City of Davenport

Agenda Group:  
Department: Finance  
Contact Info: Mallory Merritt | (563) 326-7792  
Wards:

**Action / Date**  
**9/5/2018**

Subject:  
Motion directing staff to implement a 2018 voluntary employee early separation program and authorizing the terms of agreement. [All Wards]

Recommendation:  
Approve the motion.

**Background:**

Over the past several years, the City of Davenport has continued to modernize operations and seek cost reductions where applicable. Recent estimates and budget projections, along with the challenges presented by SF 295 and the potential reduction of the state-funded backfill to the City, suggest that budget reductions will be likely as part of the FY 2020 Budget development process. As such, and in an effort to reduce the impact to personnel, the City proposes a voluntary early separation program for all current full-time employees who have completed a minimum of seven years of service with the organization.

The proposed program presents three options for employees and allows employees select six months of COBRA health insurance coverage for the employee and current covered dependents at no cost to the employee, receive a one-time contribution of \$7,000 to the employee's retirement health savings plan account (RHSP), or receive a one time cash payment of \$7,000.

Participants must identify a separation date effective on or before December 31, 2018. All participants must submit signed agreements to the Human Resources Department by 5:00 PM on October 19, 2018.

\*A draft of the employee letter to be distributed on September 18 and proposed separation agreement are attached for reference; both documents will continue to be marked as draft until such time that they are approved by the City Council.

**ATTACHMENTS:**

Type	Description
▢ Backup Material	Separation Agreement
▢ Backup Material	Memo to Employees (To be Distributed on September 18)

**REVIEWERS:**

Department	Reviewer	Action	Date
Human Resources	Admin, Default	Approved	8/30/2018 - 5:27 PM
Finance Committee	Admin, Default	Approved	8/30/2018 - 5:28 PM
City Clerk	Admin, Default	Approved	8/30/2018 - 5:28 PM



## VOLUNTARY EARLY SEPARATION AGREEMENT AND RELEASE

This Separation Agreement and Release is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by and between \_\_\_\_\_ (hereinafter "Employee"), and the City of Davenport (hereinafter "City").

### I. RECITALS

The purpose of this Separation Agreement and Release is to set forth the terms and conditions under which the Employee and the City will terminate their employment relationship.

### II. AGREEMENT

In consideration of the recitals set forth above, and the promises set forth below, the parties have agreed as follows:

1. Resignation. Employee hereby irrevocably resigns as an employee of the City of Davenport, effective \_\_\_\_\_. Employee affirmatively states that his/her resignation is voluntary.
2. Payments. The City agrees to pay the balance of compensated leave banks pursuant to Iowa Code Chapter 91A, current administrative policies, and collective bargaining agreements, less any customary payroll deductions on the final payroll check.
3. Selection of Benefit. The City agrees to compensate the Employee in one of the below manners selected by the Employee. **Only one of the below options may be selected and compensated.**
  - ☐ **Insurance.** The City will be responsible for the Employee's COBRA premium for the Employee's current prescription, dental, vision, and health insurance election for six (6) months following the resignation date identified in Section II (1).
  - ☐ **One-Time Cash Contribution to Employee RHSP Account.** The City will make a one-time seven thousand dollar (\$7,000) contribution to the employee's Retirement Health Savings Plan account (RHSP).

- **One-Time Cash Payment.** The City will compensate the Employee seven thousand dollars (\$7,000) gross payment in addition to all other payments outlined in Section II (2).

4. Full Compensation. The payments for continued health insurance benefits made on behalf of the Employee, contribution to the RHSP account, or the one-time cash payment pursuant to this Agreement shall compensate him/her for and further extinguish any and all claims arising out of his/her employment with the City and for his/her employment separation therefrom.
5. Notice of Rights of Rescission Under the ADEA. Employee hereby acknowledges that he/she has consulted with an attorney, or voluntarily chosen not to consult an attorney, concerning this agreement, and specifically any rights or claims he/she believes he/she may have under the federal Age Discrimination in Employment Act (ADEA). Further, Employee acknowledges that he/she has taken more than 21 days to consider the terms of this agreement. If the Employee signs this agreement, he/she may revoke it within seven days. This agreement will not become effective or enforceable until this seven day period has expired.
6. Release. The parties agree to mutually release, acquit, and forever discharge the other party, including the City's officers, employees, and agents, from any and all liability whatsoever, including all claims, demands, and causes of action of every nature affecting either party, which either party may have or ever claim to have by reason of the Employee's employment with the City. The parties further agree not to sue or otherwise institute any legal proceeding of any nature against the other party, with the exception of litigation by either party to enforce the terms of this agreement. The parties agree to cooperate and participate pursuant to Iowa Code Section 670.8, in any actions brought by a third party against them as co-defendants. The parties agree that this agreement is not an admission by the City or any other person of any acts that might be considered a violation of federal, state, or local law and that this agreement should not be interpreted as such. The parties further agree that this agreement is not an admission by the City that the Employee's separation from employment was unjustified, unwarranted, discriminatory, or otherwise unlawful, and that this agreement shall not be interpreted as such.
7. Invalidity. In case any one or more of the provisions of this agreement should be declared invalid, illegal, or unenforceable in any respect, the validity, legality, and enforceability of the remaining provision contained in this agreement will not in any way be affected or impaired thereby.

8. Voluntary Agreement. Each of the undersigned parties acknowledges and represents that it has been represented by counsel of its choice in connection to the execution of this agreement. The parties further represent and declare that in executing these documents it has relied solely upon its own judgment, belief and knowledge, and advice and recommendation of its own independently selected counsel, concerning the nature, extent and duration of its rights and claims, and that it has not been influenced to any extent whatsoever in executing this document, by representations or statements except those expressly contained or referred to herein. Each party executes this Separation Agreement and Release voluntarily and of its own free will, without coercion or duress to do so.
9. Full Agreement. It is the intention of the parties that the releases and terms of this agreement shall be effective as a full and final accord and satisfaction, and as a bar to all actions, causes of action, costs, expenses, attorneys' fees, damages, losses, claims, liabilities, and demands of whatsoever nature known or unknown, suspected or unsuspected by either party. The parties' intention is to hereby fully, finally, and forever to settle and release all of the disputes and differences known or unknown, suspected or unsuspected, which do now exist or may hereafter exist between them. Furthermore, this agreement is subject to the employee remaining an employee between the date of this agreement and the official resignation date declared herein, unless otherwise agreed to in writing by the employer and the employee. Nothing in this Agreement shall be construed to exempt the employee from disciplinary action.
10. No Oral Modification. This Separation Agreement and Release may not be changed orally. This document contains the entire agreement between the parties and may not be enlarged, modified, or altered except if it is in writing and signed and endorsed by both parties.
11. Execution. This Separation Agreement and Release may be executed in counterparts, each of which shall be deemed and original and shall be deemed duly executed upon the signing and notarization of the counterparts by the parties.

Dated at Davenport, Iowa on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**CAUTION: THIS IS A RELEASE – READ BEFORE SIGNING**

\_\_\_\_\_

Print Name:

Subscribed and sworn to before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public:

\_\_\_\_\_  
Mallory Merritt, Human Resources Director

Subscribed and sworn to before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public:

# MEMO |

## EMPLOYEE EARLY SEPARATION PROGRAM (2018)



**DATE:** September 18, 2018

**TO:** All City of Davenport Full-Time Employees

**FROM:** City of Davenport | Human Resources  
226 West Fourth Street  
Davenport, Iowa | 52801

**RE:** Employee Early Separation Program (2018)

Over the past several years, the City of Davenport has continued to modernize operations and seek cost reductions where applicable. Recent estimates, and the challenges created by SF 295 and the potential reduction of the state-funded backfill to the City, suggest that budget reductions will be necessary as part of the FY 2020 Budget development process. As such, and in an effort to reduce the impact to employees, the City of Davenport is offering a voluntary early separation program for all current full-time employees who have completed a minimum of seven years of service with the city.

The 2018 Early Separation Program provides three options and allows employees to select either six (6) months of COBRA health insurance coverage for the employee and current covered dependents at no cost to the employee, receive a one-time city contribution of \$7,000 to the employee's Retirement Health Savings Program account (RHSP), or a one-time cash payment of seven thousand dollars (\$7,000). Employees who participate in this program must identify a separation date effective on or before December 31, 2018, and the date must be pre-determined and indicated in the separation agreement. This date shall be mutually agreed upon between the employee's department/supervisor, Human Resources, and the employee to ensure proper transition procedures and continued operational service delivery.

The agreement is attached, and it will only be offered during this limited window. Employees who are interested in this voluntary program must complete and sign the enclosed "Voluntary Early Separation Agreement" and return it to the Human Resources Department no later than 5:00 PM on Friday, October 19, 2018.

Please direct any questions related to this program to me.

A handwritten signature in black ink, reading "Mallory L. Merritt".

Mallory L. Merritt  
Human Resources Director  
(563) 326-7792 (Direct)  
mmerritt@ci.davenport.ia.us