

COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, December 6, 2017; 5:30 PM

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

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public hearing for the Ordinance for Case No. ROW17-06 being the request of the City of Davenport for the right-of-way vacation (abandonment) of 10,800 square feet, more or less, of public right-of-way south of the west terminus of Dugan Court and north of the west terminus of the right-of-way south of Dugan Court. [Ward 4]
2. Public Hearing on the proposed conveyance of the following property: The southernmost 4 acres of Parcel W3307-02A, Interstate Industrial Park 6th Addition, Lot 2, to Petitioner ARCP JDDPTIA01 LLC. [Ward 8]

B. Public Works

1. Public hearing on the plans, specifications, form of contract and estimate of cost for the Federal Street Sewer Improvements Project, CIP #30001, estimated at \$728,000 in bonds abated by sewer funds. [Ward 3]

VII. Presentations

VIII. Petitions and Communications from Council Members and the Mayor

IX. Action items for Discussion

COMMUNITY DEVELOPMENT

Kyle Gripp, Chairman

I. COMMUNITY DEVELOPMENT

1. Third Consideration: Ordinance for Case No. REZ17-09: Request of Michael R. Leep, Sr. for the proposed rezoning of 13.465 acres, more or less, of property located at the southeast corner of Eastern Avenue and East 53rd Street from C-1, Neighborhood Commercial District to C-2, General Commercial District. [Ward 8]

2. Third Consideration: Ordinance for Case No. REZ17-10: Request of Women in Spiritual Hope Ministries, Inc. to rezone 7,847 square feet, more or less, of property located at 5210 North Division Street from "R-4" Moderate Density Dwelling District to "R-5M" Medium Density Dwelling District [Ward 8]
3. First Consideration: Ordinance for Case No. ROW17-06 being the request of the City of Davenport for the right-of-way vacation (abandonment) of 10,800 square feet, more or less, of public right-of-way south of the west terminus of Dugan Court and north of the west terminus of the right-of-way south of Dugan Court. [Ward 4]
4. Resolution authorizing the conveyance of portions of vacated Rogalski Drive, Pleasant Street, Ripley Street and three alleyways located in Block 1 and 2 of Noels 2nd Addition to St. Ambrose University. St. Ambrose University, Petitioner. [Ward 4 & 5]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Mike Matson, Chairman; Maria Dickmann, Vice Chairman

III. PUBLIC SAFETY

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

River Bandits, River Bandits 5K, April 21, 2018, 8:00 a.m. to 12:00 p.m.; Closure Location: Begins on 2nd Street to Centennial Bridge over to the Government Bridge and returns to Modern Wooden Park via bike path. [Ward 3]

2. Motion approving beer and liquor license applications.

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

Ward 1

Happy Joe's Pizza (Dynamic Restaurant Acquisition, Inc.) - 817 S Farragut St. - License Type: B Beer

Ward 3

El Fogon (La Cocina LLC) - 1717 W 3rd St. - License Type: C Liquor

Quad Cities Convention & Visitors Bureau (Quad Cities Convention & Visitors Bureau) - 136 E 3rd St., Suite B - Location Transfer - License Type: B Native Wine

Rivercenter/Adler Theatre (VenuWorks of Davenport, LLC) - 136 E 3rd St. - Premise Update to exclude suite occupied by Quad Cities Convention & Visitors Bureau - License Type: C Liquor

Ward 4

- Happy Joe's Pizza (Dynamic Restaurant Acquisitions, Inc.) - 1616 W Locust St. - Outdoor Area - License Type: C Liquor

Ward 7

Cardio Sports Bar & Grill (BG Scott Inc.) - 3811 N Harrison St., Suite A - Outdoor Area - License Type: C Liquor

R & C Brazilian Steakhouse (R & C Brazilian Steakhouse LLC) - 320 W Kimberly Rd., Suite 53 - Outdoor Area - License Type: C Liquor

Ward 8

Happy Joe's Pizza (Dynamic Restaurant Acquisition, Inc.) - 201 W 50th St. - License Type: Beer / Wine

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

Ward 1

Jimmie O's Saloon (Oldham Enterprizes LLC) - 2735 Telegraph Rd. - License Type: C Liquor

Sub Express & Gas (Janki Food Mart, Inc.) - 4307 W Locust St. - License Type: E Liquor / B Wine / C Beer

Thirsty's On Third, LLC (Thirsty's On Third, LLC) - 2202 W 3rd St. - Outdoor Area - License Type: C Liquor

Ward 2

Big 10 Mart (Molo Oil Company) - 2308 W 53rd St. - License Type: C Beer / B Native Wine

The Dugout Sports Complex (The Strike Zone II, Inc.) - 3504 Hickory Grove Rd. - Outdoor Area - License Type: C Liquor

Ward 3

Embers of Phoenix (Jai Mata Lakshmi, Inc.) - 111 W 2nd St. - License Type: C Liquor

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

Kilkenny's Pub & Eatery (Kilkenny's Pub, Inc.) - 300 W 3rd St. - License Type: C Liquor

QC Mart (Bethany Enterprises, Inc.) - 813 W 2nd St., Unit 1 - License Type: C Beer

Rivercenter/Adler Theatre (VenuWorks of Davenport, LLC) - 136 E 3rd St. - Outdoor Area - License Type: C Liquor

Ward 4

Azteca Express Restaurant, Inc. (Azteca Express Restaurant, Inc.) - 1902 N Division St., Suite 5 - License Type: C Liquor

Hilltop Grocery (Hilltop Grocery LLC) - 1312 Harrison St. - License Type: E Liquor / B Wine / C Beer

Kwik Star #123 (Kwik Trip, Inc.) - 2850 W Locust St. - License Type: C Beer / B Native Wine

Ward 6

Azteca II (Azteca II, Inc.) - 2843 E 53rd St. - License Type: C Liquor

Cafe' Indigo (Cafe' Indigo, LLC) - 4925 Utica Ridge Rd. - Outdoor Area - Beer / Wine

Hy-Vee Food & Drugstore #3 (Hy-Vee, Inc.) - 1823 E Kimberly Rd. - License Type: E Liquor / C Beer / B Wine

Hy-Vee #4 (Hy-Vee, Inc.) - 4064 E 53rd St. - License Type: E Liquor / B Wine / C Beer

Ward 7

Azteca Mexican Restaurant (Azteca Mexican Restaurant, Inc.) - 4811 N Brady St., Suite 3 - License Type: C Liquor

Public House Davenport (Chesney LLC) - 5260 Northwest Blvd. - Outdoor Area - License Type: C Liquor

QC Mart (Bethany Enterprises, Inc.) - 3545 Eastern Ave. - License Type: C Beer

Ward 8

Davenport Chapter Izaak Walton League of America (Davenport Chapter IWLA) - 8402 N Harrison St. - Outdoor Area - License Type: C Liquor

Love's Travel Stop #476 (Love's Travel Stops & Country Stores, Inc.) - 8255 Northwest Blvd. - License Type: C Beer / B Wine

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Ray Ambrose, Chairman; Rick Dunn, Vice Chairman

V. PUBLIC WORKS

1. Resolution approving the proposed resolution of necessity for the FY2017 Alley Resurfacing Program. Two petitions were received to resurface the alleys between LeClaire and Farnam from Garfield to Columbia and between Schricker and Glaspell from Pine to Belmont. [Wards 3 & 5]
2. Resolution accepting storm sewer, and pavement associated with the 53rd Street and Spring Street site improvements. [Ward 8]
3. Resolution approving the plans, specifications, form of contract and estimate of cost for the Federal Street Sewer Improvements Project, CIP #30001, estimated at \$728,000 in bonds abated by sewer funds. [Ward 3]
4. Resolution approving change order #2 to Valley Construction Company in the amount of \$310,118.75 for the W. 76th Street Extension Project, CIP #01629. The project is funded through multiple grant sources with the city's portion being \$2,889.87. [Ward 8]
5. Resolution turning over the maintenance responsibilities of the decorative streetlights surrounding the downtown YMCA to the City of Davenport and authorizing the Mayor to sign the agreement. [Ward 3]
6. Resolution approving a contract amendment to the Duck Creek South Interceptor Rehabilitation Project with SAK Construction, LLC in the amount of \$620,000 budgeted in CIP #00200. [Wards 2,5,6,7]
7. Resolution approving the contract for the traffic signal at the Walmart on Elmore Ave. project from Tri-City Electric Contract Co. of Iowa from Davenport, IA in the amount of \$122,667.28. [Ward 8]
8. Motion authorizing the Mayor to sign the sanitary sewer easement agreement in conjunction with the Sterilite development. [Ward 8]
9. Motion approving the plans, specifications, and estimate of cost for the Junge Park Culvert Replacement Project, CIP #33027. [Ward 7]
10. Motion approving the plans, specifications, and estimate of cost for the Duck Creek South New Manholes Project, CIP #00200. [Ward 7]
11. Motion accepting work associated with the Utica Ridge Sidewalk Project on the west side of Utica Ridge Road from 55th St. north to Kathleen Way, CIP #28011. [Ward 6]
12. Motion accepting agreements necessary for the Transload Facility Side Track Expansion Project and allow the Mayor to execute said agreements. [Ward 8]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

Kerri Tompkins, Chairman

VII. FINANCE

1. Resolution adopting the City of Davenport's 2018 State Legislative Program. [All Wards]
2. Resolution approving the City of Davenport to participate in the Statewide Consortium of the University of Iowa and U.S. Bank Purchasing Card program. [All Wards]
3. Resolution awarding a contract for the Specific and Aggregate Stop Loss Insurance to HM Insurance Group. [All Wards]
4. Resolution awarding the contract for the City Hall elevator improvement project to Precision Builders, Inc. of LeClaire, IA in the amount of \$314,712.00. CIP #23010 [Ward 3]
5. Motion approving the purchase of mobile wireless connectivity equipment from a State of Iowa Master Agreement from Keltek, Inc. of Baxter, IA in the amount of \$70,991.44. CIP # 67002. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

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

1. Kimberly Chrysler Plymouth, Inc. - Ford F250 pickup w/plow - Amount: \$37,095
2. Reynolds Motor Company - Ford F250 pickup w/plow - Amount: \$36,515
3. Mills Chevrolet, Inc. - Cargo van for WPCP - Amount: \$22,900
4. E&H Restoration LLC - Façade grant for 1529 Washington Street - Amount: \$21,961
5. Montgomery Carpeting - Carpeting for Junior Theatre - Amount: \$20,040
6. Tri-City Electric Co. - Lighting upgrade for Special Collections at Library - Amount: \$16,250
7. Lionmark Construction Co. - Lindsay Park parking lot microsurfacing - Amount: \$11,394
8. Tri-City Electric Co. - Lighting upgrade for City Hall hallways - Amount: \$10,305

XI. Other Ordinances, Resolutions and Motions

XII. Public with Business

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

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

XIII. Reports of City Officials

XIV. Executive Session

1. Executive Session for the purpose of discussing litigation.

XV. Adjourn

City of Davenport

Agenda Group: Committee of the Whole
Department: City Clerk
Contact Info: Matt Flynn, 888-2286
Wards: 4

Action / Date
COW12/6/2017

Subject:

Public hearing for the Ordinance for Case No. ROW17-06 being the request of the City of Davenport for the right-of-way vacation (abandonment) of 10,800 square feet, more or less, of public right-of-way south of the west terminus of Dugan Court and north of the west terminus of the right-of-way south of Dugan Court. [Ward 4]

Recommendation:

The City Plan and Zoning Commission forwards Case No. ROW17-06 to the City Council with a recommendation for approval without any special conditions.

Relationship to Goals:

Sustainable infrastructure.

Background:

The City of Davenport is seeking to vacate (abandon) the unused right-of-way south of the west terminus of Dugan Court and north of the west terminus right-of-way south of Dugan Court. The subdivision plat dedicated this property as future right-of-way. The City does not intend to improve this right-of-way. It is anticipated that the property would be conveyed to the neighboring property owners.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Backup Material	Plat and Legal Description
▣ Backup Material	Plan and Zoning Commission Letter - 10-4-2017
▣ Backup Material	Plan and Zoning Commission Vote Results - 10-3-2017 Meeting
▣ Backup Material	Notice of Public Hearing to Surrounding Property Owners
▣ Backup Material	Final Staff Report to Plan and Zoning Commission 10-3-2017

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	11/28/2017 - 2:45 PM

ORDINANCE NO.

ORDINANCE for Case No. ROW17-06: Request of the City of Davenport for the right-of-way vacation (abandonment) of 10,800 more or less, of public right-of-way south of the west terminus of Dugan Court and north of the west terminus of the right-of-way south of Dugan Court. [4th Ward]

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 vacated (abandoned). The property has the following legal description:

Part of northeast quarter of Section 28, Township 78 North, Range 3 East of the 5th Principal Meridian in the city of Davenport, County of Scott, State of Iowa, being more particularly described as follows:

Part of the Dugan & Rauch's 2nd Addition to the City of Davenport, Iowa, being more particularly described as follows: Commencing at the northerly most corner of Lot 14 of said Dugan & Rauch's 2nd Addition, said point being the POINT OF BEGINNING of the tract of land hereinafter described: thence South 45°-31' -45" West 72.63 feet along the northwesterly line of said Lot 14 to an angle point; thence South 00°-49' -35" East 68.46 feet along the westerly line of said Lot 14 to the southwest corner of said Lot 14; thence South 87°-28' -25" West 128.25 feet to a point on the west line of said Dugan & Rauch's 2nd Addition; thence North 02°-33'-40" West 5.12 feet along the west line of said Dugan & Rauch's 2nd Addition to an angle point; thence North 45°-31' -45" East 243.42 feet along the westerly line of said Dugan & Rauch's 2nd Addition to an angle point; thence southeasterly 53.47 feet along a curve concave northeasterly having a radius of 50.00 feet and a chord bearing and dimension of South 06°-11' -10" East 50.96 feet to the point of beginning.

Said tract contains 10,800 square feet, more or less.

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

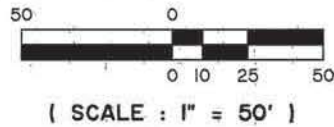
Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the Quad City Times on _____

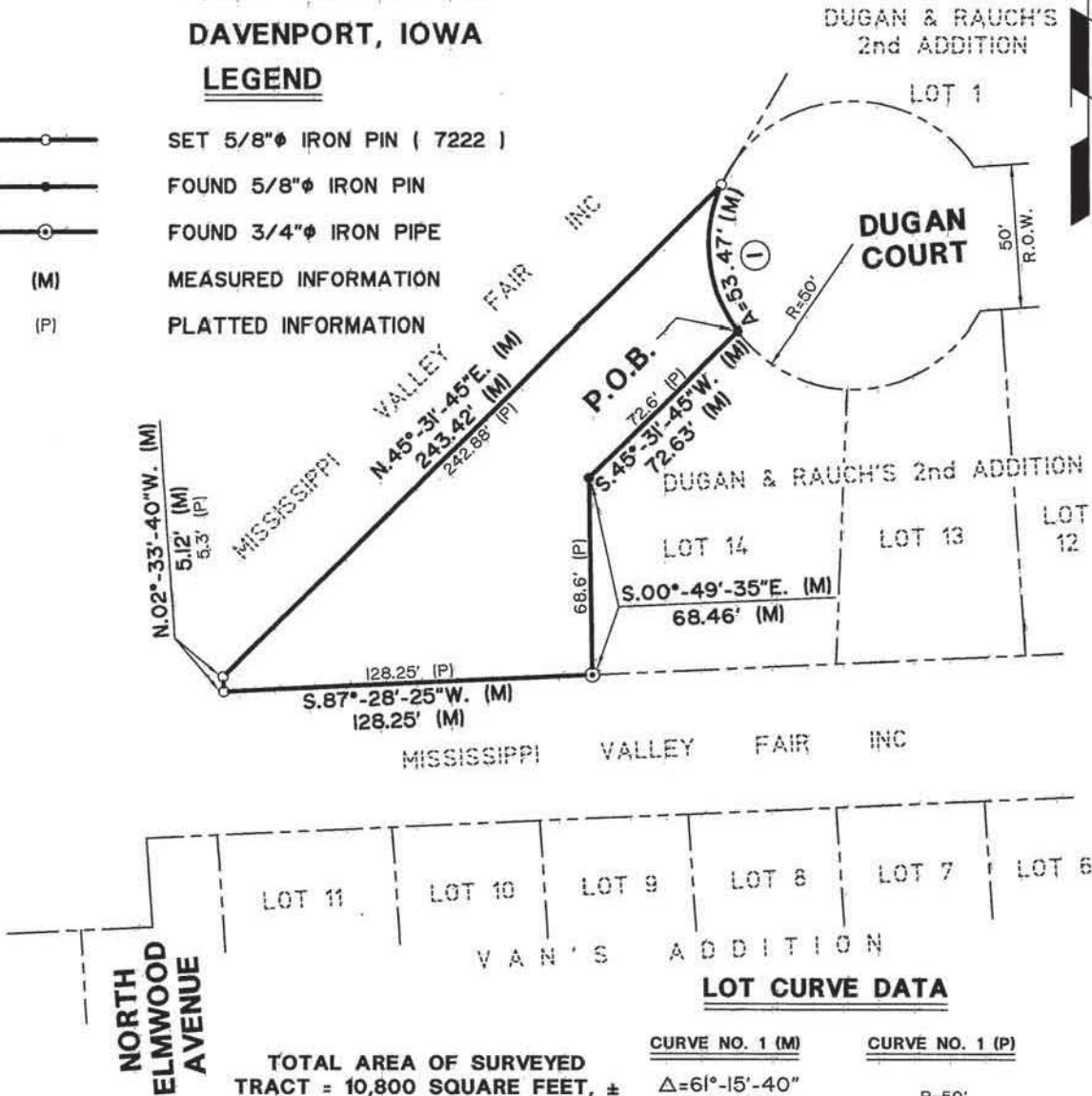
Location: Section 28, Township 78, Range 3, NE
 Requestor: City of Davenport, Iowa
 Proprietor: City of Davenport, Iowa
 Surveyor: David L. Meyer
 Survey Company: Verbeke - Meyer Consulting Engineers, P.C.
 Return To: Verbeke - Meyer Consulting Engineers, P.C.
 4111 East 60th Street
 Davenport, Iowa 52807
 dlm@verbeke-meyer.com (563) 359-1348

PLAT OF SURVEY
PART OF DUGAN & RAUCH'S
2nd ADDITION
DAVENPORT, IOWA



LEGEND

- SET 5/8" ϕ IRON PIN (7222)
- FOUND 5/8" ϕ IRON PIN
- FOUND 3/4" ϕ IRON PIPE
- (M) MEASURED INFORMATION
- (P) PLATTED INFORMATION



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

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

Signature: *David L. Meyer*

David L. Meyer, P.E. & L.S., License Number 7222

Date: **NOVEMBER 13, 2017**

My license renewal date is December 31, 2018

THIS SHEET ONLY

Pages or sheets covered by this seal:



PREPARED BY

VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.

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

VMCE 17343

November 14, 2017
VMCE # 17343

LEGAL DESCRIPTION
PART OF DUGAN & RAUCH'S 2ND ADDITION
DAVENPORT, IOWA

Part of the Dugan & Rauch's 2nd Addition to the City of Davenport, Iowa, being more particularly described as follows:

Commencing at the northerly most corner of Lot 14 of said Dugan & Rauch's 2nd Addition, said point being the POINT OF BEGINNING of the tract of land hereinafter described:

thence South 45°-31'-45" West 72.63 feet along the northwesterly line of said Lot 14 to an angle point;

thence South 00°-49'-35" East 68.46 feet along the westerly line of said Lot 14 to the southwest corner of said Lot 14;

thence South 87°-28'-25" West 128.25 feet to a point on the west line of said Dugan & Rauch's 2nd Addition;

thence North 02°-33'-40" West 5.12 feet along the west line of said Dugan & Rauch's 2nd Addition to an angle point;

thence North 45°-31'-45" East 243.42 feet along the westerly line of said Dugan & Rauch's 2nd Addition to an angle point;

thence southeasterly 53.47 feet along a curve concave northeasterly having a radius of 50.00 feet and a chord bearing and dimension of South 06°-11'-10" East 50.96 feet to the point of beginning.

Containing 10,800 square feet, more or less.

Bearings state herein are based on the Iowa State Plane Coordinate South Zone, (1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00

October 4, 2017

Honorable Mayor and City Council
City Hall
226 West 4th Street
Davenport, Iowa 52801

At its regular meeting of October 3, 2017, the City Plan and Zoning Commission considered Case No. ROW17-06 being the request of the City of Davenport for the right-of-way vacation (abandonment) of 10,800 more or less, of public right-of-way south of the west terminus of Dugan Court and north of the west terminus of the right-of-way south of Dugan Court.

Finding:

1. The right of way vacation would not impact adjacent property owners or utility providers since the area is not improved with any public infrastructure.

The City Plan and Zoning Commission accepted the listed finding and forwards Case No. ROW17-06 to the City Council with a recommendation for approval without any special conditions.

The Plan and Zoning Commission vote was 9-yes and 0-no.

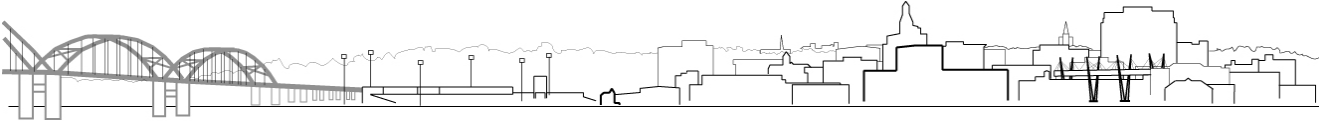
Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission

		APPROVED	APPROVED	APPROVED	APPROVED	APPROVED			
Name:	Roll Call	REZ17-05 Hirsch 5135 Marquette St	ROW17-06 City of Davenport Dugan Court	SNC17-01 Forest Grove Dr to Ct	SNC17-01 VMP to E 67th Ct	F17-18 Landon Prairie			
Connell	P	Y	Y	Y	Y	Y			
Hepner	P	Y	Y	Y	Y	Y			
Inghram	P								
Kelling	P	N	Y	Y	Y	Y			
Lammers	P	N	Y	Y	Y	Y			
Maness	P	Y	Y	Y	Y	Y			
Martinez	P	Y	Y	Y	Y	Y			
Medd	P	Y	Y	Y	Y	Y			
Quinn	P	Y	Y	Y	Y	Y			
Reinartz	P	N	Y	Y	Y	Y			
Tallman	EX								
		6-YES 3-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN			

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



Public Hearing Details:

Date: 12/6/2017
Time: 5:30 PM
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa
Subject: Public hearing for a right-of-way vacation (abandonment) before the City Council
Case #: ROW17-06

To: All property owners within 200 feet of the subject property located at: The right-of-way south of the west terminus of Dugan Court and north of the west terminus of the right-of-way south of Dugan Court (see map on the other side).

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a right-of-way vacation (abandonment). The purpose of the right-of-way vacation (abandonment) is to remove portions of public right-of-way from public use.

Request Description

Request of the City of Davenport for the right-of-way vacation (abandonment) of 10,800 more or less, of public right-of-way south of the west terminus of Dugan Court and north of the west terminus of the right-of-way south of Dugan Court.

At its regular meeting on October 3, 2017, the Plan and Zoning Commission recommended approval of the request without any special conditions.

The Plan and Zoning Commission vote was 9-yes and 0-no.

What are the Next Steps after the Public Hearing?

The 12/6/2017 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?

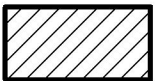
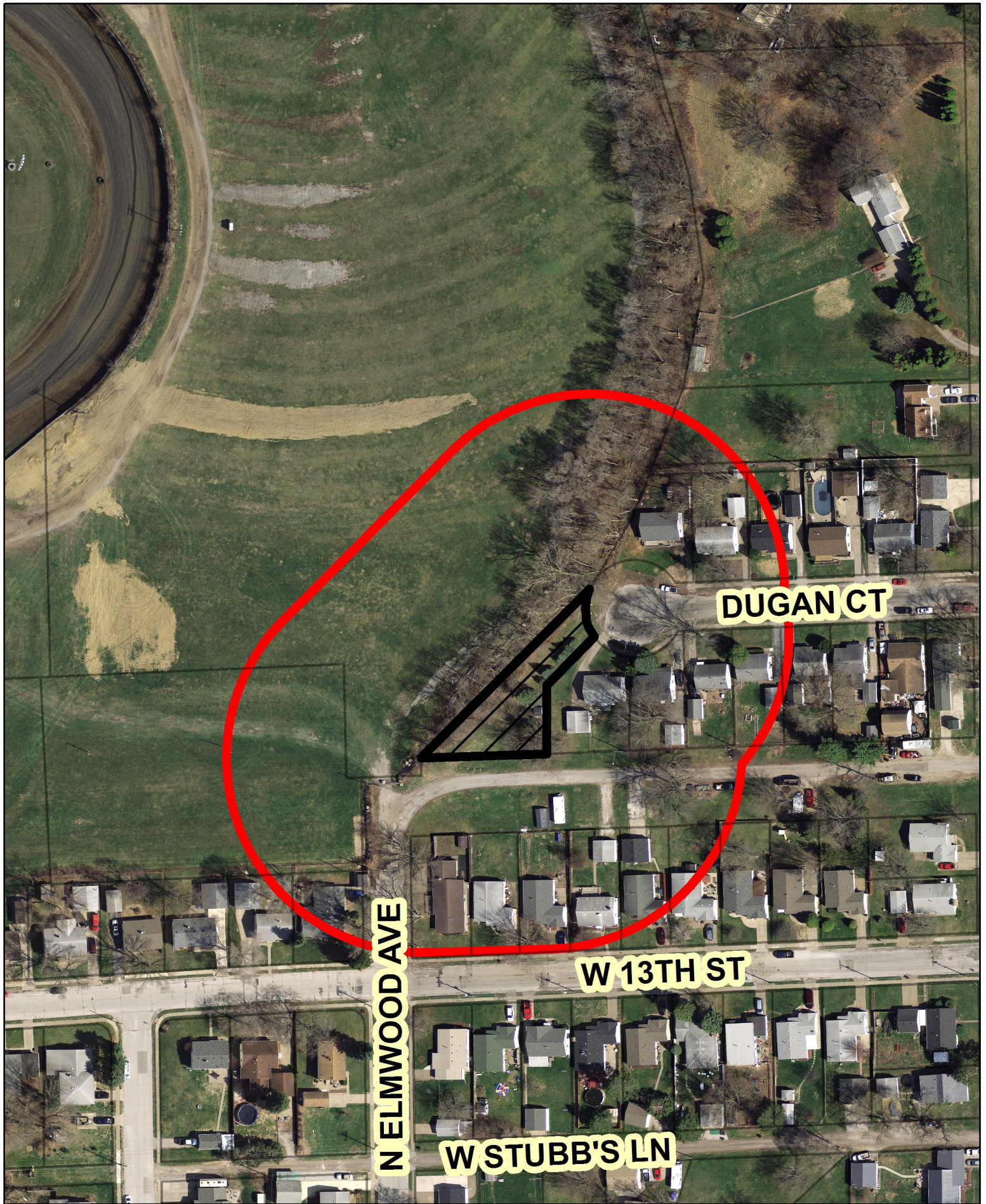
As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801. All protests from within the 200 foot notice area must be made in writing to be valid.

If you have already responded to the public hearing notice from the City Plan and Zoning Commission, no additional response is necessary. That response will remain in force unless it is withdrawn or changed in writing. The Council will consider written protests which are filed or withdrawn prior to the start of the Committee-of-the-Whole Meeting immediately prior to the scheduled final consideration of the ordinance. Protests filed or withdrawn after that time will not be accepted.

Do You Have Any Questions?

If you have any questions on this request, or if ADA/special accommodations are needed, please contact Ryan Rusnak, AICP, the case planner assigned to this project at rrusnak@ci.davenport.ia.us or 563-888-2022.

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the applicant. If you choose to attend the hearing, you may wish to contact Community Planning prior to your departure to learn of any changes to the agenda.



Subject Property





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

Meeting Date: October 3, 2017
Request: Right-of-way vacation (abandonment) of 10,370 square feet, more or less of right-of-way.
Location: south of the west terminus of Dugan Court and north of the west terminus right-of-way south of Dugan Court
Case No.: ROW17-06
Applicant: City of Davenport

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed condition and forward Case ROW17-06 to the City Council with a recommendation for approval without any special conditions.

Introduction:

The City of Davenport is seeking to vacate (abandon) the unused right-of-way south of the west terminus of Dugan Court and north of the west terminus right-of-way south of Dugan Court.

LOCATION:



Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Civic and Institutional, Residential General and Downtown.

- 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.

Zoning:

The adjacent properties are zoned "R-4" Moderate Density Dwelling District.

Technical Review:

Streets. The right-of-way is currently unimproved. The City does not intend to improve this right-of-way.

Storm Water. There is no stormwater infrastructure within the right-of-way.

Sanitary Sewer. There is sanitary infrastructure within the right-of-way.

Other Utilities. There are no other utilities within the right-of-way.

Emergency Services. There should be no change in emergency access.

Parks/Open Space. There is no impact on existing or proposed greenspaces.

Public Input:

Notices were sent to properties within 200 feet of the proposed right-of-way vacation. To date, staff has not received any objections.

Discussion:

The City of Davenport is seeking to vacate (abandon) the unused right-of-way south of the west terminus of Dugan Court and north of the west terminus right-of-way south of Dugan Court. The subdivision plat dedicated this property as future right-of-way. The City does not intend to improve this right-of-way.

Staff Recommendation:

Findings:

1. The right of way vacation would not impact adjacent property owners or utility providers since the area is not improved with any public infrastructure.

Staff recommends the City Plan and Zoning Commission forward Case No. ROW17-06 to the City Council with a recommendation for approval without any special conditions.

Prepared by:

A handwritten signature in blue ink, appearing to read 'Ryan Rusnak', with a stylized flourish at the end.

Ryan Rusnak, AICP
Planner III

City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Bruce Berger 326-7769
Wards: 8

Action / Date
COW12/6/2017

Subject:

Public Hearing on the proposed conveyance of the following property: The southernmost 4 acres of Parcel W3307-02A, Interstate Industrial Park 6th Addition, Lot 2, to Petitioner ARCP JDDPTIA01 LLC. [Ward 8]

Recommendation:

Hold the public hearing.

Relationship to Goals:

Added emphasis on economic development.

Background:

As part of the railroad improvements required at the transload facility, land owned by the Petitioner, ARCP JDDPTIA01 LLC is needed to construct a fourth spur. The spur will allow additional space to switch railcars without blocking traffic on Slopertown Road. The Petitioner has agreed to provide the required Right of Way and temporary construction easement upon conveyance of the southernmost 4 acres of Parcel W3307-02A. See attached map.

ATTACHMENTS:

Type	Description
▣ Exhibit	Public Hearing
▣ Exhibit	Map

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	11/30/2017 - 1:19 PM
Community Development Committee	Berger, Bruce	Approved	11/30/2017 - 1:19 PM
City Clerk	Thorndike, Tiffany	Approved	11/30/2017 - 3:23 PM

(PUBLISHED ON December 1st, 2017)

NOTICE OF A PUBLIC HEARING ON A RESOLUTION REGARDING THE CONVEYANCE OF LAND OWNED BY THE CITY TO ARPC JDDPTIA01 LLC (PETITIONER).

Notice is hereby given that there is on file in the office of the City Attorney, City Hall, Davenport, Iowa a RESOLUTION proposing to convey land owned by the City to the ARCP JDDPTIA01 LLC (Petitioner). The land has the following description:

SOUTHERNMOST 4 ACRES OF PARCEL W3307-02A, Interstate 80 Airport Industrial Park 6th Addition, Lot 2.

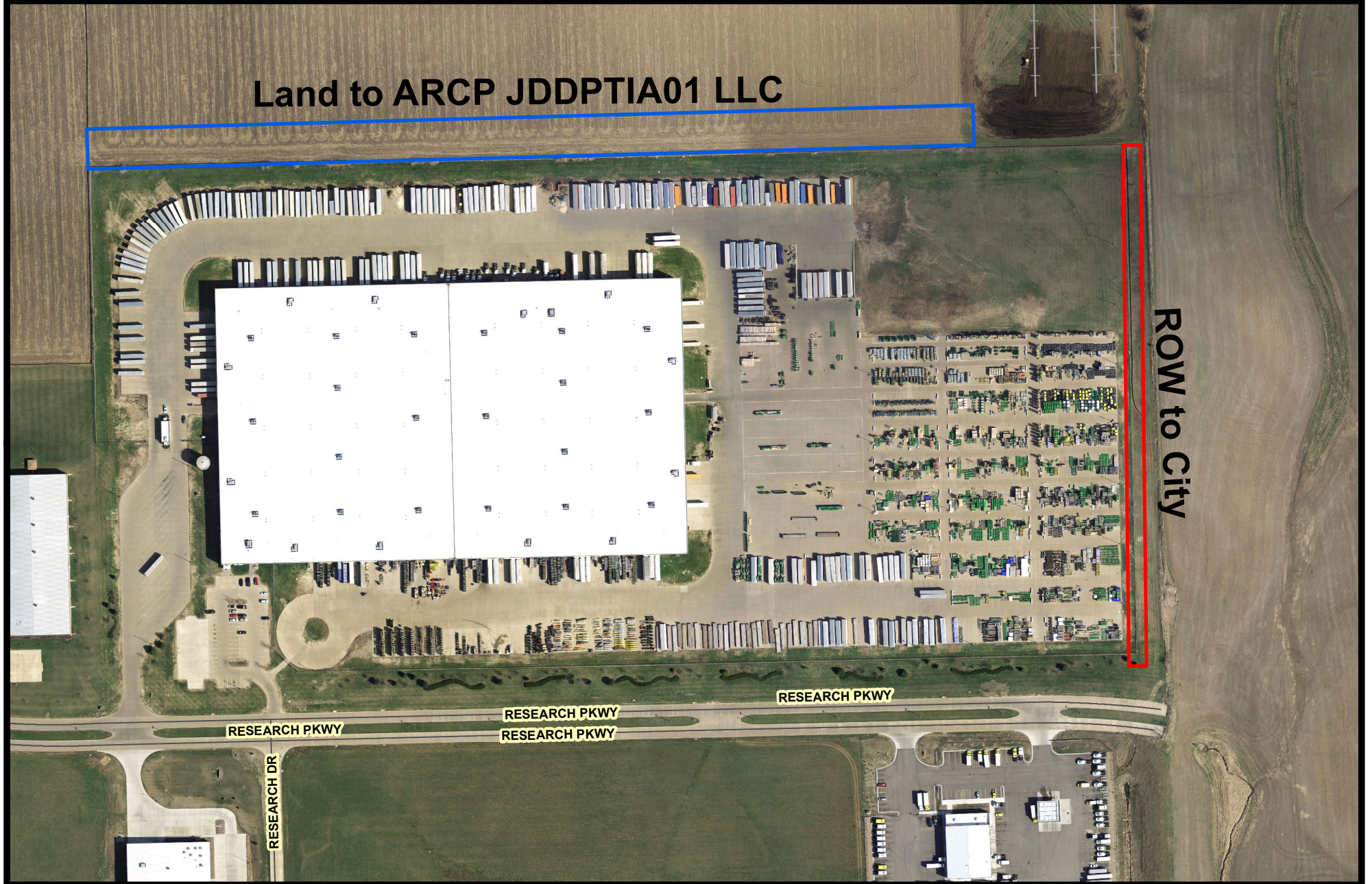
This Resolution will come on for a public hearing before the Davenport City Council, City Hall, Davenport, Iowa on the 6th day of December, 2017 commencing at 5:30 P.M., Local Time, or as soon thereafter as the matter can be considered. At said hearing, interested persons may appear and be heard for or against said Resolution.

City of Davenport
Community Planning & Economic Development
563-326-7765

Land Transfer Area
Not Drawn to Scale

Land to ARCP JDDPTIA01 LLC

ROW to City



City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Lesley Eastlick 563-326-7729
Wards: 3

Action / Date
PW12/6/2017

Subject:

Public hearing on the plans, specifications, form of contract and estimate of cost for the Federal Street Sewer Improvements Project, CIP #30001, estimated at \$728,000 in bonds abated by sewer funds. [Ward 3]

Recommendation:

Hold the hearing.

Relationship to Goals:

Enhance quality of life.

Background:

During televising operations and investigations for direct river intrusion into the sanitary sewers, this area was noted as a possible connection between storm and sanitary. Further investigation lead to multiple cross-connections and pipe in poor condition. This project will replace the sanitary pipe in poor condition and install new storm pipe to remove the cross-connections. Veenstra & Kimm prepared the plans and specifications for bidding this project.

Project management will be completed by Engineering Division Staff.

ATTACHMENTS:

Type	Description
▣ Backup Material	Provisions
▣ Backup Material	specs1
▣ Backup Material	specs2
▣ Backup Material	specs3
▣ Backup Material	specs4
▣ Backup Material	specs5

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	11/30/2017 - 9:48 AM
Public Works Committee	Lechvar, Gina	Approved	11/30/2017 - 10:42 AM
City Clerk	Thorndike, Tiffany	Approved	11/30/2017 - 4:01 PM

SPECIAL PROVISIONS

Federal Street Sanitary Sewer Improvements

Section I

SPECIAL CONDITIONS

This project shall be constructed in accordance with the City of Davenport Standard Specifications for Public Improvements, the Iowa Statewide Urban Design and Specifications and (Iowa SUDAS), and the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, and all current General Supplemental Specifications, Supplemental Specifications and Materials Instructional Memorandums (I.M.'s), except as modified by these Special Provisions.

In the event of any conflict between the Special Provisions and the other Specifications, Proposal Form or Instruction to Bidders, the Special Provisions shall govern.

A. Project Manager

The City Engineer or his designated representative shall be the Project Manager for this project.

B. Scope of Work and Scheduling

The quantities herein represent the Project Manager's estimate of the amount of work to be completed. They will not necessarily be matched with those quantities of the actual work completed.

The proposed improvements consist of sanitary sewer replacement and realignment, separation of storm water intakes from sanitary sewer, new storm sewer, replacement of existing manholes and installation of new manholes, replaced/new storm intakes, connecting into existing systems, manhole abandonment, driveway and sidewalk replacement, and PCC full depth patching. Proposed sewer work is located at and around Federal and River Drive in along Davenport's Riverfront.

Constraints upon work:

- 1) Maintain a minimum of one (1) eastbound lane and one (1) westbound lane of traffic at all times along River Drive.
- 2) Maintain access and provide traffic control to all businesses, residents, and pedestrians located around the Federal and River Drive area of sewer construction and adjacent areas.
- 3) Substantial completion of both sewer and patching construction by July 21st, 2018. Final completion is August 31st, 2018. Substantial means **all** River Drive work is to be done (including sewer work and paving), all piping and manholes installed in the ground and backfilled.

C. Completion of Work

All work on this project shall be completed by August 31st, 2018. Liquidated damages of \$500.00/day shall be charged to the Contractor for each working day over the specified time (the final completion date of July 21st, 2018).

D. Monthly Progress Payments

Monthly Progress Payments initiated by the Engineer; will be made under this contract. Procedures will be followed as outlined in Section 9 of the General Conditions of the City of Davenport's Standard Specifications. All approved monthly progress payments will have five percent (5%) retained.

E. Project Supervision and Inspection

It is required that City Inspectors be used on this project to insure compliance to the specifications or other directives issued. The Contractor shall give three (3) days notice to the Engineer of the date and location of commencement of work so that an Inspector can be available.

F. Limitations of Operations

The Contractor shall conduct the work so as to create a minimum amount of inconvenience to traffic. Every effort shall be made to maintain access to all businesses and residences whenever possible and to keep driveway closures to an absolute minimum.

G. Waste Sites and Salvage

Surplus excavated material such as rock, broken concrete and similar materials shall be disposed of in a legal manner outside of the limits of the job site at a location chosen by the Contractor and approved by the Engineer, at the Contractor's expense.

Excavated brick shall be salvaged and taken to the Marquette Street Public Works Yard located on 232 South Marquette Street in Davenport. All manhole castings shall be salvaged and turned over to the City of Davenport.

H. Working Area

Work shall be confined to within the boundaries of City Right-of-Way (ROW) at River Drive, along Federal Street, and Swits Street and the construction limits. The Contractor shall not encroach onto private property without express written permission from the adjacent property owners. The work shall be conducted in such a manner as to minimize damage. Under this contract, storage or materials and equipment shall be outside of the traveled roadway and within the right-of-way. All areas disturbed by the Contractor beyond the limits of construction shall be restored at the Contractor's expense and to the satisfaction of the adjacent property owners, whether an individual or the City.

The Contractor shall secure the work site to deter unauthorized access and to maintain the safety of the public. This work shall be considered incidental to the project.

The Contractor shall maintain good housekeeping within the project work zones. Facilities shall be provided by the Contractor for trash generated on the sites. Both mechanical and hand sweeping shall be utilized to maintain a clean workspace and to minimize fugitive dust. Material storage and stockpiling shall be in such a manner to minimize disruption to the public.

I. Utilities

The Contractor shall be responsible for ascertaining the exact location of all utilities and services from the utility companies before starting construction and coordinating all construction activities with the utility companies. All utilities shall remain in service during construction, unless authorization has been obtained from the Utility Company.

1. Field Location

Utility Location Service (Iowa One Call) (800) 292-8989
MidAmerican Energy
Qwest
Mediacom
Iowa-American Water Co.
City of Davenport

2. Administration

Name/ Address of Utility

Type

MidAmerican Energy
106 E. 2nd Street
Davenport, IA 52801

Gas: Nate Miller Electric: Karl Derrick
(309) 793-3870 (563) 333-8706
Downtown Underground: Tim Epping
(309) 793-3668

CenturyLink
3908 Utica Ridge Rd.
Bettendorf, IA 52772

Telephone: Antonio Glessnar
(563) 355-6402

Windstream
1719 Hawkeye Drive
Hiawatha, IA 52233

Kelly Eggers
(563) 385-5004

Mediacom
4507 49th Ave.
Moline, IL 61265

Cable T.V.: Mitch Hancock
(309) 743-4735

Central Scott Telephone
125 N. 2nd Street
Eldridge, IA 52748

Rick Billups
(563) 285-9611

Iowa American Water Co.
5201 Grand Avenue
Davenport, IA 52805

Water: Julie Dubois
(563) 468-9222

City of Davenport
1200 E. 46th Street
Davenport, Iowa 52807

Engineering: Brian Schadt
(563) 326-7729
Sewer Division: Ron Hocker
(563) 327-5169
Facilities Management: Andy Dibbern
(563) 326-7891

City of Davenport Fire Department Administration
331 Scott Street (563) 326-7906
Davenport, Iowa 52801

J. Restrictions on Operations

The Contractor shall protect any pavement not scheduled to be removed and its appurtenances from damage at all times and shall repair any damaged pavement at the Contractor's expense.

Any part of the pavement damaged by traffic or other causes occurring prior to final acceptance of the pavement shall be repaired or replaced, at the discretion of the Engineer, at the Contractor's expense.

The Contractor shall not operate equipment with metal tracks, metal bucket blades or metal motor patrol blades directly on paving which is to be saved. The Contractor shall not unload soil or granular materials, including base rock for storage and future reloading directly onto paving which is not scheduled to be removed.

K. City Signs

The Contractor shall be responsible for providing a twenty-four (24) hour notice to the Engineer or his representative of any street name signs or traffic control signs that will conflict with construction operations. The Contractor shall not remove any regulatory traffic signs without the consent of the Traffic Engineer or his authorized representative. The City will remove, collect and store said signs until construction operations are complete, at which time the City will replace them.

Without proper notification the Contractor shall be responsible for the cost associated with the replacement of City signs.

Payment for this work shall be considered incidental to this contract.

L. Inlet Protection

The Contractor shall provide and maintain inlet protection devices at all times during the course of this project to ensure no concrete slurry, silt or other undesirable debris enters the City storm sewer system, creeks or other natural waterways. Inlet protection shall consist of a drop inlet structure or other approved above ground protection device approved by the Natural Resources Division. Silt fence fabric placed under the storm grate will not be allowed.

Any debris that does enter storm inlets within project limits due to construction activities shall be cleaned out and removed at the Contractor's expense and is considered incidental to this contract.

M. Hours of Work and Public Advisory

All possible effort shall be made by the Contractor to keep inconvenience to adjacent property owners to a minimum and not to damage adjacent property and/or work outside the designated time established for work hours. Work hour period is generally 7:00am to

10:00pm. If special work hours are required, these can be discussed/determined at the pre-construction meeting.

The Contractor shall coordinate the anticipated hours of work during the pre-construction meeting. The Contractor, or its designated representative, will provide notice of all street closures and/or detours on the cityofdavenportiowa.com/roadwork website after pre-approval by the Project Manager and shall be responsible to provide notice of re-opening at cityofdavenportiowa.com/roadopen.

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. At all times, Contractor shall comply with the City noise ordinance that limits noise to 85 dBA across a real property boundary.

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.

Public Relations Program shall be considered incidental to this contract.

N. Reference Documents

The Standard Specifications, Engineering Division of the Public Works Department, City of Davenport, and current addenda thereto, The American Society for Testing and Materials (ASTM), Iowa SUDAS, and the American Water Works Association (AWWA) standards shall govern the construction of this work except as modified by the Special Provisions.

In the event of any conflict between the Special Provisions and the other Specifications, Proposal Form or Instruction to Bidders, the Special Provisions shall govern.

O. Final Cleanup

Before final acceptance of the work, the Contractor shall remove all unused material and rubbish from the site of the work, clean out intakes, catch basins and manholes of all debris within the project limits, remedy any objectionable conditions the Contractor may have created on public or private property and leave the right-of-way in a neat and presentable condition. The Contractor shall not make any agreement, which allows salvaged or unused material to remain on private property within view of a road except when consistent with previous land use.

All ground occupied by the Contractor in connection with the work, which is within view of or adjacent to a road, shall be restored. Restoration shall include appropriate smoothing to its original condition and may include making the area suitable for cultivation and, where vegetation has been disturbed, sodding of the area. 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.

P. Project Site Conditions

Project is located along the Mississippi River flood plains upstream of Lock and Dam No. 15. The soils contain clays, sand, gravel and groundwater. It is well known that the Mississippi River experiences rapid changes in water level and flow and that the Mississippi is subject to flooding. Seasonal variations, droughts, floods, rainfall, snow melt and dewatering can result in significant variations and changes in groundwater elevations. The Contractor should be aware of the possibility of surcharging of sewer trenches during high river/wet weather events.

Portions of work within the project limits will be located within River Drive at Federal Street and at 4th Street.

Q. Contaminated Soil

If soil is encountered during excavation that appears to be contaminated either visually or by odor, notify City immediately.

1. Segregate the potentially contaminated soil in a separate stockpile. The soil should be placed on plastic sheeting with a sandbag berm around the edges and be covered with plastic at the end of the day.
2. City will screen the segregated soil for organic vapors with a photo-ionization detector (PID). Soil that has an organic vapor concentration < 10 ppm may be placed back in the trench at the instruction of the Engineer.
3. City will collect a composite sample(s) of the soil with a PID reading > 10 ppm to be submitted to the laboratory for analysis by Iowa Methods OA-1 and OA-2. Soil with analytical results less than Tier 1 levels may be placed back in the trench at the instruction of the Engineer.
4. Soil with analytical results exceeding the Iowa Tier 1 levels must be properly disposed at permitted landfill. Any further testing needed before soil is able to be taken to the landfill will be done by the City.

R. Winter Construction Limitations

No construction work normally occurs between December 1 and March 1 because of the extra effort needed to meet the project specifications due to temperature, weather and ground conditions and worker limitations. However, winter construction may be allowed if acceptable, quality work can be achieved by extra effort and cold weather construction techniques. No permanent street, driveway, sidewalk or bike path paving shall be done between December 1 and March 1. Winter construction shall be at the Contractor's risk and no Contract Price adjustments shall be allowed for work accomplished during cold weather.

S. 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 **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.

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 19: DETAILS – PIPE BEDDING AND MISCELLANEOUS.

T. Potholing for Underground Utilities

Any necessary potholing prior to construction for existing utilities that are in potential conflict will be incidental to construction. Potholing shall include all necessary labor, supervision, tools, temporary backfill, temporary surface repair, equipment, incidentals to excavate and material for potholing utilities where needed to confirm underground utility depths. Potholing shall be considered incidental to associated work items including but not limited to new sanitary and storm pipe or structure pay items.

U. Estimate Reference Information

Bid Item No. 1 – Mobilization (LS)

This item shall include mobilization costs. This item includes all labor, equipment and material necessary for Contractor to access the site as to operate and stage equipment for successful completion of the project, laydown/staging area and fencing. Lump sum price includes cost of incidental items of construction including mobilization, insurance, bonds and demobilization.

Measurement and payment will be made at the unit price bid per Lump Sum.

Bid Item No. 2 – Construction Staking (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.

Measurement and payment shall be made at the unit bid price per Lump Sum.

Bid Item No. 3 - Traffic Control (LS)

This item shall include all labor, equipment and materials required for the Contractor to place barricades, signs, flashers, and warning devices according to Iowa D.O.T. Specifications (TC Series), MUTCD, OSHA regulations, and by City of Davenport

Standard Specifications. Such devices shall be provided by the Contractor as necessary for the safety of the general public and workers. The Engineer or his representative may request additional signs, barricades, and other devices as needed at no additional cost to the City. Setup, removal and miscellaneous associated work are included. The Contractor **must** notify the Traffic Engineer a minimum of twenty-four (24) hours prior to barricading **any** street. Forty-eight hours (48) notice will be given to the City prior to any street closure – with no closure occurring without City approval. The contractor must adhere to IDOT R.O.W utility accommodations permit and call IDOT to alert for construction (511 notification) and contact Iowa One-Call (1-800-202-8989) to request locations of all underground utilities 48 hours before excavation.

Any and all construction signage and barricading shall be the responsibility of the Contractor, including, but not limited to detour, barricade and road closed. The Contractor shall maintain a minimum of 1 lane of traffic in each direction at all times on River Drive during construction. Access to local businesses and residents must be maintained at all times as well. Partial or full closure of local roads at Federal Street, 4th Street and Swits Street may be permitted with City approval. Pedestrian walkway rerouting, signage and barricades are incidental to this item. The Contractor shall submit a traffic control plan, phasing, and any necessary re-route or detour to the City prior to beginning of construction and must receive approval by City. More instruction on traffic control is provided on Plan Sheet 18, DETAILS – TRAFFIC CONTROL.

The above described maintenance of traffic, together with all work and materials necessary in order that the Contractor be in compliance with the above shall be paid for at the unit price bid per Lump Sum.

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 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.

Measurement and payment will be made at the unit bid price per Lump Sum.

Bid Item No. 5 – Hydro-Seeding (SY)

This item shall include all labor, equipment and material necessary to hydro-seed, fertilize and mulch denuded areas with appropriate seed mix at locations disturbed within the Construction zone. This item includes work described in the City of Davenport Standard Specifications Division II- Earthwork, Section 4, part 4.1.02 Hydro Seeding (Hydraulic

Seeding). Work includes surface preparation, fertilizer, seed application, and hydraulic mulch, all per the City Standards. Final acceptance of this item shall not occur until vigorous growth of the seed occurs. Any areas found unacceptable shall be repaired at the Contractor's expense. **At least 4" of topsoil shall be placed in seeded areas and is included in this bid item.**

Payment for this item shall be made at the unit bid price per square yard.

Bid Item No. 6 – Pavement Marking, 4-inch Equivalent (LF)

These items shall include all labor, equipment and materials necessary for the Contractor to place yellow or white pavement markings per Iowa D.O.T. Standard Specifications Section 2527 and adhere to **Iowa DOT's durable painting requirements**. The Contractor is responsible for placing paving markings back to where existing markings are currently located and is included in this price.

Pavement markings will be measured along the centerline of the pavement stripe of the material specified. Skips in dashed lines will not be included in the measurement. Length of pavement markings will be based on four-inch (4") wide stripe. Measurement for striping with a width greater or less than the basic four inches will be made by the following method:

$$\frac{\text{Plan Width of Striping (inches)} \times \text{Linear Feet}}{4 \text{ (inches)}}$$

Payment for pavement markings will be made at the unit price per lineal foot.

Bid Item No. 7 – Manhole Removal (EA)

This item shall include all costs for full removal of existing sanitary manholes called out on Plan Drawings to be replaced by new construction or are no longer part of the system. Removal includes excavation and off-site disposal of the removed materials, furnishing and placing compacted **Granular Trench Backfill (imported Grad. No. 11, Class A crushed stone)**, and compaction testing. Manhole materials consist of a variety of materials including but not limited to, concrete, reinforcement, brick. The City shall have first rights to the old castings. If the City does not want the castings, the Contractor shall be responsible for removing and disposing of them.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included. 2' concrete plugging of abandoned sewers/services (does not include brick arch sewer plugging) at disconnection point will also be included in unit price where applicable.

Measurement and payment for this work will be made at the unit bid price per Each.

Bid Item No. 8 – Manhole Abandonment (EA)

This item shall include all labor, equipment and material necessary to remove lid and frame, adjusting rings, concrete cone or flat-top, and first concrete barrel section beneath cone/flat-top. If manhole is brick: remove lid/frame, any adjusting rings and 3 feet of brick manhole measured from surface grade.

Item also includes plugging inlet and outlet pipes and filling the manhole bottom with concrete to a point 18” above the top of pipe, furnishing and placing backfill material in the manhole and excavated area to a point 4” below surface. Compaction and backfilling these areas shall conform to City Standard Specifications, Division IV – Sewers. Concrete for plugging and filling is included in unit price.

The City shall have first rights to the old castings. If the City does not want the castings, the Contractor shall be responsible for removing and disposing of them. The contractor is also responsible for removing and disposing of cone/flat-top and barrel sections.

Sanitary manholes to be abandoned:

1. T-5 (In planter/berm area at Federal and River Dr.)
 - a. Existing Concrete Manhole
2. T-3A (In sidewalk on south side of River Dr.)
 - a. Existing Brick Manhole
 - b. Must verify that existing service line into manhole from south is dead prior to abandoning. Investigation and verification of this service will be paid for by Bid Item No. 16 – Identification of Services.

Measurement and payment for this work will be made at the unit bid price per Each.

Bid Item No. 9 – SW-301, 60” Sanitary Manhole Circular (EA)

This item shall include all costs for furnishing and installing a new 5’ diameter sanitary manhole (in accordance to SUDAS Standard Drawing 6010.301), excavation, furnishing and placing bedding and **granular trench backfill (imported Grade 11 Class A crushed stone)**, compaction, compaction testing, dewatering, bypass pumping, trench sheeting and bracing, supports and bracing for utilities, concrete, reinforcement, 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 (all types: SW-601, Type A or Type C Bolt-Down casting as called out on Plans), testing, adjusting rings, adjustment to proper grade and miscellaneous associated work.

Any existing sewer mains or service lines that are abandoned or inactive that connect into manholes that are to be replaced shall be disconnected, plugged with concrete (2' minimum into pipe), and shall not be reconnected to new manholes. 2' concrete plugging shall be considered incidental to this item **except** where shown on plans for concrete plugging of existing Brick Arch Sanitary Sewer. That will be paid for under Bid Item No. 11– Construct Concrete Plug (For Brick Arch Sewer).

See Plans Sheet 20: DETAILS – SANITARY MANHOLES for further detail on manhole materials and specifications. Bid item includes all types and depths. Contractor must field verify all depths for existing manholes that are to be replaced and connect back into existing systems. Any necessary potholing for invert elevation verification and utility location will be incidental to construction.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included. 2' concrete plugging of abandoned sewers/services (does not include brick arch sewer plugging) at disconnection point will also be included in unit price where applicable.

Measurement and payment will be made at the unit price bid per Each. City will pay for all testing. Per City Specifications, the City will pay for first test. Any re-testing will be paid for by the contractor.

Bid Item No. 10 –SW-302, Rectangular Sanitary Manhole (7'x8') (EA)

This item shall include all costs for furnishing and installing a rectangular sanitary manhole of the internal wall width size indicated (in accordance to SUDAS Standard Drawing SW-302 Figure 6010.302), excavation, furnishing and placing bedding and **granular trench backfill (imported Grade 11 Class A crushed stone)**, compaction, compaction testing, dewatering, bypass pumping, trench sheeting and bracing, supports and bracing for utilities, concrete, reinforcement, waterproofing with joint sealant 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, internal chimney seal, new frame and lid (all types: SW-601, Type A or Type C Bolt-Down casting as called out on Plans), testing, adjusting rings, adjustment to proper grade and miscellaneous associated work.

Any existing sewer mains or service lines that are abandoned or inactive that connect into manholes that are to be replaced shall be disconnected, plugged with concrete (2' minimum into pipe), and shall not be reconnected to new manholes. 2' concrete plugging shall be considered incidental to this item **except** where shown on plans for concrete plugging of existing Brick Arch Sanitary Sewer. That will be paid for under Bid Item No. 11 – Construct Concrete Plug (For Brick Arch Sewer).

See Plans Sheet 20: DETAILS – SANITARY MANHOLES for further detail on manhole materials and specifications. Bid item includes all types and depths. Contractor must field verify all depths for existing manholes that are to be replaced and connect back into existing systems. Any necessary potholing for invert elevation verification and utility location will be incidental to construction.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included.

Measurement and payment will be made at the unit price bid per Each. City will pay for all testing. Per City Specifications, the City will pay for first test. Any re-testing will be paid for by the contractor.

Bid Item No. 11 – Construct Concrete Plug (For Brick Arch Sewer) (EA)

This item shall include the cost for all labor, material, and equipment necessary to abandon the brick arch sanitary sewer where shown on plans by means of a concrete bulkhead plug. The concrete plug shall extend 2' minimum into the sewer at disconnection point and 1' out of pipe. A minimum 1' concrete collar shall be placed around the brick arch sewer at disconnection opening.

Measurement and payment will be made at the unit price bid per Each.

Bid Item No. 12 –Sewer Pipe Removal (18" or less) (LF)

This item shall include all costs for complete removal of existing sanitary sewer or storm sewer piping of size indicated on plans, shown on the Plan Drawings that are being replaced by new construction or are no longer part of the system. This bid item covers removal of sanitary or storm pipe with diameters of **18" and less** regardless of pipe material or piping depth. Unit price includes the excavation, complete removal, off-site disposal of removed materials, furnishing and placing compacted **Granular Trench Backfill (imported Grad. No. 11, Class A crushed stone)**, compaction and compaction testing.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe

removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included. 2' concrete plugging of abandoned sewers/services (does not include brick arch sewer plugging) at disconnection point will also be included in unit price where applicable.

Measurement and payment for this item shall be made at the unit bid price per Linear Foot.

Bid Item No. 13 – Brick Arch Sewer Removal (LF)

This item shall include all costs for complete removal of existing 2'x3' brick arch sanitary sewer pipe where called out on Plan Drawings regardless of piping depth. Removal includes the excavation, complete removal, off-site disposal of removed materials, furnishing and placing compacted **Granular Trench Backfill (imported Grad. No. 11, Class A crushed stone)**, compaction and compaction testing.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included. 2' concrete plugging of abandoned sewers/services (does not include brick arch sewer plugging) at disconnection point will also be included in unit price where applicable.

Measurement and payment for this item shall be made at the unit bid price per Linear Foot.

Bid Item No. 14 – Sanitary Sewer Pipe, 24" C905, DR18 (LF)

This item shall include all costs for furnishing, handling, and laying new sanitary sewer pipe of size and type indicated. Unit price includes pipe, joints, fittings, pipe connections, service connections, trench excavation, off-site removal of excavated existing soils and material, bypass pumping, dewatering, furnishing and placing pipe bedding (use Class F-3 bedding conforming to SUDAS Standard Drawing SW-103 Figure 3010.103 Trench Bedding) and **granular trench backfill (imported Grad. No. 11, Class A crushed stone)**, compaction, compaction testing, sheeting/shoring and trench boxes, supports or bracing for existing adjacent or crossing utilities, infiltration and exfiltration testing, and incidental work. Length will be measured along centerline of pipe with no deduction for manholes.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe

removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included.

Pipe material shall comply with AWWA C905, DR 18 water main quality PVC Pipe.

Measurement and payment will be based upon the contract unit price per Linear Foot.

Bid Item No. 15 – Sanitary Sewer Pipe, 24” Ductile Iron Pipe, Protecto 401 (LF)

This item shall include all costs for furnishing, handling, and laying new sanitary sewer pipe of size and type indicated. Unit price includes pipe, joints, fittings, pipe connections, connections to proposed or existing manholes/pipe systems, service connections, trench excavation, off-site removal of excavated existing soils and material, bypass pumping, dewatering, furnishing and placing pipe bedding (use Class F-2 bedding conforming to SUDAS Standard Drawing SW-103 Figure 3010.103 Trench Bedding) and **granular trench backfill (imported Grad. No. 11, Class A crushed stone)**, compaction, compaction testing, sheeting/shoring and trench boxes, supports or bracing for existing adjacent or crossing utilities, infiltration and exfiltration testing, and incidental work. Length will be measured along centerline of pipe with no deduction for manholes.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18” of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included.

The Ductile Iron Pipe shall have an interior epoxy lining, Protector 401 or equal. Pipe material, joints, fittings, polyethylene encasement, internal/external coatings shall conform to SUDAS Standard Specification Section 4010.

Measurement and payment will be based upon the contract unit price per Linear Foot.

Bid Item No. 16 – Identification of Services (EA)

This item shall include all labor and materials to identify sanitary sewer services needing reconnection to proposed sanitary sewer main/manholes or identifying private storm drains that need disconnection from sanitary and re-routing to proposed storm sewer.

Locations where identification is needed:

- a. Identify all private storm drains and sanitary sewer services that connect into existing 18” clay sewer north of existing manhole T-6 (on Federal Street).
- b. Identify all private storm drains and sanitary sewer services that connect into existing Brick Arch sewer from existing manhole T-6 to manhole T-7 (on Isabel Bloom Way).

- c. Identify whether service line in from the south into manhole T-3A is live or inactive prior to manhole abandonment of T-3A. If the service is found to be live, notify Engineer for additional instruction.
- d. Identify whether service line into T-4 from the west is live or inactive prior to replacement on manhole T-4. If live, replace and reconnect to proposed manhole. If dead, plug with 2' concrete and do not reconnect to proposed manhole.

Identification may include televising, dye testing, flush tests, smoke testing to determine the source location of services and if the service is live, cross connected to storm sewer, dead or where the service ties to the public main or originates. It is the sole responsibility of the contractor to determine which services are active and inactive. Inactive/dead services shall be disconnected in trench and plugged with 2' concrete minimum (incidental to construction). If it is necessary to use dye test/flush tests or televise from inside building, the contractor shall schedule the work when property owners are present so that the work can be performed. The contractor shall be fully responsible for any rehabilitation performed to inactive sewers and shall pay all costs associated with removing and/or repairing work to inactive services. Inactive or abandoned service laterals that connect to sewers or manholes shall not be reconnected to proposed sewers or proposed manholes. If the existing lateral enters the top of the sewer, the contractor shall determine the direction. The use of this bid item shall be authorized by City prior to using. Bid quantity was estimated to establish unit price.

Measurement and payment will be made at the unit bid price per Each.

Bid Item No. 17 – Sanitary Sewer Services (LF)

This item shall include all costs for necessary disconnection and removal of sanitary sewer services from existing sewer lines and/or manholes and installing new sanitary sewer service lines to proposed sanitary sewer or manholes. Unit price includes all excavation, new service pipe and connection to existing and proposed systems, furnishing and placing bedding and compacted **Granular Trench Backfill (imported Grad. No. 11, Class A crushed stone)**, compaction, compaction testing, off-site disposal of the removed soils/materials and piping, wyes, saddles, concrete encasement, plugs, fittings and bends. Unit price includes all labor, material and equipment necessary to construct items in accordance with plans and specifications. Locating and connecting sanitary services directly to new or existing sanitary sewer or manholes including any necessary special fittings on the main and the service connection are included in unit price.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included.

Any necessary service connections to proposed sanitary sewer mains greater than 15" diameter are to use a saddle and coupling. For service pipe 15" or less, a wye shall be used. Service pipe material shall comply with DIVISION VI – SEWERS of the Standard Specifications, Engineering Division of the Public Works Department, City of Davenport. The contractor shall match existing size of sanitary sewer service, regardless of pipe size and shall be paid for under this item.

Regardless of whether shown on plans or not, the contractor **must** verify all connections into existing sanitary Brick Arch Sewer/manholes and 18" clay line up Federal, and determine whether they are live, dead, or cross connected storm drains. This will be paid for under Bid Item No. 16 – Identification of Services. Quantity for this item has been estimated to establish a unit price.

Measurement shall be to the nearest foot taken from center of the main to the end of the lateral or stack along the centerline of sewer service and through bends. Use of this bid item shall be authorized by City. Payment will be made at the unit bid price per Linear Foot.

Bid Item No. 18 – Intake Removal (EA)

This item shall include all costs for removal of existing stormwater intake structures shown on the Plan Drawings that are being replaced by new construction or are no longer part of the system. Unit price includes excavation, furnishing and placing compacted **Granular Trench Backfill (imported Grad. No. 11, Class A crushed stone)**, and compaction testing, compaction, compaction testing and off-site disposal of removed materials. The City shall have first rights to the old grates/castings. If the City does not want the castings, the Contractor shall be responsible for removing and disposing of them.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included. 2' concrete plugging of abandoned sewers/services (does not include brick arch sewer plugging) at disconnection point will also be included in unit price where applicable.

Measurement and payment will be made at the unit price bid per each.

Bid Item No. 19 – SW-401, 60" Storm Manhole Circular (EA)

This item shall include all costs for fully furnishing and installing a new 5' internal diameter storm manhole to proper grade. Unit price for each includes excavation, furnishing and placing bedding and **granular trench backfill (imported Grad. No. 11, Class A crushed stone)**, compaction, compaction testing, dewatering, trench sheeting and bracing, supports and bracing for any utilities, concrete, reinforcement, waterproofing,

connection or reconnection of pipes into proposed structure, frame, lid and miscellaneous associated work. Bid item includes all manhole types and depths. Use SUDAS drawing 6010.401. Unit price includes furnishing new MH, installing steps, frame and lid, adjusting rings for adjusting to proper grade, field saw cutting, reinforcement, testing and miscellaneous associated work for manholes full depth.

See Plans Sheet 21: DETAILS – STORM STRUCTURES for further detail. Any necessary potholing for invert elevation verification and utility location will be incidental to construction.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included.

Measurement and payment will be made at the unit price bid per Each.

Bid Item No. 20 – SW-501, Single Intake (EA)

This item shall include all labor, equipment, and materials necessary to furnish and install new storm sewer inlet in accordance to SUDAS Standard Drawing 6010.501. Item includes excavation, furnishing and placing bedding and **granular trench backfill (imported Grad. No. 11, Class A crushed stone)**, compaction, compaction testing, dewatering, trench sheeting and bracing, supports and bracing for any utilities, concrete, reinforcement, dewatering, connection or reconnection of pipes into proposed structure, precast or cast in place structure, bottom shaping, throats and hoods, grates/castings and miscellaneous associated work. Inlets shall be built and formed to proper grade without adjusting rings. Use Neenah Type R-3246 frame and grate or approved equal.

See Plans Sheet 21: DETAILS – STORM STRUCTURES for further detail. Any necessary potholing for invert elevation verification and utility location will be incidental to construction.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included.

Measurement and payment will be made at the unit price bid per Each.

Bid Item No. 21 – Special Intake 1 (EA)

This item shall include all labor, equipment, and materials necessary to furnish and construct new storm sewer “Special Intake 1” in accordance with Plan Drawings and Details. Item includes excavation, furnishing and placing bedding and **granular trench backfill (imported Grad. No. 11, Class A crushed stone)**, compaction, compaction testing, dewatering, trench sheeting and bracing, supports and bracing for any utilities, concrete, reinforcement, dewatering, connection or reconnection of pipes into proposed structure, cast in place structure, bottom shaping, throats and hoods , grates/castings and miscellaneous associated work. Inlets shall be built and formed to proper grade without adjusting rings. Use Neenah Type R-3246 frame and grates or approved equal.

See Plans Sheet 22: DETAILS – SPECIAL INTAKES for structure detail. Any necessary potholing for invert elevation verification and utility location will be incidental to construction.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18” of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included.

Measurement and payment will be made at the unit price bid per Each.

Bid Item No. 22 – Special Intake 2 (EA)

This item shall include all labor, equipment, and materials necessary to furnish and construct new storm sewer “Special Intake 2” in accordance with Plan Drawings and Details. Item includes excavation, furnishing and placing bedding and **granular trench backfill (imported Grade 11 Class A crushed stone)**, compaction, compaction testing, dewatering, trench sheeting and bracing, supports and bracing for any utilities, concrete, reinforcement, dewatering, connection or reconnection of pipes into proposed structure, cast in place structure, bottom shaping, throats and hoods , grates/castings and miscellaneous associated work. Inlets shall be built and formed to proper grade without adjusting rings. Use Neenah Type R-3246 frame and grates or approved equal.

See Plans Sheet 22: DETAILS – SPECIAL INTAKES for structure detail. Any necessary potholing for invert elevation verification and utility location will be incidental to construction.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18” of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other

materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included.

Measurement and payment will be made at the unit price bid per Each.

Bid Item No. 23 – Re-route of Private Storm Connections (LF)

This item shall include all costs for removal of existing storm connections into existing 18" clay sanitary sewer down Federal Street, and relaying and connecting new storm drain pipe into proposed 24" storm sewer or proposed storm manholes on Federal Street. Unit price includes excavation, disconnection of storm connection at 18" clay sanitary sewer, cover flashing and concrete encasement around flashing at disconnection point, removal of any storm drain pipe disconnected, offsite disposal of removed materials, furnishing and relaying of new storm pipe, any necessary bends and fittings, connection into new 24" storm sewer or new storm manhole, connection into existing storm drain at property line, furnishing and placing bedding and compacted **Granular Trench Backfill (imported Grad. No. 11, Class A crushed stone)**, compaction, compaction testing, off-site disposal of the removed soils/materials and piping, necessary saddles and concrete encasement/collars. Price includes storm drain pipe **10" in diameter and less**. The intent is to remove storm water cross connections (roof drains and private intakes) where shown on plans and relay new drain pipe of the same diameter as existing into the new Proposed Storm Sewer on Federal Street. If 18" clay sanitary sewer is defective or broken while disconnecting storm drains, the contractor shall replace that section of pipe with 5 foot stick of pvc and fernco connections. This will be incidental to this item.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included.

Measurement and payment will be made at the unit price bid per Linear Foot.

Bid Item No. 24 and 25 – Storm Sewer, 15" or 24" Class III RCP (LF)

This item shall include all costs for furnishing, handling, and laying new Class III RCP, Wall B storm sewer pipe of size indicated, shown on the Plan Drawings that are being proposed by new construction or where pipe is being replaced. Unit price includes excavation, dewatering, pipe joints, any necessary sheeting and shoring, bracing and support of utilities, connections to existing or new pipes, connections to existing or proposed storm structures, furnishing and placing bedding (conforming to SUDAS Standard Drawing SW-102 Figure 3010.102 Trench Bedding) and compacted **Granular Trench Backfill (imported Grad. No. 11, Class A crushed stone)**, compaction, compaction testing, infiltration and exfiltration testing, and incidental work. RCP shall

conform to ASTM Specification C76. Joints shall have rubber gaskets complying with ASTM Specification C443. Length will be measured along centerline of pipe.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included.

Payment will be made at the unit price bid per Linear Foot for the various pipe diameters shown on the Documents regardless of piping depth.

Bid Item No. 26 – Storm Sewer, 19"x30" Class HE-III RCP (LF)

This item shall include all costs for furnishing, handling, and laying new Class HE-III RCP storm sewer pipe of size indicated, shown on the Plan Drawings that are being proposed by new construction or where pipe is being replaced. Unit price includes excavation, dewatering, pipe joints, any necessary sheeting and shoring, bracing and support of utilities, connections to existing or new pipes, connections to existing or proposed storm structures, furnishing and placing bedding (conforming to SUDAS Standard Drawing SW-102 Figure 3010.102 Trench Bedding) and compacted **Granular Trench Backfill (imported Grad. No. 11, Class A crushed stone)**, compaction, compaction testing, infiltration and exfiltration testing, and incidental work. RCP shall conform to ASTM Specification C507. Joints shall have rubber gaskets complying with ASTM Specification C443. Length will be measured along centerline of pipe.

The pipe connection into existing downstream open throat intake box shall be considered incidental to this item. Connect into existing box per City Specifications and provide a concrete collar around connection and any necessary reinforcement needed for connection.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included.

Payment will be made at the unit price bid per Linear Foot for the Horizontal Elliptical pipe shown on the Documents regardless of piping depth.

Bid Item No. 27 – Checkmate Check Valve, 19"x30" Elliptical (LS)

This item shall include all costs for furnishing, handling and installing a Tideflex Checkmate In-line Elliptical Check Valve in location shown on Plan Drawings of the size indicated. The Contractor is responsible for verifying dimensions of pipe that the checkmate will be installed in for fabrication. The contractor shall install check valve in accordance with manufacturer's written installation requirements. The supplier shall have at least 12 years of experience in the manufacturer of checkmate style elastomeric valves, and shall provide references and a list of installations upon request.

The valve shall be Series CMUF-SL slip-in CheckMate Ultraflex Valves as manufactured by Tideflex Technologies Inc., or approved equal.

Measurement and payment for this work will be made at the unit bid price per Lump Sum.

Bid Item No. 28 – Sidewalk Removal (SF)

This item shall consist of all labor, material, and equipment required for removal and off-site disposal of existing sidewalk. Removal includes all reinforcing materials, concrete, soil, pedestrian curb ramps and other items related to pavement removal. No additional payment will be made for varying thicknesses of the different types of pavements. Disposal of pavements shall be considered incidental to removal. Full depth saw cuts shall be required for all sidewalk concrete pavements to be removed and are included in this item.

Sidewalk or ramps not designated for removal, but damaged or removed by the Contractor, shall be replaced at the Contractor's expense. Should the curb break and/or leave voids on the curb surface from sawcutting, the cost of fixing those issues shall be at the Contractor's expense.

Removal of sidewalks through driveways that are shown to be replaced will **not** be included in this bid item and will be included and paid for under Bid Item No. 32 – Remove and Replace PCC Driveway 7" Thick.

Measurement and payment will be made at the unit price bid per Square Foot.

Bid Item No. 29 – Pavement Removal (SY)

This item includes all labor, material, and equipment required for the removal and disposal of existing pavement of the type specified and aggregate sub base off-site. Full depth saw cut and brick removal is incidental to this item. Brick pavers shall be taken to City of Davenport's Yard at 232 South Marquette Street, Davenport, IA 52801 or protect on Site from damage and theft. Contractor shall be liable for damage and stolen paver bricks. This item applies to pavement removal as shown on Plan Drawings or as directed by Engineer regardless of thickness or material. The existing pavement material varies. Pavement for the Federal Street Sewer Improvements Area project (River Drive, Federal Street, Swits Street) is comprised of composite pavement that has a top layer of HMA varying in thickness. Under the surface HMA will be various materials including PCC and brick. The removal area shall be measured only one time for removal of the full composite section or full PCC section. Removal of pavement includes the curb and gutter as well. The

contractor shall stay within pavement limits shown on Plan Drawings. If the contractor chooses to widen trench and replace more pavement, it will be at the contractor's expense.

Measurement and payment will be made at the unit bid price per Square Yard.

Bid Item No. 30 – PCC Pavement, 9" (SY)

This item shall include all material, labor and equipment necessary to fully construct eight inch (9") thick concrete pavement in accordance with Iowa D.O.T. Standard Specifications Section 2529, Iowa DOT jointing, and the plan drawings. Construction of reinforcement, jointing, joint sawing, joint sealing, standard header, and integral curbs shall be considered incidental to this item. The Contractor shall use an Iowa D.O.T. C-4WR mix on all full depth patches and Iowa DOT jointing standards. Full lane width patches are not required.

Pavement limits are shown on Plan Drawings. New tie bars and dowels shall be placed in pre-drilled holes using epoxy grout per Iowa D.O.T. Standard Specification's and details.

All patches shall be finished flush with adjacent pavement with a straightedge to ensure a smooth riding surface. The patches shall be checked with a ten-foot (10') straight edge longitudinally and along the curb and gutter line before the concrete has set, and spots that are 1/8 inch high or low, as shown by the straight edge, shall be corrected. The Contractor shall replace curbs having varying cross section as an incidental part of this item. Any re-pouring of intake throats is also considered incidental to this item. Adjustments to proper grade of utility boxes, manholes, or valves as well as construction and concrete for boxouts are included in this price.

If brick pavers are removed beneath existing pavement, they shall be taken to City of Davenport's Marquette Street Public Works Yard, located on 232 South Marquette Street in Davenport, or protected on site from damage and theft. If stockpiled on site, Contractor shall be liable for damage and stolen paver.

Payment for this item shall be at the unit price bid per Square Yard and shall also include subgrade preparation, furnishing and installing required tie bars and dowels, concrete, curing, sealing and initial backfilling disturbed areas as required. The contractor shall stay within pavement limits shown on Plan Drawings. If the contractor chooses to widen trench and replace more pavement, it will be at the contractor's expense.

Bid Item No. 31 – PCC Pavement, 12" Thick (SY)

This item shall include all material, labor and equipment necessary to fully to construct twelve inch (12") thick concrete pavement in accordance with Iowa D.O.T. Standard Specifications Section 2529, Iowa DOT jointing, and the plan drawings. Construction of reinforcement, jointing, joint sawing, joint sealing, standard header, and integral curbs shall be considered incidental to this item. The Contractor shall use an Iowa D.O.T. C-4WR mix on all full depth patches and Iowa DOT jointing standards. Full lane width patches are not required.

Pavement limits are shown on Plan Drawings. New tie bars and dowels shall be placed in pre-drilled holes using epoxy grout per Iowa D.O.T. Standard Specification's and details.

All patches shall be finished flush with adjacent pavement with a straightedge to ensure a smooth riding surface. The patches shall be checked with a ten-foot (10') straight edge longitudinally and along the curb and gutter line before the concrete has set, and spots that are 1/8 inch high or low, as shown by the straight edge, shall be corrected. The Contractor shall replace curbs having varying cross section as an incidental part of this item. Any re-pouring of intake throats is also considered incidental to this item. Adjustments to proper grade of utility boxes, manholes, or valves as well as construction and concrete for boxouts are included in this price.

If brick pavers are removed beneath existing pavement, they shall be taken to City of Davenport's Marquette Street Public Works Yard, located on 232 South Marquette Street in Davenport, or protected on site from damage and theft. If stockpiled on site, Contractor shall be liable for damage and stolen paver.

Payment for this item shall be at the unit price bid per Square Yard and shall also include subgrade preparation, furnishing and installing required tie bars and dowels, concrete, curing, sealing and initial backfilling disturbed areas as required. 12" PCC full depth patching is for use in River Drive. The contractor shall stay within pavement limits shown on Plan Drawings. If the contractor chooses to widen trench and remove more pavement, it will be at the contractor's expense.

Bid Item No. 32 – Remove and Replace PCC Driveway, 7" Thick (SY)

This item shall be constructed, measured, and paid for per DIVISION IV – SIDEWALKS AND DRIVEWAY ENTRANCES of the Standard Specifications, Engineering Division of the Public Works Department, City of Davenport.

This item includes all labor, material and equipment necessary for complete removal and complete replacement of driveways with 7" non-reinforced PCC where called out on Plan Drawings or as directed by Engineer. Curb removal and replacement abutting driveway is incidental to this item where applicable. Remove and dispose of existing driveway of the type specified and aggregate subbase off-site. Full depth saw cut is incidental to this item.

The adjustment to grade and boxouts of utility manholes, shutoff boxes, valves and electrical hand holes shall be considered an incidental cost to this item.

Sidewalk shown to be removed and replaced through driveways will be paid for as part of this item and will **not** be paid for under Bid Item No. 28 – Sidewalk Removal or under Bid Item No. 34 – PCC Sidewalk, 4" Thick.

Payment for this item shall be made at the unit price bid per Square Yard.

Bid Item No. 33 - Granular Subbase, 6" Thick, (SY)

This item shall include all labor, material and equipment necessary for the excavation and disposal of existing subbase or subgrade (as required for areas not already being excavated for sewer trench work), to furnish, place and compact a six inch (6") thick lift of crushed subbase under driveways and full depth PCC patching or other locations as directed by the Engineer. The granular subbase shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal.

The material shall be delivered to the job site, spread, and uniformly compacted to at least 95% standard proctor density, with greater thickness being used and paid for only as approved by the Engineer.

The Contractor shall provide the City Inspector a copy of all load tickets for this item by the end of each working day to verify material compliance. Failure to provide these tickets shall result in non-payment of this item for that given day.

Bid price shall include the removal and disposal of existing material as required for placing the granular subbase backfill.

Payment for this item shall be made at the unit price bid per Square Yard.

Bid Item No. 34 –PCC Sidewalk, 4" Thick (SF)

This item shall be removed, constructed, measured, and paid for per DIVISION IV – SIDEWALKS AND DRIVEWAY ENTRANCES of the Standard Specifications, Engineering Division of the Public Works Department, City of Davenport. A 2" leveling pad will be incidental to this item with material conforming to IDOT Grad. No. 11.

Sidewalk through driveways shall be thickened to match the existing driveway thickness. Sidewalk through driveway will be paid for under Bid Item No. 32 – Remove and Replace PCC Driveway 7" Thick.

The adjustment to grade and boxouts of utility shutoff boxes, valves and electrical hand holes shall be considered an incidental cost to this item.

Payment for this item shall be made at the unit price bid per Square Foot.

Bid Item No. 35 – PCC Sidewalk Ramps, ADA Compliant (SF)

These items shall include all labor, equipment, and material necessary to construct new PCC ADA compliant pedestrian curb ramps where shown on Plans. Included in this work shall be excavation, forms, concrete, any reinforcement bars, truncated domes and other work required for construction. Pedestrian curb ramps and landings are to have minimum thickness of 6" and thickened to 7" where sidewalk forms or abuts curb. All sidewalk flares, sidewalk curbs and **truncated dome detectable warnings** are incidental this bid item. The detectable warning surfaces used for this project shall be the type made of plastic as allowed by City Standard Specifications. Any detectable surfaces that are not secured tightly into the ramp shall be removed and replaced at the Contractor's expense. A

2" leveling pad will be incidental to this item with material conforming to IDOT Gradation No. 11.

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.

ADA accessible ramps shall be constructed in conformance with the Accessibility Standards outlined in the Proposed Guidelines for Pedestrian Facilities in the Public Right-of-Way (2011) and the Statewide Urban Design and Specifications (SUDAS) 2016 Edition or latest version as applicable. ADA sidewalk details are shown on Plan Sheet 17: Details - ADA Sidewalk Compliance. **Survey points will be taken of the ADA Sidewalk ramps after construction and given to the Engineer to verify conformance. This will be considered incidental to this item.**

Payment for this item shall be made at the unit price bid per square foot.

Bid Item No. 36 – Sewer Televising (LF)

This item shall include exploratory sewer televising upon excavation at proposed Sanitary MH No. 7 to determine if the 18" clay sewer has any live connections upstream of this point. If it is determined that the upstream sewer has no active connections, the line will be disconnected and plugged at proposed manhole and not connected into new manhole. Manhole No. 7 will act as a dead end manhole for access purposes.

This item shall include televising and light cleaning with jet (1-2 passes) of sewer varying in size from 18" diameter and 2'x3' brick arch sewer if needed.

Measurement and payment will be made at the unit price bid per Linear Foot.

Bid Item No. 37 – Reconstruct Modified Open-Throat Intake Top (EA)

This item shall include all labor, design, equipment, and materials necessary to remove existing modified open-throat intake top and furnish and install new reinforced concrete top. Item includes measuring, removal, disposal of existing removed materials off-site, excavation, any necessary backfill and backfilling, compaction, dewatering, trench sheeting and bracing, forming, concrete, reinforcing steel, cast in-place structure top, frame/lid castings and their embedment into top (shall be placed in same location as existing top configuration), and miscellaneous associated work. Inlet top shall be built and formed to proper grade. Use appropriate reinforcement and custom open throat cast in place.

Measurement and payment will be made at the unit price bid per Each.

Bid Item No. 38 – PCC Pavement, 8” (SY)

This item shall include all material, labor and equipment necessary to fully construct eight inch (8”) thick concrete pavement in accordance with Iowa D.O.T. Standard Specifications Section 2529, Iowa DOT jointing, and the plan drawings. Construction of reinforcement, jointing, joint sawing, joint sealing, standard header, and integral curbs shall be considered incidental to this item. The Contractor shall use an Iowa D.O.T. C-4WR mix on all full depth patches and Iowa DOT jointing standards. Full lane width patches are not required.

Pavement limits are shown on Plan Drawings. New tie bars and dowels shall be placed in pre-drilled holes using epoxy grout per Iowa D.O.T. Standard Specification’s and details.

All patches shall be finished flush with adjacent pavement with a straightedge to ensure a smooth riding surface. The patches shall be checked with a ten-foot (10’) straight edge longitudinally and along the curb and gutter line before the concrete has set, and spots that are 1/8 inch high or low, as shown by the straight edge, shall be corrected. The Contractor shall replace curbs having varying cross section as an incidental part of this item. Any repouring of intake throats is also considered incidental to this item. Adjustments to proper grade of utility boxes, manholes, or valves as well as construction and concrete for boxouts are included in this price.

If brick pavers are removed beneath existing pavement, they shall be taken to City of Davenport’s Marquette Street Public Works Yard, located on 232 South Marquette Street in Davenport, or protected on site from damage and theft. If stockpiled on site, Contractor shall be liable for damage and stolen paver.

Payment for this item shall be at the unit price bid per Square Yard and shall also include subgrade preparation, furnishing and installing required tie bars and dowels, concrete, curing, sealing and initial backfilling disturbed areas as required. The contractor shall stay within pavement limits shown on Plan Drawings. If the contractor chooses to widen trench and replace more pavement, it will be at the contractor’s expense. The intent of this item is to be used on Isabel Bloom Way if it is decided that pavement restoration will need to take place where shown on Plan Drawings. Only the City can authorize the use of this bid item.

Bid Item No. 39 – Allowance for Stabilizing Material for Trench Foundation, (Ton)

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 Davenport Standard Specifications, Division IV – Sewers; 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 in accordance with City Standard Specifications.

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.

FEDERAL ST

E. RIVER DR.

67

PROJECT LOCATION

ROCK ISLAND ARSENAL

IOWA INTERSTATE R.R. LTD.

74

6

CITY OF DAVENPORT

	SURVEY LINE & STATION INDICATOR		12' CMP		CULVERT, SIZE AND TYPE
	CONCRETE SURFACE		FLARED END SECTION		RAILROAD
	ASPHALT SURFACE		MAILBOX		FENCE (MISC.)
	CONCRETE WASPHALT OVERLAY		SECURITY FENCE		WOOD FENCE
	LOW GRADE ASPHALT SURFACE		SILT FENCE		CHAIN LINK FENCE
	GRANULAR SURFACE		PROPERTY LINE		PROPERTY PIN
	DIRT SURFACE		SECTION CORNER		PLAT BOUNDARY
	BRICK SURFACE		BUILDING		ELEVATION MARKER
	SURFACING REMOVAL/REPLACEMENT		CENTERLINE		DIAMETER
	EARTH SECTION		ELEVATION		POLYVINYLCHLORIDE PIPE
	NEW SEWER/MANHOLE		CAST IRON PIPE		DUCTILE IRON PIPE
	NEW SEWER/INTAKE		CORRUGATED METAL PIPE		VITRIFIED CLAY PIPE
	NEW WATER MAIN		REINFORCED CONCRETE PIPE		REINFORCED CONCRETE ARCH PIPE
	NEW FORCE MAIN		LINED REINFORCED CONCRETE PIPE		LINED CONCRETE PRESSURE PIPE
	NEW HYDRANT		STATION		LINE AHEAD
	NEW WATER VALVE		LINE BACK		BENCH MARK AND NUMBER
	EXISTING SANITARY SEWER AND SIZE		RIGHT-OF-WAY		POINT OF INTERSECTION
	EXISTING STORM SEWER AND SIZE		POINT ON TANGENT		LINEAR FEET
	EXISTING WATER MAIN AND SIZE		TACKED HUB		SOIL BORING AND NUMBER
	EXISTING FORCE MAIN AND SIZE		POINT OF VERTICAL CURVATURE		POINT OF VERTICAL TANGENCY
	GAS MAIN AND SIZE		VERTICAL CURVE		POINT OF CURVATURE
	UNDERGROUND POWER LINE		POINT OF TANGENCY		MIDDLE ORDINATE
	OVERHEAD POWER LINE		DRAWING		CONTROL POINT AND NUMBER
	UNDERGROUND TELEPHONE LINE		TYPICAL		HIGH PRESSURE GAS
	CABLE TELEVISION LINE		INTERMEDIATE PRESSURE GAS		INVERT
	FIBER OPTICS		EACH WAY, EACH FACE		EACH WAY
	TOP OF EMBANKMENT		AT		DRAWING NUMBER
	TOE OF EMBANKMENT				
	DRAINAGE COURSE				
	SANITARY MANHOLE				
	STORM WATER MANHOLE				
	ELECTRIC MANHOLE				
	TELEPHONE MANHOLE				
	WATER MANHOLE				
	CURB INTAKE				
	AREA OR BEEHIVE INTAKE				
	EXISTING HYDRANT				

NO.	DRAWING TITLE
1	INDEX AND TITLE SHEET
2-4	BID QUANTITIES AND ESTIMATE REFERENCE INFO
5	CONTROL POINTS
6	PAVEMENT PLAN - FEDERAL AND RIVER DR.
7	PAVEMENT PLAN - FEDERAL STREET
8	PAVEMENT PLAN - FEDERAL STREET
9	PAVEMENT PLAN - FEDERAL & ISABEL BLOOM WAY
10-12	SANITARY SEWER PLAN AND PROFILE
13-14	STORM SEWER PLAN AND PROFILE
15	STORM SEWER PLAN - E. 4TH ST./RIVER DR.
16	BYPASS PUMPING PLAN
17	DETAILS - ADA SIDEWALK COMPLIANCE
18	DETAILS - TRAFFIC CONTROL
19	DETAILS - PIPE BEDDING AND UTILITY SUPPORT
20	DETAILS - SANITARY MANHOLES
21	DETAILS - STORM STRUCTURES
22	DETAILS - SPECIAL INTAKES
23	DETAILS - PAVEMENT AND PATCHING
24	DETAILS - PAVEMENT AND PATCHING
25	DETAILS - PAVEMENT AND PATCHING

1. NOTIFY PROJECT MANAGER 24 HOURS IN ADVANCE IF STREET SIGNS NEED TO BE REMOVED FOR CONSTRUCTION. CITY WILL REMOVE AND REPLACE ALL STREET SIGNS.
2. THE CONTRACTOR IS TO CONFIRM LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES AS REQUIRED TO ELIMINATE CONFLICTS PRIOR TO CONSTRUCTION. ALLOW UTILITY PERSONNEL TO RELOCATE UTILITIES WHERE CONFLICTS OCCUR.
3. DO NOT INTERRUPT EXISTING UTILITIES OR INDIVIDUAL SERVICES UNLESS DIRECTED BY ENGINEER.
4. CONFINE ALL CONSTRUCTION OPERATIONS, INCLUDING ACCESS TO WORK, TO CONSTRUCTION LIMITS.
5. SET MANHOLE COVERS FLUSH WITH PROPOSED GRADES UNLESS OTHERWISE NOTED.
6. SEWER IMPROVEMENTS STATIONING IS ALONG CENTER LINE OF SANITARY OR STORM SEWER WHERE SHOWN, UNLESS OTHERWISE NOTED.
7. PROTECT UTILITY POLES, LINES AND APPURTENANCES NOT SHOWN FOR RELOCATION.
8. RESET AND PROPERTY PINS DISTURBED BY CONSTRUCTION; PINS RESET BY REGISTERED LAND SURVEYOR; COST IS INCIDENTAL TO CONSTRUCTION.
9. PROTECT ALL SURFACING, NOT INDICATED BY SHADING FOR REMOVAL AND REPLACEMENT FROM DAMAGE DURING CONSTRUCTION.
10. CONFORM TO LATEST MUTCD, IOWA DOT, AND CITY OF DAVENPORT TRAFFIC CONTROL STANDARDS OR AS SHOWN ON PLANS.
11. THE CONTRACTOR IS RESPONSIBLE FOR BYPASS PUMPING FOR SEWER CONSTRUCTION.
12. THE CONTRACTOR SHALL PROVIDE SUPPORT AND MAINTAIN SERVICE TO ALL ABOVE AND BELOW GRADE UTILITIES INCLUDING POLES, CABLES, WIRES, WATER, GAS, STORM AND SANITARY FACILITIES, OR WITH WRITTEN CONCURRENCE OF THE FACILITY OWNER, MAY REMOVE, STORE, REINSTALL AND REPLACE AS NECESSARY.
13. EXISTING BURIED UTILITIES SHOWN IN PLAN AND PROFILE ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD SURVEY INFORMATION AVAILABLE TO THE ENGINEER. OTHER UTILITIES MAY ALSO BE PRESENT. ANY UTILITIES DAMAGED OR DESTROYED BY THE CONTRACTOR'S OPERATIONS WHETHER SHOWN ON THE PLAN DRAWINGS OR NOT, SHALL BE REPLACED OR REPAIRED TO THE UTILITY'S SATISFACTION AT NO COST TO THE CONTRACTING AUTHORITY.
14. IF UTILITY FACILITIES OTHER THAN THOSE SHOWN ARE LOCATED, OR IF UTILITIES ARE LOCATED WHICH ARE NOT IN ACCORDANCE WITH THE LOCATION SHOWN ON THE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED TO DETERMINE IF PLAN REVISIONS ARE NEEDED. THE CONTRACTOR IS REQUIRED TO FIELD LOCATE ALL CROSSING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION ACTIVITIES TO ALLOW THE ENGINEER TO REVISE LOCATIONS OF NEW FACILITIES TO AVOID CONFLICTS WITHOUT ADDITIONAL COST TO THE CONTRACTING AUTHORITY. THE CONTRACTOR SHALL SUBMIT AS-BUILT PLANS POST-CONSTRUCTION.
15. ALL ELEVATIONS ARE TO NAVD 88 DATUM. NORTHING AND EASTING LOCATIONS ARE TO NAD83, IOWA STATE PLANE SOUTH.

A circular professional engineer seal for the State of Iowa. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "IOWA" at the bottom, separated by two stars. The center of the seal contains the name "LEO F. FOLEY" and the license number "NO. 11708".

PROJECT	23378
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ESTIMATED PROJECT QUANTITIES				
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	AS-BUILT
1	Mobilization	LS	1	
2	Construction Staking	LS	1	
3	Traffic Control	LS	1	
4	Erosion Control	LS	1	
5	Hydro-Seeding	SY	381	
6	Pavement Markings	LF	236	
7	Manhole Removal	EA	5	
8	Manhole Abandonment	EA	2	
9	SW-301, 60" Sanitary Manhole Circular	EA	6	
10	SW-302, Rectangular Sanitary Manhole (7'x8')	EA	1	
11	Construct Concrete Plug (For Brick Arch Sewer)	EA	4	
12	Sewer Pipe Removal (18" or Less)	LF	404	
13	Brick Arch Sewer Removal	LF	350	
14	Sanitary Sewer Pipe, 24" C905, DR18	LF	271	
15	Sanitary Sewer Pipe, 24" Ductile Iron, Protecto 401	LF	381	
16	Identification of Services	EA	10	
17	Sanitary Sewer Service (Remove and Replace)	LF	100	
18	Intake Removal	EA	4	
19	SW-401, 60" Storm Manhole Circular	EA	3	
20	SW-501, Single Intake	EA	4	
21	Special Intake 1	EA	1	
22	Special Intake 2	EA	1	
23	Re-route of Private Storm Connections	LF	125	
24	Storm Sewer, 15" Class III RCP	LF	100	
25	Storm Sewer, 24" Class III RCP	LF	502	
26	Storm Sewer, 19"x30" Class HE-III RCP	LF	99	
27	Checkmate Check Valve, 19"x30" Elliptical	EA	1	
28	Sidewalk Removal	SF	1864	
29	Pavement Removal	SY	1926	
30	PCC Pavement, 9" Thick (Integral Curb and Gutter)	SY	901	
31	PCC Pavement, 12" Thick (Integral Curb and Gutter)	SY	495	
32	PCC Drive, 7" Thick (Remove & Replace)	SY	119	
33	Granular Subbase, 6" Thick	SY	2111	
34	PCC Sidewalk, 4" Thick	SF	1623	
35	PCC Sidewalk, ADA Compliant	SF	241	
36	Sewer Televising	LF	250	
37	Reconstruct Modified Open-Throat Intake Top	EA	1	
38	PCC Pavement, 8" Thick (Integral Curb and Gutter)	SY	530	
39	Allowance - Stabilizing Material for Trench Foundation	Tons	129	

Estimate Reference Information

Bid Item No. 1 - Mobilization (LS)
This item shall include mobilization costs. This item includes all labor, equipment and material necessary for Contractor to access the site as to operate and stage equipment for successful completion of the project, laydown/staging area and fencing. Lump sum price includes cost of incidental items of construction including mobilization, insurance, bonds and demobilization.

Measurement and payment will be made at the unit price bid per Lump Sum.

Bid Item No. 2 - Construction Staking (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.

Measurement and payment shall be made at the unit bid price per Lump Sum.

Bid Item No. 3 - Traffic Control (LS)
This item shall include all labor, equipment and materials required for the Contractor to place barricades, signs, flashers, and warning devices according to Iowa D.O.T. Specifications (TC Series), MUTCD, OSHA regulations, and by City of Davenport Standard Specifications. Such devices shall be provided by the Contractor as necessary for the safety of the general public and workers. The Engineer or his representative may request additional signs, barricades, and other devices as needed at no additional cost to the City. Setup, removal and miscellaneous associated work are included. The Contractor **must** notify the Traffic Engineer a minimum of twenty-four (24) hours prior to barricading **any** street. Forty-eight hours (48) notice will be given to the City prior to any street closure - with no closure occurring without City approval. The contractor must adhere to IDOT R.O.W utility accomadations permit and call IDOT to alert for construction (511 notification) and contact Iowa One-Call (1-800-202-8989) to request locations of all underground utilities 48 hours before excavation.

Any and all construction signage and barricading shall be the responsibility of the Contractor, including, but not limited to detour, barricade and road closed.
The Contractor shall maintain a minimum of 1 lane of traffic in each direction at all times on River Drive during construction. Access to local businesses and residents must be maintained at all times as well. Partial or full closure of local roads at Federal Street, 4th Street and Swits Street may be permitted with City approval. Pedestrian walkway rerouting, signage and barricades are incidental to this item. The Contractor shall submit a traffic control plan, phasing, and any necessary re-route or detour to the City prior to beginning of construction and must receive approval by City. More instruction on traffic control is provided on Plan Sheet 18, DETAILS - TRAFFIC CONTROL.

The above described maintenance of traffic, together with all work and materials necessary in order that the Contractor be in compliance with the above shall be paid for at the unit price bid per Lump Sum.

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 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.

Measurement and payment will be made at the unit bid price per Lump Sum.

Bid Item No. 5 - Hydro-Seeding (SY)
This item shall include all labor, equipment and material necessary to hydro-seed, fertilize and mulch denuded areas with appropriate seed mix at locations disturbed within the Construction zone. This item includes work described in the City of Davenport Standard Specifications Division II- Earthwork, Section 4, part 4.1.02 Hydro Seeding (Hydraulic Seeding). Work includes surface preparation, fertilizer, seed application, and hydraulic mulch, all per the City Standards. Final acceptance of this item shall not occur until vigorous growth of the seed occurs. Any areas found unacceptable shall be repaired at the Contractor's expense. **At least 4" of topsoil shall be placed in seeded areas and is included in this bid item.**

Payment for this item shall be made at the unit bid price per square yard.

Bid Item No. 6 - Pavement Marking, 4-inch Equivalent (LF)
These items shall include all labor, equipment and materials necessary for the Contractor to place yellow or white pavement markings per Iowa D.O.T. Standard Specifications Section 2527 and adhere to **Iowa DOT's durable painting requirements**. The Contractor is responsible for placing paving markings back to where existing markings are currently located and is included in this price.

Pavement markings will be measured along the centerline of the pavement stripe of the material specified. Skips in dashed lines will not be included in the measurement. Length of pavement markings will be based on four-inch (4") wide stripe. Measurement for striping with a width greater or less than the basic four inches will be made by the following method:

Plan Width of Striping (inches) x Linear Feet

4 (inches)

Payment for pavement markings will be made at the unit price per lineal foot.

Bid Item No. 7 - Manhole Removal (EA)
This item shall include all costs for full removal of existing sanitary manholes called out on Plan Drawings to be replaced by new construction or are no longer part of the system. Removal includes excavation and off-site disposal of the removed materials, furnishing and placing compacted **Granular Trench Backfill (imported Grad. No. 11, Class A crushed stone)**, and compaction testing. Manhole materials consist of a variety of materials including but not limited to, concrete, reinforcement, brick. The City shall have first rights to the old castings. If the City does not want the castings, the Contractor shall be responsible for removing and disposing of them.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe

removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included. 2' concrete plugging of abandoned sewers/services (does not include brick arch sewer plugging) at disconnection point will also be included in unit price where applicable.

Measurement and payment for this work will be made at the unit bid price per Each.

Bid Item No. 8 - Manhole Abandonment (EA)
This item shall include all labor, equipment and material necessary to remove lid and frame, adjusting rings, concrete cone or flat-top, and first concrete barrel section beneath cone/flat-top. If manhole is brick: remove lid/frame, any adjusting rings and 3 feet of brick manhole measured from surface grade.

Item also includes plugging inlet and outlet pipes and filling the manhole bottom with concrete to a point 18" above the top of pipe, furnishing and placing backfill material in the manhole and excavated area to a point 4" below surface. Compaction and backfilling these areas shall conform to City Standard Specifications, Division IV - Sewers. Concrete for plugging and filling is included in unit price.

The City shall have first rights to the old castings. If the City does not want the castings, the Contractor shall be responsible for removing and disposing of them. The contractor is also responsible for removing and disposing of cone/flat-top and barrel sections.

Sanitary manholes to be abandoned:

- T-5 (In planter/berm area at Federal and River Dr.)
 - Existing Concrete Manhole
- T-3A (In sidewalk on south side of River Dr.)
 - Existing Brick Manhole
 - Must verify that existing service line into manhole from south is dead prior to abandoning. Investigation and verification of this service will be paid for by Bid Item No. 16 - Identification of Services.

Measurement and payment for this work will be made at the unit bid price per Each.

Bid Item No. 9 - SW-301, 60" Sanitary Manhole Circular (EA)
This item shall include all costs for furnishing and installing a new 5' diameter sanitary manhole (in accordance to SUDAS Standard Drawing 6010.301), excavation, furnishing and placing bedding and **granular trench backfill (imported Grade 11 Class A crushed stone)**, compaction, compaction testing, dewatering, bypass pumping, trench sheeting and bracing, supports and bracing for utilities, concrete, reinforcement, 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 (all types: SW-601, Type A or Type C Bolt-Down casting as called out on Plans), testing, adjusting rings, adjustment to proper grade and miscellaneous associated work.

Any existing sewer mains or service lines that are abandoned or inactive that connect into manholes that are to be replaced shall be disconnected, plugged with concrete (2' minimum into pipe), and shall not be reconnected to new manholes. 2' concrete plugging shall be considered incidental to this item **except** where shown on plans for concrete plugging of existing Brick Arch Sanitary Sewer. That will be paid for under Bid Item No. 11- Construct Concrete Plug (For Brick Arch Sewer).

See Plans Sheet 20: DETAILS - SANITARY MANHOLES for further detail on manhole materials and specifications. Bid item includes all types and depths. Contractor must field verify all depths for existing manholes that are to be replaced and connect back into existing systems. Any necessary potholing for invert elevation verification and utility location will be incidental to construction.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included. 2' concrete plugging of abandoned sewers/services (does not include brick arch sewer plugging) at disconnection point will also be included in unit price where applicable.

Measurement and payment will be made at the unit price bid per Each. City will pay for all testing. Per City Specifications, the City will pay for first test. Any re-testing will be paid for by the contractor.

Bid Item No. 10 -SW-302, Rectangular Sanitary Manhole (7'x8') (EA)
This item shall include all costs for furnishing and installing a rectangular sanitary manhole of the internal wall width size indicated (in accordance to SUDAS Standard Drawing SW-302 Figure 6010.302), excavation, furnishing and placing bedding and **granular trench backfill (imported Grade 11 Class A crushed stone)**, compaction, compaction testing, dewatering, bypass pumping, trench sheeting and bracing, supports and bracing for utilities, concrete, reinforcement, waterproofing with joint sealant 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, internal chimney seal, new frame and lid (all types: SW-601, Type A or Type C Bolt-Down casting as called out on Plans), testing, adjusting rings, adjustment to proper grade and miscellaneous associated work.

Any existing sewer mains or service lines that are abandoned or inactive that connect into manholes that are to be replaced shall be disconnected, plugged with concrete (2' minimum into pipe), and shall not be reconnected to new manholes. 2' concrete plugging shall be considered incidental to this item **except** where shown on plans for concrete plugging of existing Brick Arch Sanitary Sewer. That will be paid for under Bid Item No. 11 - Construct Concrete Plug (For Brick Arch Sewer).

See Plans Sheet 20: DETAILS - SANITARY MANHOLES for further detail on manhole materials and specifications. Bid item includes all types and depths. Contractor must field verify all depths for existing manholes that are to be replaced and connect back into existing systems. Any necessary potholing for invert elevation verification and utility location will be incidental to construction.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included.

Measurement and payment will be made at the unit price bid per Each. City will pay for all testing. Per City Specifications, the City will pay for first test. Any re-testing will be paid for by the contractor.

DATE	REVISIONS	SCALE	AS NOTED	VERIFY SCALE	 VEENSTRA & KIMM, INC.	FEDERAL STREET SEWER IMPROVEMENTS CITY OF DAVENPORT, IOWA 1800 5th Ave • Rock Island, Illinois 61201 309-786-7590 • 309-797-0996(FAX) • 877-241-8010(WATS)	BID QUANTITIES AND ESTIMATE REFERENCE INFORMATION		DWG. NO.
		DRAWN	EWL	BAR IS ONE INCH ON ORIGINAL DRAWING.					2
		CHECKED	JLM	0					
		APPROVED	LFF	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.					
		DATE	----						PROJECT 22279
		ISSUED FOR	REVIEW/CONST						

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Bid Item No. 11 - Construct Concrete Plug (For Brick Arch Sewer) (EA)

This item shall include the cost for all labor, material, and equipment necessary to abandon the brick arch sanitary sewer where shown on plans by means of a concrete bulkhead plug. The concrete plug shall extend 2' minimum into the sewer at disconnection point and 1' out of pipe. A minimum 1' concrete collar shall be placed around the brick arch sewer at disconnection opening.

Measurement and payment will be made at the unit price bid per Each.

Bid Item No. 12 -Sewer Pipe Removal (18" or less) (LF)

This item shall include all costs for complete removal of existing sanitary sewer or storm sewer piping of size indicated on plans, shown on the Plan Drawings that are being replaced by new construction or are no longer part of the system. This bid item covers removal of sanitary or storm pipe with diameters of **18" and less** regardless of pipe material or piping depth. Unit price includes the excavation, complete removal, off-site disposal of removed materials, furnishing and placing compacted **Granular Trench Backfill (imported Grad. No. 11, Class A crushed stone)**, compaction and compaction testing.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included. 2' concrete plugging of abandoned sewers/services (does not include brick arch sewer plugging) at disconnection point will also be included in unit price where applicable.

Measurement and payment for this item shall be made at the unit bid price per Linear Foot.

Bid Item No. 13 - Brick Arch Sewer Removal (LF)

This item shall include all costs for complete removal of existing 2'x3' brick arch sanitary sewer pipe where called out on Plan Drawings regardless of piping depth. Removal includes the excavation, complete removal, off-site disposal of removed materials, furnishing and placing compacted **Granular Trench Backfill (imported Grad. No. 11, Class A crushed stone)**, compaction and compaction testing.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included. 2' concrete plugging of abandoned sewers/services (does not include brick arch sewer plugging) at disconnection point will also be included in unit price where applicable.

Measurement and payment for this item shall be made at the unit bid price per Linear Foot.

Bid Item No. 14 - Sanitary Sewer Pipe, 24" C905, DR18 (LF)

This item shall include all costs for furnishing, handling, and laying new sanitary sewer pipe of size and type indicated. Unit price includes pipe, joints, fittings, pipe connections, service connections, trench excavation, off-site removal of excavated existing soils and material, bypass pumping, dewatering, furnishing and placing pipe bedding (use Class F-3 bedding conforming to SUDAS Standard Drawing SW-103 Figure 3010.103 Trench Bedding) and **granular trench backfill (imported Grad. No. 11, Class A crushed stone)**, compaction, compaction testing, sheeting/shoring and trench boxes, supports or bracing for existing adjacent or crossing utilities, infiltration and exfiltration testing, and incidental work. Length will be measured along centerline of pipe with no deduction for manholes.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included.

Pipe material shall comply with AWWA C905, DR 18 water main quality PVC Pipe.

Measurement and payment will be based upon the contract unit price per Linear Foot.

Bid Item No. 15 - Sanitary Sewer Pipe, 24" Ductile Iron Pipe, Protecto 401 (LF)

This item shall include all costs for furnishing, handling, and laying new sanitary sewer pipe of size and type indicated. Unit price includes pipe, joints, fittings, pipe connections, connections to proposed or existing manholes/pipe systems, service connections, trench excavation, off-site removal of excavated existing soils and material, bypass pumping, dewatering, furnishing and placing pipe bedding (use Class F-2 bedding conforming to SUDAS Standard Drawing SW-103 Figure 3010.103 Trench Bedding) and **granular trench backfill (imported Grad. No. 11, Class A crushed stone)**, compaction, compaction testing, sheeting/shoring and trench boxes, supports or bracing for existing adjacent or crossing utilities, infiltration and exfiltration testing, and incidental work. Length will be measured along centerline of pipe with no deduction for manholes.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included.

The Ductile Iron Pipe shall have an interior epoxy lining, Protector 401 or equal. Pipe material, joints, fittings, polyethylene encasement, internal/external coatings shall conform to SUDAS Standard Specification Section 4010.

Measurement and payment will be based upon the contract unit price per Linear Foot.

Bid Item No. 16 - Identification of Services (EA)

This item shall include all labor and materials to identify sanitary sewer services needing reconnection to proposed sanitary sewer main/manholes or identifying private storm drains that need disconnection from sanitary and re-routing to proposed storm sewer.

Locations where identification is needed:

- Identify all private storm drains and sanitary sewer services that connect into existing 18" clay sewer north of existing manhole T-6 (on Federal Street).
- Identify all private storm drains and sanitary sewer services that connect into existing Brick Arch sewer from existing manhole T-6 to manhole T-7 (on Isabel Bloom Way).
- Identify whether service line in from the south into manhole T-3A is live or inactive prior to manhole abandonment of T-3A. If the service is found to be live, notify Engineer for additional instruction.
- Identify whether service line into T-4 from the west is live or inactive prior to replacement on manhole T-4. If live, replace and reconnect to proposed manhole. If dead, plug with 2' concrete and do not reconnect to proposed manhole.

Identification may include televising, dye testing, flush tests, smoke testing to determine the source location of services and if the service is live, cross connected to storm sewer, dead or where the service ties to the public main or originates. It is the sole responsibility of the contractor to determine which services are active and inactive. Inactive/dead services shall be disconnected in trench and plugged with 2' concrete minimum (incidental to construction). If it is necessary to use dye test/flush tests or televise from inside building, the contractor shall schedule the work when property owners are present so that the work can be performed. The contractor shall be fully responsible for any rehabilitation performed to inactive sewers and shall pay all costs associated with removing and/or repairing work to inactive services. Inactive or abandoned service laterals that connect to sewers or manholes shall not be reconnected to proposed sewers or proposed manholes. If the existing lateral enters the top of the sewer, the contractor shall determine the direction. The use of this bid item shall be authorized by City prior to using. Bid quantity was estimated to establish unit price.

Measurement and payment will be made at the unit bid price per Each.

Bid Item No. 17 - Sanitary Sewer Services (LF)

This item shall include all costs for necessary disconnection and removal of sanitary sewer services from existing sewer lines and/or manholes and installing new sanitary sewer service lines to proposed sanitary sewer or manholes. Unit price includes all excavation, new service pipe and connection to existing and proposed systems, furnishing and placing bedding and compacted **Granular Trench Backfill (imported Grad. No. 11, Class A crushed stone)**, compaction, compaction testing, off-site disposal of the removed soils/materials and piping, wyes, saddles, concrete encasement, plugs, fittings and bends. Unit price includes all labor, material and equipment necessary to construct items in accordance with plans and specifications. Locating and connecting sanitary services directly to new or existing sanitary sewer or manholes including any necessary special fittings on the main and the service connection are included in unit price.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included.

Any necessary service connections to proposed sanitary sewer mains greater than 15" diameter are to use a saddle and coupling. For service pipe 15" or less, a wye shall be used. Service pipe material shall comply with DIVISION VI - SEWERS of the Standard Specifications, Engineering Division of the Public Works Department, City of Davenport. The contractor shall match existing size of sanitary sewer service, regardless of pipe size and shall be paid for under this item.

Regardless of whether shown on plans or not, the contractor **must** verify all connections into existing sanitary Brick Arch Sewer/manholes and 18" clay line up Federal, and determine whether they are live, dead, or cross connected storm drains. This will be paid for under Bid Item No. 16 - Identification of Services. Quantity for this item has been estimated to establish a unit price.

Measurement shall be to the nearest foot taken from center of the main to the end of the lateral or stack along the centerline of sewer service and through bends. Use of this bid item shall be authorized by City. Payment will be made at the unit bid price per Linear Foot.

Bid Item No. 18 - Intake Removal (EA)

This item shall include all costs for removal of existing stormwater intake structures shown on the Plan Drawings that are being replaced by new construction or are no longer part of the system. Unit price includes excavation, furnishing and placing compacted **Granular Trench Backfill (imported Grad. No. 11, Class A crushed stone)**, and compaction testing, compaction, compaction testing and off-site disposal of removed materials. The City shall have first rights to the old grates/castings. If the City does not want the castings, the Contractor shall be responsible for removing and disposing of them.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included. 2' concrete plugging of abandoned sewers/services (does not include brick arch sewer plugging) at disconnection point will also be included in unit price where applicable.

Measurement and payment will be made at the unit price bid per each.

Bid Item No. 19 - SW-401, 60" Storm Manhole Circular (EA)

This item shall include all costs for fully furnishing and installing a new 5' internal diameter storm manhole to proper grade. Unit price for each includes excavation, furnishing and placing bedding and **granular trench backfill (imported Grad. No. 11, Class A crushed stone)**, compaction, compaction testing, dewatering, trench sheeting and bracing, supports and bracing for any utilities, concrete, reinforcement, waterproofing, connection or reconnection of pipes into proposed structure, frame, lid and miscellaneous associated work. Bid item includes all manhole types and depths. Use SUDAS drawing 6010.401. Unit price includes furnishing new MH, installing steps, frame and lid, adjusting rings for adjusting to proper grade, field saw cutting, reinforcement, testing and miscellaneous associated work for manholes full depth.

See Plans Sheet 21: DETAILS - STORM STRUCTURES for further detail. Any necessary potholing for invert elevation verification and utility location will be incidental to construction.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal

of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included.

Measurement and payment will be made at the unit price bid per Each.

Bid Item No. 20 - SW-501, Single Intake (EA)

This item shall include all labor, equipment, and materials necessary to furnish and install new storm sewer inlet in accordance to SUDAS Standard Drawing 6010.501. Item includes excavation, furnishing and placing bedding and **granular trench backfill (imported Grad. No. 11, Class A crushed stone)**, compaction, compaction testing, dewatering, trench sheeting and bracing, supports and bracing for any utilities, concrete, reinforcement, dewatering, connection or reconnection of pipes into proposed structure, precast or cast in place structure, bottom shaping, throats and hoods , grates/castings and miscellaneous associated work. Inlets shall be built and formed to proper grade without adjusting rings. Use Neenah Type R-3246 frame and grate or approved equal.

See Plans Sheet 21: DETAILS - STORM STRUCTURES for further detail. Any necessary potholing for invert elevation verification and utility location will be incidental to construction.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included.

Measurement and payment will be made at the unit price bid per Each.

Bid Item No. 21 - Special Intake 1 (EA)

This item shall include all labor, equipment, and materials necessary to furnish and construct new storm sewer "Special Intake 1" in accordance with Plan Drawings and Details. Item includes excavation, furnishing and placing bedding and **granular trench backfill (imported Grad. No. 11, Class A crushed stone)**, compaction, compaction testing, dewatering, trench sheeting and bracing, supports and bracing for any utilities, concrete, reinforcement, dewatering, connection or reconnection of pipes into proposed structure, cast in place structure, bottom shaping, throats and hoods , grates/castings and miscellaneous associated work. Inlets shall be built and formed to proper grade without adjusting rings. Use Neenah Type R-3246 frame and grates or approved equal.

See Plans Sheet 22: DETAILS - SPECIAL INTAKES for structure detail. Any necessary potholing for invert elevation verification and utility location will be incidental to construction.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included.

Measurement and payment will be made at the unit price bid per Each.

Bid Item No. 22 - Special Intake 2 (EA)

This item shall include all labor, equipment, and materials necessary to furnish and construct new storm sewer "Special Intake 2" in accordance with Plan Drawings and Details. Item includes excavation, furnishing and placing bedding and **granular trench backfill (imported Grade 11 Class A crushed stone)**, compaction, compaction testing, dewatering, trench sheeting and bracing, supports and bracing for any utilities, concrete, reinforcement, dewatering, connection or reconnection of pipes into proposed structure, cast in place structure, bottom shaping, throats and hoods , grates/castings and miscellaneous associated work. Inlets shall be built and formed to proper grade without adjusting rings. Use Neenah Type R-3246 frame and grates or approved equal.

See Plans Sheet 22: DETAILS - SPECIAL INTAKES for structure detail. Any necessary potholing for invert elevation verification and utility location will be incidental to construction.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included.

Measurement and payment will be made at the unit price bid per Each.

Bid Item No. 23 - Re-route of Private Storm Connections (LF)

This item shall include all costs for removal of existing storm connections into existing 18" clay sanitary sewer down Federal Street, and relaying and connecting new storm drain pipe into proposed 24" storm sewer or proposed storm manholes on Federal Street. Unit price includes excavation, disconnection of storm connection at 18" clay sanitary sewer, cover flashing and concrete encasement around flashing at disconnection point, removal of any storm drain pipe disconnected, offsite disposal of removed materials, furnishing and relaying of new storm pipe, any necessary bends and fittings, connection into new 24" storm sewer or new storm manhole, connection into existing storm drain at property line, furnishing and placing bedding and compacted **Granular Trench Backfill (imported Grad. No. 11, Class A crushed stone)**, compaction, compaction testing, off-site disposal of the removed soils/materials and piping, necessary saddles and concrete encasement/collars. Price includes storm drain pipe **10" in diameter and less**. The intent is to remove storm water cross connections (roof drains and private intakes) where shown on plans and relay new drain pipe of the same diameter as existing into the new Proposed Storm Sewer on Federal Street. If 18" clay sanitary sewer is defective or broken while disconnecting storm drains, the contractor shall replace that section of pipe with 5 foot stick of pvc and fernco connections. This will be incidental to this item.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included.

Measurement and payment will be made at the unit price bid per Linear Foot.

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	EWL
		CHECKED	JLM
		APPROVED	LFF
		DATE	----
		ISSUED FOR	REVIEW/CONST

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.



VEENSTRA & KIMM, INC.

FEDERAL STREET SEWER IMPROVEMENTS
CITY OF DAVENPORT, IOWA

1800 5th Ave • Rock Island, Illinois 61201
309-786-7590 • 309-797-0996(FAX) • 877-241-8010(WATS)

BID QUANTITIES AND ESTIMATE REFERENCE
INFORMATION

DWG. NO.
3
PROJECT
22279

X-REFS:
FILE PATH: Z:\DAVENPORT 22279 RIVER INTRUSION SAN SEWER REHAB\DRAWINGS FEDERAL_ DESIGN DRAWINGS\TITLE

PLOTTED: Monday, November 13, 2017 10:57:34 AM

Bid Item No. 24 and 25 - Storm Sewer, 15" or 24" Class III RCP (LF)

This item shall include all costs for furnishing, handling, and laying new Class III RCP, Wall B storm sewer pipe of size indicated, shown on the Plan Drawings that are being proposed by new construction or where pipe is being replaced. Unit price includes excavation, dewatering, pipe joints, any necessary sheeting and shoring, bracing and support of utilities, connections to existing or new pipes, connections to existing or proposed storm structures, furnishing and placing bedding (conforming to SUDAS Standard Drawing SW-102 Figure 3010.102 Trench Bedding) and compacted **Granular Trench Backfill (imported Grad. No. 11, Class A crushed stone)**, compaction, compaction testing, infiltration and exfiltration testing, and incidental work. RCP shall conform to ASTM Specification C76. Joints shall have rubber gaskets complying with ASTM Specification C443. Length will be measured along centerline of pipe.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included.

Payment will be made at the unit price bid per Linear Foot for the various pipe diameters shown on the Documents regardless of piping depth.

Bid Item No. 26 - Storm Sewer, 19"x30" Class HE-III RCP (LF)

This item shall include all costs for furnishing, handling, and laying new Class HE-III RCP storm sewer pipe of size indicated, shown on the Plan Drawings that are being proposed by new construction or where pipe is being replaced. Unit price includes excavation, dewatering, pipe joints, any necessary sheeting and shoring, bracing and support of utilities, connections to existing or new pipes, connections to existing or proposed storm structures, furnishing and placing bedding (conforming to SUDAS Standard Drawing SW-102 Figure 3010.102 Trench Bedding) and compacted **Granular Trench Backfill (imported Grad. No. 11, Class A crushed stone)**, compaction, compaction testing, infiltration and exfiltration testing, and incidental work. RCP shall conform to ASTM Specification C507. Joints shall have rubber gaskets complying with ASTM Specification C443. Length will be measured along centerline of pipe.

The pipe connection into existing downstream open throat intake box shall be considered incidental to this item. Connect into existing box per City Specifications and provide a concrete collar around connection and any necessary reinforcement needed for connection.

The Contractor must note that imported Trench Backfill is incidental to this pay item and shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal. Native material shall be used in the top 18" of trench in areas located outside of pavement (boulevards, planters, grassy areas, etc.) and is considered incidental. Removal, transportation and disposal of excavated soils and other materials not being placed back into the trench are also included in this bid item. Any pipe removal of abandoned sewer mains or services within the trench or where shown on Plan Drawings shall also be included.

Payment will be made at the unit price bid per Linear Foot for the Horizontal Elliptical pipe shown on the Documents regardless of piping depth.

Bid Item No. 27 - Checkmate Check Valve, 19"x30" Elliptical (LS)

This item shall include all costs for furnishing, handling and installing a Tideflex Checkmate In-line Elliptical Check Valve in location shown on Plan Drawings of the size indicated. The Contractor is responsible for verifying dimensions of pipe that the checkmate will be installed in for fabrication. The contractor shall install check valve in accordance with manufacturer's written installation requirements. The supplier shall have at least 12 years of experience in the manufacturer of checkmate style elastomeric valves, and shall provide references and a list of installations upon request.

The valve shall be Series CMUF-SL slip-in CheckMate Ultraflex Valves as manufactured by Tideflex Technologies Inc., or approved equal.

Measurement and payment for this work will be made at the unit bid price per Lump Sum.

Bid Item No. 28 - Sidewalk Removal (SF)

This item shall consist of all labor, material, and equipment required for removal and off-site disposal of existing sidewalk. Removal includes all reinforcing materials, concrete, soil, pedestrian curb ramps and other items related to pavement removal. No additional payment will be made for varying thicknesses of the different types of pavements. Disposal of pavements shall be considered incidental to removal. Full depth saw cuts shall be required for all sidewalk concrete pavements to be removed and are included in this item.

Sidewalk or ramps not designated for removal, but damaged or removed by the Contractor, shall be replaced at the Contractor's expense. Should the curb break and/or leave voids on the curb surface from sawcutting, the cost of fixing those issues shall be at the Contractor's expense.

Removal of sidewalks through driveways that are shown to be replaced will **not** be included in this bid item and will be included and paid for under Bid Item No. 32 - Remove and Replace PCC Driveway 7" Thick.

Measurement and payment will be made at the unit price bid per Square Foot.

Bid Item No. 29 - Pavement Removal (SY)

This item includes all labor, material, and equipment required for the removal and disposal of existing pavement of the type specified and aggregate sub base off-site. Full depth saw cut and brick removal is incidental to this item. Brick pavers shall be taken to City of Davenport's Yard at 232 South Marquette Street, Davenport, IA 52801 or protect on Site from damage and theft. Contractor shall be liable for damage and stolen paver bricks. This item applies to pavement removal as shown on Plan Drawings or as directed by Engineer regardless of thickness or material. The existing pavement material varies. Pavement for the Federal Street Sewer Improvements Area project (River Drive, Federal Street, Swits Street) is comprised of composite pavement that has a top layer of HMA varying in thickness. Under the surface HMA will be various materials including PCC and brick. The removal area shall be measured only one time for removal of the full composite section or full PCC section. Removal of pavement includes the curb and gutter as well. The contractor shall stay within pavement limits shown on Plan Drawings. If the contractor chooses to widen trench and replace more pavement, it will be at the contractor's expense.

Measurement and payment will be made at the unit bid price per Square Yard.

Bid Item No. 30 - PCC Pavement, 9" (SY)

This item shall include all material, labor and equipment necessary to fully construct eight inch (9") thick concrete pavement in accordance with Iowa D.O.T. Standard Specifications Section 2529, Iowa DOT jointing, and the plan drawings. Construction of reinforcement, jointing, joint sawing, joint sealing, standard header, and integral curbs shall be considered incidental to this item. The

Contractor shall use an Iowa D.O.T. C-4WR mix on all full depth patches and Iowa DOT jointing standards. Full lane width patches are not required.

Pavement limits are shown on Plan Drawings. New tie bars and dowels shall be placed in pre-drilled holes using epoxy grout per Iowa D.O.T. Standard Specification's and details.

All patches shall be finished flush with adjacent pavement with a straightedge to ensure a smooth riding surface. The patches shall be checked with a ten-foot (10') straight edge longitudinally and along the curb and gutter line before the concrete has set, and spots that are 1/8 inch high or low, as shown by the straight edge, shall be corrected. The Contractor shall replace curbs having varying cross section as an incidental part of this item. Any re-pouring of intake throats is also considered incidental to this item. Adjustments to proper grade of utility boxes, manholes, or valves as well as construction and concrete for boxouts are included in this price.

If brick pavers are removed beneath existing pavement, they shall be taken to City of Davenport's Marquette Street Public Works Yard, located on 232 South Marquette Street in Davenport, or protected on site from damage and theft. If stockpiled on site, Contractor shall be liable for damage and stolen paver.

Payment for this item shall be at the unit price bid per Square Yard and shall also include subgrade preparation, furnishing and installing required tie bars and dowels, concrete, curing, sealing and initial backfilling disturbed areas as required. The contractor shall stay within pavement limits shown on Plan Drawings. If the contractor chooses to widen trench and replace more pavement, it will be at the contractor's expense.

Bid Item No. 31 - PCC Pavement, 12" Thick (SY)

This item shall include all material, labor and equipment necessary to fully to construct twelve inch (12") thick concrete pavement in accordance with Iowa D.O.T. Standard Specifications Section 2529, Iowa DOT jointing, and the plan drawings. Construction of reinforcement, jointing, joint sawing, joint sealing, standard header, and integral curbs shall be considered incidental to this item. The Contractor shall use an Iowa D.O.T. C-4WR mix on all full depth patches and Iowa DOT jointing standards. Full lane width patches are not required.

Pavement limits are shown on Plan Drawings. New tie bars and dowels shall be placed in pre-drilled holes using epoxy grout per Iowa D.O.T. Standard Specification's and details.

All patches shall be finished flush with adjacent pavement with a straightedge to ensure a smooth riding surface. The patches shall be checked with a ten-foot (10') straight edge longitudinally and along the curb and gutter line before the concrete has set, and spots that are 1/8 inch high or low, as shown by the straight edge, shall be corrected. The Contractor shall replace curbs having varying cross section as an incidental part of this item. Any re-pouring of intake throats is also considered incidental to this item. Adjustments to proper grade of utility boxes, manholes, or valves as well as construction and concrete for boxouts are included in this price.

If brick pavers are removed beneath existing pavement, they shall be taken to City of Davenport's Marquette Street Public Works Yard, located on 232 South Marquette Street in Davenport, or protected on site from damage and theft. If stockpiled on site, Contractor shall be liable for damage and stolen paver.

Payment for this item shall be at the unit price bid per Square Yard and shall also include subgrade preparation, furnishing and installing required tie bars and dowels, concrete, curing, sealing and initial backfilling disturbed areas as required. 12" PCC full depth patching is for use in River Drive. The contractor shall stay within pavement limits shown on Plan Drawings. If the contractor chooses to widen trench and remove more pavement, it will be at the contractor's expense.

Bid Item No. 32 - Remove and Replace PCC Driveway, 7" Thick (SY)

This item shall be constructed, measured, and paid for per DIVISION IV - SIDEWALKS AND DRIVEWAY ENTRANCES of the Standard Specifications, Engineering Division of the Public Works Department, City of Davenport.

This item includes all labor, material and equipment necessary for complete removal and complete replacement of driveways with 7" non-reinforced PCC where called out on Plan Drawings or as directed by Engineer. Curb removal and replacement abutting driveway is incidental to this item where applicable. Remove and dispose of existing driveway of the type specified and aggregate subbase off-site. Full depth saw cut is incidental to this item.

The adjustment to grade and boxouts of utility manholes, shutoff boxes, valves and electrical hand holes shall be considered an incidental cost to this item.

Sidewalk shown to be removed and replaced through driveways will be paid for as part of this item and will **not** be paid for under Bid Item No. 28 - Sidewalk Removal or under Bid Item No. 34 - PCC Sidewalk, 4" Thick.

Payment for this item shall be made at the unit price bid per Square Yard.

Bid Item No. 33 - Granular Subbase, 6" Thick. (SY)

This item shall include all labor, material and equipment necessary for the excavation and disposal of existing subbase or subgrade (as required for areas not already being excavated for sewer trench work), to furnish, place and compact a six inch (6") thick lift of crushed subbase under driveways and full depth PCC patching or other locations as directed by the Engineer. The granular subbase shall conform to Iowa D.O.T. Specifications Section 4120.04, "Class A Crushed Stone", Gradation No. 11 or approved equal.

The material shall be delivered to the job site, spread, and uniformly compacted to at least 95% standard proctor density, with greater thickness being used and paid for only as approved by the Engineer.

The Contractor shall provide the City Inspector a copy of all load tickets for this item by the end of each working day to verify material compliance. Failure to provide these tickets shall result in non-payment of this item for that given day.

Bid price shall include the removal and disposal of existing material as required for placing the granular subbase backfill.

Payment for this item shall be made at the unit price bid per Square Yard.

Bid Item No. 34 -PCC Sidewalk, 4" Thick (SF)

This item shall be removed, constructed, measured, and paid for per DIVISION IV - SIDEWALKS AND DRIVEWAY ENTRANCES of the Standard Specifications, Engineering Division of the Public Works Department, City of Davenport. A 2" leveling pad will be incidental to this item with material conforming to IDOT Grad. No. 11.

Sidewalk through driveways shall be thickened to match the existing driveway thickness. Sidewalk through driveway will be paid for

under Bid Item No. 32 - Remove and Replace PCC Driveway 7" Thick.

The adjustment to grade and boxouts of utility shutoff boxes, valves and electrical hand holes shall be considered an incidental cost to this item.

Payment for this item shall be made at the unit price bid per Square Foot.

Bid Item No. 35 - PCC Sidewalk Ramps, ADA Compliant (SF)

These items shall include all labor, equipment, and material necessary to construct new PCC ADA compliant pedestrian curb ramps where shown on Plans. Included in this work shall be excavation, forms, concrete, any reinforcement bars, truncated domes and other work required for construction. Pedestrian curb ramps and landings are to have minimum thickness of 6" and thickened to 7" where sidewalk forms or abuts curb. All sidewalk flares, sidewalk curbs and **truncated dome detectable warnings** are incidental this bid item. The detectable warning surfaces used for this project shall be the type made of plastic as allowed by City Standard Specifications. Any detectable surfaces that are not secured tightly into the ramp shall be removed and replaced at the Contractor's expense. A 2" leveling pad will be incidental to this item with material conforming to IDOT Gradation No. 11.

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.

ADA accessible ramps shall be constructed in conformance with the Accessibility Standards outlined in the Proposed Guidelines for Pedestrian Facilities in the Public Right-of-Way (2011) and the Statewide Urban Design and Specifications (SUDAS) 2016 Edition or latest version as applicable. ADA sidewalk details are shown on Plan Sheet 17: Details -ADA Sidewalk Compliance. **Survey points will be taken of the ADA Sidewalk ramps after construction and given to the Engineer to verify conformance. This will be considered incidental to this item.**

Payment for this item shall be made at the unit price bid per square foot.

Bid Item No. 36 - Sewer Televising (LF)

This item shall include exploratory sewer televising upon excavation at proposed Sanitary MH No. 7 to determine if the 18" clay sewer has any live connections upstream of this point. If it is determined that the upstream sewer has no active connections, the line will be disconnected and plugged at proposed manhole and not connected into new manhole. Manhole No. 7 will act as a dead end manhole for access purposes.

This item shall include televising and light cleaning with jet (1-2 passes) of sewer varying in size from 18" diameter and 2'x3' brick arch sewer if needed.

Measurement and payment will be made at the unit price bid per Linear Foot.

Bid Item No. 37 - Reconstruct Modified Open-Throat Intake Top (EA)

This item shall include all labor, design, equipment, and materials necessary to remove existing modified open-throat intake top and furnish and install new reinforced concrete top. Item includes measuring, removal, disposal of existing removed materials off-site, excavation, any necessary backfill and backfilling, compaction, dewatering, trench sheeting and bracing, forming, concrete, reinforcing steel, cast in-place structure top, frame/lid castings and their embedment into top (shall be placed in same location as existing top configuration), and miscellaneous associated work. Inlet top shall be built and formed to proper grade. Use appropriate reinforcement and custom open throat cast in place.

Measurement and payment will be made at the unit price bid per Each.

Bid Item No. 38 - PCC Pavement, 8" (SY)

This item shall include all material, labor and equipment necessary to fully construct eight inch (8") thick concrete pavement in accordance with Iowa D.O.T. Standard Specifications Section 2529, Iowa DOT jointing, and the plan drawings. Construction of reinforcement, jointing, joint sawing, joint sealing, standard header, and integral curbs shall be considered incidental to this item. The Contractor shall use an Iowa D.O.T. C-4WR mix on all full depth patches and Iowa DOT jointing standards. Full lane width patches are not required.

Pavement limits are shown on Plan Drawings. New tie bars and dowels shall be placed in pre-drilled holes using epoxy grout per Iowa D.O.T. Standard Specification's and details.

All patches shall be finished flush with adjacent pavement with a straightedge to ensure a smooth riding surface. The patches shall be checked with a ten-foot (10') straight edge longitudinally and along the curb and gutter line before the concrete has set, and spots that are 1/8 inch high or low, as shown by the straight edge, shall be corrected. The Contractor shall replace curbs having varying cross section as an incidental part of this item. Any re-pouring of intake throats is also considered incidental to this item. Adjustments to proper grade of utility boxes, manholes, or valves as well as construction and concrete for boxouts are included in this price.

If brick pavers are removed beneath existing pavement, they shall be taken to City of Davenport's Marquette Street Public Works Yard, located on 232 South Marquette Street in Davenport, or protected on site from damage and theft. If stockpiled on site, Contractor shall be liable for damage and stolen paver.

Payment for this item shall be at the unit price bid per Square Yard and shall also include subgrade preparation, furnishing and installing required tie bars and dowels, concrete, curing, sealing and initial backfilling disturbed areas as required. The contractor shall stay within pavement limits shown on Plan Drawings. If the contractor chooses to widen trench and replace more pavement, it will be at the contractor's expense. The intent of this item is to be used on Isabel Bloom Way if it is decided that pavement restoration will need to take place where shown on Plan Drawings. Only the City can authorize the use of this bid item.

Bid Item No. 39 - Allowance for Stabilizing Material for Trench Foundation, (Ton)

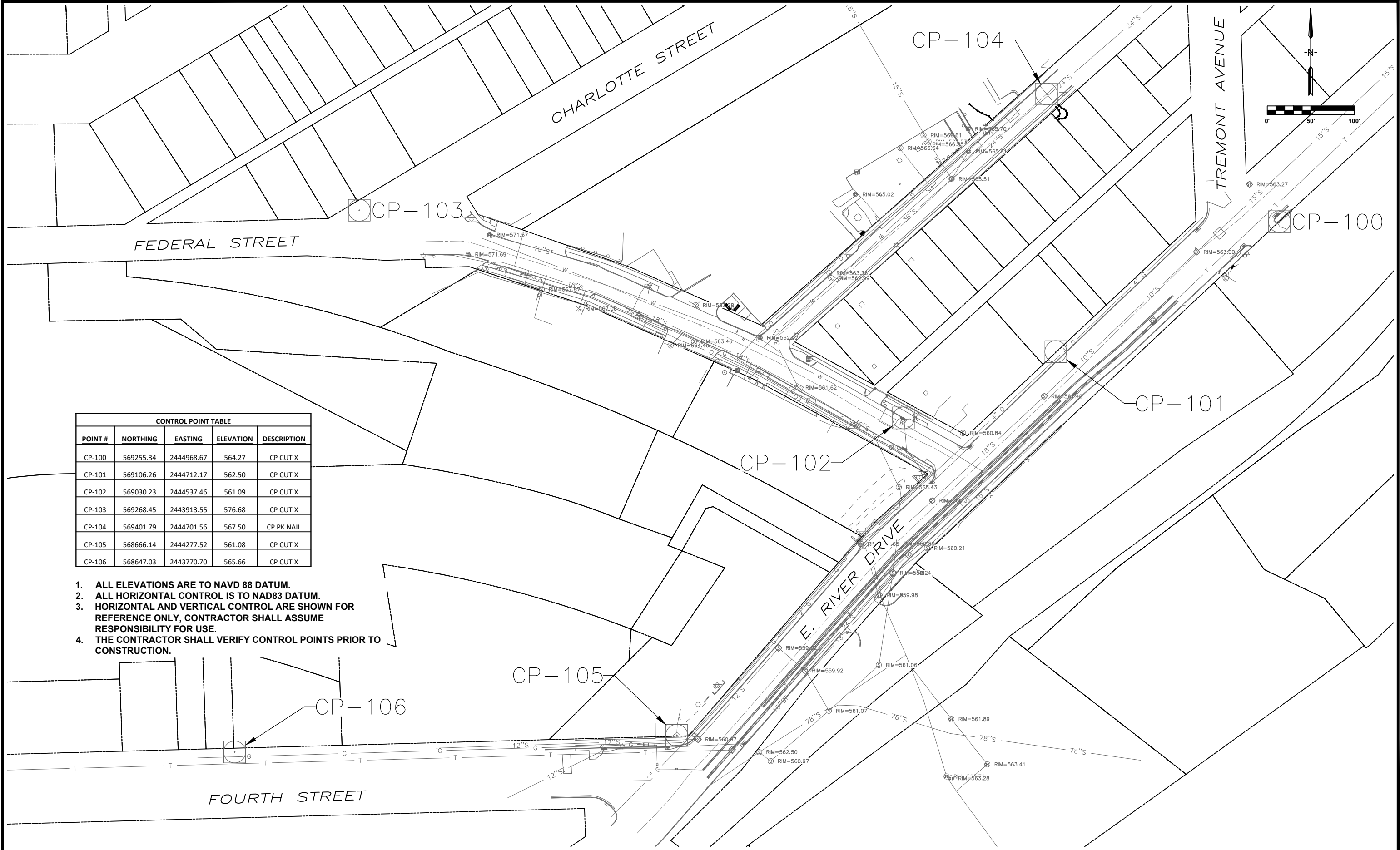
This item shall be constructed, measured, and paid for per ton and shall include all labor, equipment and material necessary to place and compact crushed rock for sewer foundation material. Foundation material shall conform to the Davenport Standard Specifications, Division IV - Sewers; however, the 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 in accordance with City Standard Specifications.

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.

DATE	REVISIONS	SCALE	AS NOTED	VERIFY SCALE	 VEENSTRA & KIMM, INC.	FEDERAL STREET SEWER IMPROVEMENTS CITY OF DAVENPORT, IOWA 1800 5th Ave • Rock Island, Illinois 61201 309-786-7590 • 309-797-0996(FAX) • 877-241-8010(WATS)	BID QUANTITIES AND ESTIMATE REFERENCE INFORMATION	DWG. NO. 4	PROJECT 22279
		DRAWN	EWL	BAR IS ONE INCH ON ORIGINAL DRAWING.					
		CHECKED	JLM	0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.					
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		ISSUED FOR	REVIEW/CONST						

PLOTTED: Monday, November 13, 2017 8:13:23 AM

X-REFS: Federal Area Topo & Dav GIS parcels & Oneida Topo
FILE PATH: Z:\DAVENPORT 22279 RIVER INTRUSION SAN SEWER REHAB\DRAWINGS\FEDERAL\ PRODUCTION DRAWINGS\SURVEY CONTROL



CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-100	569255.34	2444968.67	564.27	CP CUT X
CP-101	569106.26	2444712.17	562.50	CP CUT X
CP-102	569030.23	2444537.46	561.09	CP CUT X
CP-103	569268.45	2443913.55	576.68	CP CUT X
CP-104	569401.79	2444701.56	567.50	CP PK NAIL
CP-105	568666.14	2444277.52	561.08	CP CUT X
CP-106	568647.03	2443770.70	565.66	CP CUT X

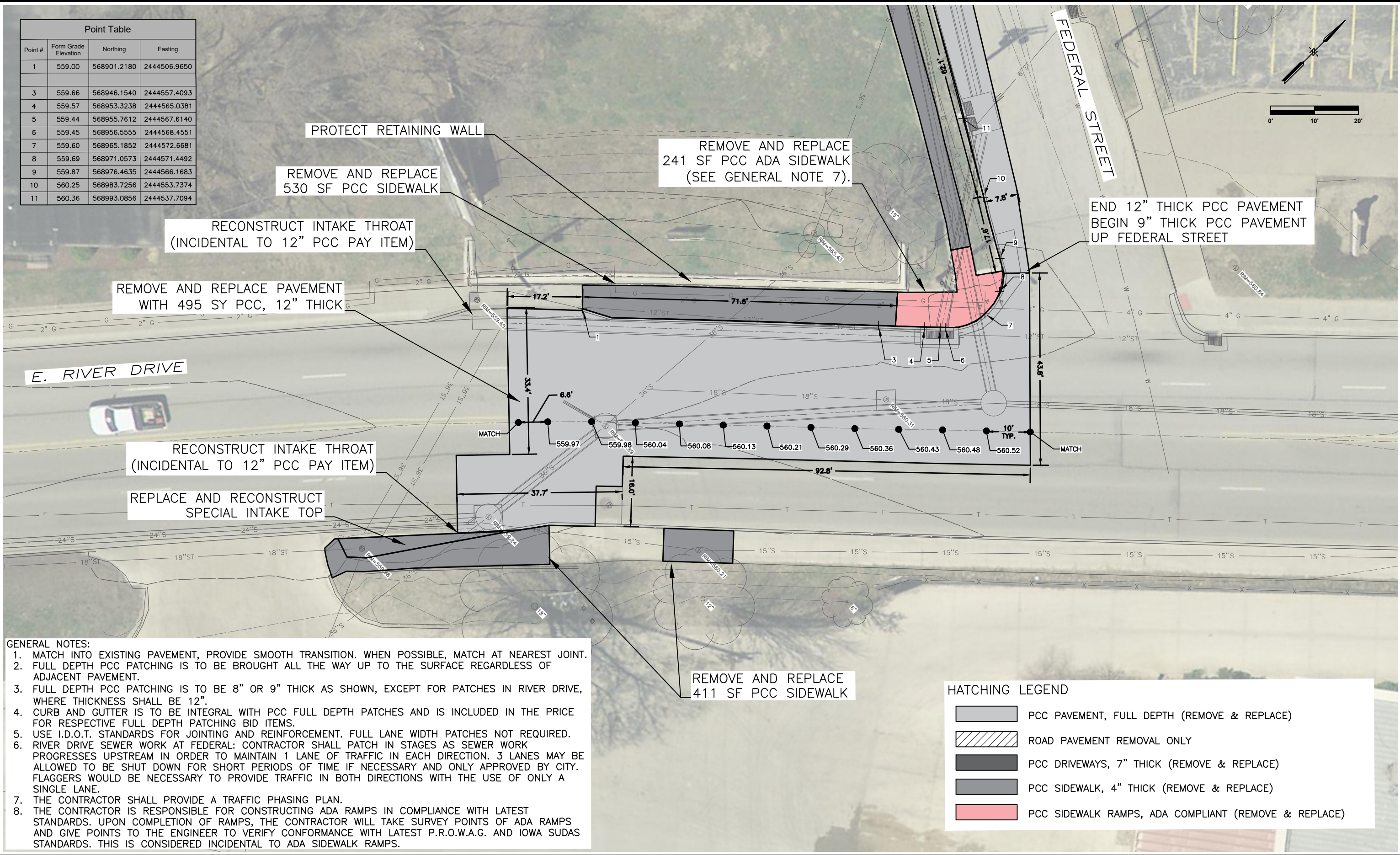
- 1. ALL ELEVATIONS ARE TO NAVD 88 DATUM.
- 2. ALL HORIZONTAL CONTROL IS TO NAD83 DATUM.
- 3. HORIZONTAL AND VERTICAL CONTROL ARE SHOWN FOR REFERENCE ONLY, CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR USE.
- 4. THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

DATE	REVISIONS	SCALE	AS NOTED	VERIFY SCALE	 VEENSTRA & KIMM, INC.	FEDERAL STREET SEWER IMPROVEMENTS CITY OF DAVENPORT, IOWA	CONTROL POINTS	DWG. NO.
		DRAWN	EWL	BAR IS ONE INCH ON ORIGINAL DRAWING.				5
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		ISSUED FOR	REVIEW/CONST					PROJECT 22279

PLOTTED: Wednesday, November 22, 2017 10:56:32 AM

X-REFS: Federal Area Topo & Federal Aerial & Onelda Topo
FILE PATH: Z:\DAVENPORT 22279 RIVER INTRUSION SAN SEWER REHAB\DRAWINGS\FEDERAL_PRODUCTION DRAWINGS\PAVEMENT PLAN

Point Table			
Point #	Form Grade Elevation	Northing	Easting
1	559.00	568901.2180	2444506.9650
3	559.66	568946.1540	2444557.4093
4	559.57	568953.3238	2444565.0381
5	559.44	568955.7612	2444567.6140
6	559.45	568956.5555	2444568.4551
7	559.60	568965.1852	2444572.6681
8	559.69	568971.0573	2444571.4492
9	559.87	568976.4635	2444566.1683
10	560.25	568983.7256	2444553.7374
11	560.36	568993.0856	2444537.7094



- GENERAL NOTES:
1. MATCH INTO EXISTING PAVEMENT, PROVIDE SMOOTH TRANSITION. WHEN POSSIBLE, MATCH AT NEAREST JOINT.
 2. FULL DEPTH PCC PATCHING IS TO BE BROUGHT ALL THE WAY UP TO THE SURFACE REGARDLESS OF ADJACENT PAVEMENT.
 3. FULL DEPTH PCC PATCHING IS TO BE 8" OR 9" THICK AS SHOWN, EXCEPT FOR PATCHES IN RIVER DRIVE, WHERE THICKNESS SHALL BE 12".
 4. CURB AND GUTTER IS TO BE INTEGRAL WITH PCC FULL DEPTH PATCHES AND IS INCLUDED IN THE PRICE FOR RESPECTIVE FULL DEPTH PATCHING BID ITEMS.
 5. USE I.D.O.T. STANDARDS FOR JOINTING AND REINFORCEMENT. FULL LANE WIDTH PATCHES NOT REQUIRED.
 6. RIVER DRIVE SEWER WORK AT FEDERAL: CONTRACTOR SHALL PATCH IN STAGES AS SEWER WORK PROGRESSES UPSTREAM IN ORDER TO MAINTAIN 1 LANE OF TRAFFIC IN EACH DIRECTION. 3 LANES MAY BE ALLOWED TO BE SHUT DOWN FOR SHORT PERIODS OF TIME IF NECESSARY AND ONLY APPROVED BY CITY. FLAGGERS WOULD BE NECESSARY TO PROVIDE TRAFFIC IN BOTH DIRECTIONS WITH THE USE OF ONLY A SINGLE LANE.
 7. THE CONTRACTOR SHALL PROVIDE A TRAFFIC PHASING PLAN.
 8. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING ADA RAMPS IN COMPLIANCE WITH LATEST STANDARDS. UPON COMPLETION OF RAMPS, THE CONTRACTOR WILL TAKE SURVEY POINTS OF ADA RAMPS AND GIVE POINTS TO THE ENGINEER TO VERIFY CONFORMANCE WITH LATEST P.R.O.W.A.G. AND IOWA SUDAS STANDARDS. THIS IS CONSIDERED INCIDENTAL TO ADA SIDEWALK RAMPS.

HATCHING LEGEND	
	PCC PAVEMENT, FULL DEPTH (REMOVE & REPLACE)
	ROAD PAVEMENT REMOVAL ONLY
	PCC DRIVEWAYS, 7" THICK (REMOVE & REPLACE)
	PCC SIDEWALK, 4" THICK (REMOVE & REPLACE)
	PCC SIDEWALK RAMPS, ADA COMPLIANT (REMOVE & REPLACE)

DATE	REVISIONS	SCALE	AS NOTED
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		APPROVED	LFF
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VERIFY SCALE
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FEDERAL STREET SEWER IMPROVEMENTS
CITY OF DAVENPORT, IOWA

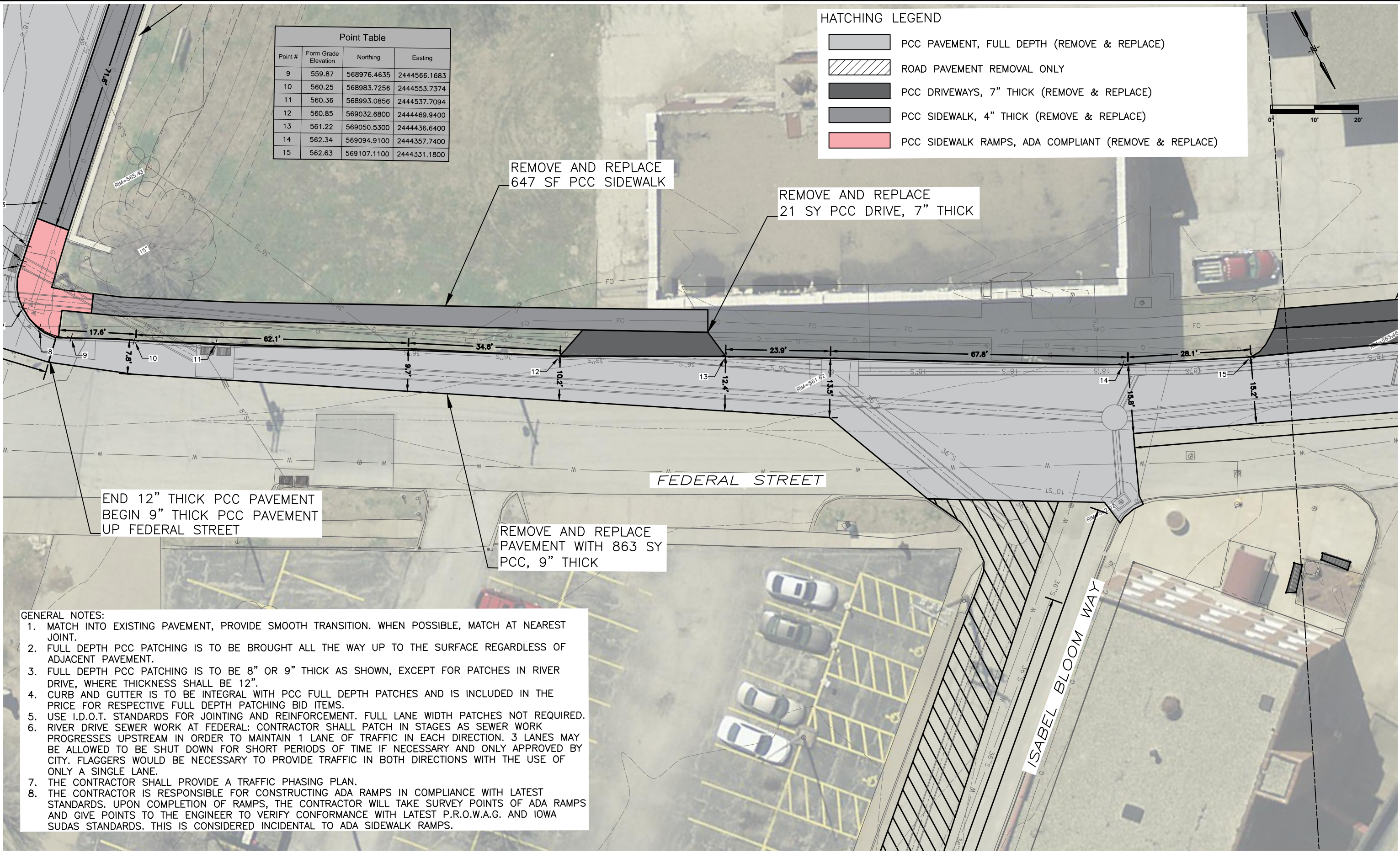
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PAVEMENT PLAN - FEDERAL AND RIVER DR.

DWG. NO.
6
PROJECT
22279

PLOTTED: Wednesday, November 22, 2017 10:57:08 AM

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- GENERAL NOTES:
1. MATCH INTO EXISTING PAVEMENT, PROVIDE SMOOTH TRANSITION. WHEN POSSIBLE, MATCH AT NEAREST JOINT.
 2. FULL DEPTH PCC PATCHING IS TO BE BROUGHT ALL THE WAY UP TO THE SURFACE REGARDLESS OF ADJACENT PAVEMENT.
 3. FULL DEPTH PCC PATCHING IS TO BE 8" OR 9" THICK AS SHOWN, EXCEPT FOR PATCHES IN RIVER DRIVE, WHERE THICKNESS SHALL BE 12".
 4. CURB AND GUTTER IS TO BE INTEGRAL WITH PCC FULL DEPTH PATCHES AND IS INCLUDED IN THE PRICE FOR RESPECTIVE FULL DEPTH PATCHING BID ITEMS.
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 7. THE CONTRACTOR SHALL PROVIDE A TRAFFIC PHASING PLAN.
 8. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING ADA RAMPS IN COMPLIANCE WITH LATEST STANDARDS. UPON COMPLETION OF RAMPS, THE CONTRACTOR WILL TAKE SURVEY POINTS OF ADA RAMPS AND GIVE POINTS TO THE ENGINEER TO VERIFY CONFORMANCE WITH LATEST P.R.O.W.A.G. AND IOWA SUDAS STANDARDS. THIS IS CONSIDERED INCIDENTAL TO ADA SIDEWALK RAMPS.

DATE	REVISIONS	SCALE	AS NOTED
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FEDERAL STREET SEWER IMPROVEMENTS
 CITY OF DAVENPORT, IOWA

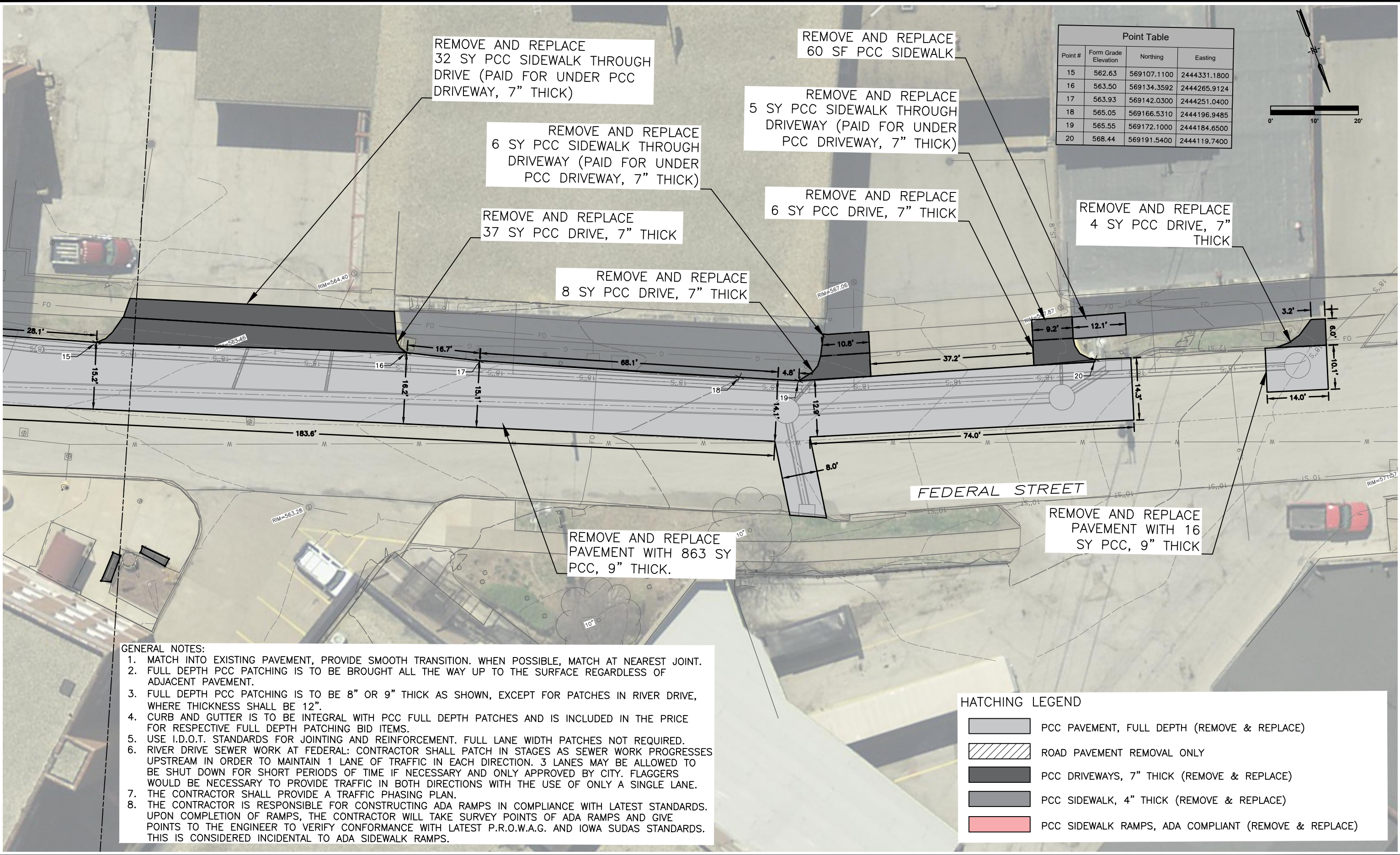
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PAVEMENT PLAN - FEDERAL STREET

DWG. NO.
7
PROJECT 22279

PLOTTED: Monday, November 13, 2017 3:38:35 PM

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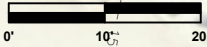
DATE	REVISIONS	SCALE	AS NOTED	VERIFY SCALE		FEDERAL STREET SEWER IMPROVEMENTS CITY OF DAVENPORT, IOWA	PAVEMENT PLAN - FEDERAL STREET	DWG. NO.
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HATCHING LEGEND

- PCC PAVEMENT, FULL DEPTH (REMOVE & REPLACE)
- ROAD PAVEMENT REMOVAL ONLY
- PCC DRIVEWAYS, 7" THICK (REMOVE & REPLACE)
- PCC SIDEWALK, 4" THICK (REMOVE & REPLACE)
- PCC SIDEWALK RAMPS, ADA COMPLIANT (REMOVE & REPLACE)



INTAKE AS SHOWN ON SANITARY PLAN AND
PROFILE DRAWING NO. 12 IS TO BE
REMOVED AND INCLUDES 3 SY OF PCC
PAVEMENT, 8" THICK, REMOVE AND REPLACE.

ISABEL BLOOM WAY

FEDERAL STREET

237 SY OF PAVEMENT REMOVAL.
THE TRENCH WITHIN THESE
LIMITS WILL BE BACKFILLED AND
COMPACTED WITH EARTHEN
SOILS. IF IT IS DECIDED THAT
PAVEMENT WILL BE PUT BACK IN
THIS AREA, PAYMENT WILL BE
FOR PCC PAVEMENT, 8" THICK
(INTEGRAL CURB AND GUTTER)

REMOVE AND REPLACE
PAVEMENT WITH 290 SY
PCC, 8" THICK

GENERAL NOTES:

- MATCH INTO EXISTING PAVEMENT, PROVIDE SMOOTH TRANSITION. WHEN POSSIBLE, MATCH AT NEAREST JOINT.
- FULL DEPTH PCC PATCHING IS TO BE BROUGHT ALL THE WAY UP TO THE SURFACE REGARDLESS OF ADJACENT PAVEMENT.
- FULL DEPTH PCC PATCHING IS TO BE 8" OR 9" THICK AS SHOWN, EXCEPT FOR PATCHES IN RIVER DRIVE, WHERE THICKNESS SHALL BE 12".
- CURB AND GUTTER IS TO BE INTEGRAL WITH PCC FULL DEPTH PATCHES AND IS INCLUDED IN THE PRICE FOR RESPECTIVE FULL DEPTH PATCHING BID ITEMS.
- USE I.D.O.T. STANDARDS FOR JOINTING AND REINFORCEMENT. FULL LANE WIDTH PATCHES NOT REQUIRED.
- RIVER DRIVE SEWER WORK AT FEDERAL: CONTRACTOR SHALL PATCH IN STAGES AS SEWER WORK PROGRESSES UPSTREAM IN ORDER TO MAINTAIN 1 LANE OF TRAFFIC IN EACH DIRECTION. 3 LANES MAY BE ALLOWED TO BE SHUT DOWN FOR SHORT PERIODS OF TIME IF NECESSARY AND ONLY APPROVED BY CITY. FLAGGERS WOULD BE NECESSARY TO PROVIDE TRAFFIC IN BOTH DIRECTIONS WITH THE USE OF ONLY A SINGLE LANE.
- THE CONTRACTOR SHALL PROVIDE A TRAFFIC PHASING PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING ADA RAMPS IN COMPLIANCE WITH LATEST STANDARDS. UPON COMPLETION OF RAMPS, THE CONTRACTOR WILL TAKE SURVEY POINTS OF ADA RAMPS AND GIVE POINTS TO THE ENGINEER TO VERIFY CONFORMANCE WITH LATEST P.R.O.W.A.G. AND IOWA SUDAS STANDARDS. THIS IS CONSIDERED INCIDENTAL TO ADA SIDEWALK RAMPS.

DATE	REVISIONS	SCALE	AS NOTED
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VERIFY SCALE

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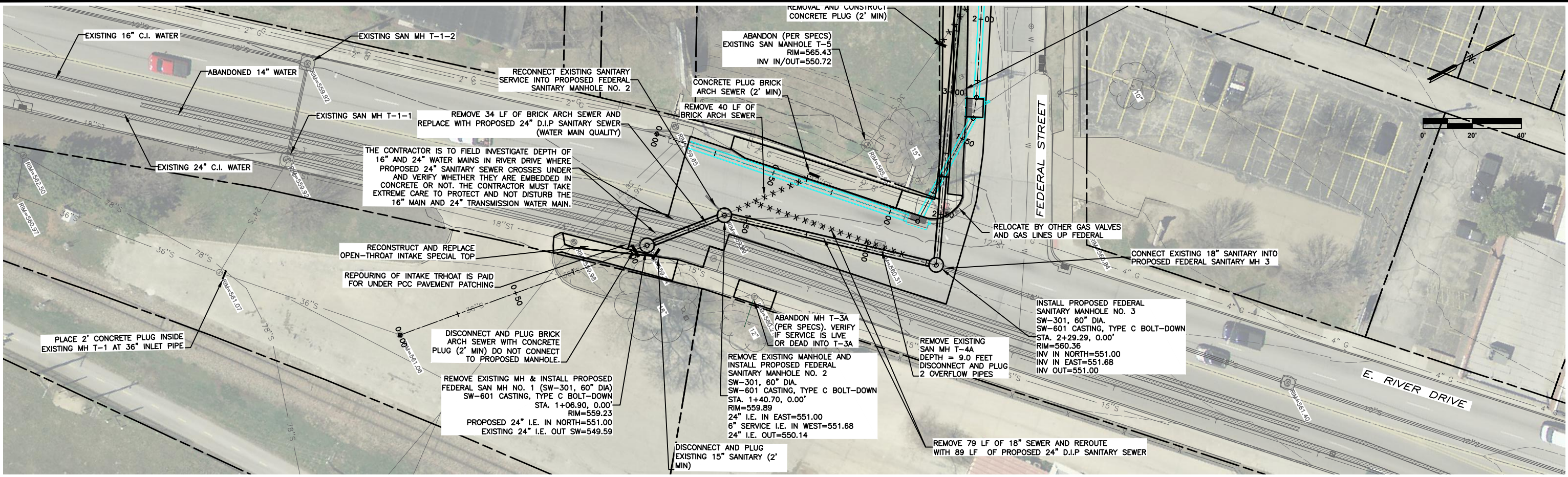
FEDERAL STREET SEWER IMPROVEMENTS
CITY OF DAVENPORT, IOWA

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

PAVEMENT PLAN - FEDERAL & ISABEL BLOOM
WAY

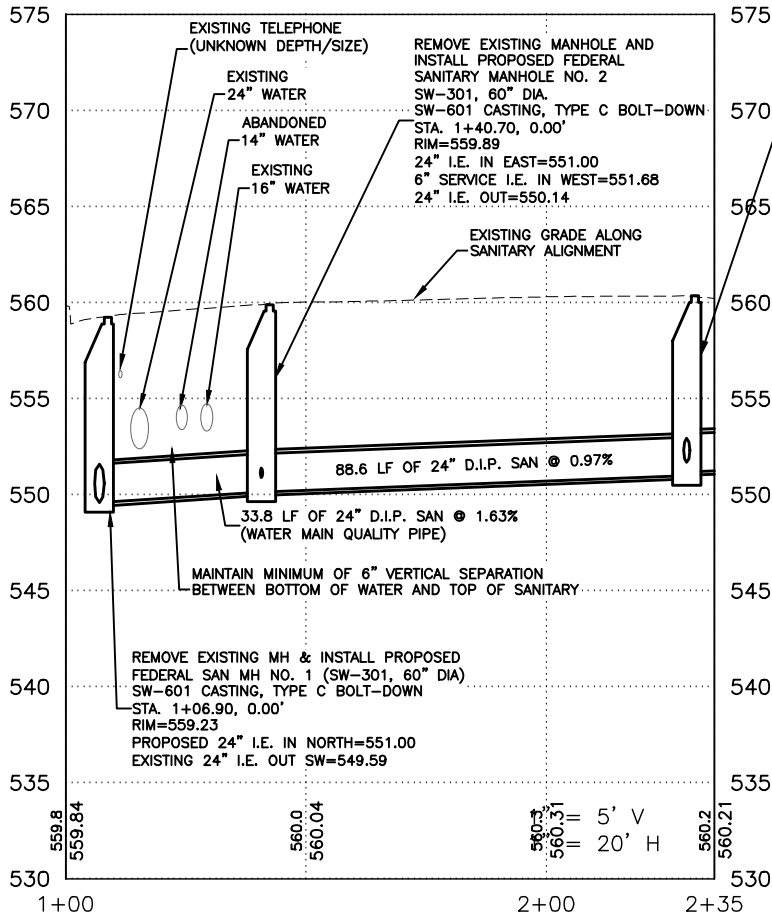
DWG. NO.
9
PROJECT
22279

PLOTTED: Wednesday, November 22, 2017 10:53:46 AM



GENERAL NOTES:

1. STATIONING FOR SANITARY SEWER IS ALONG THE PROPOSED SANITARY SEWER ALIGNMENT.
2. THE CONTRACTOR IS RESPONSIBLE FOR BYPASS PUMPING OF UPSTREAM SANITARY SEWER AS NEEDED TO CONSTRUCT PROPOSED RE-ROUTE AND REPLACEMENT OF SANITARY SEWER ON FEDERAL, SWITS AND RIVER DRIVE. BYPASS PUMPING SHALL BE CONSIDERED INCIDENTAL TO RESPECTIVE SANITARY SEWER PIPING AND MANHOLE STRUCTURE ITEMS.
3. CONTRACTOR RESPONSIBLE FOR FIELD VERIFYING ALL MANHOLE DEPTHS, ELEVATIONS, AND PIPE SIZES WHERE CONNECTING INTO EXISTING SYSTEMS OR WHEN REPLACING PIPES OR STRUCTURES IN-PLACE PRIOR TO ORDERING STRUCTURES AND PLACING OF SEWER PIPE.
4. ALL DEPTHS AND LOCATIONS OF EXISTING UTILITY ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR CALLING IN LOCATES AND FIELD VERIFYING ALL UTILITY PRIOR TO EXCAVATION.
5. BRACING AND SUPPORTS OF EXISTING UTILITIES ARE INCIDENTAL TO CONSTRUCTION OF SEWER AND MANHOLE STRUCTURES.
6. ANY NECESSARY DEWATERING IN SEWER TRENCHES IS INCIDENTAL TO RESPECTIVE SANITARY SEWER PIPING AND MANHOLE STRUCTURE ITEMS.
7. NECESSARY TRENCH BOXES, SHEETING AND SHORING ARE CONSIDERED INCIDENTAL TO PIPING AND MANHOLE STRUCTURES.
8. THE CONTRACTOR MUST LIMIT TRENCH WIDTH TO 10 FEET FOR SANITARY SEWER REPLACEMENT WITHIN RIVER DRIVE. THIS IS TO LIMIT UNDERMINING AND EXPOSURE OF THE EXISTING 16\"/>



SANITARY SERVICES NOTE:
THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND/OR VERIFYING LIVE SANITARY SERVICES AND RECONNECTING THEM TO PROPOSED 24\"/>

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	EWL
		CHECKED	JLM
		APPROVED	LFF
		DATE	----
		ISSUED FOR	REVIEW/CONST

VERIFY SCALE
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FEDERAL STREET SEWER IMPROVEMENTS
CITY OF DAVENPORT, IOWA

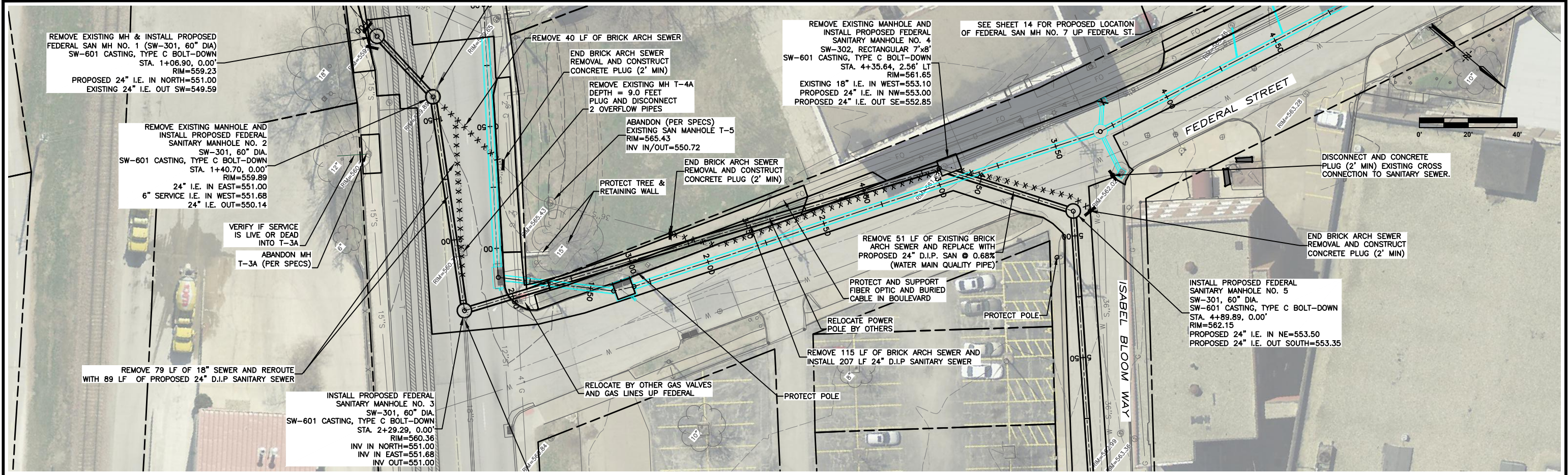
1800 5th Ave • Rock Island, Illinois 61201
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SANITARY SEWER PLAN AND PROFILE

DWG. NO.
10
PROJECT
22279

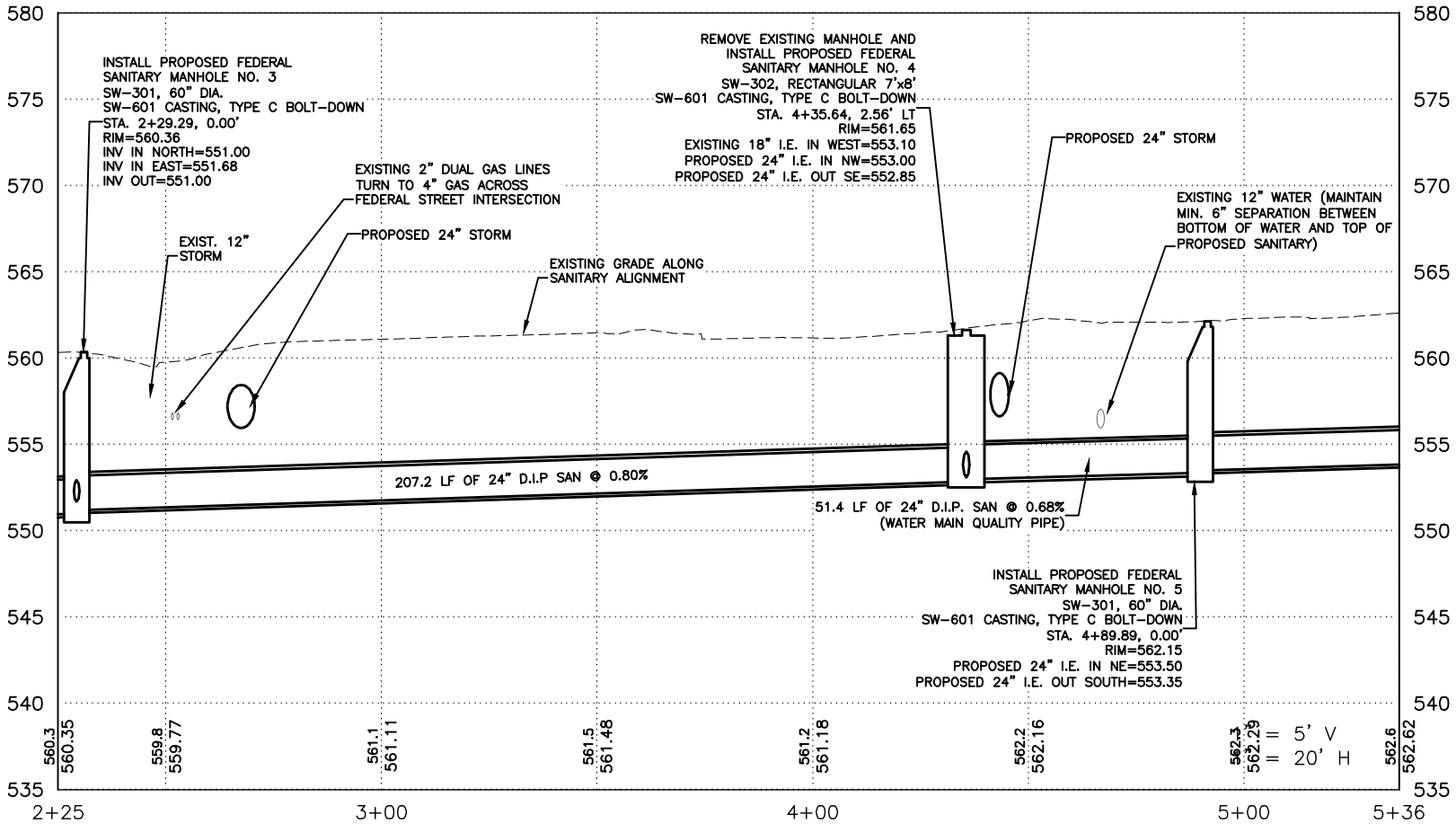
X-REFS: Federal Aerial & Federal Area Topo & Dav GIS parcels
FILE PATH: Z:\DAVENPORT 22279 RIVER INTRUSION SAN SEWER REHAB\DRAWINGS\FEDERAL_ DESIGN DRAWINGS\FEDERAL DESIGN SEWER SEPARATION

PLOTTED: Wednesday, November 22, 2017 10:54:13 AM



GENERAL NOTES:

1. STATIONING FOR SANITARY SEWER IS ALONG THE PROPOSED SANITARY SEWER ALIGNMENT.
2. THE CONTRACTOR IS RESPONSIBLE FOR BYPASS PUMPING OF UPSTREAM SANITARY SEWER AS NEEDED TO CONSTRUCT PROPOSED RE-ROUTE AND REPLACEMENT OF SANITARY SEWER ON FEDERAL, SWITS AND RIVER DRIVE. BYPASS PUMPING SHALL BE CONSIDERED INCIDENTAL TO RESPECTIVE SANITARY SEWER PIPING AND MANHOLE STRUCTURE ITEMS.
3. CONTRACTOR RESPONSIBLE FOR FIELD VERIFYING ALL MANHOLE DEPTHS, ELEVATIONS, AND PIPE SIZES WHERE CONNECTING INTO EXISTING SYSTEMS OR WHEN REPLACING PIPES OR STRUCTURES IN-PLACE PRIOR TO ORDERING STRUCTURES AND PLACING OF SEWER PIPE.
4. ALL DEPTHS AND LOCATIONS OF EXISTING UTILITY ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR CALLING IN LOCATES AND FIELD VERIFYING ALL UTILITY PRIOR TO EXCAVATION.
5. BRACING AND SUPPORTS OF EXISTING UTILITIES ARE INCIDENTAL TO CONSTRUCTION OF SEWER AND MANHOLE STRUCTURES.
6. ANY NECESSARY DEWATERING IN SEWER TRENCHES IS INCIDENTAL TO RESPECTIVE SANITARY SEWER PIPING AND MANHOLE STRUCTURE ITEMS.
7. NECESSARY TRENCH BOXES, SHEETING AND SHORING ARE CONSIDERED INCIDENTAL TO PIPING AND MANHOLE STRUCTURES.
8. THE CONTRACTOR MUST LIMIT TRENCH WIDTH TO 10 FEET FOR SANITARY SEWER REPLACEMENT WITHIN RIVER DRIVE. THIS IS TO LIMIT UNDERMINING AND EXPOSURE OF THE EXISTING 16" AND 24" WATER MAINS



SANITARY SERVICES NOTE:
THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND/OR VERIFYING LIVE SANITARY SERVICES AND RECONNECTING THEM TO PROPOSED 24" SANITARY SEWER. INACTIVE SERVICES AND STORM WATER DRAINS THAT ARE CURRENTLY CONNECTED TO BRICK ARCH SEWER WILL NOT BE RECONNECTED TO PROPOSED 24" SANITARY SEWER. DEAD/INACTIVE SERVICES WILL BE CUT AND PLUGGED WITH 2' CONCRETE MINIMUM. ACTIVE STORM DRAINS FOUND ON ISABEL BLOOM WAY CONNECTING INTO EXISTING BRICK ARCH SEWER SHALL BE RE-ROUTED TO PRIVATE STORM SEWERS TO BE PERFORMED BY OTHERS. VERIFICATION OF SERVICES WILL BE PAID FOR UNDER IDENTIFICATION OF SERVICES BID ITEM. SEE SPECIAL PROVISIONS FOR LOCATIONS WHERE SERVICE IDENTIFICATION IS NEEDED.

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	EWL
		CHECKED	JLM
		APPROVED	LFF
		DATE	---
		ISSUED FOR	REVIEW/CONST

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FEDERAL STREET SEWER IMPROVEMENTS
CITY OF DAVENPORT, IOWA

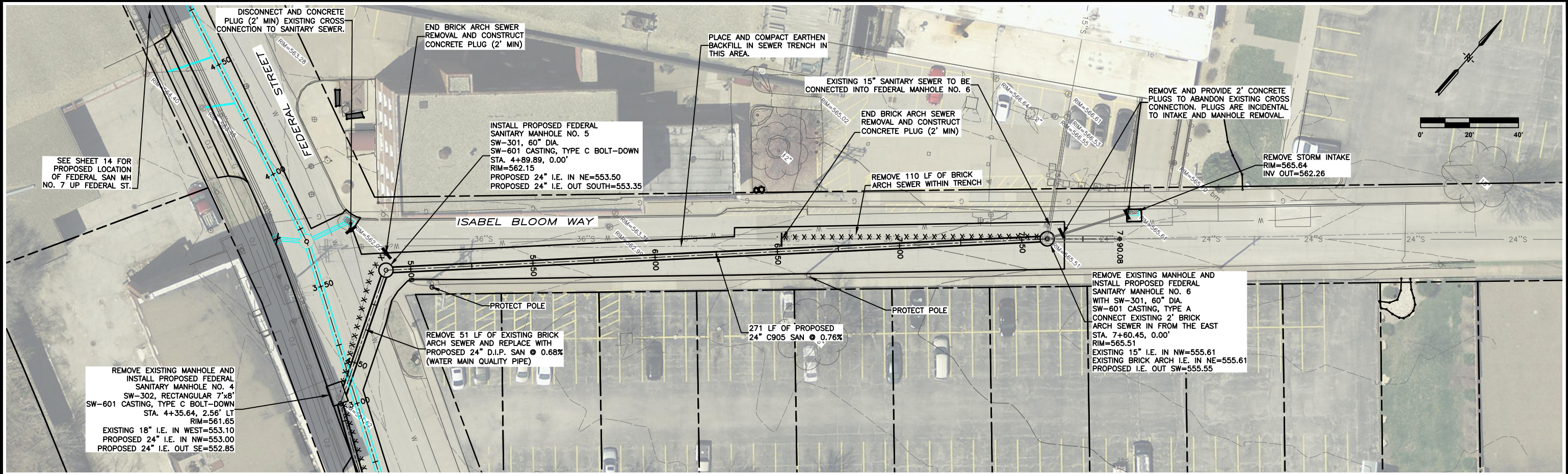
1800 5th Ave • Rock Island, Illinois 61201
309-786-7590 • 309-797-0996(FAX) • 877-241-8010(WATS)

SANITARY SEWER PLAN AND PROFILE

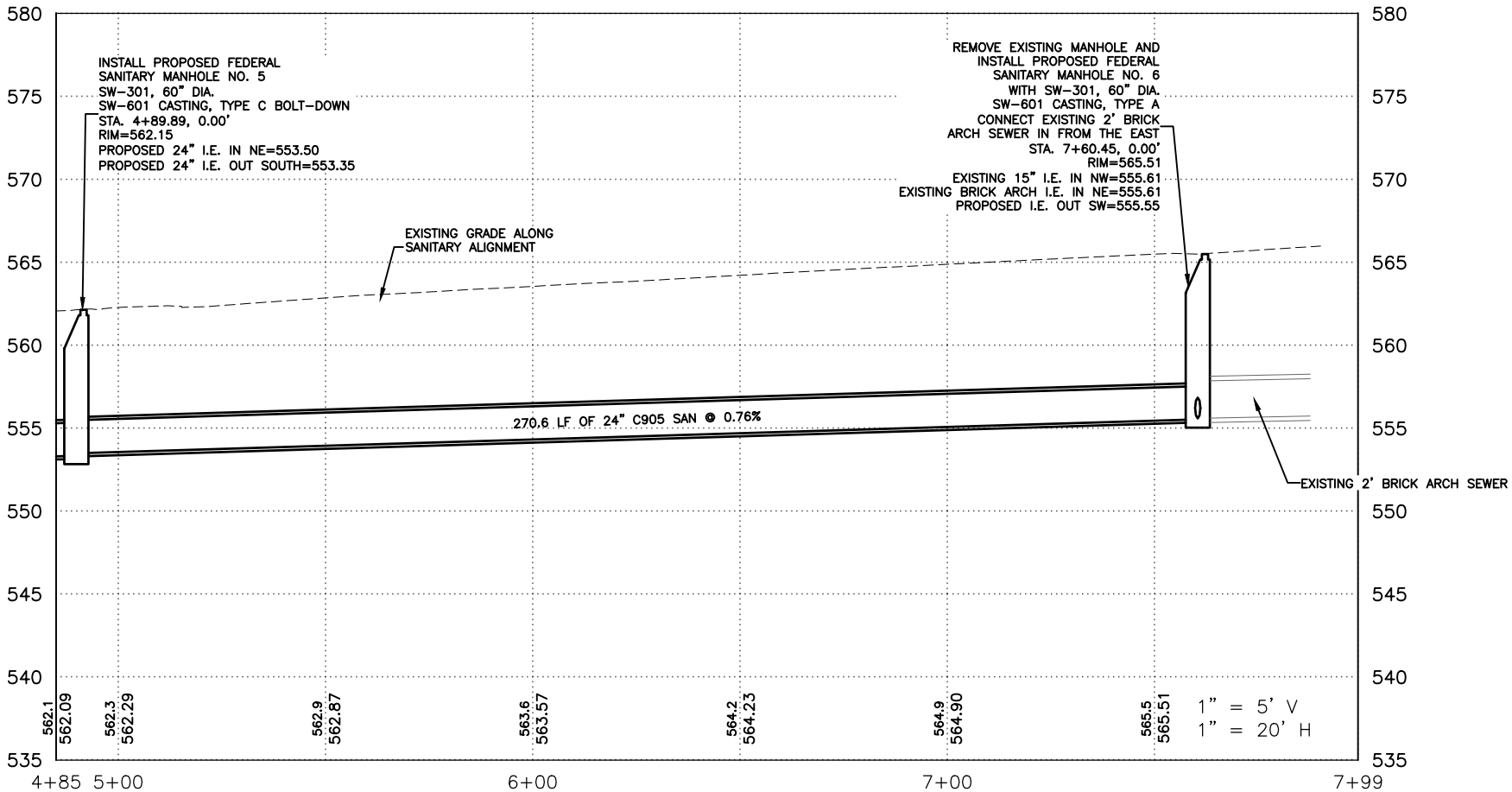
DWG. NO.
11
PROJECT
22279

X-REFS: Federal Aerial & Federal Area Topo & Dav GIS parcels
FILE PATH: Z:\DAVENPORT 22279 RIVER INTRUSION SAN SEWER REHAB\DRAWINGS\FEDERAL_ DESIGN DRAWINGS\FEDERAL_ DESIGN SEWER SEPARATION

PLOTTED: Monday, November 13, 2017 3:49:39 PM



SANITARY SERVICES NOTE:
THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND/OR VERIFYING LIVE SANITARY SERVICES AND RECONNECTING THEM TO PROPOSED 24" SANITARY SEWER. INACTIVE SERVICES AND STORM WATER DRAINS THAT ARE CURRENTLY CONNECTED TO BRICK ARCH SEWER WILL NOT BE RECONNECTED TO PROPOSED 24" SANITARY SEWER. DEAD/INACTIVE SERVICES WILL BE CUT AND PLUGGED WITH 2' CONCRETE MINIMUM. ACTIVE STORM DRAINS FOUND ON ISABEL BLOOM WAY CONNECTING INTO EXISTING BRICK ARCH SEWER SHALL BE RE-ROUTED TO PRIVATE STORM SEWERS TO BE PERFORMED BY OTHERS. VERIFICATION OF SERVICES WILL BE PAID FOR UNDER IDENTIFICATION OF SERVICES BID ITEM. SEE SPECIAL PROVISIONS FOR LOCATIONS WHERE SERVICE IDENTIFICATION IS NEEDED.



- GENERAL NOTES:**
1. STATIONING FOR SANITARY SEWER IS ALONG THE PROPOSED SANITARY SEWER ALIGNMENT.
 2. THE CONTRACTOR IS RESPONSIBLE FOR BYPASS PUMPING OF UPSTREAM SANITARY SEWER AS NEEDED TO CONSTRUCT PROPOSED RE-ROUTE AND REPLACEMENT OF SANITARY SEWER ON FEDERAL, SWITS AND RIVER DRIVE. BYPASS PUMPING SHALL BE CONSIDERED INCIDENTAL TO RESPECTIVE SANITARY SEWER PIPING AND MANHOLE STRUCTURE ITEMS.
 3. CONTRACTOR RESPONSIBLE FOR FIELD VERIFYING ALL MANHOLE DEPTHS, ELEVATIONS, AND PIPE SIZES WHERE CONNECTING INTO EXISTING SYSTEMS OR WHEN REPLACING PIPES OR STRUCTURES IN-PLACE PRIOR TO ORDERING STRUCTURES AND PLACING OF SEWER PIPE.
 4. ALL DEPTHS AND LOCATIONS OF EXISTING UTILITY ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR CALLING IN LOCATES AND FIELD VERIFYING ALL UTILITY PRIOR TO EXCAVATION.
 5. BRACING AND SUPPORTS OF EXISTING UTILITIES ARE INCIDENTAL TO CONSTRUCTION OF SEWER AND MANHOLE STRUCTURES.
 6. ANY NECESSARY DEWATERING IN SEWER TRENCHES IS INCIDENTAL TO RESPECTIVE SANITARY SEWER PIPING AND MANHOLE STRUCTURE ITEMS.
 7. NECESSARY TRENCH BOXES, SHEETING AND SHORING ARE CONSIDERED INCIDENTAL TO PIPING AND MANHOLE STRUCTURES.
 8. THE CONTRACTOR MUST LIMIT TRENCH WIDTH TO 10 FEET FOR SANITARY SEWER REPLACEMENT WITHIN RIVER DRIVE. THIS IS TO LIMIT UNDERMINING AND EXPOSURE OF THE EXISTING 16" AND 24" WATER MAINS

DATE	REVISIONS	SCALE	AS NOTED
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FEDERAL STREET SEWER IMPROVEMENTS
CITY OF DAVENPORT, IOWA

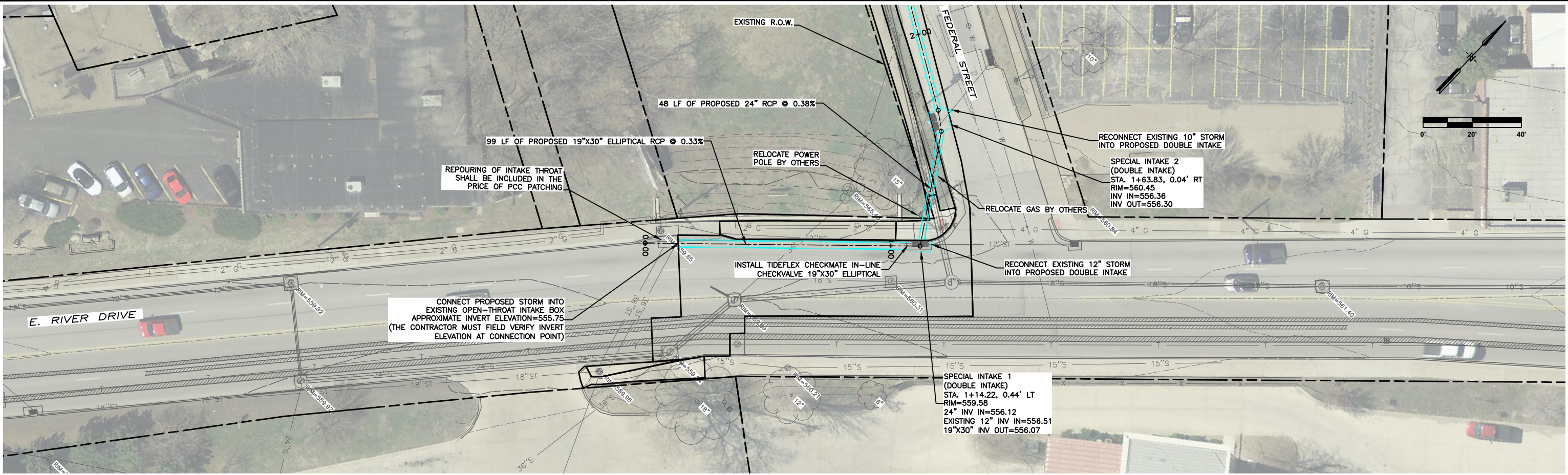
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SANITARY SEWER PLAN AND PROFILE

DWG. NO.
12
PROJECT 22279

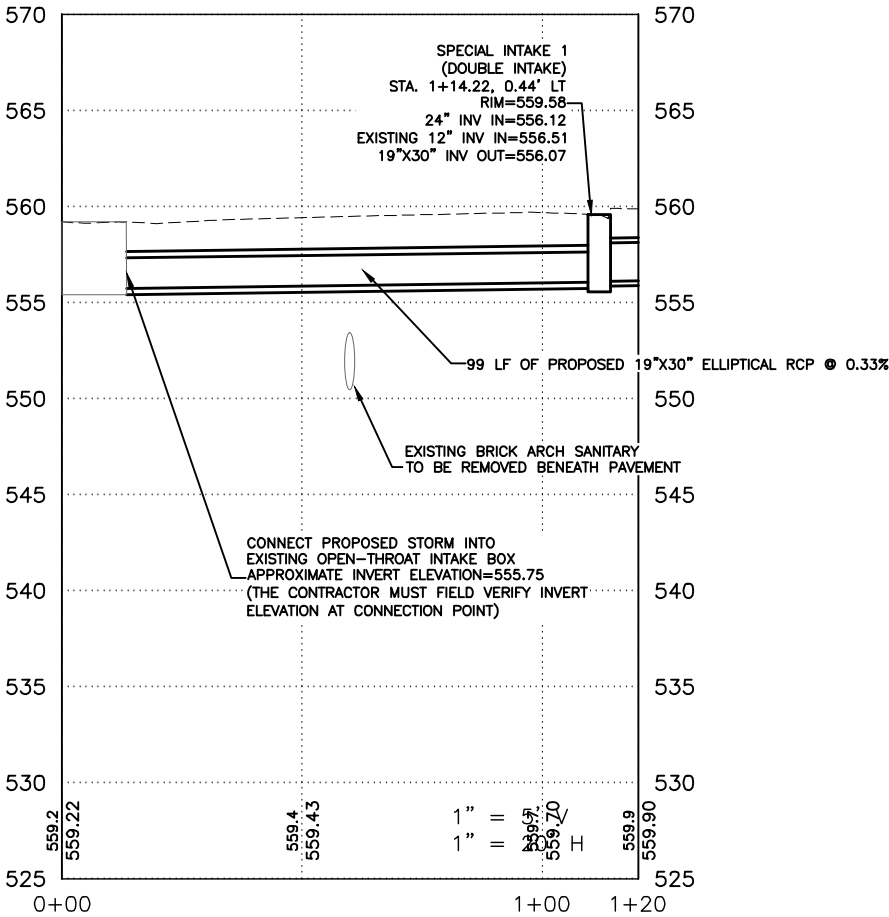
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FILE PATH: Z:\DAVENPORT 22279 RIVER INTRUSION SAN SEWER REHAB\DRAWINGS\FEDERAL DESIGN SEWER SEPARATION

PLOTTED: Wednesday, November 22, 2017 11:00:44 AM



GENERAL NOTES:

1. STATIONING FOR STORM SEWER IS ALONG THE PROPOSED STORM SEWER ALIGNMENT. NO ADJUSTING RINGS ALLOWED ON STORM INTAKES.
2. RECONNECTION OF EXISTING STORM LINES INTO PROPOSED STRUCTURES IS INCIDENTAL TO THE STRUCTURE.
3. CONNECTION OF NEWLY RELAYED PRIVATE STORM DRAINS INTO PROPOSED 24" STORM SEWER OR STORM MANHOLES IS INCIDENTAL TO STORM DRAIN PIPE.
4. CLASS III (CIRCULAR) AND CLASS HE-III (ELLIPTICAL) RCP SHALL BE USED WITH RUBBER GASKET JOINTS.
5. INTAKE LOCATION STATION IS AT BACK OF CURB (CENTER OF STRUCTURE). RIM ELEVATIONS FOR INTAKES ARE AT FORM GRADE.
6. POT HOLE PRIOR TO CONSTRUCTION FOR EXISTING UTILITIES (INCIDENTAL TO CONSTRUCTION).



DATE	REVISIONS	SCALE	AS NOTED
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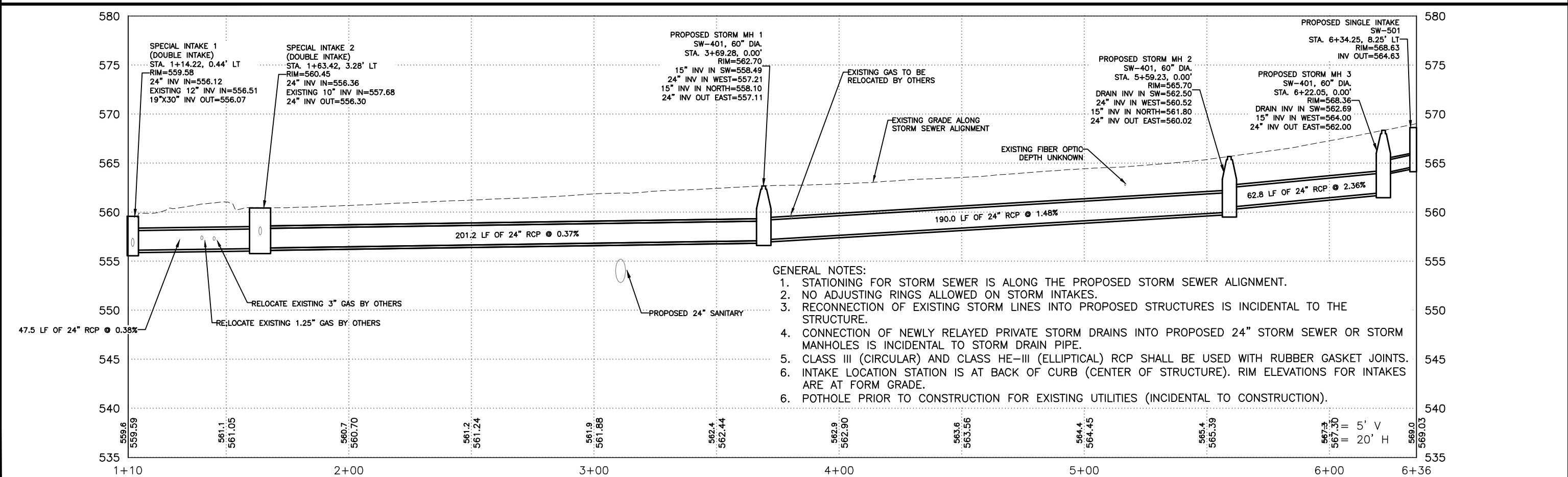
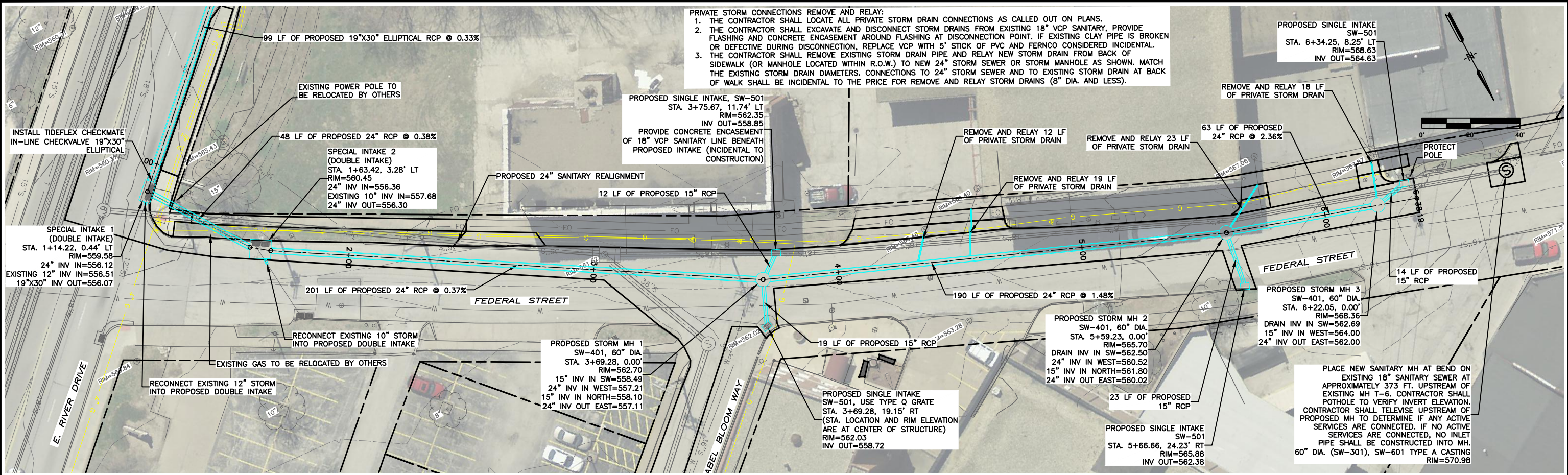
STORM SEWER PLAN AND PROFILE

DWG. NO.
13
PROJECT
22279

X-REFS: Federal Aerial & Federal Area Topo & Dav GIS parcels
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PLOTTED: Monday, November 20, 2017 8:15:53 AM

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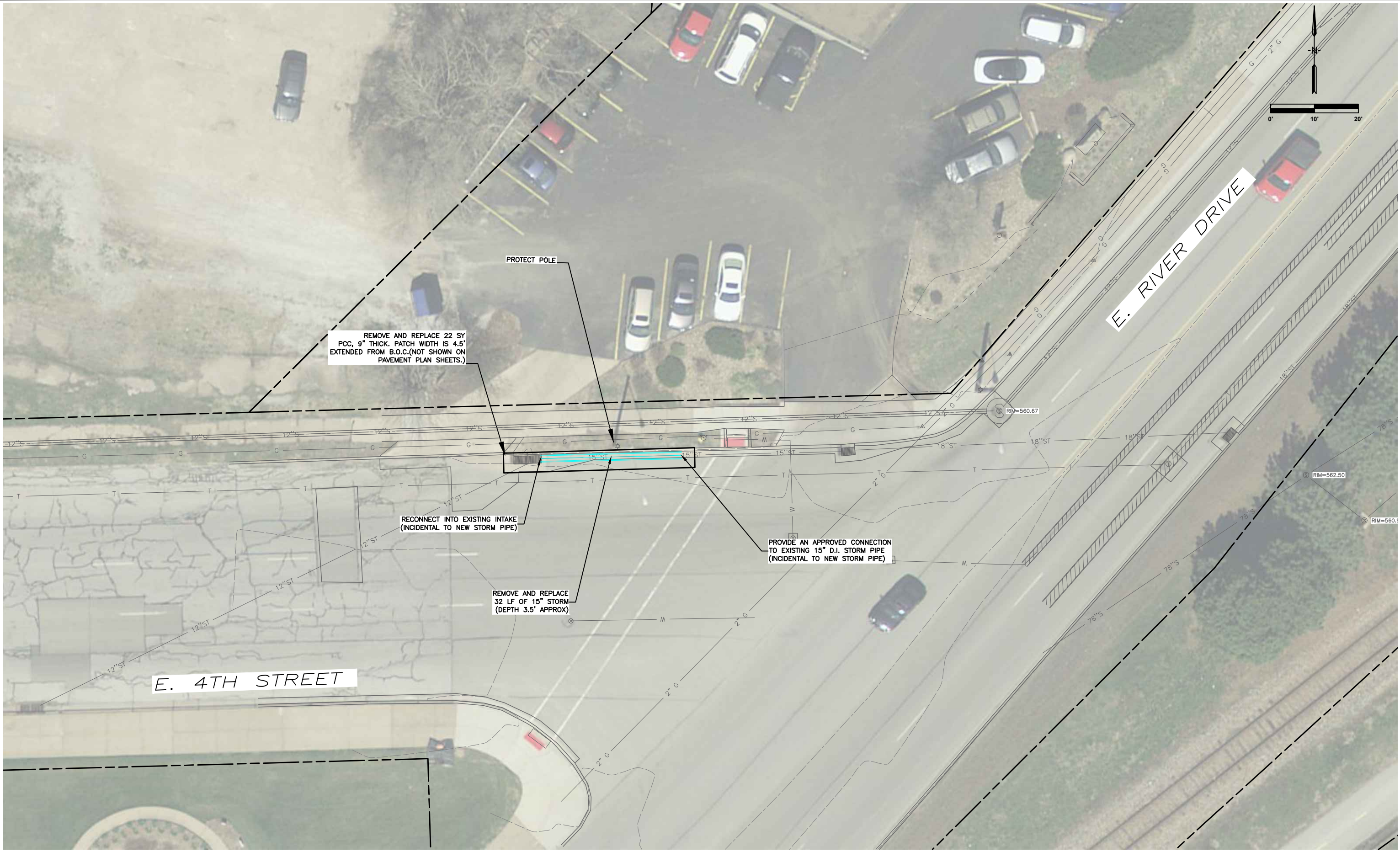


- GENERAL NOTES:
1. STATIONING FOR STORM SEWER IS ALONG THE PROPOSED STORM SEWER ALIGNMENT.
 2. NO ADJUSTING RINGS ALLOWED ON STORM INTAKES.
 3. RECONNECTION OF EXISTING STORM LINES INTO PROPOSED STRUCTURES IS INCIDENTAL TO THE STRUCTURE.
 4. CONNECTION OF NEWLY RELAYED PRIVATE STORM DRAINS INTO PROPOSED 24" STORM SEWER OR STORM MANHOLES IS INCIDENTAL TO STORM DRAIN PIPE.
 5. CLASS III (CIRCULAR) AND CLASS HE-III (ELLIPTICAL) RCP SHALL BE USED WITH RUBBER GASKET JOINTS.
 6. INTAKE LOCATION STATION IS AT BACK OF CURB (CENTER OF STRUCTURE). RIM ELEVATIONS FOR INTAKES ARE AT FORM GRADE.
 6. POT HOLE PRIOR TO CONSTRUCTION FOR EXISTING UTILITIES (INCIDENTAL TO CONSTRUCTION).

DATE	REVISIONS	SCALE	AS NOTED	VERIFY SCALE	FEDERAL STREET SEWER IMPROVEMENTS CITY OF DAVENPORT, IOWA		STORM SEWER PLAN AND PROFILE		DWG. NO.
					1800 5th Ave • Rock Island, Illinois 61201				14
					309-786-7590 • 309-797-0996(FAX) • 877-241-8010(WATS)				
					VEENSTRA & KIMM, INC.				PROJECT 22279

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FEDERAL STREET SEWER IMPROVEMENTS
CITY OF DAVENPORT, IOWA

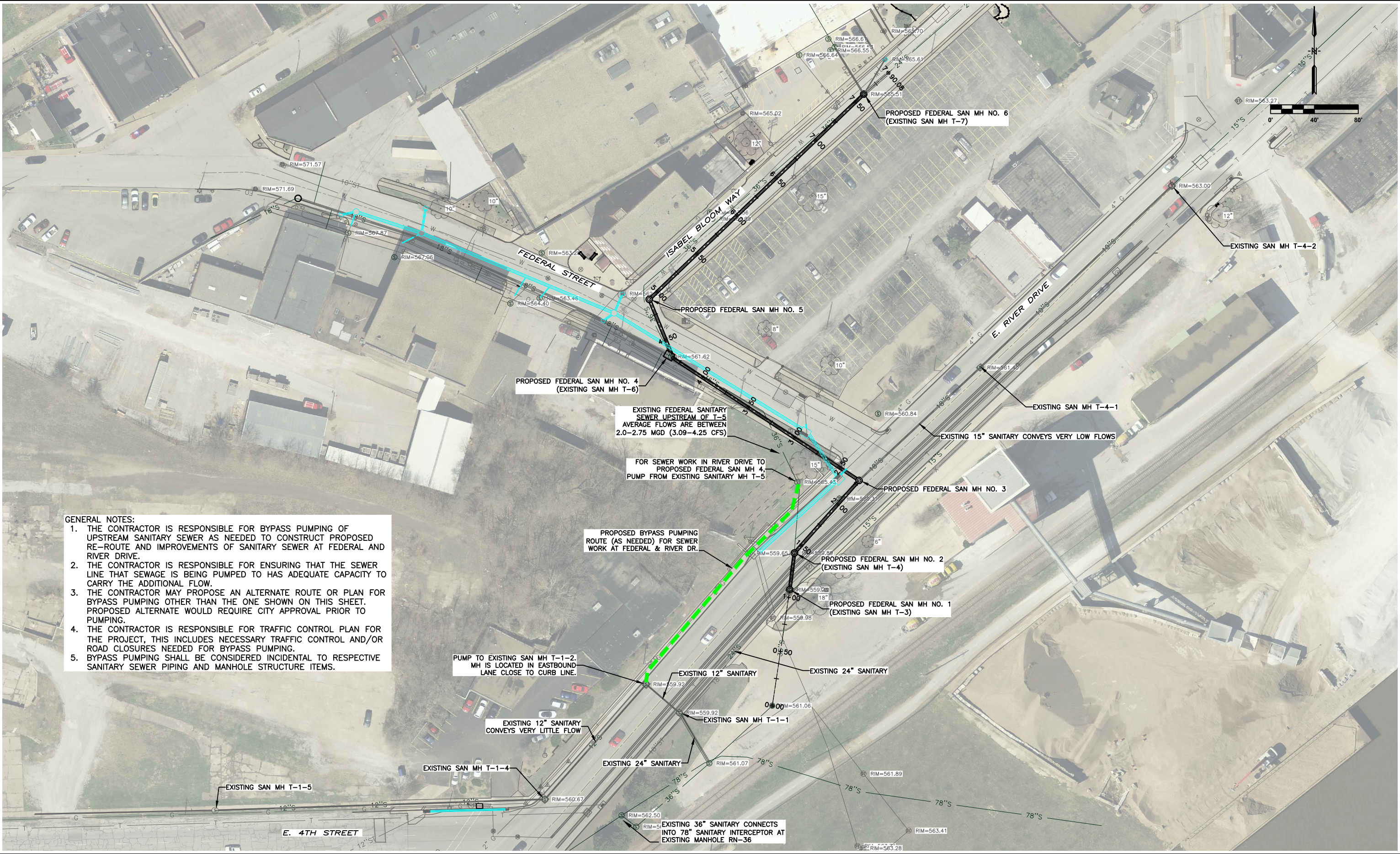
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STORM SEWER PLAN - E. 4TH AND RIVER DR.

DWG. NO.
15
PROJECT
22279

PLOTTED: Monday, November 13, 2017 8:19:00 AM

X-REFS: Federal Aerial & Federal Area Topo
FILE PATH: Z:\DAVENPORT 22279 RIVER INTRUSION SAN SEWER REHAB\DRAWINGS\FEDERAL_1 PRODUCTION DRAWINGS\BYPASS PUMPING



- GENERAL NOTES:
1. THE CONTRACTOR IS RESPONSIBLE FOR BYPASS PUMPING OF UPSTREAM SANITARY SEWER AS NEEDED TO CONSTRUCT PROPOSED RE-ROUTE AND IMPROVEMENTS OF SANITARY SEWER AT FEDERAL AND RIVER DRIVE.
 2. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE SEWER LINE THAT SEWAGE IS BEING PUMPED TO HAS ADEQUATE CAPACITY TO CARRY THE ADDITIONAL FLOW.
 3. THE CONTRACTOR MAY PROPOSE AN ALTERNATE ROUTE OR PLAN FOR BYPASS PUMPING OTHER THAN THE ONE SHOWN ON THIS SHEET. PROPOSED ALTERNATE WOULD REQUIRE CITY APPROVAL PRIOR TO PUMPING.
 4. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL PLAN FOR THE PROJECT, THIS INCLUDES NECESSARY TRAFFIC CONTROL AND/OR ROAD CLOSURES NEEDED FOR BYPASS PUMPING.
 5. BYPASS PUMPING SHALL BE CONSIDERED INCIDENTAL TO RESPECTIVE SANITARY SEWER PIPING AND MANHOLE STRUCTURE ITEMS.

DATE	REVISIONS	SCALE	AS NOTED
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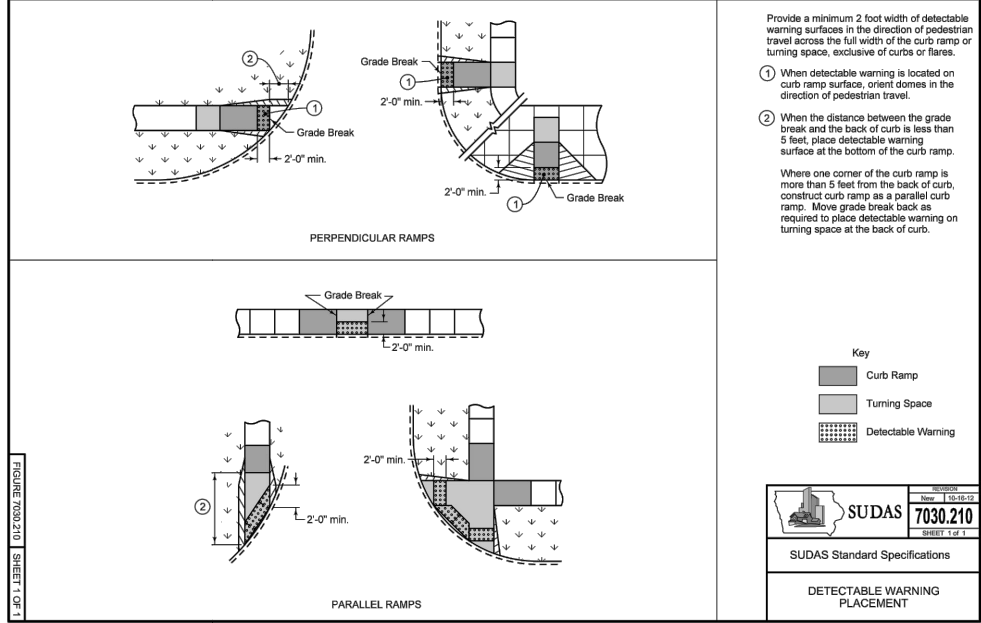
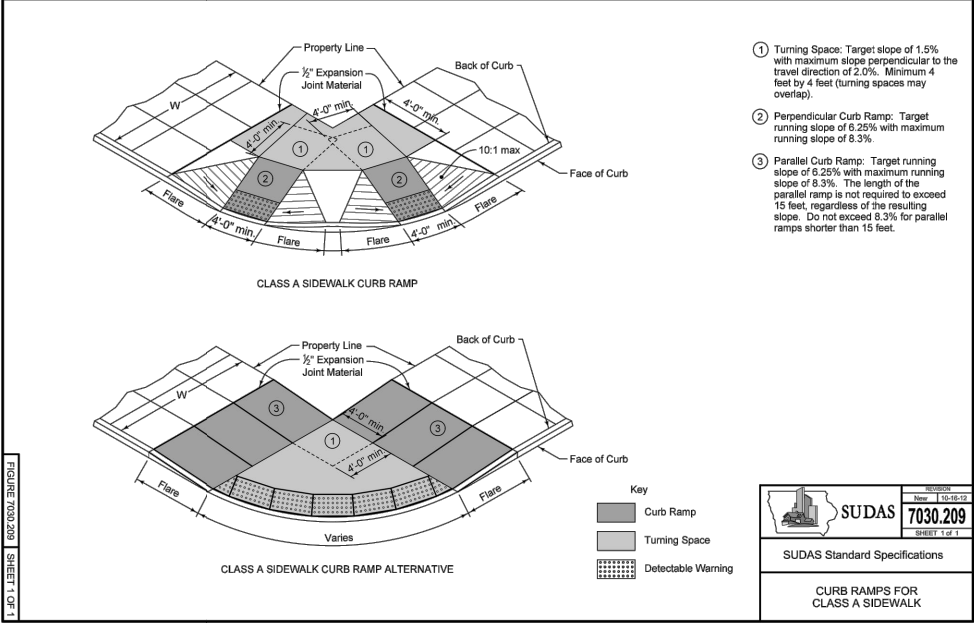
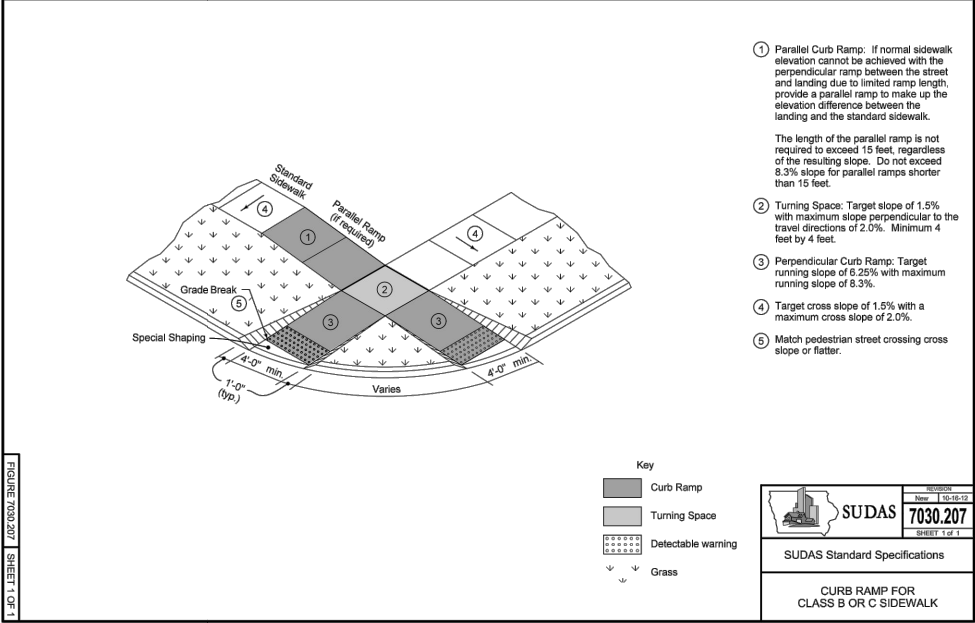
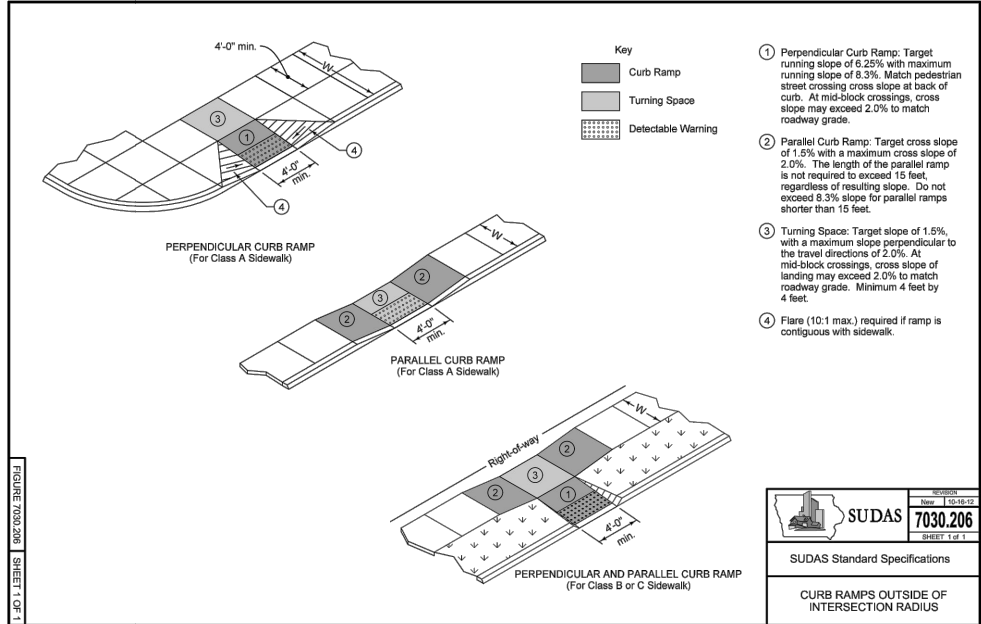
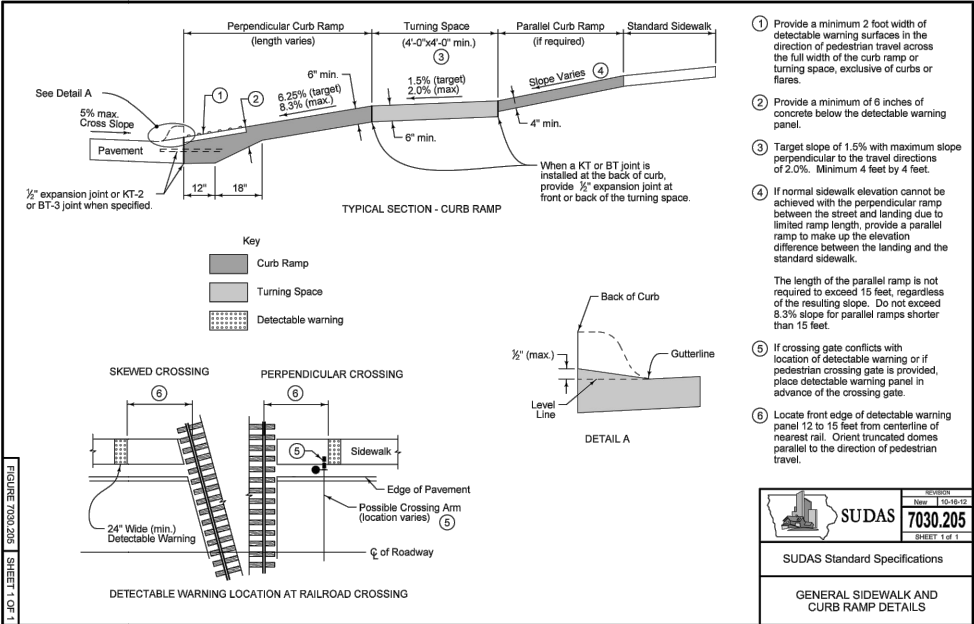
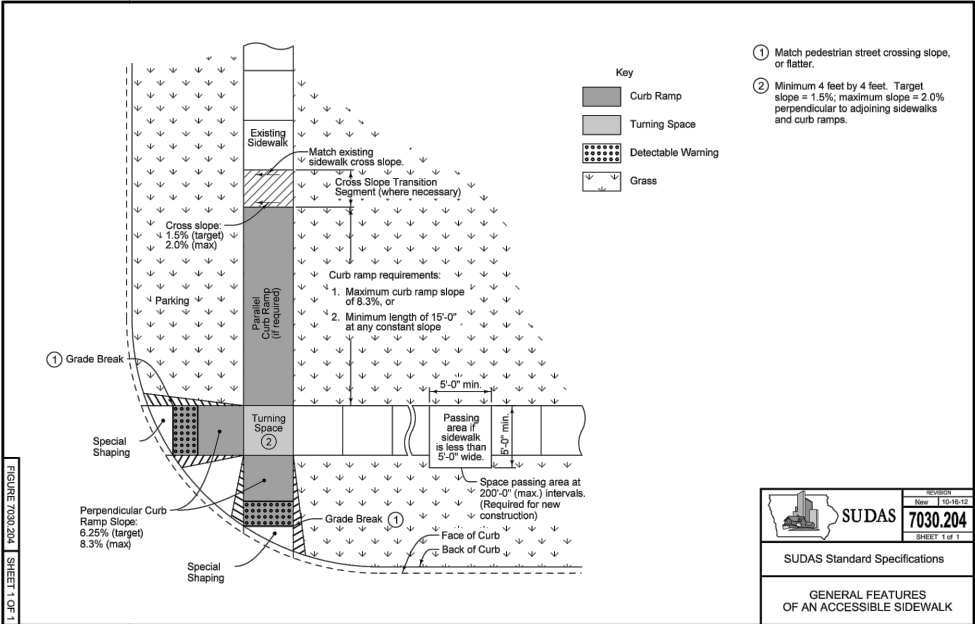
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CITY OF DAVENPORT, IOWA

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BYPASS PUMPING PLAN

DWG. NO.
16
PROJECT
22279

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X-REFS: FILE PATH: Z:\DAVENPORT 22279 RIVER INTRUSION SAN SEWER REHAB\DRAWINGS\FEDERAL\ DESIGN DRAWINGS\TITLE



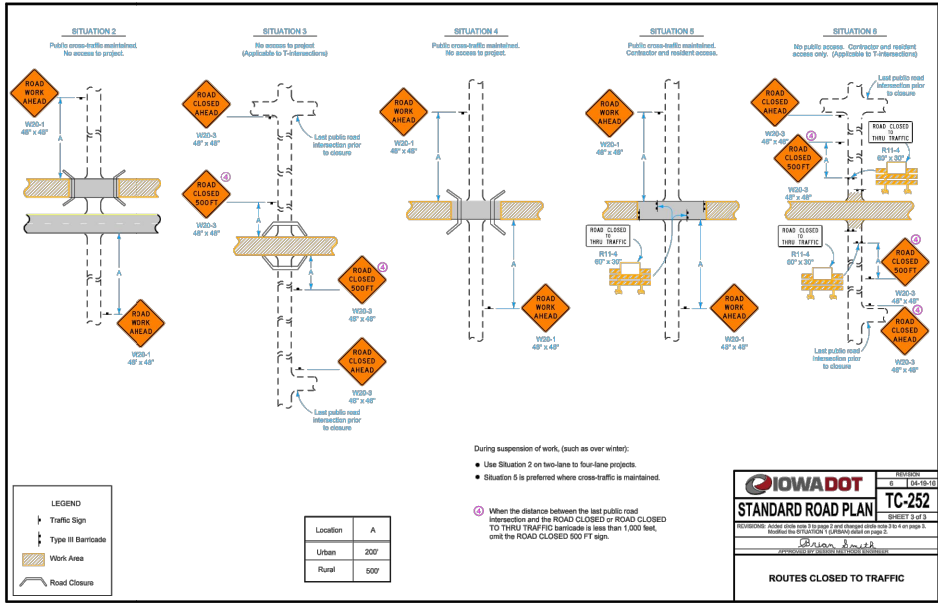
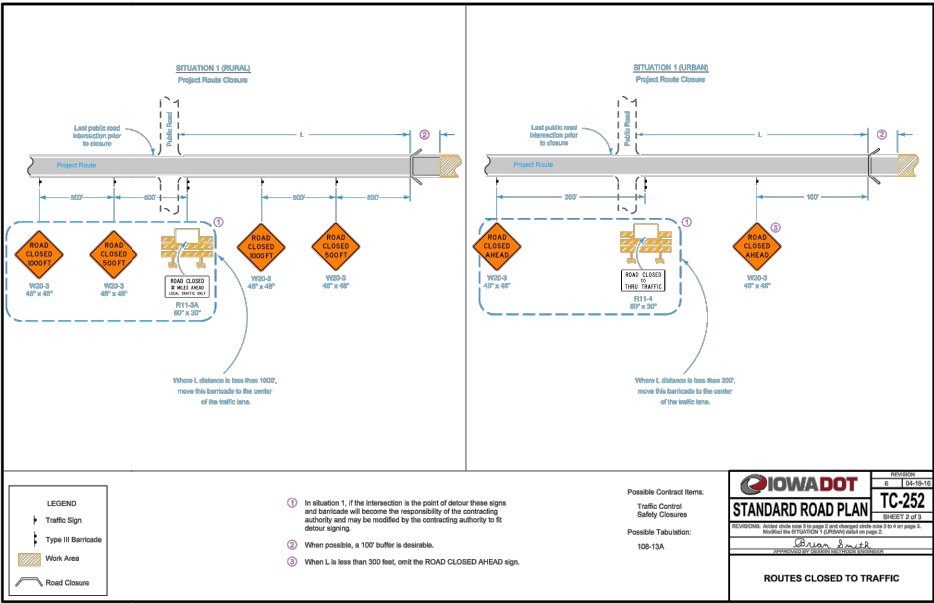
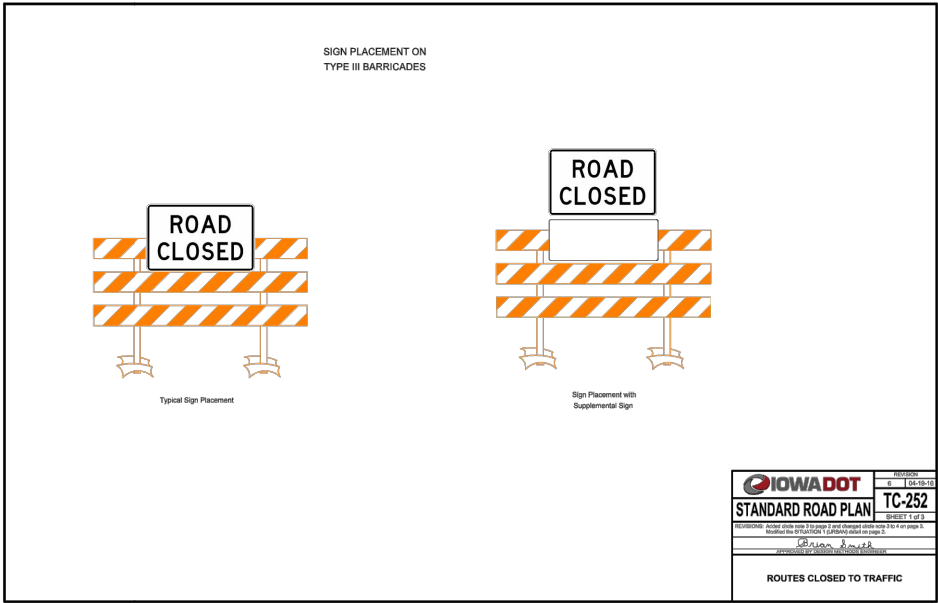
NOTES:

1. REFER TO SUDAS STANDARD DRAWINGS 7030.204, 7030.205, 7030.206, 7030.207, 7030.209, 7030.210 (WHICHEVER APPLY) FOR SIDEWALK AND CURB RAMP DETAILS.
2. ADA DETECTABLE WARNING SYSTEM ALERT CAST OR EQUAL (ARMOR TILE SAFETY RED OR EQUAL).
3. ADA RAMPS, CURBS, AND SIDE RAMPS INCLUDING ADA DETECTABLE WARNING SHALL BE INCIDENTAL TO PCC SIDEWALK, ADA COMPLIANT.
4. ALL FIXTURE ADJUSTMENTS, INCLUDING CURB STOPS AND SHUT-OFF VALVES WILL BE INCIDENTAL TO RESPECTIVE SIDEWALK FLATWORK UNIT PRICE FOR PCC SIDEWALK, ADA COMPLIANT.
5. MATCH EXISTING CURB FACE EXCEPT AT SIDEWALK RAMPS.
6. CROSSWALK GRADE IN DIRECTION OF PEDESTRIAN TRAVEL WILL NOT BE GREATER THAN 5%, CROSS SLOPE NOT GREATER THAN 2%.
7. ADA SIDEWALK RAMP RUNNING SLOPES WILL NOT BE GREATER THAN 8.3% AND CROSS SLOPES WILL NOT BE GREATER THAN 2%. ADA SIDEWALK LANDINGS/TURNING SPACE SLOPES WILL NOT BE GREATER THAN 2%. SURVEY POINTS OF ADA SIDEWALK RAMPS WILL BE TAKEN AND GIVEN TO ENGINEER TO VERIFY CONFORMANCE AND IS INCIDENTAL TO PCC SIDEWALK, ADA COMPLIANT.

DATE	REVISIONS	SCALE	AS NOTED	VERIFY SCALE	FEDERAL STREET SEWER IMPROVEMENTS CITY OF DAVENPORT, IOWA			DWG. NO.
		DRAWN	EWL	BAR IS ONE INCH ON ORIGINAL DRAWING.	1800 5th Ave • Rock Island, Illinois 61201 309-786-7590 • 309-797-0996(FAX) • 877-241-8010(WATS)			17
		CHECKED	JLM	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.				
		APPROVED	LFF					
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		ISSUED FOR	REVIEW/CONST					PROJECT 22279

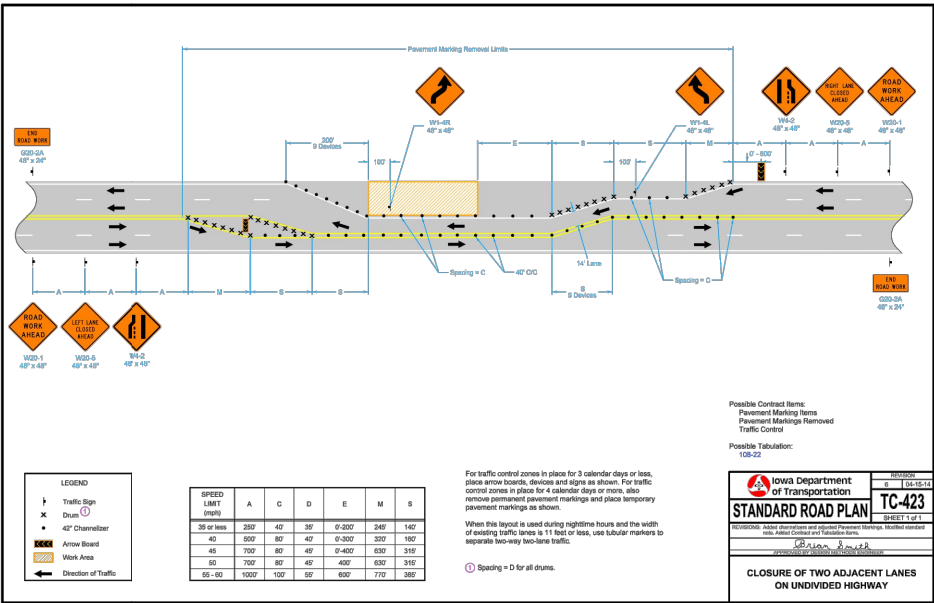
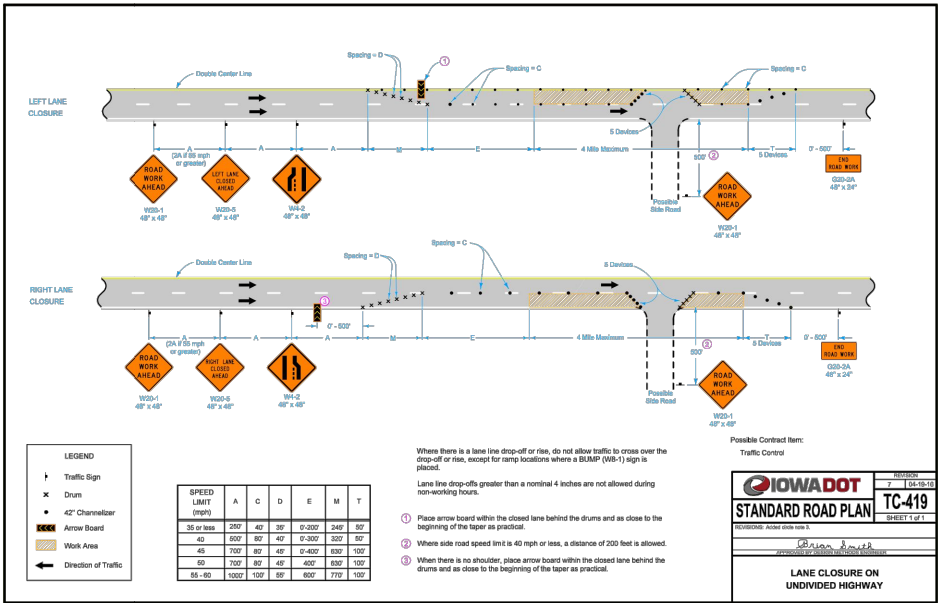


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NOTES:

1. THE CONTRACTOR SHALL SUBMIT TO THE CITY OF DAVENPORT AN INITIAL TRAFFIC CONTROL PLAN PRIOR TO BEGINNING CONSTRUCTION. CITY APPROVAL OF THE PLAN MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO INSTALLATION. AS TRAFFIC CONTROL NEEDS CHANGE, THE CONTRACTOR SHALL NOTIFY THE CITY OF THE UPCOMING CHANGES AND RECEIVE APPROVAL PRIOR TO MAKING CHANGES.
2. A MINIMUM OF ONE LANE OF TRAFFIC IN EACH DIRECTION ON RIVER DRIVE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. TRAFFIC CONTROL FOR SEWER WORK AND ASSOCIATED FULL DEPTH PATCHING AT RIVER DRIVE AND ONEIDA, AND RIVER DRIVE AND FEDERAL INTERSECTIONS SHALL CONFORM (BUT IS NOT LIMITED TO) TO IDOT STD. DRAWINGS TC-419 "LANE CLOSURE ON UNDIVIDED HIGHWAY" AND TC-423 "CLOSURE OF TWO ADJACENT LANES ON UNDIVIDED HIGHWAY" WHEN APPLICABLE DURING CONSTRUCTION.
3. TRAFFIC CONTROL SHALL CONFORM TO IDOT DETAILS AND MUTCD, 2009 EDITION.
4. ACCESS SHALL BE PROVIDED TO LOCAL BUSINESSES AND RESIDENTS AT ALL TIMES THROUGHOUT PROJECT DURATION. THE CONTRACTOR IS RESPONSIBLE FOR NECESSARY SIGNS, RE-ROUTING AND MINOR DETOURS.
5. SIDEWALKS OR BIKE PATHS THAT ARE TO BE CLOSED SHALL BE SIGNED APPROPRIATELY TO WARN PEDESTRIANS OF CLOSED SIDEWALK/BIKE PATH. SIGN INSTALLATIONS SHALL CONFORM TO THE MUTCD 2009 EDITION. ALTERNATE ROUTES SHALL BE PROVIDED WHERE SIDEWALKS ARE CLOSED AND CONTRACTOR MUST MAINTAIN A SAFE TRAVEL ROUTE FOR PEDESTRIAN AND BIKE TRAFFIC.
6. LOCAL STREETS CLOSED DUE TO CONSTRUCTION SHALL BE SIGNED FOR CLOSURES. DETOURS FOR TRAFFIC SHALL BE SIGNED AS REQUIRED BY THE CITY OF DAVENPORT. CLOSURES AND DETOURS SIGN INSTALLATIONS SHALL CONFORM TO MUTCD, 2009 EDITION.
7. STREET CLOSED SIGNS/BARRICADES SHALL BE INSTALLED ACCORDING TO MUTCD REQUIREMENTS AT ALL STREET LOCATIONS CLOSED TO CONSTRUCTION ACTIVITIES.
8. ALL TRAFFIC ROUTING FOR PROJECT DETOURS SHALL BE COORDINATED WITH ANY OTHER DETOURS THAT MAY BE IN PLACE WITHIN THE DOWNTOWN AREA.



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FEDERAL STREET SEWER IMPROVEMENTS

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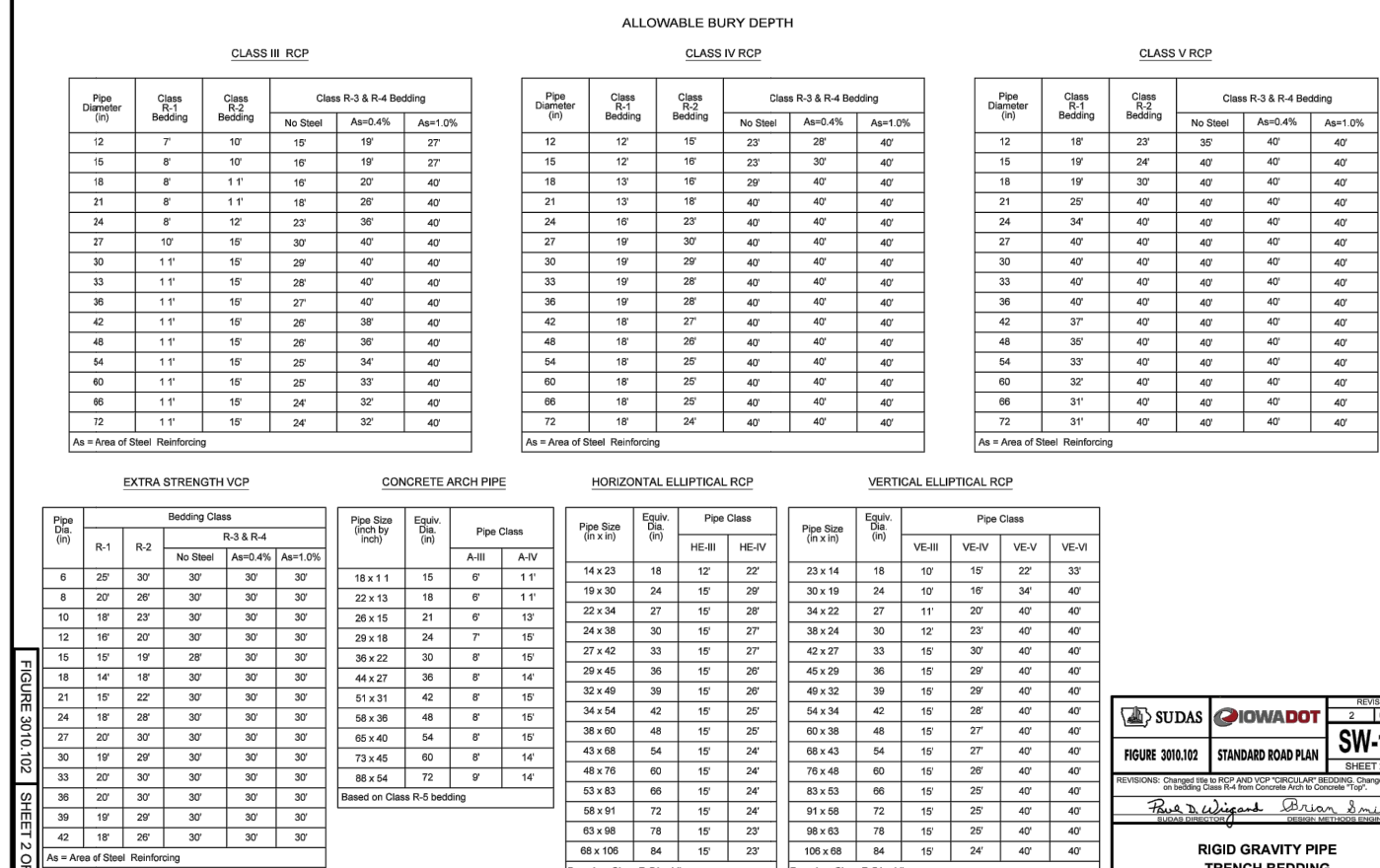
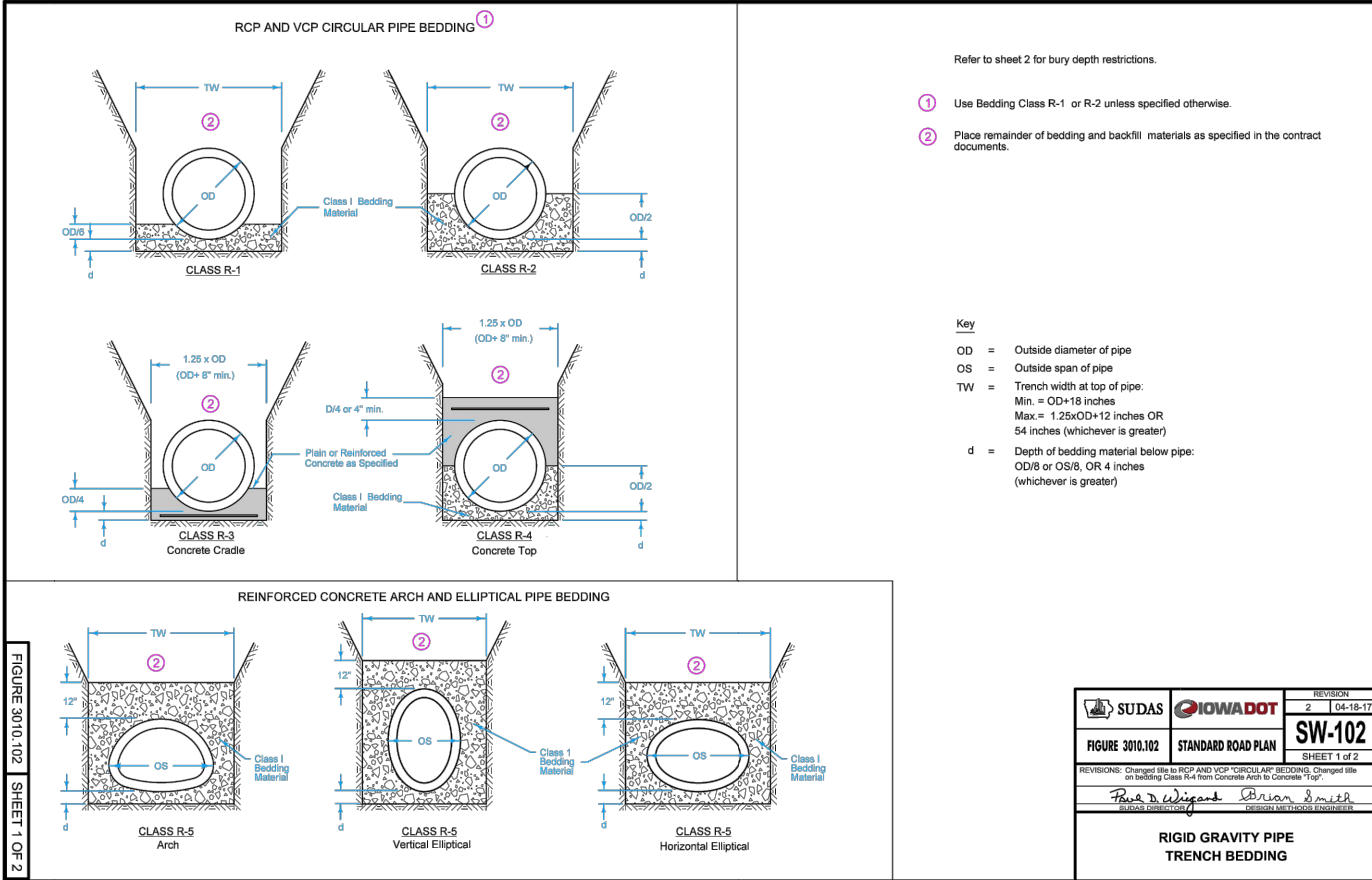
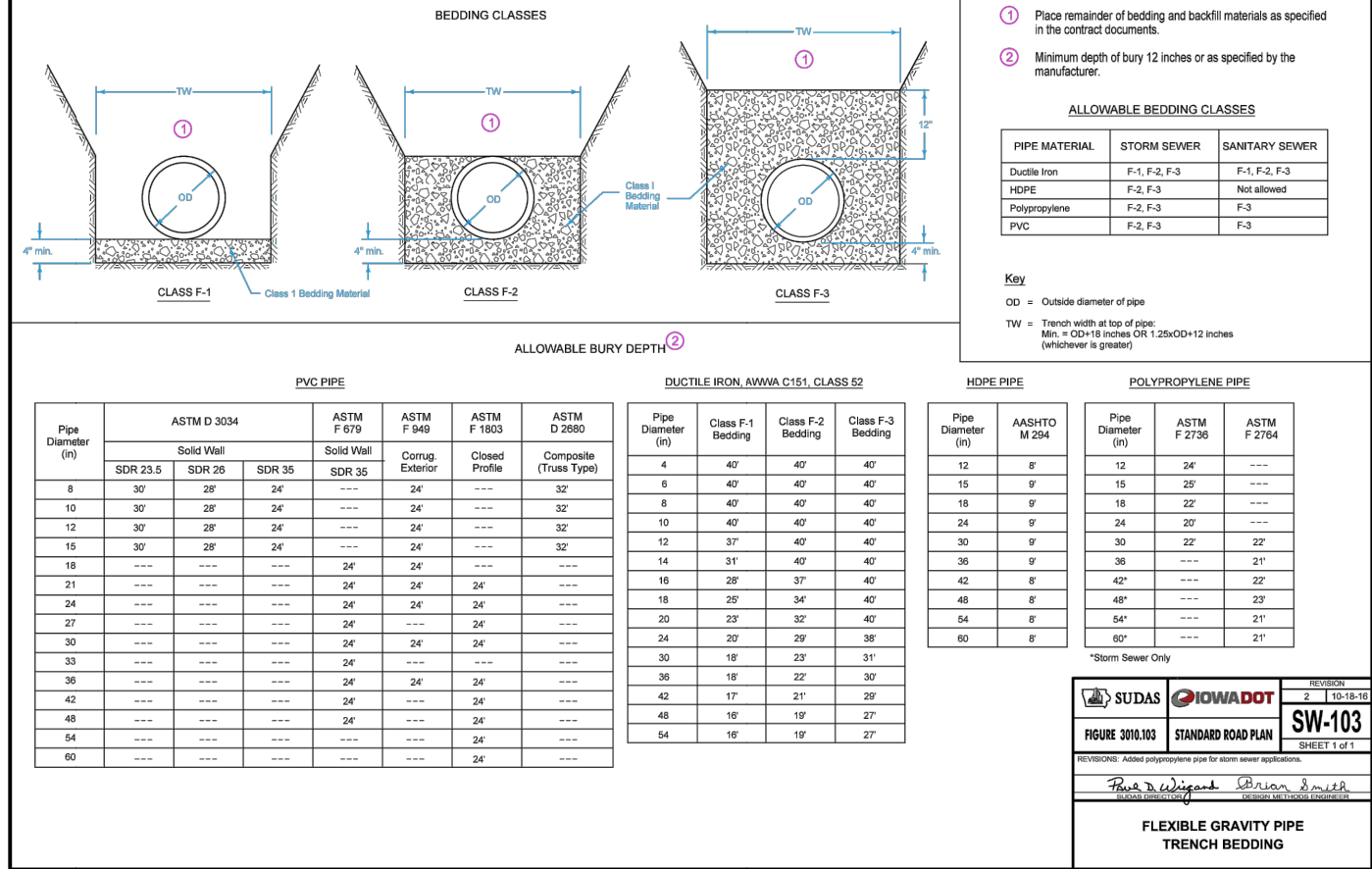
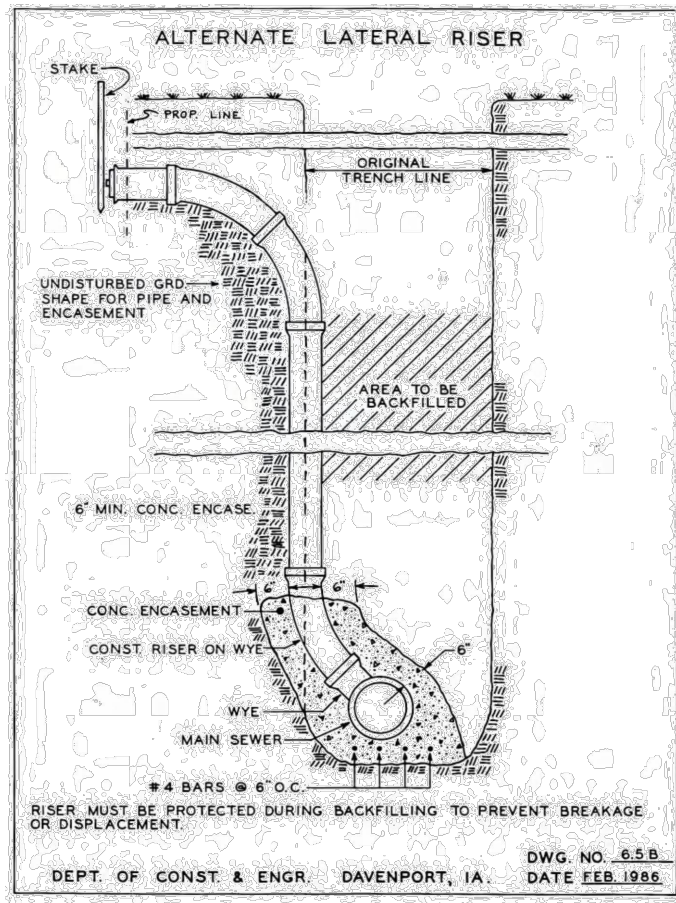
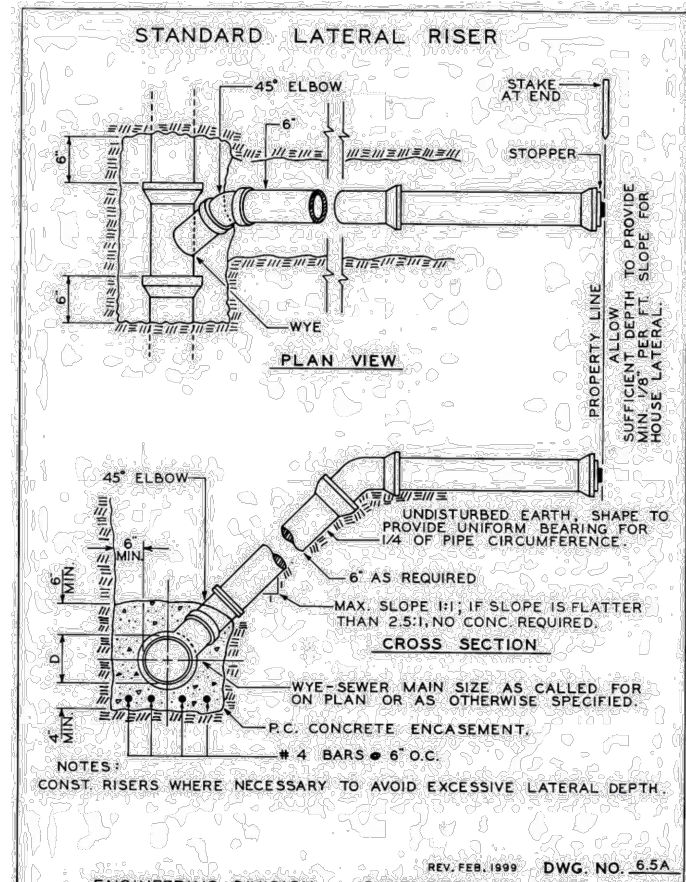
DETAILS - TRAFFIC CONTROL

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18
PROJECT
22279

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		APPROVED	LFF
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CITY OF DAVENPORT, IOWA

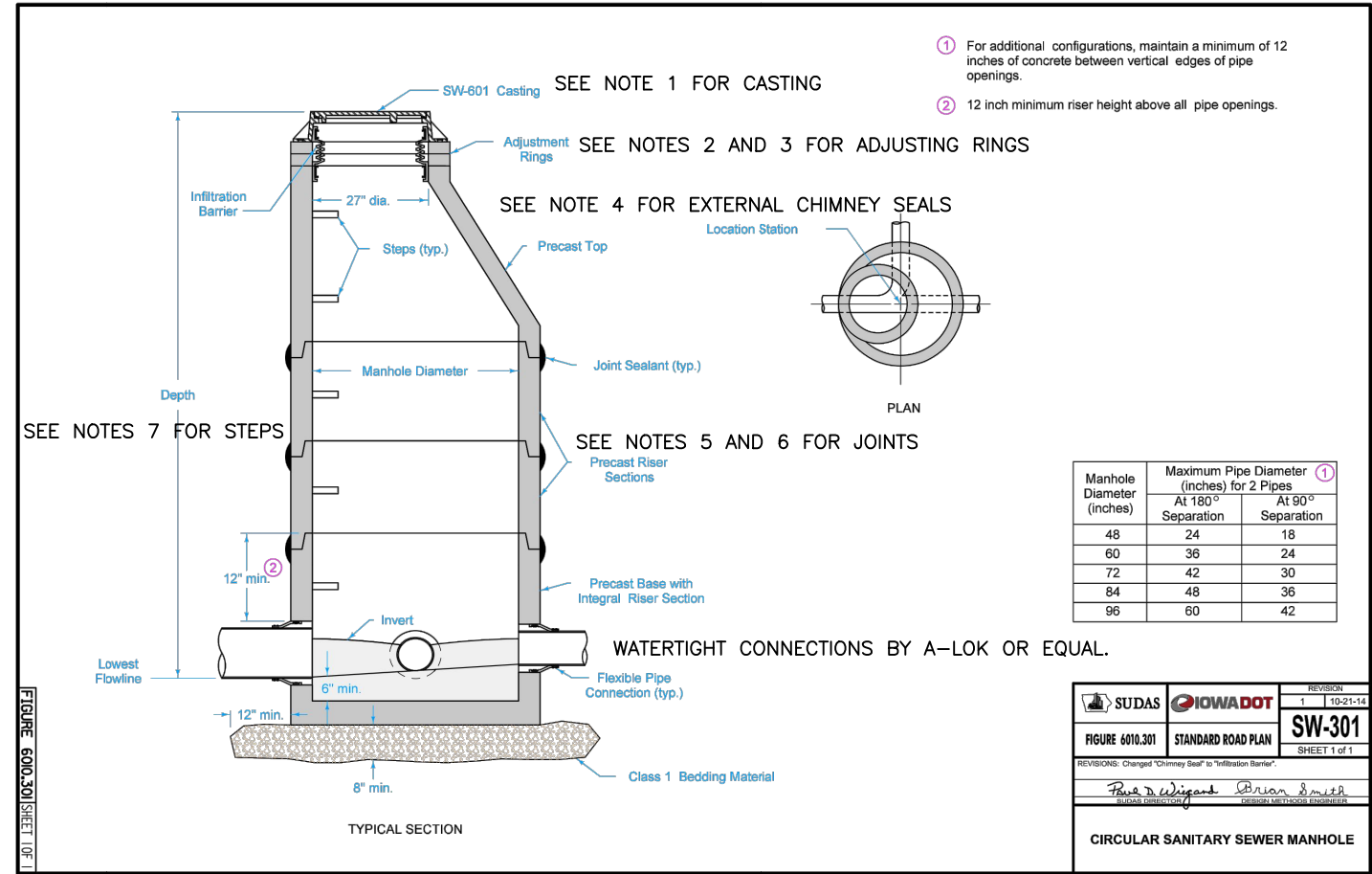
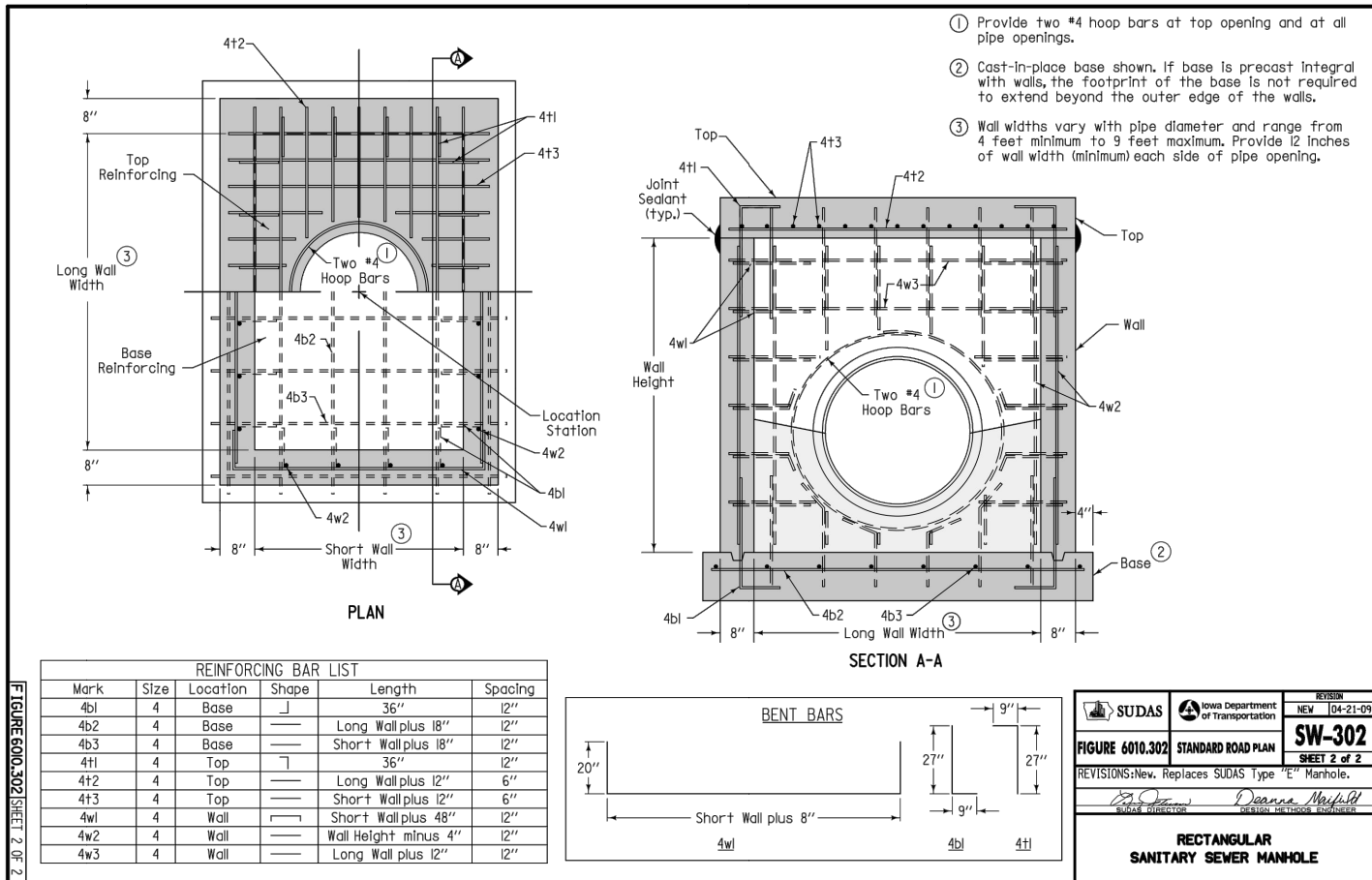
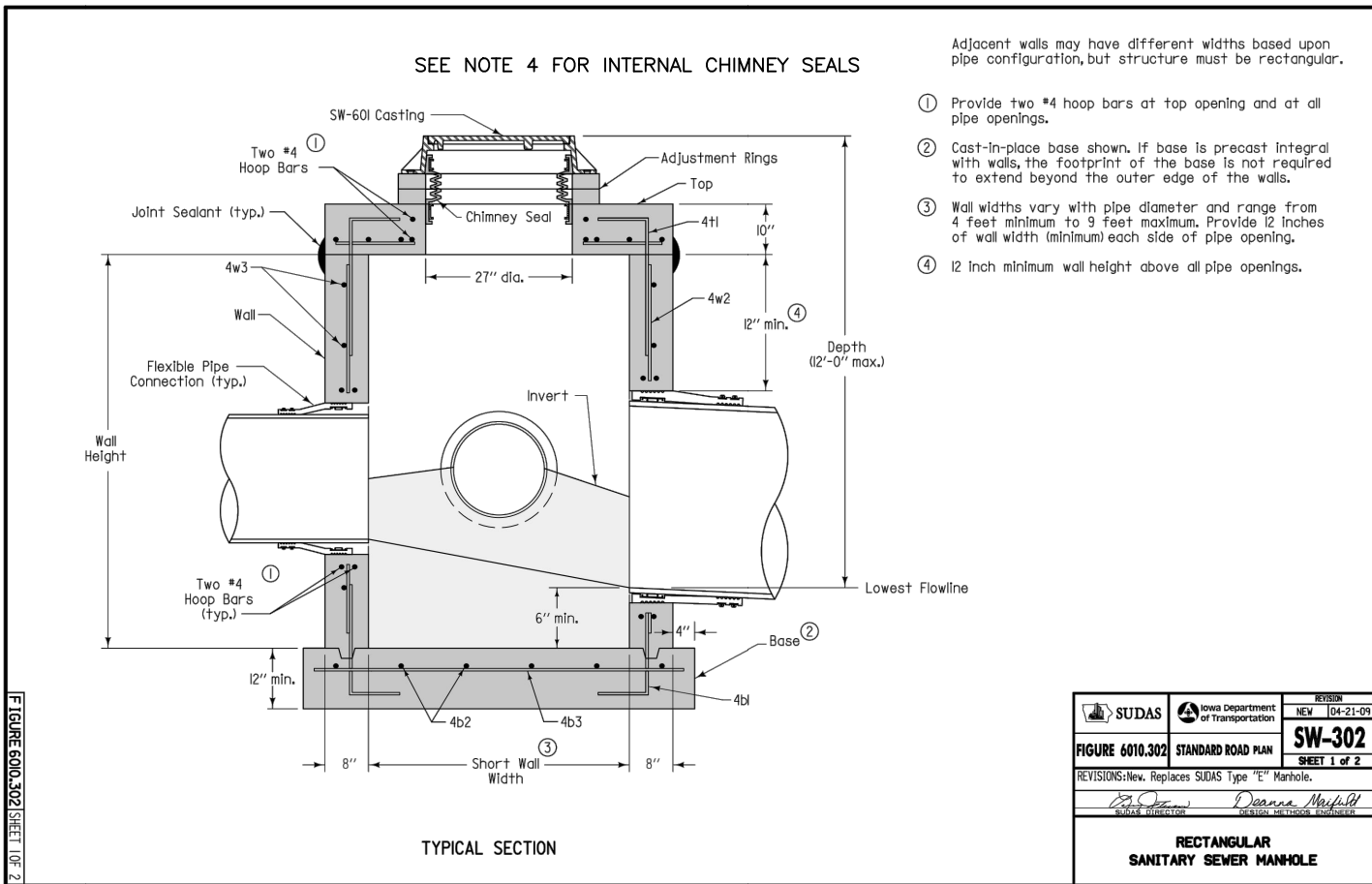
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DETAILS - PIPE BEDDING & MISCELLANEOUS

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22279

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NOTES:

- NEW SANITARY MANHOLES SHALL USE SW-601, TYPE A OR TYPE C BOLT-DOWN COVER AS CALLED OUT ON SEWER PLAN AND PROFILE SHEETS. REFER TO SUDAS FIGURE 6010.601 FOR SW-601 STANDARD DRAWING OF CASTINGS.
- MINIMUM HEIGHT OF ADJUSTING RINGS IS 4" FOR NEW MANHOLES, LESS THAN 4" CONCRETE ADJUSTING RING IS NOT ALLOWED. A 3" HDPE ADJUSTING RING(S) WILL BE ALLOWED IF NECESSARY TO PLACE RIM TO PROPER GRADE. 3" HDPE RING MUST BE APPROVED BY CITY REPRESENTATIVE. MAX HEIGHT OF ADJUSTMENT RINGS IS 12" FOR NEW MANHOLES. HEAT-SHRINKABLE CHIMNEY SEALS CANNOT BE USED WITH HDPE RINGS.
- PROVIDE HDPE, LADTECH, CRETEX PRO-RING, OR CONCRETE ADJUSTING RINGS ON NEW SANITARY MANHOLES AS NECESSARY TO PLACE COVER TO GRADE OR REQUIRED ELEVATION. ADJUSTING RINGS ARE TO BE 28.5" IN DIAMETER. USE TONGUE AND GROOVE ADJUSTING RINGS.
- NEW CIRCULAR SANITARY MANHOLES (SW-301) SHALL HAVE EXTERNAL CHIMNEY SEALS. CHIMNEY SEALS ARE TO BE HEAT-SHRINKABLE, CANUSA WRAPID-SEAL OR EQUAL. NEW RECTANGULAR SANITARY MANHOLES (SW-302) SHALL HAVE INTERNAL CHIMNEY SEALS. COMPLY WITH SUDAS SECTION 6010, 2.11
- NEW SANITARY MANHOLES SHALL HAVE RUBBER O-RING OR PROFILE GASKET JOINTS CONFORMING TO ASTM C443.
- NEW SANITARY MANHOLES SHALL HAVE EXTERIOR WATERPROOFING WITH JOINTS WRAPPED WITH BUTYL RUBBER SLEEVE THAT COMPLIES WITH ASTM C877.
- PROVIDE STEPS IN ALL MANHOLES. MANUFACTURE USING POLYPROPYLENE ENCASED STEEL AND UNIFORMLY SPACE STEPS AT 12 TO 16 INCHES.
- NEW SANITARY MANHOLES ARE TO BE MINIMUM 60" IN DIAMETER.
- WALL WIDTH DIMENSIONS FOR SW-302 RECTANGULAR SANITARY MANHOLES ARE SHOWN ON SANITARY SEWER PLAN AND PROFILE SHEETS.

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	EWL
		CHECKED	JLM
		APPROVED	LFF
		DATE	---
		ISSUED FOR	REVIEW/CONST

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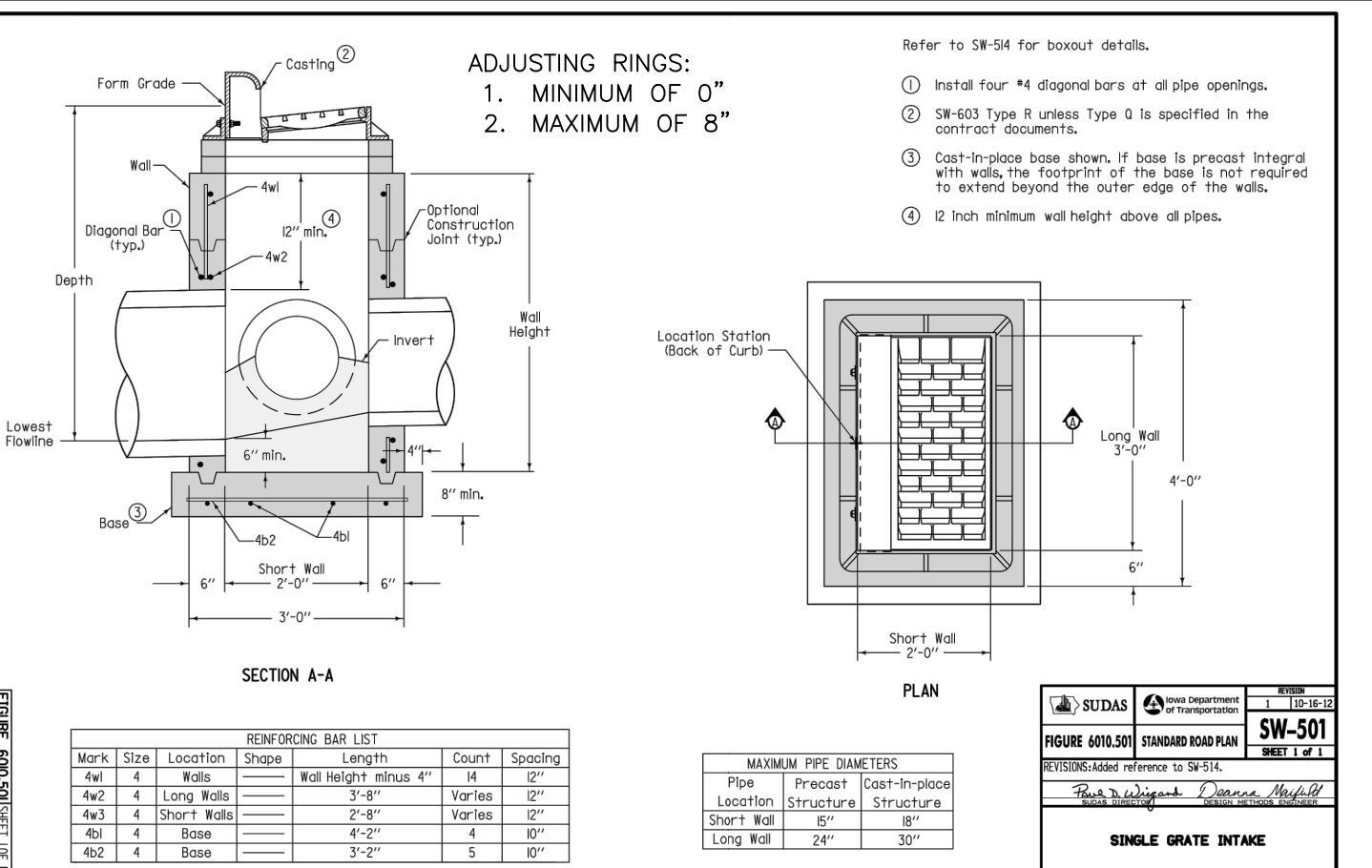
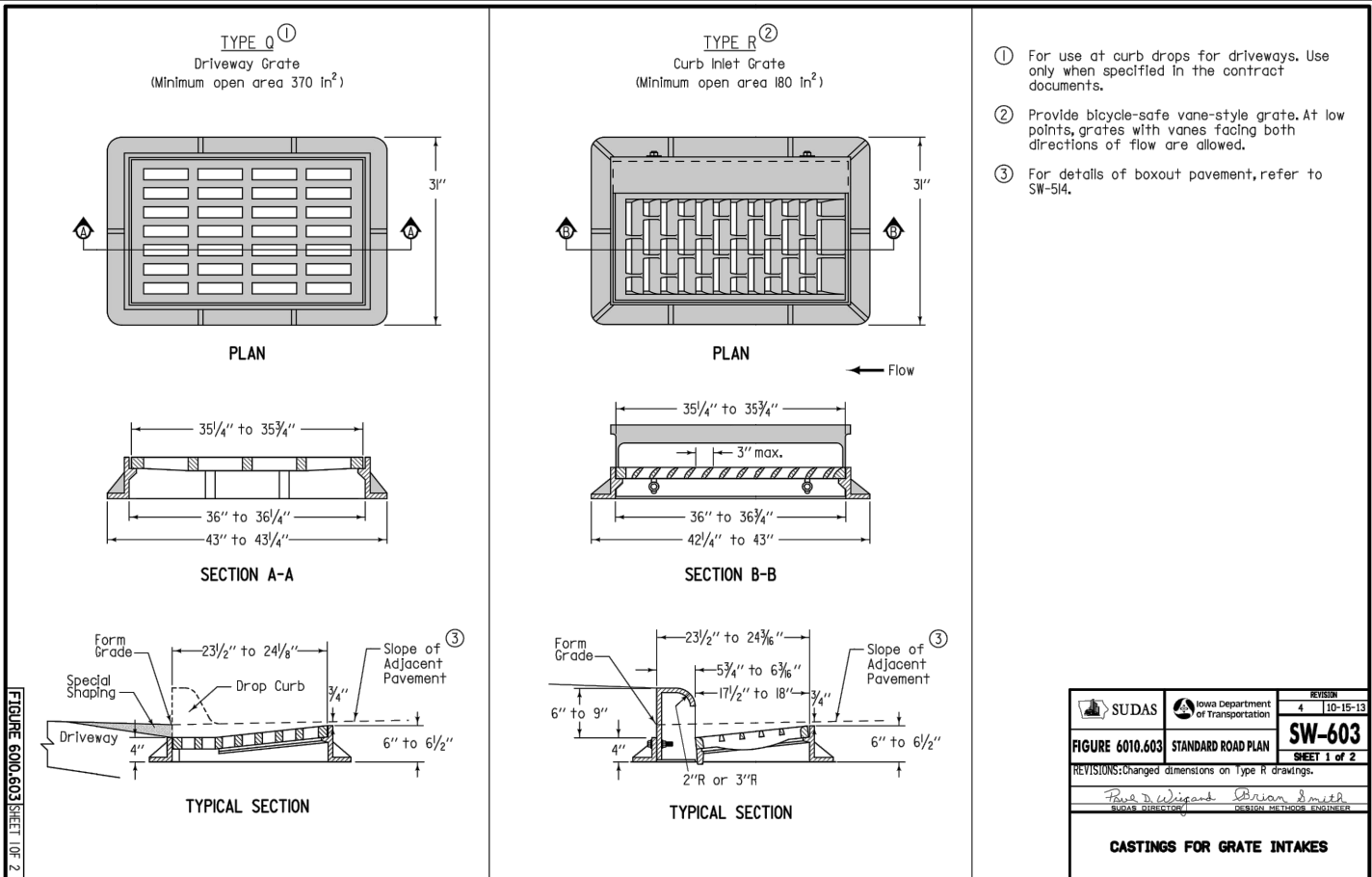
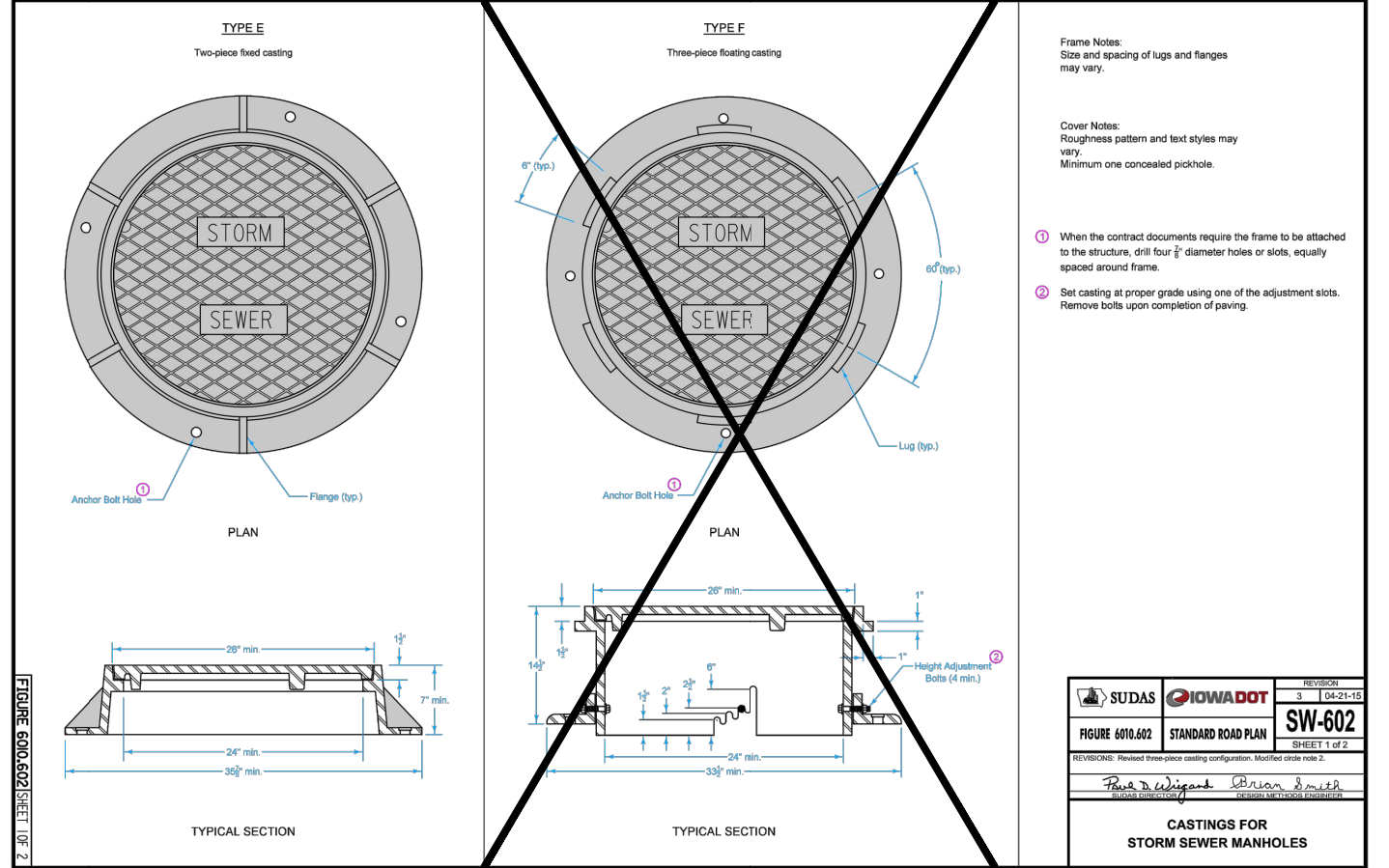
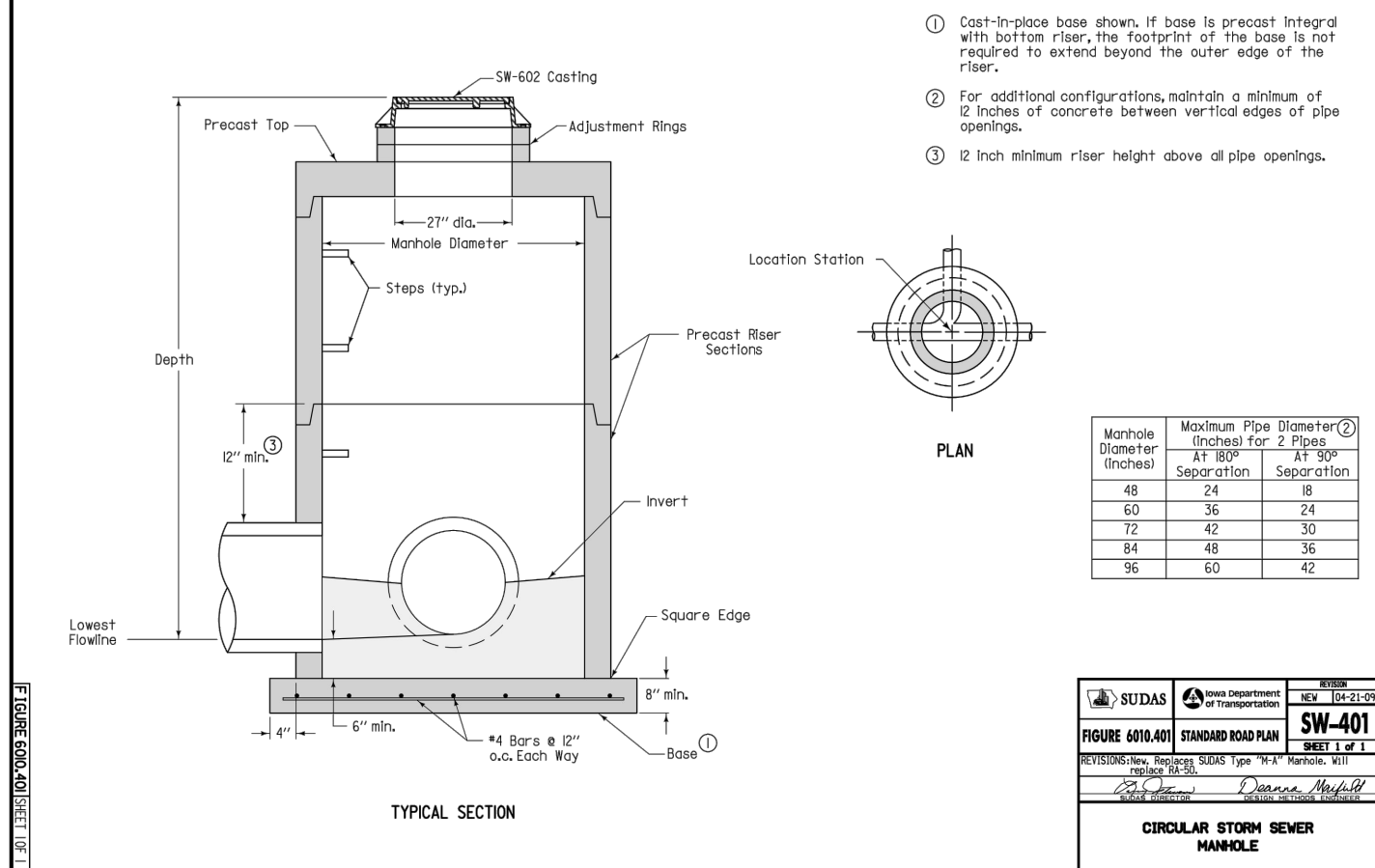


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CITY OF DAVENPORT, IOWA

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DETAILS - SANITARY MANHOLES

DWG. NO.
20
PROJECT
22279



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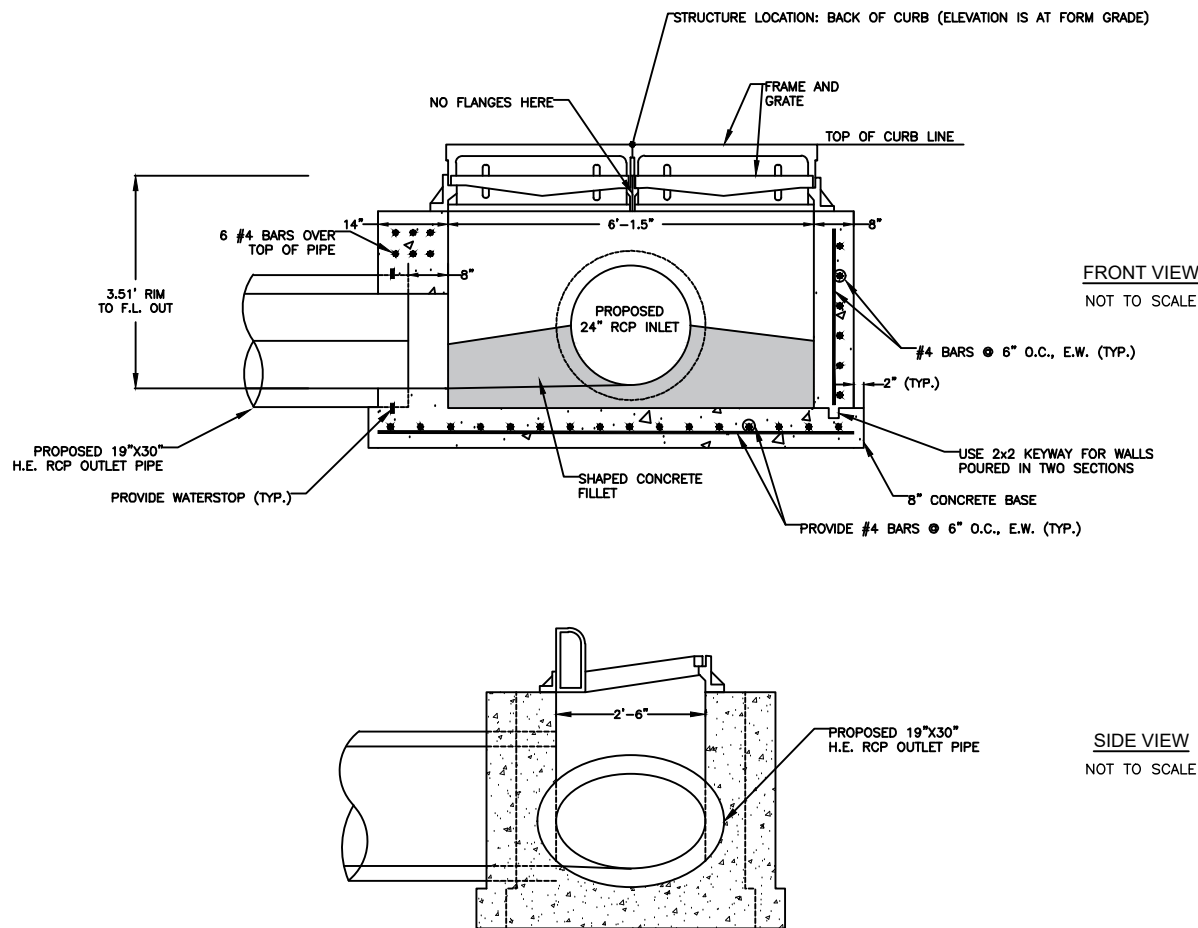
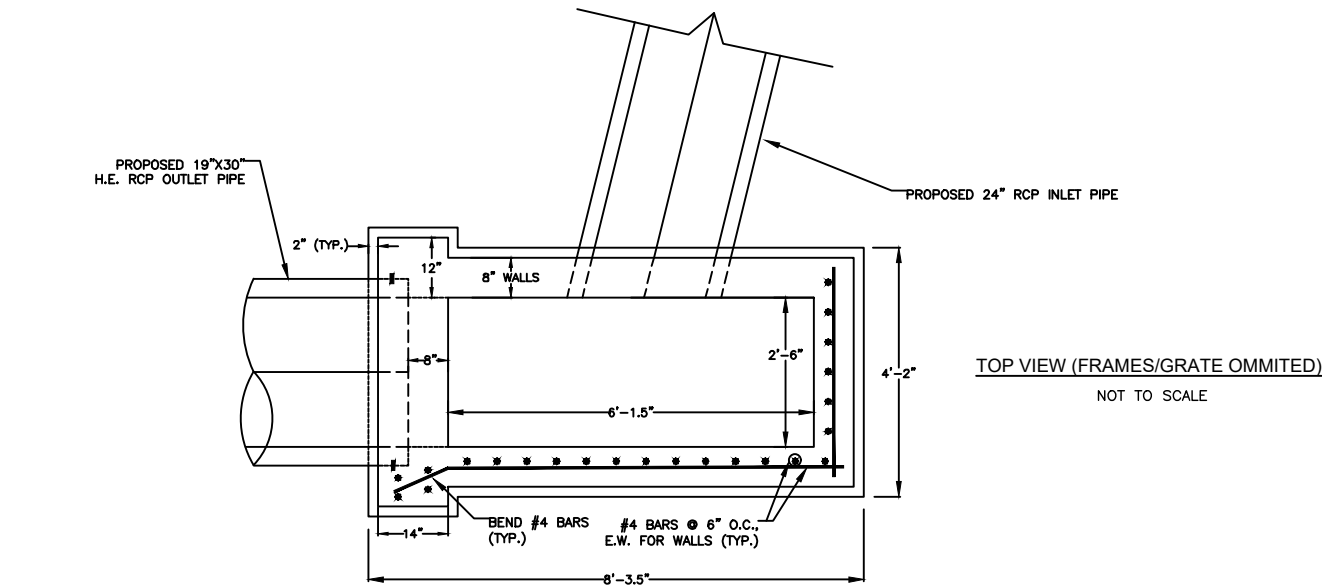
DETAILS - STORM STRUCTURES

DWG. NO.
21
PROJECT 22279

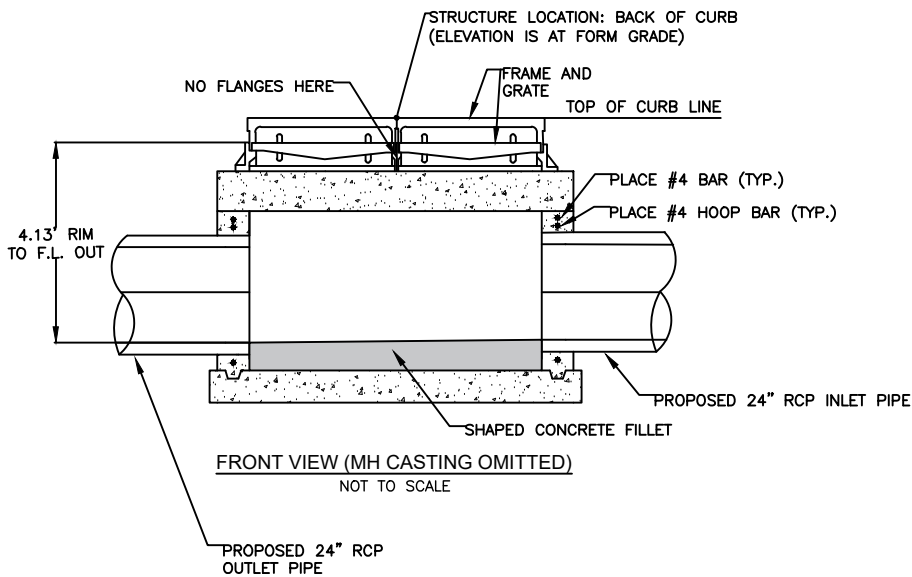
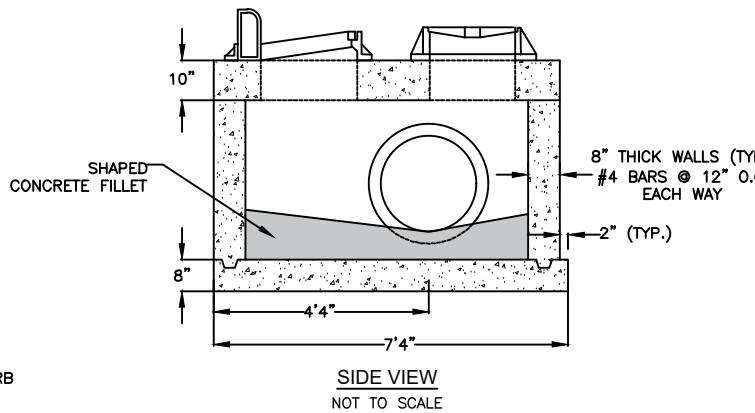
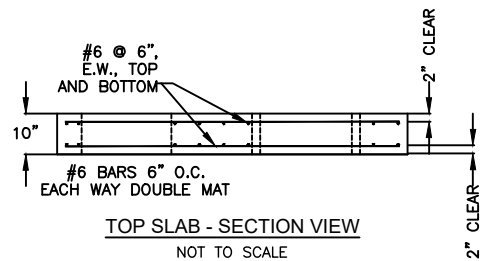
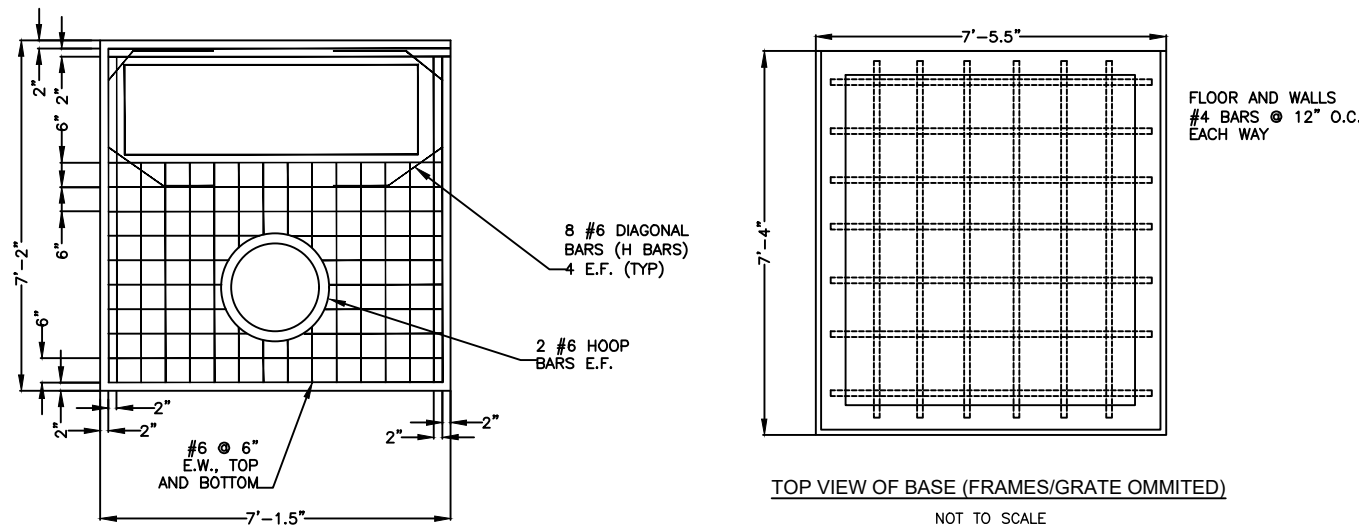
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SPECIAL INTAKE 1



SPECIAL INTAKE 2



DATE	REVISIONS	SCALE	AS NOTED
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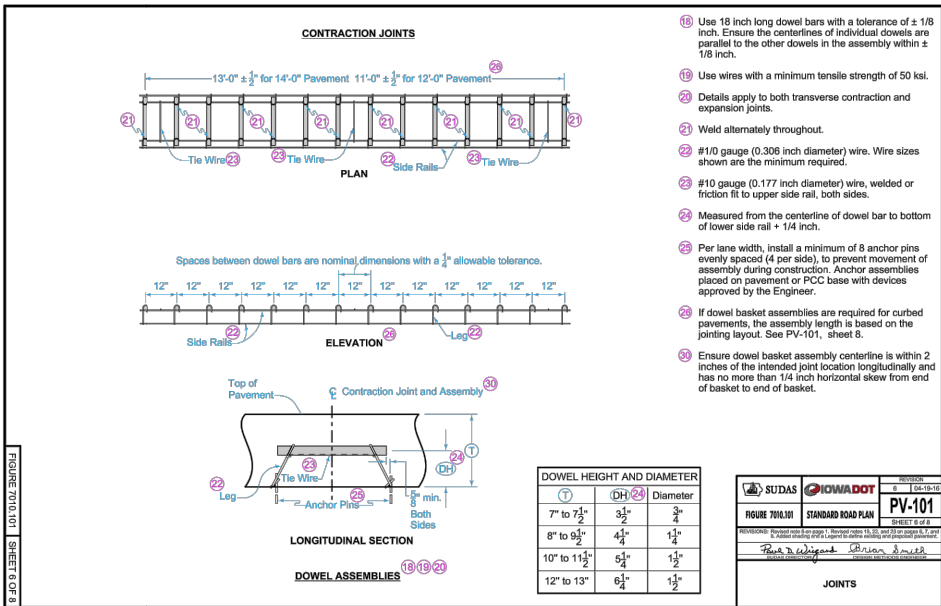
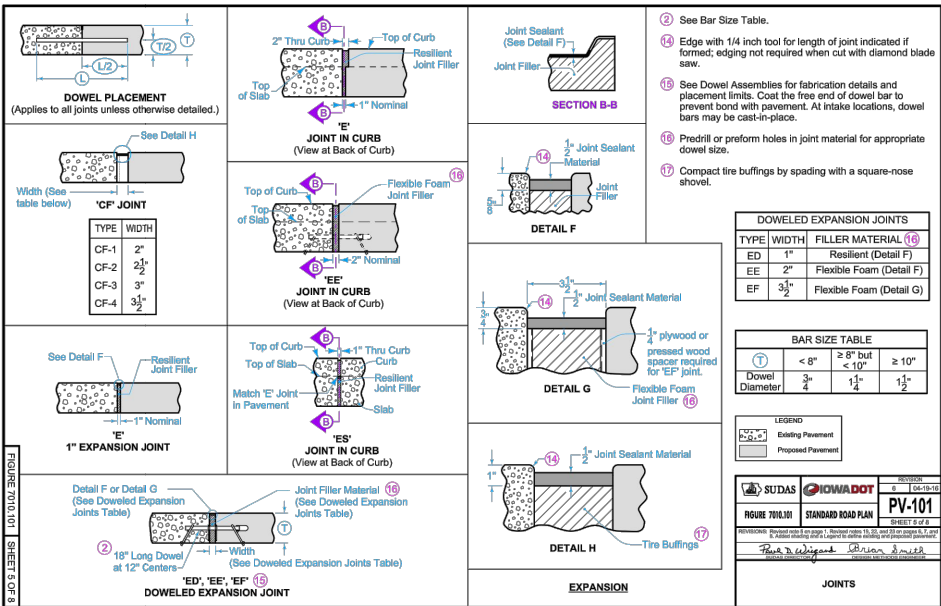
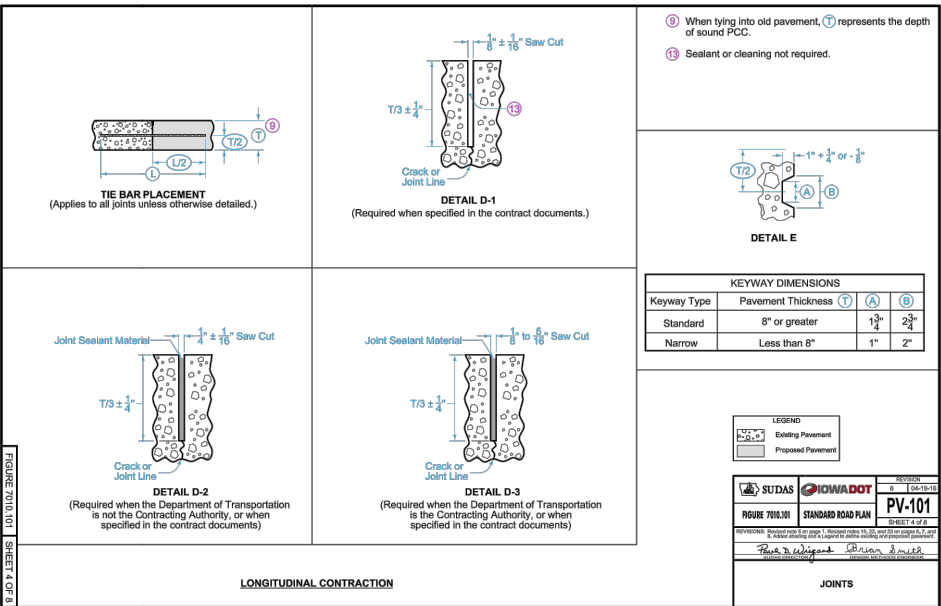
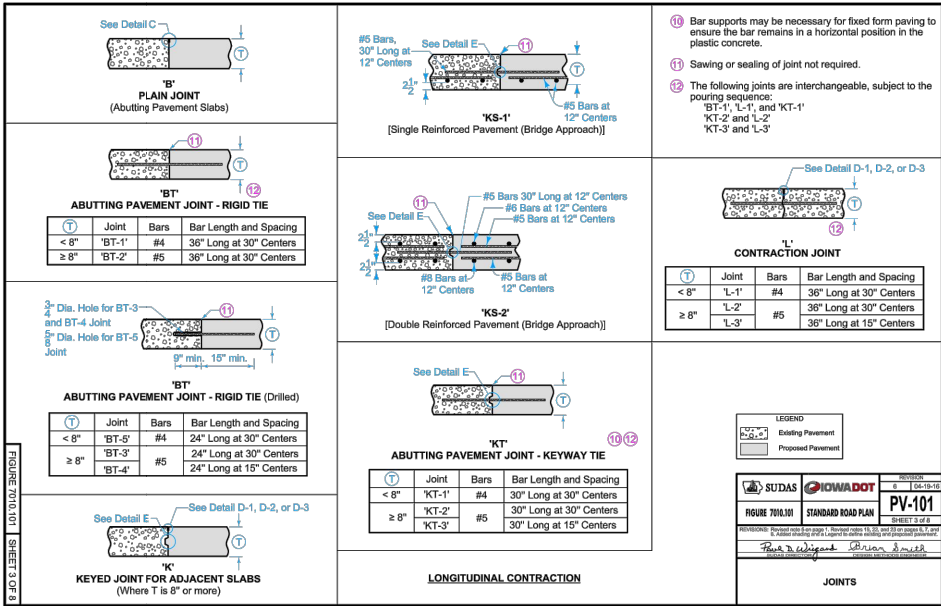
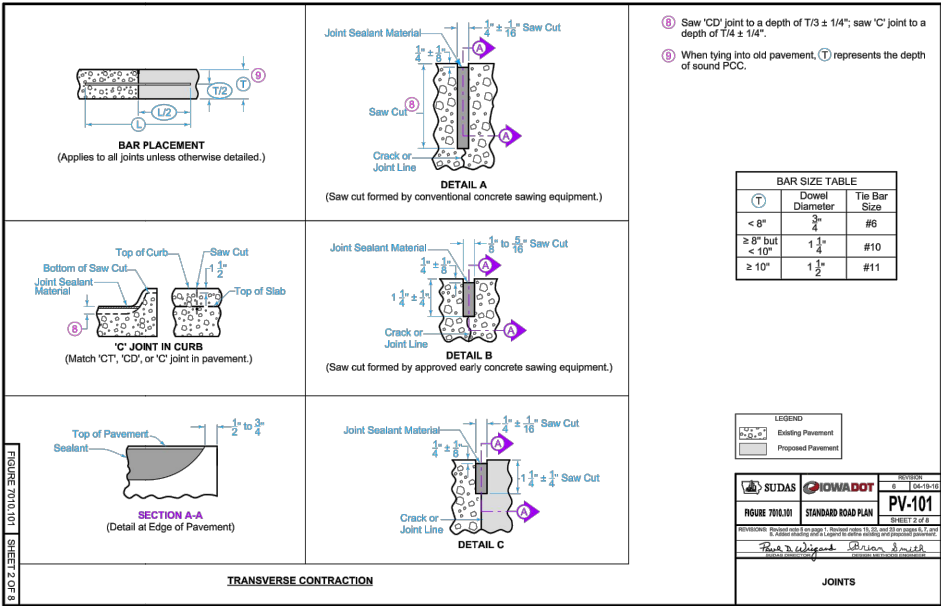
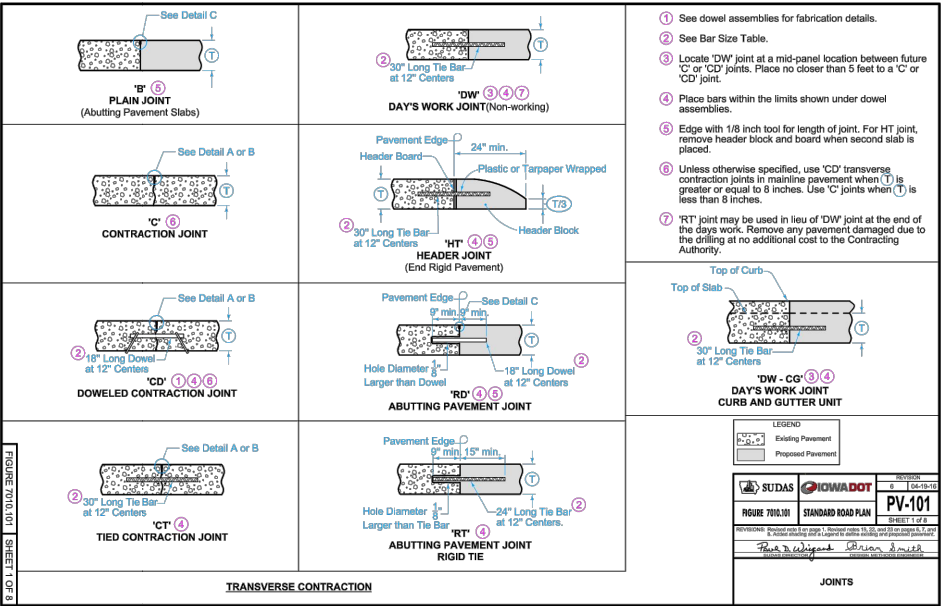


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DETAILS - SPECIAL INTAKES

DWG. NO.
22
PROJECT
22279



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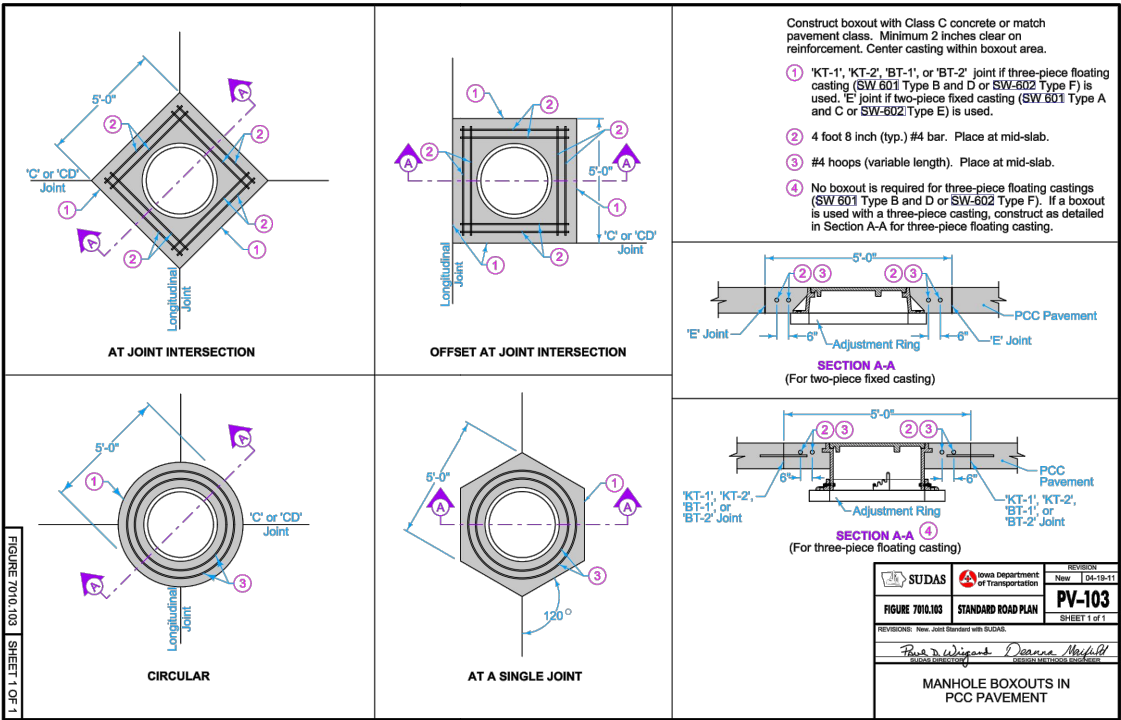
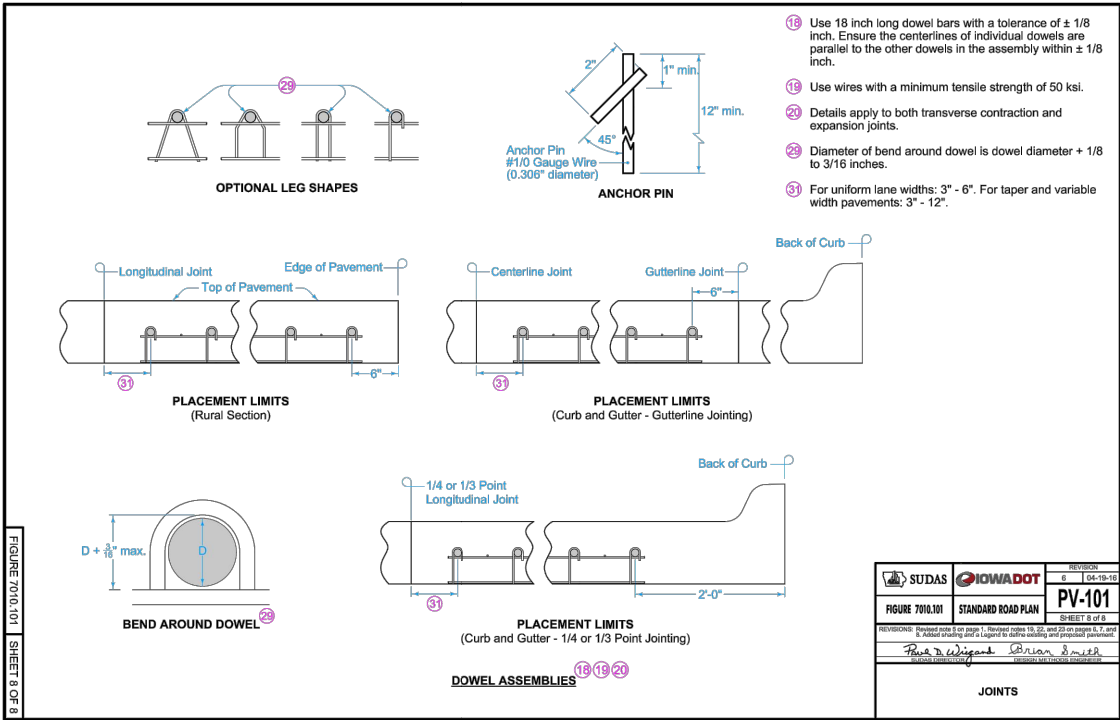
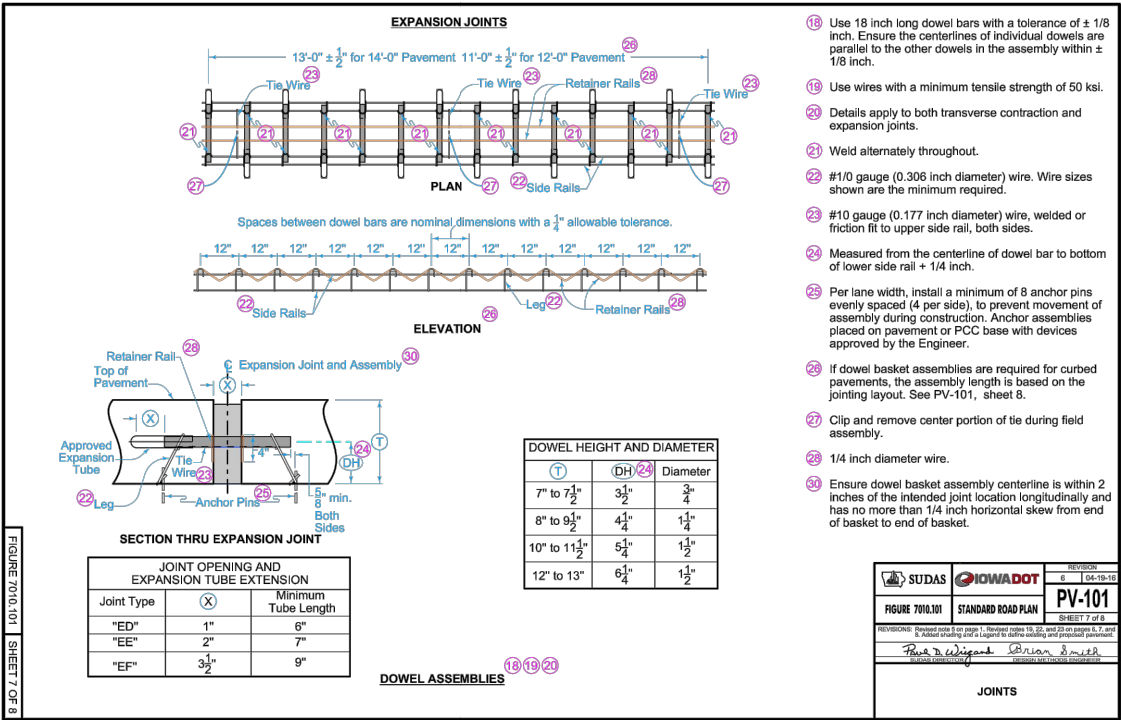
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DETAILS - PAVEMENT AND PATCHING

DWG. NO.
23
PROJECT
22279

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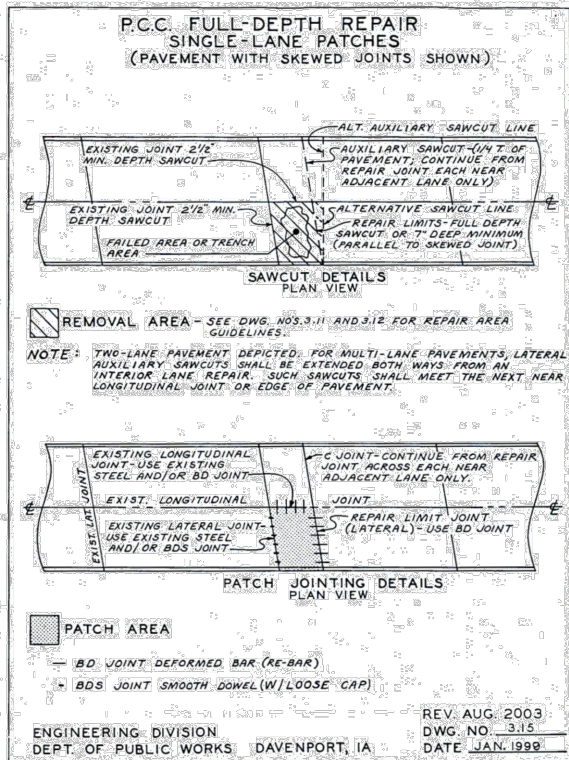
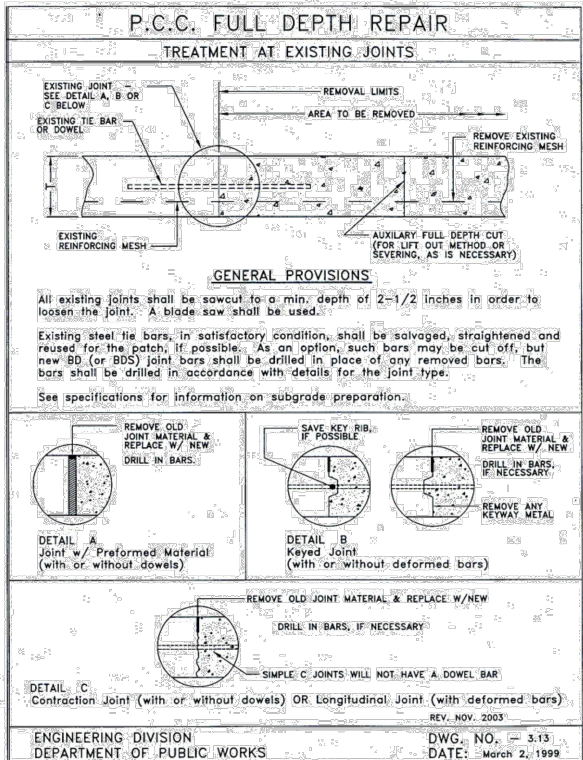
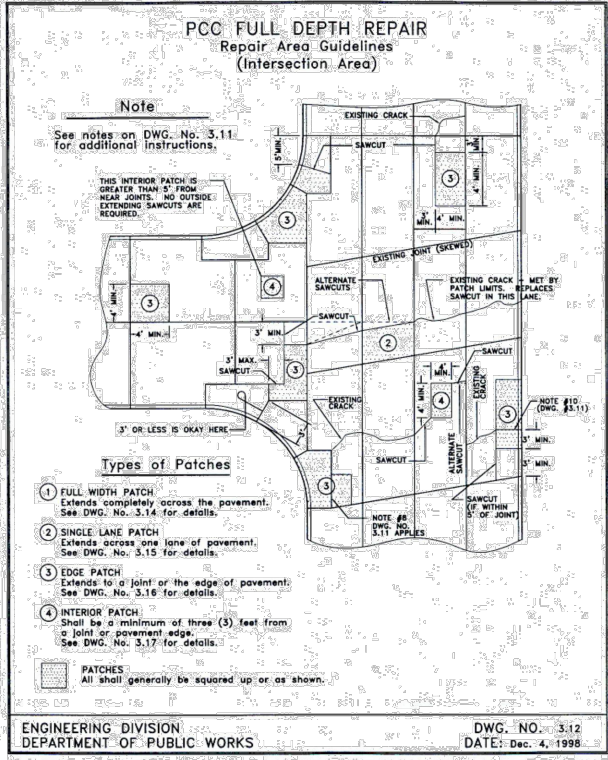
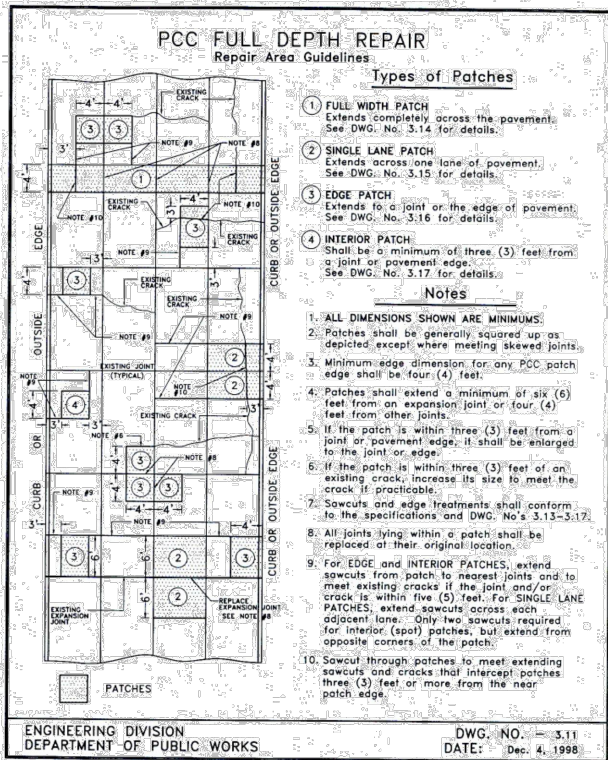
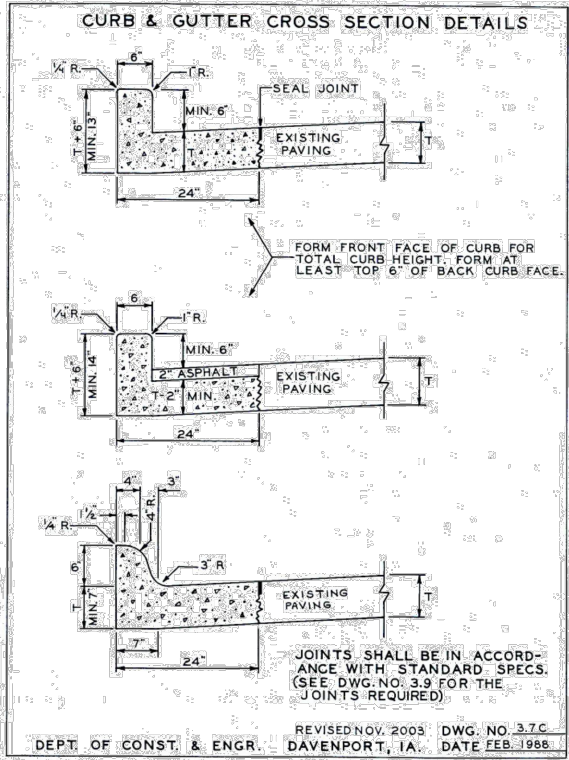
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DETAILS - PAVEMENT AND PATCHING

DWG. NO.
24
PROJECT
22279

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NOTES:

- CITY'S REPRESENTATIVE SHALL APPROVE FULL DEPTH PATCHING LIMITS AND LOCATIONS.
- SUBGRADE CONDITIONS AT FULL DEPTH PATCH LOCATIONS SHALL BE APPROVED BY CITY'S REPRESENTATIVE PRIOR TO CONSTRUCTION OF SUBBASE.
- SUBBASE CONDITIONS AND COMPACTION REQUIREMENTS MUST BE MET AND APPROVED BY CITY'S REPRESENTATIVE PRIOR TO CONSTRUCTION OF PAVEMENT.
- PCC PAVEMENT PATCHING IS TO BE 8" OR 9" THICK IN ROADWAYS AS SHOWN ON PLANS, EXCEPT FOR IN RIVER DRIVE WHERE IT IS TO BE 12" THICK. FOLLOW IDOT JOINTING AND PAVING STANDARDS.
- FULL LANE WIDTH PATCHES ARE NOT REQUIRED.
- CURB AND GUTTER IS TO BE INTEGRAL PCC PAVEMENT PATCHING AND IS INCLUDED IN RESPECTIVE PCC PAVEMENT PAY ITEMS.
- PATCHING WILL REQUIRE 6" SUBBASE, MEETING THE REQUIREMENTS FOR CLASS A CRUSHED STONE, IDOT GRADATION NO. 11. SUBBASE SHALL EXTEND MINIMUM OF 1' BEHIND BACK OF CURB IN APPLICABLE AREAS.

DATE	REVISIONS	SCALE	AS NOTED
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		CHECKED	JLM
		APPROVED	LFF
		DATE	---
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DETAILS - PAVEMENT AND PATCHING

DWG. NO.
25
PROJECT
22279

City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286
Wards: 8th

Action / Date
CD11/1/2017

Subject:

Third Consideration: Ordinance for Case No. REZ17-09: Request of Michael R. Leep, Sr. for the proposed rezoning of 13.465 acres, more or less, of property located at the southeast corner of Eastern Avenue and East 53rd Street from C-1, Neighborhood Commercial District to C-2, General Commercial District. [Ward 8]

Recommendation:

Staff concurs with the recommendation of the Plan and Zoning Commission to accept the listed findings and recommend approval of the request with the conditions outlined on the attached draft ordinance.

The vote by the Plan and Zoning Commission was unanimous in favor.

Relationship to Goals:

Welcome Investment.

Background:

Approval of the request would facilitate the construction of a multi-brand automobile dealership at this location. Additional development meeting the proposed conditions would also be permitted following affirmative action by the Council.

See attachments for the Staff Report, proposed ordinance and additional information.

ATTACHMENTS:

Type	Description
▣ Ordinance	Proposed Ordinance
▣ Ordinance	Staff Report and Attachments

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	11/15/2017 - 10:53 AM

ORDINANCE NO.

Ordinance for Case No. REZ17-09: Request of Michael R. Leep, Sr. to rezone 13.465 acres, more or less, of property located at the southeast corner of Eastern Avenue and East 53rd Street from C-1, Neighborhood Commercial District to C-2, General Commercial District [8th Ward].

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 from C-1 Neighborhood Commercial District to C-2 General Commercial District:

The Legal Description for this property is as follows:

Part of the North Half of the Southwest Quarter of Section 7, Township 78 North, Range 4 East of the 5th Principal Meridian, Scott County, Iowa, more particularly described as follows:

Commencing at the West Quarter corner of said Section 7; Thence North 87° 38' 05" East along the North line of the Southwest Quarter of said Section 7, a distance of 982.30 feet; Thence South 02° 21' 52" East, a distance of 45.00 feet to the South right of way line of 53rd Street and the POINT OF BEGINNING of the tract of land hereinafter described; Thence continuing South 02° 21' 52" East, a distance of 616.77 feet to the North line of Stone Gate East Addition; Thence South 87° 38' 58" West along said North line, a distance of 954.78 feet to the East right of way line of Eastern Avenue; Thence North 01° 42' 59" West along said East right of way line, a distance of 596.79 feet; Thence 31.19 feet along a 20.00 feet radius curve, concave Southeasterly, with a central angle of 89° 21' 03" and a 28.12 feet chord bearing North 42° 57' 33" East to the South right of way line of 53rd Street; Thence North 87° 38' 05" East, along said South right of way line, a distance of 928.03 feet to the Point of Beginning, containing 13.465 acres, or 586,530 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:

Findings:

1. The rezoning is consistent with the Comprehensive Plan Future Land Use, which designates the property as "CC" – Commercial Corridor.
2. The revised conditions will mitigate negative impacts that might be generated through the development of this site as an automobile dealership.

Conditions:

1. The conditions adopted by Ordinance 99-568 are rescinded.
2. That development complies with the provisions of Chapter 17.41, entitled "HCOD" Highway Corridor Overlay District.
3. Property owner shall dedicate right-of-way necessary for the widening and intersection improvements for East 53rd Street, at no cost to the City.
4. Design of the traffic improvements listed below shall be determined and approved by the City Traffic Engineer, supported by data revealed as part of the developer's funded traffic study and unless deferred constructed prior to the issuance of any certificates of occupancy for the property. If the City and developer determine that cost savings and ease of administration allow, access improvements for 53rd street may be deferred and completed as part of the 53rd Street widening project. Any deferral shall not be deemed a waiver of developer's responsibility to dedicate ground for the widening, or to construct or fund the traffic improvements required herein, but developer shall be expected to construct or pay for the impacts caused by its development only once.
 - a. A full access curb cut shall be permitted at the Spring Street/East 53rd Street intersection.
 - Property owner shall pay 100% of the cost of left turn and right turn deceleration lanes at the Spring Street/East 53rd Street intersection.
 - Property owner shall pay 25% up to \$40,000 for the cost of signalization at the Spring Street/East 53rd Street intersection.
 - b. A right-in/right-out driveway shall be permitted no closer than three hundred (300) feet of the Eastern Avenue/East 53rd Street intersection. Acceleration/deceleration lanes shall be constructed at the sole expense of the property owner.
 - c. A full access curb cut shall be permitted at the Eastern Avenue/East 52nd Street intersection. Property owner shall pay 100% of the cost of left turn and right turn deceleration lanes at this location.
 - d. It is acknowledged that future widening of East 53rd Street may warrant reconsideration of the degree of access control to this property.
5. That a fifty (50) foot landscape buffer (Class G, see Chapter 17.56) and 6 foot high fence be established along the south end of the property.
6. Lighting shall consist of LED Dark Sky fixtures not higher than twenty five feet. Fixtures shall be shielded from view from properties to the south and shall be powered down within one-half hour of closing to a level necessary to provide security lighting only.
7. Routine use of PA systems outside of buildings on the property shall not be permitted.

8. Car washes on the property shall not be located closer than one hundred twenty five (125) feet from the south property line, oriented so entrances and exits be oriented in an east-west direction and operate only when the dealership is open for business.
9. The following uses shall not be closer than three hundred (300) feet from the south property line:
 - a. Automobile and service and oil change facilities not part of an automobile dealership.
 - b. Any use utilizing drive-through window(s)

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 J. Klipsch
Mayor

Attest: _____
Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____



PLAN AND ZONING COMMISSION

Meeting Date: October 17, 2017
Request: Proposed rezoning of 13.465, more or less, of property at the southeast corner of Eastern Avenue and East 53rd Street from C-1 Neighborhood Commercial District to C-2 General Commercial District
Case No.: REZ17-09
Applicant: Michael R. Leep, Sr.
Contact: Matthew G. Flynn, AICP
Senior Planning Manager
mflynn@ci.davenport.ia.us
563-888-2286

Recommendation:

Staff recommends the Commission accept the findings and forward Case No. REZ17-09 to the City Council for approval, along with the listed conditions.

Introduction:

This property is proposed to be developed as a car dealership/showroom including car wash.

Background:

This property was rezoned to C-1 in 1999. C-1 does not allow car dealerships, thus, a rezoning to C-2 has been applied for. Several conditions to this rezoning were also adopted. See attached Ordinance 99-568 for specifics.

Comprehensive Plan: The Property is within the current Urban Service Boundary (USB).

Davenport+2035 designates this property as Commercial Corridor. *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.*

Technical Review:

Being in the urban service area, urban services are readily available to the site. Fire station No. 7 is less than one mile from the property.

53rd Street is slated for improvements and widening in FY19-20. This may have some impact on development and operations on this property during construction.

Public Input:

Signs have been posted on the property. A public meeting was held on September 26, 2017. Approximately 25 people attended.

36 notices to property owners have been mailed out.

To date two protests have been registered which constitutes 1.4% of the notice area.

Discussion:

Staff has suggested to the petitioner a zoning classification of PDD, Planned Development, may assist in addressing site plan concerns for the property. The applicant has indicated that finalizing a site plan will not be possible due to specific needs of multiple car dealerships looking at this property.

Conditions placed on the property in 1999 specifically called for no automobile dealerships on the property. It can be argued that improved operations and lighting technology can mitigate the concerns expressed in 1999. Further, the decision for Smart Toyota to locate immediately west of the property has changed the anticipated character of this stretch of East 53rd Street.

Comments expressed at the neighborhood meeting centered on lighting, noise, and the existing tree line along the south property line.

Lighting. The proposed condition stipulates that lighting not exceed 25 feet in height (same as Toyota), be LED Dark Sky fixtures and be shielded from residential property.

Noise. Conditions include prohibition of the use of PA systems requiring the car wash to be set back 125 feet and oriented away from residential.

Existing Tree Line. It can't be determined where the existing trees lie nor their species and health. Therefore, no conditions address the existing trees.

Staff has also discussed traffic access and control as well as stormwater management for the site.

Traffic Access and Control. Analysis of crash data reveals a number of accidents in the vicinity, including a fatal incident in 2013. Staff believes that the westernmost drive on 53rd street is too close to the intersection to be a full access. A right-in/right-out is recommended.

Additional turn and decal lanes, as well as a part of the signalization cost at Spring Street should be the responsibility of the property owner.

Stormwater Management.

Effectively managing stormwater is, (as always) a concern. The property drains to both the east and west. Shared detention is being studied for easterly flow stormwater. Flow to the west needs to be limited to not exacerbate the erosion issues that have occurred downstream.XXX

Conclusion: Staff believes through revisions to the existing conditions placed on this property in 1999, the negative impacts can be effectively managed. It can be assumed that a recommendation for approval (if that is the conclusion) will include a number of conditions designed to minimize impacts to the neighborhood to the south.

Staff Recommendation:

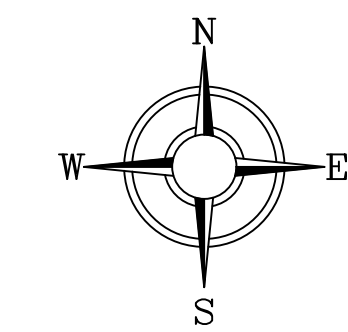
Findings:

1. The rezoning is consistent with the Comprehensive Plan Future Land Use, which designates the property as “CC” – Commercial Corridor.
2. The revised conditions will mitigate negative impacts that might be generated through the development of this site as an automobile dealership.

Conditions:

1. The conditions adopted by Ordinance 99-568 are rescinded.
2. That development complies with the provisions of Chapter 17.41, entitled “HCOD” Highway Corridor Overlay District.
3. Property owner shall dedicate right-of-way necessary for the widening and intersection improvements for East 53rd Street, at no cost to the City.
4. Design of the traffic improvements listed below shall be determined and approved by the City Traffic Engineer, supported by data revealed as part of the developer’s funded traffic study.
 - a. A full access curb cut shall be permitted at the Spring Street/East 53rd Street intersection.
 - Property owner shall pay 100% of the cost of left turn and right turn deceleration lanes at the Spring Street/East 53rd Street intersection.
 - Property owner shall pay 25% up to \$40,000 for the cost of signalization at the Spring Street/East 53rd Street intersection.
 - b. A right-in/right-out driveway shall be permitted no closer than three hundred (300) feet of the Eastern Avenue/East 53rd Street intersection. Acceleration/deceleration lanes shall be constructed at the sole expense of the property owner.
 - c. A full access curb cut shall be permitted at the Eastern Avenue/East 52nd Street intersection. Property owner shall pay 100% of the cost of left turn and right turn deceleration lanes at this location.
 - d. It is acknowledged that future widening of East 53rd Street may warrant reconsideration of the degree of access control to this property.
5. That a fifty (50) foot landscape buffer (Class G, see Chapter 17.56) and 6 foot high fence be established along the south end of the property.
6. Lighting shall consist of LED Dark Sky fixtures not higher than twenty five feet. Fixtures shall be shielded from view from properties to the south and shall be powered down within one-half hour of closing to a level necessary to provide security lighting only.
7. Routine use of PA systems outside of buildings on the property shall not be permitted.
8. Car washes on the property shall not be located closer than one hundred twenty five (125) feet from the south property line, oriented so entrances and exits be oriented in an east-west direction and operate only when the dealership is open for business.
9. The following uses shall not be closer than three hundred (300) feet from the south property line:
 - a. Automobile and service and oil change facilities not part of an automobile dealership.
 - b. Any use utilizing drive-through window(s)

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.

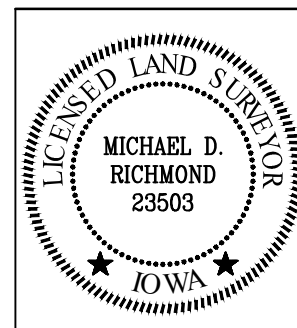


GRAPHIC SCALE

(IN FEET)

1" = 100' (24x36)

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



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

REZ17-09: SPEER - LEEP Rezoning C-1 to C-2
SURROUNDING ZONING



0 162.5 325 650 975 1,300 Feet
1 inch = 733 feet





226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

Property Address* Vacant Land - Parcel No.'s N0709-01A and N0709-01B

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

Applicant (Primary Contact)**

Name: Michael R. Leep, Sr.
Company:
Address: 5201 N. Grape Road
City/State/Zip: Mishawaka, IN 46545
Phone: 574-272-2015
Email: mikeleepsr@GurleyLeep.com

Owner (if different from Applicant)

Name: Shella M. Speer Living Trust
Company:
Address: 2231 E. 45th Street
City/State/Zip: Davenport, IA 52807
Phone: 563-359-3646
Email: reclosers1@gmail.com

Engineer (if applicable)

Name: Jason Holdorf
Company: Missman, Inc.
Address: 1717 State Street, Ste. 201
City/State/Zip: Bettendorf, IA 52722
Phone: 563-340-9885
Email: jasonh@missman.com

Architect (if applicable)

Name: Renee Kobayashi
Company: Forum Architects, LLC
Address: 122 S. Michigan St., Ste. 200
City/State/Zip: South Bend, IN 46601
Phone: 574-233-2119
Email: rkobayashi@forumarchitectsllc.com

Attorney (if applicable)

Name: Thomas J. Pastrnak/Gregory S. Jaeger
Company: Pastrnak Law Firm, P.C.
Address: 313 W. 3rd Street
City/State/Zip: Davenport, IA 52801
Phone: 563-323-7737
Email: tpastrnak@pastrnak.com/gjaeger@pastrnak.com

Application Form Type:

Plan and Zoning Commission

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

Zoning Board of Adjustment

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

Design Review Board

- Certificate of Design Approval ☒
Demolition Request in the Downtown ☐

Historic Preservation Commission

- Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

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

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

Request:

Existing Zoning: C-1 Neighborhood Shopping District, subject to conditions and use restrictions based on Ordinance #99-568
Proposed Zoning Map Amendment: C-2 to permit the development of a car dealership with automobile showroom to allow the sale and service (including car wash as part of such service) of new (i.e., Porsche, VW, Audi, Mercedes) and used vehicles
Total Land Area: 13.435 Acres ☒
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☒ No

Submittal Requirements:

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

Formal Procedure:

- (1) Application:
 - Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Public Notice for the Plan and Zoning Commission public hearing:
 - After submitting the application the applicant shall post notification sign(s) supplied by the City on property at least two weeks prior to the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request. Failure to post signs as required may result in a delay of the request.
 - The applicant shall hold a neighborhood meeting as per the attached meeting guidelines.
 - Planning staff will send a public hearing notice to surrounding property owners.
- (3) Plan and Zoning Commission's consideration of the request:
 - Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (4) City Council's consideration of the request:
 - Planning staff will send a public hearing notice to surrounding property owners.
 - The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant: Thomas J. Pastrnak/Gregory S. Jager as atty for Applicant

Date: 9-8-17

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

Received by: _____

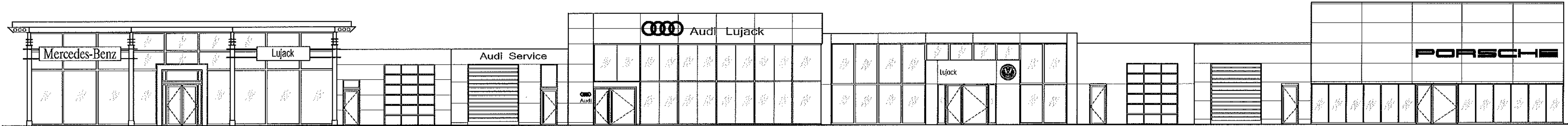
Planning staff

Date: Date of the Public Hearing:

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



CONCEPTUAL SITE PLAN



BUILDING SECTION PROFILE

RECORDED OF DEEDS
SCOTT COUNTY, IOWA

ORDINANCE for the rezoning of 19.32 acres, more or less, of real property located east of Eastern Avenue and south of 53rd Street from "R-4 PUD" Planned Unit Development and "R-5M PUD" Planned Unit Development and "C-O" Office Shop District to "C-1" Neighborhood Shopping District to allow commercial development. Sheila Speer, petitioner.

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 from "R-4 PUD" and "R-5M PUD" Planned Unit Development and "C-O" Office Shop District to "C-1" Neighborhood Shopping District - Sheila Speer, petitioner. The property has the following legal description:

Part of the Southwest Quarter of Section 7, Township 78 North, Range 4 East of the 5th P.M. being more particularly described as follows:

The North One-Half of the Northwest Quarter of the Southwest Quarter of Section 7, Township 78 North, Range 4 East of the 5th P.M. excepting therefrom the public rights-of-way for Eastern Avenue and 53rd Street as they currently exist. Tract contains 19.32 acres, more or less.

The rezoning is to allow commercial development. The rezoning is subject to the following special conditions:

1. that development comply with the provisions of Chapters 17.41 and 17.56 of the 1995 Davenport Municipal Code entitled "HCOD" Highway Corridor Overlay District and "Site Plans" respectively;
2. that access to the subject property be located no closer to the intersection of 53rd Street and Eastern Avenue than 300 feet and that all access locations be approved by the City Traffic Engineer;
3. that left turn lanes be developed for the major access locations at the petitioner's sole expense and that these lanes be installed prior to the start of construction for any part of the property and that these lanes be constructed to City specifications;
4. that right turn deceleration lanes also be installed for each access location at the petitioner's sole expense and that these lanes be installed prior to the start of construction for any part of the property and that these lanes be developed to City specifications;
5. that a stormwater management plan for the subject property be at full projected development be submitted to and approved by the Engineering Division of the Public Works Department prior to commencing any grading activity;
6. that the City receive a copy of the petitioner's NPDES General Permit No. 2 prior to commencing any grading activity;
7. that should the City's Traffic Engineer determine that additional traffic improvements will be necessary due to this development, the cost of the improvements shall be the responsibility of the petitioner whose project made them necessary;
8. that the required landscaped buffer along the southern boundary of the subject property, adjoining the Eastern Avenue Partners property, be at least fifty (50) feet in width and include a six-foot

wooden privacy fence when adjoining residential uses to the south;
and

9. that the uses permitted to be developed or established on the subject property shall be those listed within the C-1 zoning classification, with the exclusion of:

- a. automobile service and oil change operations;
- b. public garage or sales or service operations for automobiles;
- c. automobile wash operations;
- d. movie theaters;
- e. laundromats;
- f. any "adult businesses" as defined in Chapter 17.47; and
- g. storage garages.

In addition, convenience stores and restaurants with drive-up window service shall be permitted only within the area within 300 feet of both Eastern Avenue and East 53rd Street.

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

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

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



First Consideration December 1, 1999

Second Consideration December 15, 1999

Approved December 15, 1999

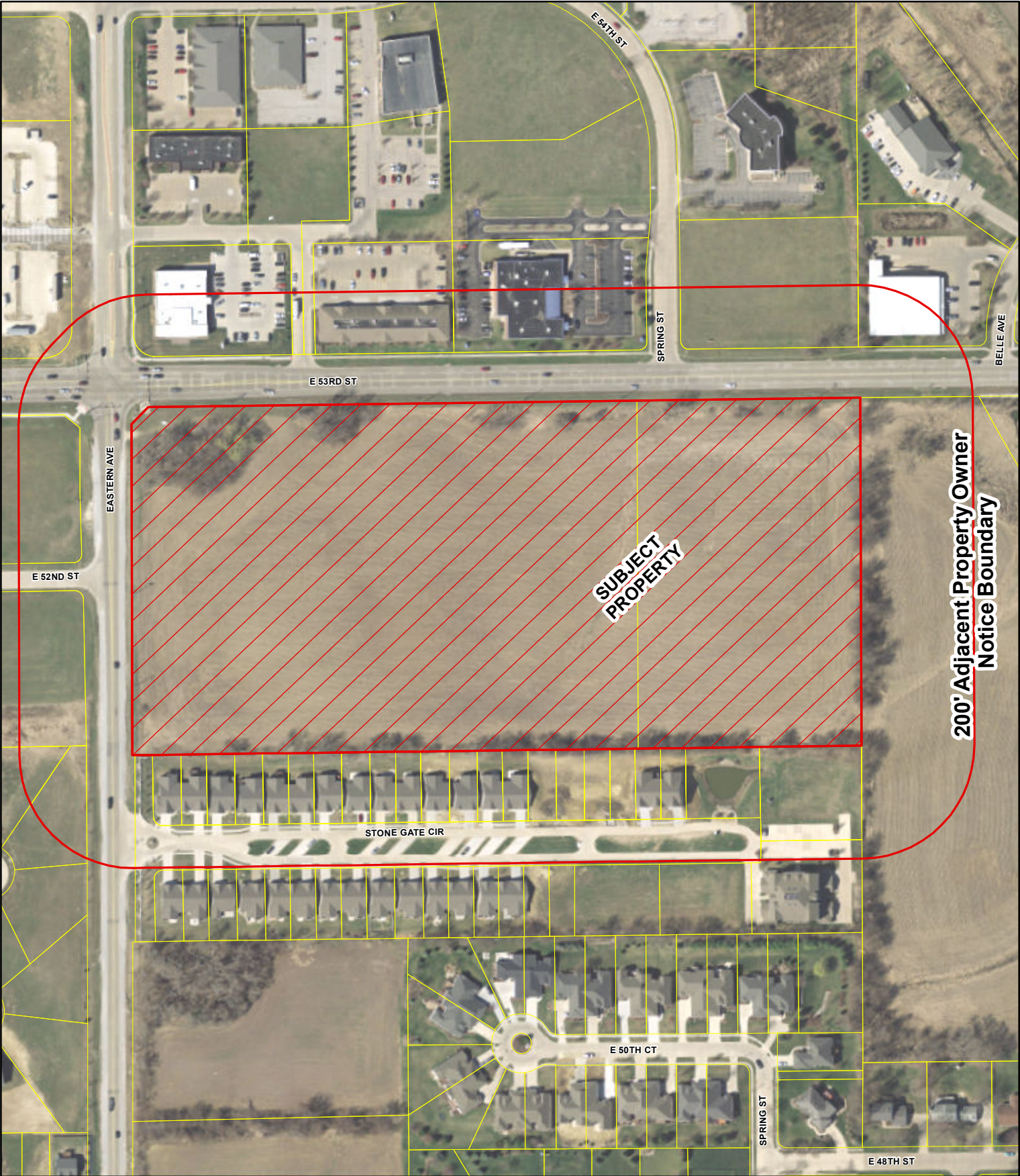
Phillip C. Yerington
Phillip C. Yerington
Mayor

Attest:

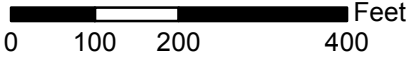
Jackie E. Ragsdale
Jackie E. Ragsdale CMC
Deputy City Clerk

Published in the Quad-City Times on December 28, 1999

**Plan & Zoning Commission: Adjacent Property Owner Notice Area
Request for a Zoning Map Amendment (Rezoning)**



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.





City of Davenport

226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7711 TDD: 563-326-6145
www.cityofdavenportiowa.com

PUBLIC HEARING NOTICE

September 22, 2017

Dear Property Owner:

The Davenport Plan and Zoning Commission will conduct a public hearing for a proposed rezoning from C-1, Neighborhood Commercial District to C-2, General Commercial District for the property located at the southeast corner of 53rd Street and Eastern Avenue. The developer, Michael R. Leep, Sr. proposes to construct an automobile dealership on the property. (see attached map).

The Plan and Zoning Commission public hearing will be held:

Tuesday, October 3, 2017, 5:00 p.m.
City Council Chambers, City Hall
226 West 4th Street

You are welcome to attend and provide comments. As a property owner within 200 feet of the subject property, you have the opportunity to protest the action. Fill out and return to our office the form at the bottom of the page if you choose to do so.

If you cannot attend this meeting and have questions or concerns, feel free to contact me directly using the contact information below.

Sincerely,

Matthew G. Flynn, AICP
Senior Planning Manager
City of Davenport
matt.flynn@ci.davenport.ia.us
563-888-2286

I, the undersigned, PROTEST /DO NOT PROTEST (circle one) the proposed rezoning of the southeast corner of E 53rd Street and Eastern Ave. by Michael R. Leep, Sr.
(Case No. REZ17-09)

Signature

Date

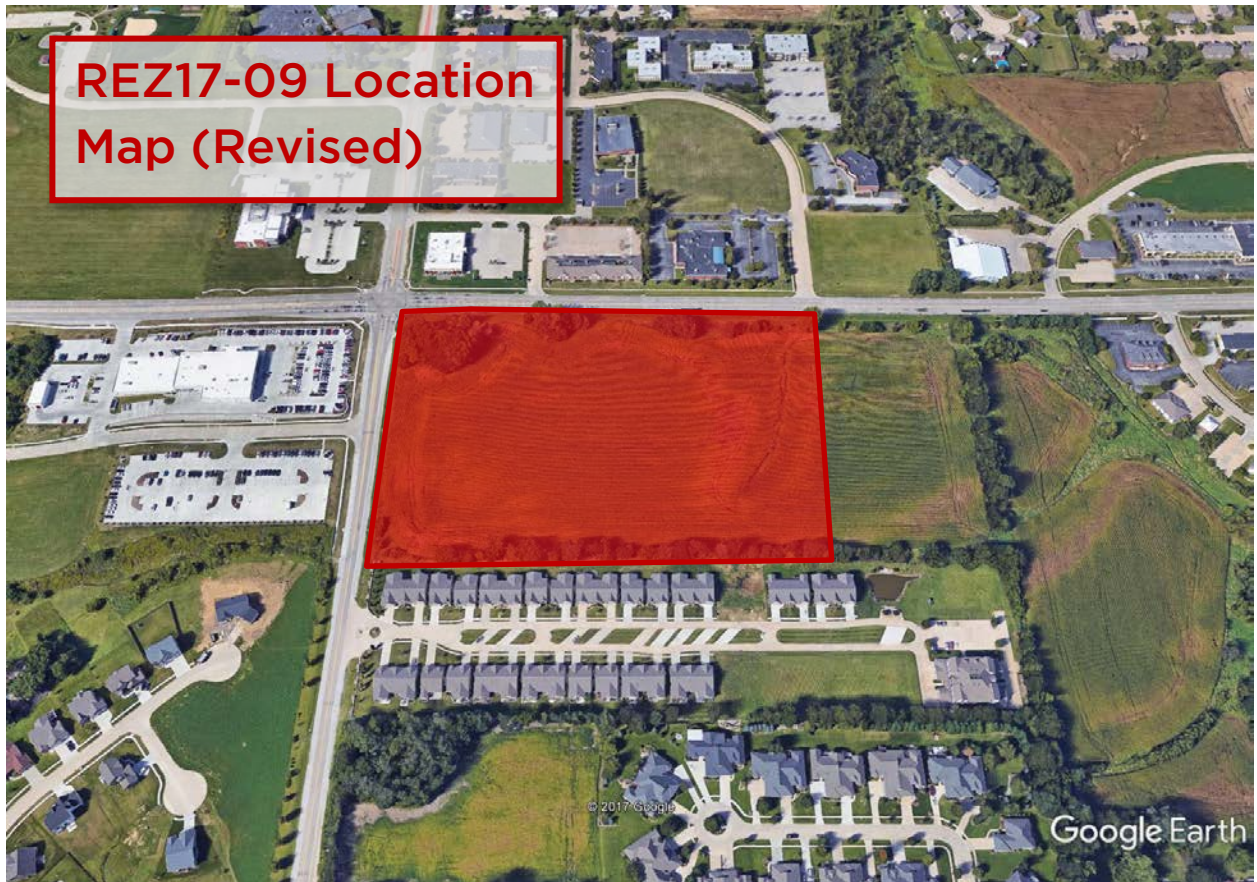
Address: _____

Phone/email: _____



Working Together To Serve You

**REZ17-09 Location
Map (Revised)**



**REZ17-09 Future
Land Use Map
(Revised)**

CC

RG

Google Earth

REZ17-09 Leep Rezoning Protest List

PARCEL NUMBER	NOTICE AREA	NOTICE %	PROTEST (YES/NO)	PROTEST %	PROPERTY ADDRESS	PROPERTY OWNER(S)	OWNER ADDRESS	OWNER CITY/STATE/ZIP
N0733-04A	6261.65876	0.7%		0.0%	1716 STONE GATE CR	BILLY & CAROLYN HOLCOMB	1716 STONE GATE CR	DAVENPORT 52807
N0733-19A	5670.68267	0.6%		0.0%	1820 STONE GATE CR	ROBERT & DELORES LAMBERT	1820 STONE GATE CR	DAVENPORT 52807
N0733-03A	6284.74688	0.7%		0.0%	1710 STONE GATE CR	1710 STONE GATE CIRCLE SPECIAL PURPOSE TRUST	9380 GULF SHORE DR UNIT 30	NAPELS FL 34108
Y0717-11A	30559.4713	3.4%		0.0%	1702 E 53RD ST	53RD & EASTERN PROPERTIES LLC	1805 STATE ST STE 101	BETTENDORF IA 52722
N0733-17A	5711.32998	0.6%		0.0%	1812 STONE GATE CIR	ANNE E PEACOCK	1812 STONE GATE CIR	DAVENPORT IA 52807
N0733-07A	6229.3879	0.7%	Yes	0.7%	1730 STONE GATE CR	BONNIE L ANDERSON LIVING TRUST	1730 STONE GATE CR	DAVENPORT 52807
Y0717-09A	2224.02651	0.3%		0.0%		C & L PLAZA LLC	2223 KIMBERLY RD	BETTENDORF IA 52722
N0733-15A	6277.63392	0.7%		0.0%	1800 STONE GATE CR	CHARLA A GORDON	1800 STONE GATE CR	DAVENPORT 52807
N0733-08A	6282.50853	0.7%		0.0%	1736 STONE GATE CR	CHARLES N TONEY	1736 STONE GATE CR	DAVENPORT 52807
N0733-13A	5610.83295	0.6%		0.0%	1760 STONE GATE CR	CHESTER & NANCY BRENTISE	1760 STONE GATE CR	DAVENPORT 52807
Y0717-08A	2200.12055	0.2%		0.0%		DAVENPORT HEALTHCARE INVESTORS LLC	3601 MINNESOTA DR	MINNEAPOLIS MN 55435
N0710-05E	154876.521	17.5%		0.0%		ED SPEER CONSTRUCTION INC	C/O KATHLEEN WEYERS	GRIMES IA 50111
Y0717-04B	27088.0613	3.1%		0.0%	1850 E 53RD ST	HAWKEYE REAL ESTATE INVESTMENT	913 22ND AVE	CORALVILLE IA 52241
Y0719-01H	14178.2053	1.6%		0.0%	2160 E 53RD ST	JCO PROPERTIES INC & KRE LLC	16010 CANYON RUN	FORT WAYNE IN 46845
N0733-05A	5638.78203	0.6%		0.0%	1722 STONE GATE CR	JERRY & SANDRA PASKVAN	1722 STONE GATE CR	DAVENPORT 52807
N0733-10A	5611.24849	0.6%		0.0%	1744 STONE GATE CR	JIM & MICHELLE DAVIS	1744 STONE GATE CR	DAVENPORT 52807
N0733-02B	5675.60077	0.6%		0.0%	1704 STONE GATE CR	JOHN & MARY JO YATES	1704 STONE GATE CR	DAVENPORT 52807
P1213-02D	5105.50161	0.6%		0.0%	5020 LEPRECHAUN DR	JOSEPH & CRYSTAL WINSTON	5020 LEPRECHAUN DR	DAVENPORT IA 52807
P1212-01	28256.5092	3.2%		0.0%		KJSR R/E LLC	5201 NORTH GRAPE RD	MISHAWAKA IN 46546
P1212-10A	31971.1904	3.6%		0.0%		KJSR R/E LLC	5201 NORTH GRAPE RD	MISHAWKA IN 46546
Y0717-07	34626.8194	3.9%		0.0%		KWIK TRIP INC	1626 OAK ST	LACROSSE WI 54602
N0733-18A	5626.85518	0.6%		0.0%	1814 STONE GATE CIR	LIVING TRUST KULCSAR	1814 STONE GATE CIR	DAVENPORT 52807
N0733-11A	6303.75715	0.7%		0.0%	1750 STONE GATE CR	MARILYN STEFFEN & HARRY LONGLEY LIVING TRUST	1750 STONE GATE CR	DAVENPORT 52807
N0733-01B	6225.06101	0.7%	YES	0.7%	1702 STONE GATE CR	KEVIN & MARY RICKETTS	1702 STONE GATE CR	DAVENPORT IA 52807
P1213-01D	12494.9336	1.4%		0.0%	5017 LEPRECHAUN DR	O'BROS LLC	3885 ELMORE AVE	DAVENPORT IA 52807
X1223-01	1182.59557	0.1%		0.0%	5350 EASTERN AV	OGS LLC	5350 EASTERN AVE	DAVENPORT IA 52807
Y0717-03B	37635.3315	4.2%		0.0%	1970 E 53RD ST	RADIOLOGY GROUP REAL ESTATE L	1970 E 53RD ST	DAVENPORT IA 52807
N0733-09A	5694.92817	0.6%		0.0%	1742 STONE GATE CR	RICHARD & ANN LAUSEN	1742 STONE GATE CR	DAVENPORT IA 52807
N0733-14A	5644.67905	0.6%		0.0%	1762 STONE GATE CR	RICHARD & SANDRA ROSS	1762 STONE GATE CR	DAVENPORT 52807
N0733-06A	5674.75894	0.6%		0.0%	1724 STONE GATE CR	RITA WALLJASPER & DOLORES MOORE TRUST	1724 STONE GATE CR	DAVENPORT IA 52807
N0733-20A	5598.19629	0.6%		0.0%	1822 STONE GATE CR	STEVEN & MARY ANN HAMANN	1822 STONE GATE CR	DAVENPORT 52807
N0733-00B	16465.957	1.9%		0.0%		STONE GATE EAST ADD HOMEOWNERS ASSOC	2660 E 53RD ST STE 7	DAVENPORT IA 52807
N0733-00A	86698.4084	9.8%		0.0%		STONE GATE EAST ADD HOMEOWNERS ASSOC	PO BOX 1010	MOLINE IL 61266-1010
N0733-16A	6277.70065	0.7%		0.0%	1806 STONE GATE CR	STONE GATE EAST LLC	2660 E 53RD ST STE 6	DAVENPORT IA 52807
N0733-21A	36014.07	4.1%		0.0%		STONE GATE EAST LLC	2660 E 53RD ST STE 6	DAVENPORT IA 52807
N0733-12A	6239.21237	0.7%		0.0%	1756 STONE GATE CR	TRACEY RAASCH	1756 STONE GATE CR	DAVENPORT IA 52807

PARCELS 640,117.3
ROW 245,828.8

Alderman: McGivern

TOTAL
NOTICE AREA 885,946.0 100% **1.4% PROTEST RATE**

Protests: 2

Properties: 36

PUBLIC HEARING NOTICE

October 19, 2017

Dear Property Owner:

The Davenport Plan and Zoning Commission will conduct a public hearing for a proposed rezoning from C-1, Neighborhood Commercial District to C-2, General Commercial District for the property located at the southeast corner of 53rd Street and Eastern Avenue. The developer, Michael R. Leep, Sr. proposes to construct an automobile dealership on the property. (see attached map).

The Committee of the Whole public hearing will be held:

**Wednesday, November 1, 2017, 5:30 p.m.
City Council Chambers, City Hall
226 West 4th Street**

The Davenport Plan and Zoning Commission recommended approval of the proposed rezoning at its October 17, 2017 meeting.

You are welcome to attend and provide comments. As a property owner within 200 feet of the subject property, you have the opportunity to protest the action. Fill out the form at the bottom of the page and return to our office if you choose to do so.

If you cannot attend this meeting and have questions or concerns, feel free to contact me directly using the contact information below.

Sincerely,

Matthew G. Flynn, AICP
Senior Planning Manager
City of Davenport
matt.flynn@ci.davenport.ia.us
563-888-2286

I, the undersigned, PROTEST /DO NOT PROTEST (circle one) the proposed rezoning of the southeast corner of E 53rd Street and Eastern Ave. by Michael R. Leep, Sr.
(Case No. REZ17-09)

Signature

Date

Address:

Phone/email:

Meeting Date: 10-17-17

Meeting Location: Council Chambers-City Hall

		APPROVED	APPROVED				
Name:	Roll Call	REZ17-09 Michael Leep SE Cor 53rd & Eastern	REZ17-10 Women in Spirtual Hope Ministries 5210 N Division St				
Connell	P	Y	Y				
Hepner	P	Y	N				
Inghram	P						
Kelling	P	Y	N				
Lammers	P	Y	N				
Maness	P	Y	Y				
Martinez	EX						
Medd	P	Y	Y				
Quinn	P	Y	Y				
Reinartz	P	Y	Y				
Tallman	P	ABSTAIN	Y				
		8-YES 0-NO 1-ABSTAIN	6-YES 3-NO 0-ABSTAIN				

REZ17-09 Leep Rezoning Protest List

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N0733-19A	5670.68267	0.6%		0.0%	1820 STONE GATE CR	ROBERT & DELORES LAMBERT	1820 STONE GATE CR	DAVENPORT 52807
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Y0717-11A	30559.4713	3.4%		0.0%	1702 E 53RD ST	53RD & EASTERN PROPERTIES LLC	1805 STATE ST STE 101	BETTENDORF IA 52722
N0733-17A	5711.32998	0.6%		0.0%	1812 STONE GATE CIR	ANNE E PEACOCK	1812 STONE GATE CIR	DAVENPORT IA 52807
N0733-07A	6229.3879	0.7%	Yes	0.7%	1730 STONE GATE CR	BONNIE L ANDERSON LIVING TRUST	1730 STONE GATE CR	DAVENPORT 52807
Y0717-09A	2224.02651	0.3%		0.0%		C & L PLAZA LLC	2223 KIMBERLY RD	BETTENDORF IA 52722
N0733-15A	6277.63392	0.7%		0.0%	1800 STONE GATE CR	CHARLA A GORDON	1800 STONE GATE CR	DAVENPORT 52807
N0733-08A	6282.50853	0.7%		0.0%	1736 STONE GATE CR	CHARLES N TONEY	1736 STONE GATE CR	DAVENPORT 52807
N0733-13A	5610.83295	0.6%		0.0%	1760 STONE GATE CR	CHESTER & NANCY BRENTISE	1760 STONE GATE CR	DAVENPORT 52807
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N0733-10A	5611.24849	0.6%		0.0%	1744 STONE GATE CR	JIM & MICHELLE DAVIS	1744 STONE GATE CR	DAVENPORT 52807
N0733-02B	5675.60077	0.6%		0.0%	1704 STONE GATE CR	JOHN & MARY JO YATES	1704 STONE GATE CR	DAVENPORT 52807
P1213-02D	5105.50161	0.6%		0.0%	5020 LEPRECHAUN DR	JOSEPH & CRYSTAL WINSTON	5020 LEPRECHAUN DR	DAVENPORT IA 52807
P1212-01	28256.5092	3.2%		0.0%		KJSR R/E LLC	5201 NORTH GRAPE RD	MISHAWAKA IN 46546
P1212-10A	31971.1904	3.6%		0.0%		KJSR R/E LLC	5201 NORTH GRAPE RD	MISHAWKA IN 46546
Y0717-07	34626.8194	3.9%		0.0%		KWIK TRIP INC	1626 OAK ST	LACROSSE WI 54602
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N0733-11A	6303.75715	0.7%		0.0%	1750 STONE GATE CR	MARILYN STEFFEN & HARRY LONGLEY LIVING TRUST	1750 STONE GATE CR	DAVENPORT 52807
N0733-01B	6225.06101	0.7%	YES	0.7%	1702 STONE GATE CR	KEVIN & MARY RICKETTS	1702 STONE GATE CR	DAVENPORT IA 52807
P1213-01D	12494.9336	1.4%		0.0%	5017 LEPRECHAUN DR	O'BROS LLC	3885 ELMORE AVE	DAVENPORT IA 52807
X1223-01	1182.59557	0.1%		0.0%	5350 EASTERN AV	OGS LLC	5350 EASTERN AVE	DAVENPORT IA 52807
Y0717-03B	37635.3315	4.2%		0.0%	1970 E 53RD ST	RADIOLOGY GROUP REAL ESTATE L	1970 E 53RD ST	DAVENPORT IA 52807
N0733-09A	5694.92817	0.6%		0.0%	1742 STONE GATE CR	RICHARD & ANN LAUSEN	1742 STONE GATE CR	DAVENPORT IA 52807
N0733-14A	5644.67905	0.6%		0.0%	1762 STONE GATE CR	RICHARD & SANDRA ROSS	1762 STONE GATE CR	DAVENPORT 52807
N0733-06A	5674.75894	0.6%		0.0%	1724 STONE GATE CR	RITA WALLJASPER & DOLORES MOORE TRUST	1724 STONE GATE CR	DAVENPORT IA 52807
N0733-20A	5598.19629	0.6%		0.0%	1822 STONE GATE CR	STEVEN & MARY ANN HAMANN	1822 STONE GATE CR	DAVENPORT 52807
N0733-00B	16465.957	1.9%		0.0%		STONE GATE EAST ADD HOMEOWNERS ASSOC	2660 E 53RD ST STE 7	DAVENPORT IA 52807
N0733-00A	86698.4084	9.8%		0.0%		STONE GATE EAST ADD HOMEOWNERS ASSOC	PO BOX 1010	MOLINE IL 61266-1010
N0733-16A	6277.70065	0.7%		0.0%	1806 STONE GATE CR	STONE GATE EAST LLC	2660 E 53RD ST STE 6	DAVENPORT IA 52807
N0733-21A	36014.07	4.1%		0.0%		STONE GATE EAST LLC	2660 E 53RD ST STE 6	DAVENPORT IA 52807
N0733-12A	6239.21237	0.7%		0.0%	1756 STONE GATE CR	TRACEY RAASCH	1756 STONE GATE CR	DAVENPORT IA 52807

PARCELS 640,117.3
ROW 245,828.8

Alderman: McGivern

TOTAL
NOTICE AREA 885,946.0
PROTEST RATE 1.4%

Protests: 2

Properties: 36

Friday, October 20, 2017

To: Accounting/Public Notices

Re: Public Notice

Please publish the following Committee of the Whole public hearing notice in the October 25, 2017 edition of the Quad City Times.

The PO number for this notice is 1806078.

We would appreciate receiving proof of publication for our records. If you have any questions, please contact me at the same email address this was sent with or at my phone number listed in my email.

NOTICE
PUBLIC HEARING
WEDNESDAY, NOVEMBER 1, 2017, 5:30 PM
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA

There is on file the following petitions:

Case No. REZ17-09: Request of Michael R Leep, Sr. for the rezoning of 13.465 acres of property located south of 53rd Street and east of Eastern Avenue from "C-1" Neighborhood Shopping District to "C-2" General Commercial District to allow the development of a car dealership showroom, with sales and service. [8th Ward]

The Legal Description for this property is as follows:

Part of the North Half of the Southwest Quarter of Section 7, Township 78 North, Range 4 East of the 5th Principal Meridian, Scott County, Iowa, more particularly described as follows: Commencing at the West Quarter corner of said Section 7; Thence North 87° 38' 05" East along the North line of the Southwest Quarter of said Section 7, a distance of 982.30 feet; Thence South 02° 21' 52" East, a distance of 45.00 feet to the South right of way line of 53rd Street and the POINT OF BEGINNING of the tract of land hereinafter described; Thence continuing South 02° 21' 52" East, a distance of 616.77 feet to the North line of Stone Gate East Addition; Thence South 87° 38' 58" West along said North line, a distance of 954.78 feet to the East right of way line of Eastern Avenue; Thence North 01° 42' 59" West along said East right of way line, a distance of 596.79 feet; Thence 31.19 feet along a 20.00 feet radius curve, concave Southeasterly, with a central angle of 89° 21' 03" and a 28.12 feet chord bearing North 42° 57' 33" East to the South right of way line of 53rd Street; Thence North 87° 38' 05" East, along said South right of way line, a distance of 928.03 feet to the Point of Beginning, containing 13.465 acres, or 586,530 square feet, more or less. Subject to easements and restrictions of record.

The City Plan and Zoning Commission forwarded Case No. ROW17-09 to the City Council with a recommendation for approval.

Case No. REZ17-10: Request of Women in Spiritual Hope Ministries, Inc. to rezone 7,847 square feet, more or less, of property located at 5210 North Division Street from "R-4" Moderate Density Dwelling District to "C-O" Office-Shop District. [8th Ward]

The property has the following legal description: Part of the Northeast Quarter of the Southwest Quarter of Section 10, Township 78 North, Range 3 East of the 5th Principal Meridian, Scott County, Iowa, more particularly described as follows: Lot 2 of the Replat of Part of Lot 44, Green Acres First Annex to Davenport, Iowa. The property contains 7,847 square feet, more or less.

The City Plan and Zoning Commission forwards Case No. ROW17-10 to the City Council with a recommendation for approval subject to the following conditions:

1. That the property be rezoned to "R-5M" Medium Density Dwelling District;
2. That residential density of the building as a roominghouse, boardinghouse, two-family dwelling or multiple-family dwelling be limited based on the required off-street parking; and
3. That a six foot high stockade fence be installed enclosing the rear yard of the property.

Public hearing(s) on the above matter(s) are scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, November 1, 2017 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No 1806078.

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

City of Davenport

Agenda Group:
Department: Community Planning & Economic Development
Contact Info: Ryan Rusnak (563) 888-2022
rrusnak@ci.davenport.ia.us
Wards: 8th

Action / Date
11/1/2017

Subject:

Third Consideration: Ordinance for Case No. REZ17-10: Request of Women in Spiritual Hope Ministries, Inc. to rezone 7,847 square feet, more or less, of property located at 5210 North Division Street from "R-4" Moderate Density Dwelling District to "R-5M" Medium Density Dwelling District [Ward 8]

Recommendation:

The Plan and Zoning Commission accepted the listed findings and forwards Case REZ17-10 to the City Council with a recommendation for approval subject to the following conditions:

1. That the property be rezoned to "R-5M" Medium Density Dwelling District (please note that the petitioner amended the request to "R-5M" on 10/26/2017, which makes this condition unnecessary);
2. That the residential density of the building as a roominghouse, boardinghouse, two-family dwelling or multiple-family dwelling be limited based on the required off-street parking; and
3. That a six foot high stockade fence be installed enclosing the rear yard of the property.

The Plan and Zoning Commission vote was 6-yes and 3-no.

Relationship to Goals:
Urban revitalization.

Background:

The petitioner has indicated that the residence will be used a boardinghouse or rooming house.

"Boardinghouse" or "rooming house" is defined as follows: Boardinghouse" or rooming house means a building where, for compensation, lodging, or lodging and meals are provided for three but no more than twenty persons, not open to transient guests, in contradistinction to hotels open to transients. Three lodging rooms, accommodating not more than two persons per room, shall be equivalent to one apartment when determining lot area requirements.

The petitioner amended the request to the "R-5M" Medium Density Dwelling District because it would authorize the proposed use.

One formal objection within the 200 foot notification radius has been received. The protest rate is 2.2%

ATTACHMENTS:

Type	Description
☐ Ordinance	Ordinance

▢ Backup Material	10-18-2017 Plan and Zoning Commission Letter
▢ Backup Material	10-17-2017 Plan and Zoning Commission Vote Results
▢ Backup Material	Plan and Zoning Commission Final Staff Report
▢ Backup Material	Protest List
▢ Backup Material	Rezoning Agreement
▢ Backup Material	Amend Request to R-5M

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	11/15/2017 - 10:53 AM

ORDINANCE NO.

ORDINANCE for Case No. REZ17-10: Request of Women in Spiritual Hope Ministries, Inc. to rezone 7,847 square feet, more or less, of property located at 5210 North Division Street from "R-4" Moderate Density Dwelling District to "R-5M" Medium Density Dwelling District. [8th Ward]

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

Section 1. The following described property in Scott County, Iowa real estate is hereby rezoned from "R-4" Moderate Density Dwelling District to "R-5M" Medium Density Dwelling District:

Part of the Northeast Quarter of the Southwest Quarter of Section 10, Township 78 North, Range 3 East of the 5th Principal Meridian, Scott County, Iowa, more particularly described as follows:

Lot 2 of the Replat of Part of Lot 44, Green Acres First Annex to Davenport, Iowa. The property contains 7,847 square feet, more or less.

Section 2. The following conditions are hereby imposed upon said rezoning:

1. That the residential density of the building as a roominghouse, boardinghouse, two-family dwelling or multiple-family dwelling be limited based on the required off-street parking;
and
2. That a six foot high stockade fence be installed enclosing the rear yard of the property.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the Quad City Times on _____

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____

October 18, 2017

Honorable Mayor and City Council
City Hall
226 West 4th Street
Davenport, Iowa 52801

At its regular meeting of October 17, 2017, the City Plan and Zoning Commission considered Case No. REZ17-10 being the request of Women in Spiritual Hope Ministries, Inc. to rezone 7,841 square feet, more or less, of property located at 5210 North Division Street from “R-4” Moderate Density Dwelling District to “C-O” Office-Shop District.

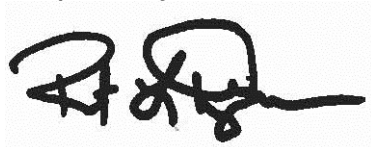
Findings:

- The abutting property to the north introduced a higher intensity land use to the west side of North Division Street; and
- A higher intensity residential zoning classification would be compatible with the Comprehensive Plan RG designation.

The City Plan and Zoning Commission accepted the listed conditions and forwards Case No. F17-10 to the City Council with a recommendation for approval subject to the following conditions:

1. That the property be rezoned to “R-5M” Medium Density Dwelling District;
2. That residential density of the building as a roominghouse, boardinghouse, two-family dwelling or multiple-family dwelling be limited based on the required off-street parking; and
3. That a six foot high stockade fence be installed enclosing the rear yard of the property.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission

Meeting Date: 10-17-17

Meeting Location: Council Chambers-City Hall

		APPROVED	APPROVED				
Name:	Roll Call	REZ17-09 Michael Leep SE Cor 53rd & Eastern	REZ17-10 Women in Spirtual Hope Ministries 5210 N Division St				
Connell	P	Y	Y				
Hepner	P	Y	N				
Inghram	P						
Kelling	P	Y	N				
Lammers	P	Y	N				
Maness	P	Y	Y				
Martinez	EX						
Medd	P	Y	Y				
Quinn	P	Y	Y				
Reinartz	P	Y	Y				
Tallman	P	ABSTAIN	Y				
		8-YES 0-NO 1-ABSTAIN	6-YES 3-NO 0-ABSTAIN				



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

Meeting Date: October 17, 2017
Request: "R-4" Moderate Density Dwelling District to "C-O" Office-Shop District.
Location: 5210 North Division Street
Case No.: REZ17-10
Applicant: Women in Spiritual Hope Ministries, Inc.

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. REZ17-10 to the City Council with a recommendation for approval subject to the following conditions:

1. That the property be rezoned to "R-5M" Medium Density Dwelling District;
2. That residential density of the building as a roominghouse, boardinghouse, two-family dwelling or multiple-family dwelling be limited based on the required off-street parking; and
3. That a six foot high stockade fence be installed enclosing the rear yard of the property.

Introduction:

Case No. REZ17-10: Request of Women in Spiritual Hope Ministries, Inc. to rezone 7,841 square feet, more or less, of property located at 5210 North Division Street from "R-4" Moderate Density Dwelling District to "C-O" Office-Shop 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

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.

Technical Review:

Streets. The property has direct access to North Division Street.

Storm Water. No exterior improvements are proposed. Therefore, there should be no impact on storm water.

Sanitary Sewer. There should be no impact on sanitary sewer.

Other Utilities. There are no other utilities in the area.

Emergency Services. There should be no change in emergency services. The Fire Department indicated that a fire suppression system may be necessary depending on the occupancy.

Parks/Open Space. There is no impact on existing or proposed greenspaces.

Public Input:

Public hearing notices were sent to property owners within 200 feet of the request. Staff has received one letter of objection (5130 North Division Street – three houses south of the subject property) . The petitioner held a neighborhood meeting on September 28, 2017. Two surrounding property owners attended. One neighbor appeared to be supportive of the request, but asked that a stockade fence be installed around the property. The other neighbor opposed the request. At the October 3, 2017 Plan and Zoning Commission public hearing two neighbors spoke in opposition of the request.

Discussion:

Case No. REZ17-10: Request of Women in Spiritual Hope Ministries, Inc. to rezone 7,841 square feet, more or less, of property located at 5210 North Division Street from "R-4" Moderate Density Dwelling District to "C-O" Office-Shop District. The petitioner has indicated that the residence will be used as a boardinghouse or rooming house. "Boardinghouse" or "rooming house" is defined as follows:

Boardinghouse" or rooming house means a building where, for compensation, lodging, or lodging and meals are provided for three but no more than twenty persons, not open to transient guests, in contradistinction to hotels open to transients. Three lodging rooms, accommodating not more than two persons per room, shall be equivalent to one apartment when determining lot area requirements.

The "C-O" Office-Shop District would allow the proposed use. Other zoning classifications which would allow the proposed use include "R-6M" High Density Dwelling District and "R-5M" Medium Density Dwelling District.

Staff researched the zoning and permit history of the subject property. The Zoning Board of Adjustment granted a Special Use Permit to allow the construction of a two-family dwelling on February 19, 1980. It appears that the house was constructed as such, but was later converted to a single-family residence. Based on the description by the petitioner, it appears that the home is configured as a two-family dwelling (i.e., two kitchens and two separate living areas), but may not meet building code requirements to be designated a two-family dwelling. For example, the building may not contain the required fire material separation. At any rate, the property would be permitted to be converted to a two-family dwelling without any special approvals. If the building were a two-family dwelling, up to five unrelated persons could live in each unit.

The petitioner has stated that the intended use of the property is a "...faith-based transitional boarding home for women coming out of incarceration." Through correspondence, the petitioner indicated that length of stay is expected to be one year, residents will be 18 years of age or older, will include residents from Illinois and Iowa and residences would not be placed there by the courts or a social agency. Therefore, the proposed use would not be considered a correctional placement residence, which would require the "PID" Planned Institutional District.

Correctional placement residence" means a residential facility occupied by three or more persons who have been convicted of public offenses and who have been released to such facility during any period of probation; work release while serving a sentence in a correctional institution; or assignment to the judicial district department of correctional services after receiving a deferred sentence.

The Davenport Civil Rights Director has provided the following information regarding the proposed use of the property:

Though criminal history itself is not a protected class, it is often used as a proxy for race (due to the racial disproportionality in incarceration rates) and so those claims can be filed as race claims because the practice would disproportionately impact minorities. Also, consideration of people's status as current/former alcoholics or past history of drug use would be a viable disability claim. Likewise, consideration of the neighbor's fears of these things would likely violate the Fair Housing Act.

It is staff's opinion that the request should only be considered based on the compatibility of the proposed zoning classification. The abutting property to the north was rezoned from "R-4" Moderated Density Dwelling District" to "C-O" Office Shop District in 1996 (ORD. 96-414) to allow a dental or professional office. The Plan and Zoning Commission recommended denial of the request. The staff report to the City Council read in part:

The property is designated for low density residential development in the comprehensive plan. The rezoning would introduce commercial zoning to the area west of Division street, an area which is current solidly development with residential uses. The "C-3" Planned Commercial area it proposed to buffer remains undeveloped, and the proposed use may be too intense for the property.

Considering the abutting property is zoned "C-O" Office Shop District, it is staff's opinion that a zoning classification more intense than "R-4" Moderate Density Dwelling District would be compatible with the area. However, considering that the property is designated Residential General on the Future Land Use Map, a higher intensity zoning should be limited to a residential zoning classification.

The property would meet required parking for roominghouse or boardinghouse, which is one parking space for each sleeping room, which accommodates not more than two persons. Currently, there are two parking spaces within the attached garage and three parking spaces on the driveway, which would allow up to five rooms to be occupied.

Staff Recommendation

Findings:

- The abutting property to the north introduced a higher intensity land use to the west side of North Division Street; and
- A higher intensity residential zoning classification would be compatible with the Comprehensive Plan RG designation.

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. REZ17-10 to the City Council with a recommendation for approval subject to the following conditions:

1. That the property be rezoned to "R-5M" Medium Density Dwelling District;
2. That residential density of the building as a roominghouse, boardinghouse, two-family dwelling or multiple-family dwelling be limited based on the required off-street parking; and
3. That a six foot high stockade fence be installed enclosing the rear yard of the property.

Prepared by:



Ryan Rusnak, AICP
Planner III

REZONING REQUEST NO. _____
OFFICE OF PLANNING AND LAND USE
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT
CITY OF DAVENPORT

City Hall * Second floor
Phone: (563) 326-7765
Fax: (563) 328-6714
planning@ci.davenport.ia.us

Legal Description: Lot 2 in the Replat of Part of Lot 44, Green Acres First Annex to the City of Davenport,
Scott County, Iowa.

ADDRESS OF PROPERTY: 5210 Division Street **EXISTING ZONING:** R-4
REQUESTED ZONING: C-O
TOTAL AREA: .18 acres

PETITIONER: **Name:** Women in Spiritual Hope Ministries, Inc. (WISH Ministries)
Address: 8 Aspen Drive, Blue Grass, Iowa 52726
Phone: 563-650-2510 **FAX:** _____
Mobile Phone: _____ **Email:** _____
Interest in land: _____ **title holder** Purchaser **other ****
**** if petitioner is other than title holder, documentation will be required to show control of
property – accepted offer to purchase, offer, option, etc.**

TITLE HOLDER: **Name:** Joan Burche and Maura Burche
Address: 5210 Division Street
Phone: _____ **FAX:** _____
Mobile Phone: _____ **Email:** _____

CONTACT PERSON: **Name:** Brett R. Marshall
Address: 220 N. Main Street, Suite 220, Davenport, IA 52801
Phone: 563-324-3246 **FAX:** 563-324-1616
Mobile Phone: _____ **Email:** bmarshall@l-wlaw.com

EXPLANATION OF REZONING (for Public Hearing Notice) WISH Ministries has entered into a purchase
agreement with the title holder to purchase the property for the purpose of establishing a faith-based transitional boarding
home for women coming out of incarceration.

Does the property contain a drainageway or floodplain area: Yes X **No**

Signature of Petitioner: Brett R Marshall **Date:** 9-11-2017

Rezoning Fee Schedule:

Land Area	Fee
Less than 1 acre (< 1 acre)	\$400
One acre to less than ten acres ($\geq$ acre < 10 acres)	\$750 plus \$25/acre *
Ten acres or more (≥ 10 acres)	\$1,000 plus \$25/acre*

* plus \$10.00 per sign; 1 or more signs required depending upon the size of the subject property

Honorable Mayor and City Council
City Hall
Davenport, Iowa 52801-1308

Honorable Mayor and City Council:

The undersigned, hereby petitions your honorable body to amend the Zoning Ordinance of 1981 of the City of Davenport, Iowa by changing the zoning classification

from R-4 Moderate Density Dwelling District

to C-O Office Shop District

for the following legally described real property:

Lot 2 in the Replat of Part of Lot 44, Green Acres First Annex to the City of Davenport, Scott County, Iowa
(common address of 5210 Division Street, Davenport, Iowa 52801)
(Parcel No. M0135-41)

Respectfully submitted,

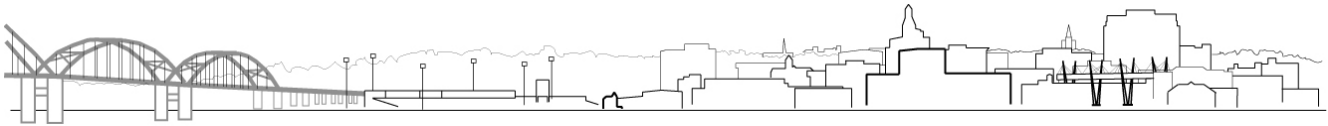
Women in Spiritual Hope Ministries, Inc.



Brett R. Marshall, its Attorney

Date: September 11, 2017

**PUBLIC HEARING NOTICE
PLAN AND ZONING COMMISSION
CITY OF DAVENPORT**



Public Hearing Details:

Date: 10/3/2017
Time: 5:00 PM
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa
Subject: Public hearing for a rezoning before the Plan and Zoning Commission
Case #: REZ17-10

To: All property owners within 200 feet of the subject property located at **5210 North Division Street**.

What is this All About?

This notice is being sent to inform you that a public hearing will be held for the proposed rezoning. The purpose of the rezoning to allow property to be utilized as a faith based boardinghouse or rooming house.

Request Description

Request of Women in Spiritual Hope Ministries, Inc. to rezone 7,841 square feet, more or less, of property located at 5210 North Division Street from “R-4” Moderate Density Dwelling District to “C-O” Office-Shop District

What are the Next Steps after the Public Hearing?

The 10/3/2017 public hearing is the first step in the review/approval process. The Plan and Zoning will meet on 10/17/2017 to vote (provide its recommendation) on the request. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

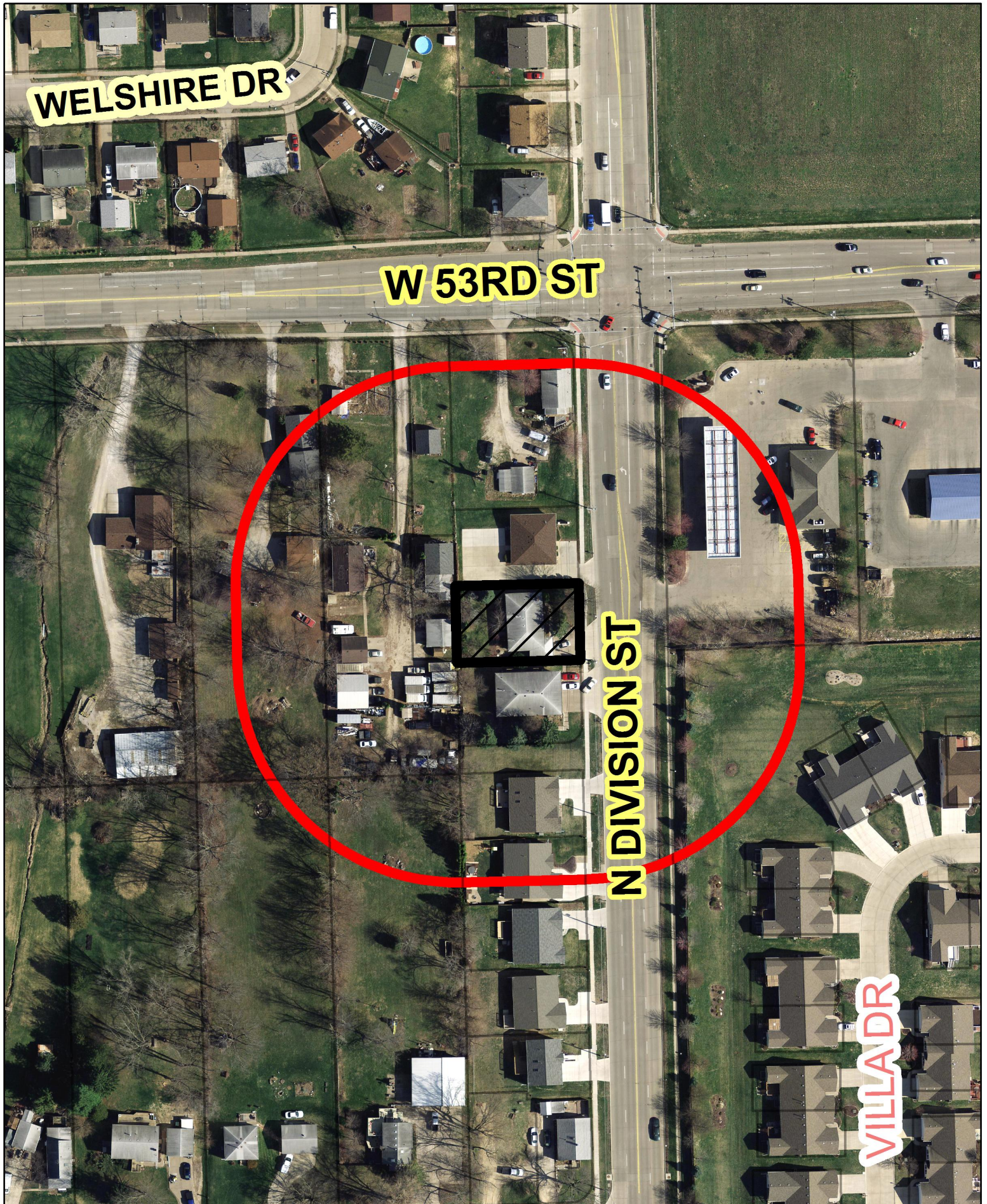
Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request 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 or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

If you have any questions on this request, or if ADA/special accommodations are needed, please contact Ryan Rusnak, AICP, the case planner assigned to this project at rrusnak@ci.davenport.ia.us or 563-888-2022.

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the applicant. If you choose to attend the hearing, you may wish to contact Community Planning prior to your departure to learn of any changes to the agenda.



-  Subject Property
-  200 Foot Notification Radius



FID	Parcel	Property Address	Deed Name	Deed Address	Deed Zip Code
			REDEVELOPMENT SERVICES COMPANY LC		
1	M1035-01B	1703 W 53RD ST	JESSE HAMMES	2711 SYCAMORE TR	BETTENDORF IA 52722
2	M1035-01B	1703 W 53RD ST	CURRENT RESIDENT	1703 W 53RD ST	DAVENPORT IA 52806
			SIDNEY FOLLAND		
3	M1035-02A	1715 W 53RD ST	SHIRLEY FOLLAND	1717 W 53RD ST	DAVENPORT IA 52806
			REDEVELOPMENT SERVICES COMPANY LC		
4	M1035-03A	1721 W 53RD ST	JESSE HAMMES	2711 SYCAMORE TR	BETTENDORF IA 52722
5	M1035-03A	1721 W 53RD ST	CURRENT RESIDENT	1721 W 53RD ST	DAVENPORT IA 52806
			SIDNEY FOLLAND		
6	M1035-04	1717 W 53RD ST	SHIRLEY FOLLAND	1717 W 53RD ST	DAVENPORT IA 52806
			MITCHELL SCHABILION		
7	M1035-05A	1719 W 53RD ST	SHELLY SCHABILION	14120 275TH ST	LONG GROVE IA 52756-8765
8	M1035-05A	1719 W 53RD ST	CURRENT RESIDENT	1719 W 53RD ST	DAVENPORT IA 52806
			ANDREW SMITH		
9	M1035-05C	5130 N DIVISION ST	CYNTHIA SMITH	5130 N DIVISION ST	DAVENPORT IA 52806-3643
10	M1035-06A	1727 W 53RD ST	BONNIE LEACH	1727 W 53RD ST	DAVENPORT IA 52806
			CORY BENNETT		
11	M1035-06C	5134 N DIVISION ST	KIMBERLY BENNETT	5134 N DIVISION ST	DAVENPORT IA 52806
			FRANK MOSES		
12	M1035-23	1734 W 51ST ST	SHELI MOSES	1734 W 51ST ST	DAVENPORT IA 52806
			LORAS HAKANSON		
13	M1035-24	1720 W 51ST ST	JENNIFER HAKANSON	6012 UTICA RIDGE RD	DAVENPORT IA 52807
14	M1035-24	1720 W 51ST ST	CURRENT RESIDENT	1720 W 51ST ST	DAVENPORT IA 52806
			STEVEN GRANT HARTMAN		
15	M1035-40	1710 W 52ND ST	JUDITH HAZEL HARTMAN	1710 W 52ND ST	DAVENPORT IA 52806
			IOAN BURCHE		
16	M1035-41	5210 N DIVISION ST	MAURA BURCHE	5210 N DIVISION ST	DAVENPORT IA 52806
17	M1035-42	5214 N DIVISION ST	BEN FROESCHLE LLC	5214 N DIVISION ST	DAVENPORT IA 52806
18	M1037-01	1691 W 53RD ST	CASEY'S MARKETING COMPANY	P O BOX 3001	ANKENY IA 50021
19	KERRY TOMPKINS	8TH WARD			
20	JASON GORDON	AT LARGE			
21	KYLE GRIPP	AT LARGE			
22	ROBERT INGRAM	P&Z CHAIRPERSON			

Rusnak, Ryan

From: andy . <ymeyus@hotmail.com>
Sent: Monday, October 02, 2017 10:00 PM
To: Planning Division – CPED
Subject: Comments for CASE # REZ17-10

I would like to comment at this meeting. Here is a basic plan to comment and could or might change in variance to the content.

I am a homeowner at 5130 N Division St and I would like to comment on my disagreement on the rezoning of this property. The property I bought is of a newer plan and it is residential and rezoning the property at 5210 will bring unwanted person in this area. A boarding house or rooming house invite drug users, criminals, and more then likely troubles from previous relationships. I have 4 year old granddaughter that we have custody of and she rides and walks up past this house and this will not allow her the freedom to do this without worrying about what kind of place this is. Religious or not it is a cover for bad people unneeded in an area that is growing and residential. What guarantees can they give us homer owners that not such person or persons will be dwelling here. This side of the street is NOT an Office-Shop district. The house in question is NOT an Office-Shop district either. This certainly is not a place for homeless people and surely should not be allowed to become one.

Sincerely,

Andrew L Smith
Owner of 5130 N Division St Davenport Ia 52806

Sent from [Mail](#) for Windows 10



Women In Spiritual Hope...417 E. 12th Street...Davenport, IA 52803

Redevelopment Services Company LC
Jesse Hammes
2711 Sycamore TR
Bettendorf, IA 52722

Re: Rezoning of 5210 N. Division Street

Dear Neighbors:

Women in Spiritual Hope (WISH) Ministries, Inc. has entered into an agreement with the property owner to purchase the property located at 5210 N. Division Street, Davenport, Iowa 52801. We plan to use the property as a faith-based transitional boarding home for women coming out of incarceration. We have filed applications with the City of Davenport to rezone the property from R-4 to C-O zoning. As property owner within 200 feet of the property and under the requirements of the City of Davenport, you are notified of a neighborhood information and comment meeting to be held as follows:

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
September 28, 2017	6:30 p.m.	Davenport Public Library Fairmount Branch, Brooke Room 3000 N. Fairmount Street Davenport, IA 52804

The purpose of this meeting is for the property owner and neighboring residents to share ideas, offer suggestions and air concerns in advance of the formal public hearing on the proposed rezoning. We look forward to your attendance.

Very truly yours,

WISH Ministries, Inc.

Rusnak, Ryan

From: Marshall, Brett <BMarshall@L-WLAW.com>
Sent: Thursday, September 21, 2017 12:38 PM
To: Rusnak, Ryan
Subject: RE: 5210 N Division Street

Ryan,

Here are the answers:

What is the length of stay for the residents?

Expected to be a 1 year program.

What are the ages of the residents?

18 and above.

Is any type of care, treatment, assistance, rehabilitation, or staff supervision being provided?

There will be a house mother supervising at all times. In addition to the WISH program, residents will also participate in community programs that have already been established.

Where do the residents come from, are they placed by the courts or a social agency?

Iowa and Illinois. They will not be placed by the courts or a social agency. Participation in the program is voluntary.

Brett

From: Rusnak, Ryan [<mailto:rrusnak@ci.davenport.ia.us>]
Sent: Wednesday, September 20, 2017 2:03 PM
To: Marshall, Brett <BMarshall@L-WLAW.com>
Subject: FW: 5210 N Division Street

Brett,

Can you shed light on these questions?

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

E Plan is now live. Click [here](#) for more information.



Click for [more](#) information about the Zoning Ordinance Rewrite. **Spread the Word.**

From: Hayman, Michael
Sent: Wednesday, September 20, 2017 2:02 PM
To: Rusnak, Ryan
Cc: McGee, Mike
Subject: RE: 5210 N Division Street

Ryan,
Could I get more info on this “boarding” house? I agree with McGee’s comments if in fact it is a true boarding house.
What is the length of stay for the residents?
What are the ages of the residents?
Is any type of care, treatment, assistance, rehabilitation, or staff supervision being provided?
Where do the residents come from, are they placed by the courts or a social agency?
Thanks,
Mike

Mike Hayman
Fire Marshal
Davenport Fire Department
331 Scott St.
Davenport, Iowa 52801
563-326-7910
f513@ci.davenport.ia.us

From: Rusnak, Ryan
Sent: Thursday, September 14, 2017 4:58 PM
To: Berger, Bruce; Carlson, Dawn; Cox, David; Driskill, Amy; DuBois Julie; Fisher, William (Billy); Flynn, Matt; Gleason, Nicole; Glessner, Antonio ; Hayman, Michael; Heyer, Brian; Hock, Scott; Hocker, Ron; Jacobsen, Henry; Johnson, Christopher T.; Johnson, Joy ; Jones, Todd; Kay, Amy; Koops, Scott E.; Kull, David; Lacey, Latrice; Leabhart, Tom; Longlett, Eric; Maloney, Mike; McGee, Mike; Miers, Dan; Miller, Nate; Morris, Kathy; Peterson, Zach; Ralfs, Jacob; Rusnak, Ryan; Schadt, Brian; Scheible, Kurt; Schnauber, Eric; Sim, Nicholas; Statz, Gary; Tate, Art; Wahlheim, Derek; Wille, Wayne
Subject: 5210 N Division Street

Request of Women in Spiritual Hope Ministries, Inc. to rezone 7,841 square feet, more or less, of property located at 5210 North Division Street from “R-4” Moderate Density Dwelling District to “C-O” Office-Shop District.

Convert single-family house to a boardinghouse (2 people per room). Not proposing any physical improvements to the house.

Please provide review comments, if any, by Wednesday September 27, 2017.

Ryan Rusnak, AICP

Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

E Plan is now live. Click [here](#) for more information.



Click for [more](#) information about the Zoning Ordinance Rewrite. **Spread the Word.**

TO BE PUBLISHED IN ONE ISSUE (February 9, 1980)

ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING NOTICE
DAVENPORT, IOWA

A public hearing will be held on February 19, 1980 at 4:00 p.m. at the Davenport Art Gallery, 1737 West 12th Street, Davenport, to hear the following appeals:

Robert and Carolyn Speece, 324 S. Fairmont St. to renew their Home Occupation Permit to operate a Handcraft Shop in their home. The subject property is zoned "R-3D" Single and Two Family District.

Mr. & Mrs. George Hassler, 3810 Fair Ave., to renew their Home Occupation Permit to give swimming lessons at their home. The subject property is zoned "R-3D" Single and Two Family District.

Mr. & Mrs. Clarence Lemmon, 562 31st Ave., Moline, IL., requesting to permit the establishment of the two family use at 717 Grand Court. The subject property is zoned "R-4D" Single and Two Family District.

Petition of Swab Advertising System, Inc., to allow Poster Panel Advertising Display to encroach into the required front yard a distance 23 feet at 1202 E. 53rd St. The subject property is zoned "M-1" Light Industrial District.

Petition of John Burche, 1804 W. 49th St., to permit the establishment of the two family use on lots 1, 2, and 3 of the replat of Part of Lot 44, Green Acres 1st Annex. The subject properties are zoned "R-4D" Single and Two Family District.

CLIFFORD BOURDEAU
DIRECTOR OF BLDG. INSP.
CITY HALL (326-7744)

PLEASE TYPE ABBREVIATIONS AS SHOWN ABOVE.

Send Notice of Public To:

Building Inspections Department
City Hall
226 West Fourth Street
Davenport, Iowa 52801

ZONING BOARD OF ADJUSTMENT
STAFF RECOMMENDATIONS
AND ANALYSIS

REQUEST: Request of John Burche 1804 W. 49th Street to permit the establishment of two family uses on Lots 1, 2, & 3 of the Replat of part of Lot 44 of Green Acres 1st Annex.

BACKGROUND: The subject property is zoned "R-4D" as is all of the abutting property. Mr. Burche took out a building permit on 8/29/78 to construct a single family home on Lot 3 of the above named subdivision. The house was constructed with two kitchens 2 bathrooms and entrances. The unit was not constructed as indicated in the plans as these facilities were to have access (a door) between them. During construction the door was omitted which made the unit into a duplex which is not permitted on the lot because it was not designated as such on the final subdivision plat. Mr. Burche then appealed to the Zoning Board of Adjustment to allow duplexes on all the lots in the subdivision. The case was held on December 4, 1978 and the petition denied in February of 1979. Mr. Burche then petitioned the Plan Commission and City Council to change the

HARDSHIP VARIANCE REQUIREMENTS: SECTION 414.12 OF THE CODE OF IOWA AND SECTION 42-120(4) (see attached sheet) OF THE DAVENPORT CITY CODE PROVIDE THAT THE BOARD OF ADJUSTMENT MAY GRANT A VARIANCE TO THE TERMS OF THE CITY'S ZONING ORDINANCE WHERE OWING TO SPECIAL CONDITIONS, A LITERAL ENFORCEMENT OF THE PROVISION OF THE ORDINANCE WOULD RESULT IN UNNECESSARY HARDSHIP. SUCH VARIANCES MUST NOT BE CONTRARY TO THE PUBLIC INTEREST OR TO THE SPIRIT OF THE ORDINANCE.

FINDINGS:

PROVISION 1. THE PROPERTY IN QUESTION CANNOT YIELD A REASONABLE RETURN IF PERMITTED TO BE USED ONLY UNDER THE CONDITIONS ALLOWED BY THE REGULATIONS IN THE ZONE. The subject property can support single family use economically. There are several ongoing developments on Division Street with single family frontage on Division. There are no special or extraordinary development expenses, which were not the developer's choice, which affect the property. It is economically feasible to develop the three lots for single family purposes. In fact, Mr. Burche stated his intention was to build single family structures.

PROVISION 2. THE PLIGHT OF THE OWNER IS DUE TO UNIQUE CIRCUMSTANCES, WHICH CIRCUMSTANCES DO NOT APPLY TO OTHER ADJOINING OR NEARBY PROPERTY. The only unique circumstances involve the petitioner's desire to circumvent the development ordinances of the City of Davenport. The property is essentially the same as numerous other frontages on Division St, which are developing and have developed as single family in recent years. The lots have no unusual topographical or physical features which make them unsuitable for single family development.

PROVISION 3. THE VARIATION, IF GRANTED, WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY. The immediate area surrounding the subject property is single family. The introduction of an increase in density and renters rather than owner occupants could have a destabilizing effect on the area. To allow duplexes to be established here would effectively double the density on the property which would significantly alter the character of the locality.

PROVISION 4. THE VARIATION WILL NOT IMPAIR THE ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY OWNERS. The variation will not significantly impact an adequate supply of light and air.

PROVISION 5. THE VARIATION WILL NOT UNREASONABLY INCREASE CONGESTION IN PUBLIC STREETS. The properties front on Division Street. By doubling density, the number of accesses to Division Street would be increased thereby causing additional conflicts with traffic. The prime example of why this should not happen are located on Division Street to the north of 53rd Street. As traffic volumes increase, this will become an increasing dangerous situation. Such situations contributed to the change in the Ordinance.

PROVISION 6. THE VARIATION WILL NOT INCREASE THE DANGER OF FIRE OR ENDANGER THE PUBLIC SAFETY. The development will not increase the danger of fire, but could affect the public safety as discussed in point 5, above.

PROVISION 7. THE VARIATION WILL NOT UNREASONABLY DIMINISH OR IMPAIR ESTABLISHED PROPERTY VALUES WITHIN THE SURROUNDING AREA. It is difficult to say how the development might affect property values. It would probably not be significant unless it destabilized the neighborhood as discussed in Point 5.

PROVISION 8. THE VARIATION WILL NOT IN ANY OTHER RESPECT IMPAIR THE PUBLIC HEALTH, COMFORT, MORALS, OR WELFARE OF THE INHABITANTS OF THE CITY. The aspect would not be further compromised than already discussed except that the process which has been followed by Mr. Burche is of questionable moral value to the community. If you can get what you want by openly misleading public officials the example set certainly is in conflict with the conscience of a civilization founded on laws and trust.

DISCUSSION: The petition fails to qualify as a hardship on points 1, 2, 3, and 5. There is no hardship which was not created by the petitioner.

RECOMMENDATION: The Staff recommends that the petition be denied.

BACKGROUND: (continued) Zoning Ordinance to permit him to build duplexes on the three lots. The Plan Commission reviewed the request and found that such a change would have a substantial change in development densities and development patterns city-wide which would not be acceptable. The City Council denied Mr. Burch's request on 11/3/79. Recently Mr. Burche appealed the Zoning Board's decision to District Court, indicating that the decision was made by applying the provision of the ordinance as they relate to duplexes rather than hardship criteria. The case is being returned to the Board so that a determination of hardship can be made.

The subject property is in an area which was platted in the county prior to the availability of sewers. The development contains large lots some of which have been split into multiple lots since the extension of sewer. The subject property was one of these instances. The Zoning ordinance allows the platting of 20% of all lots in an "R-4D" and "R-3D" zone, subject to some limitations, as two family lots to be designated as two family lots. This subdivision was too small to allow the designation of any such lots.

Mr. Burche has since constructed buildings on Lots 2 and 3 and is appealing on the basis of hardship to allow him to occupy these buildings as duplexes plus construct an additional duplex on Lot 1. A review of the file indicates his first structure was to be a house for his family. There is no explanation as to why the second duplex was built in violation of the zoning ordinance.

Kurt

ZONING BOARD OF ADJUSTMENT
MINUTES
February 19, 1980

The meeting was called to order at 4:00 p.m. by Al Zimmerman, Chairman of the Board. Other members present were Louis Soenke, Joe Tomlinson, Ira Kiser and Ed Waite. Staff members present were Kurt Stevens, Cliff Bourdeau and Scott Hartsook. Public hearings were held on the following matters:

Robert and Carolyn Speece, 324 S. Fairmont Street, requested permission to renew their Home Occupation Permit to operate a Handcraft Shop in their home. The subject property is zoned "R-3D" Single and Two Family Dwelling district.

The Staff report stated that all of the provisions of the ordinance have been complied with during the past year and no problems are anticipated in the future, therefore, the City Staff recommended approval of the renewal of the permit for one year.

Approximately five neighbors were present objecting to the renewal. Among these neighbors were Mrs. H. Wood Miller, Elmer Enheilder of 426 S. Fairmont, and Dennis Clark of 416 S. Fairmont Street. They stated that they did not want any commercial business in the area since it is an old historic neighborhood. They also didn't want the traffic and the noise.

Based upon the findings contained in the staff report, Mr. Kiser made a motion which was seconded by Mr. Tomlinson to approve the renewal of the permit for one year. The motion carried unanimously.

Mr. and Mrs. George Hassler, 3810 Fair Avenue, requested renewal of their Home Occupation permit to give swimming lessons at their home. The subject property is zoned "R-3D" Single and Two Family Dwelling District.

The staff report stated that all of the provisions of the ordinance have been complied with during the past year and no problems are anticipated in the future, therefore, the City Staff recommended approval of the renewal of the permit for one year.

No one being present objecting to the granting of the renewal of the permit, a motion was made by Mr. Soenke which was seconded by Mr. Kiser to approve the renewal of the permit for one year. The motion carried unanimously.

Mr. & Mrs. Clarence Lemmon, 362 31st Avenue, Moline, Illinois requested permission to permit the establishment of the two family use at 717 Grant Court as provided in Section 42-120(2)(h) of the Davenport City Code.

Zoning Board of Adjustment
Minutes
February 19, 1980

The Building Department reported that 46 notices were sent out to property owners within the area and two objections were received. The City Staff reported that the request be approved with the condition that the majority of the green open space on the buildable portion of the lot be maintained and that a total of four parking spaces be provided for the two family use.

Dave Lemmon, son of Mr. & Mrs. Lemmon was present to answer any questions of the board. He stated that his parents want to move here from Texas but cannot afford to live here alone. They would convert the home to a two family dwelling for approximately two years, then convert it back. He also stated that two additional parking spaces would be provided.

No one being present objecting to the granting of the special use permit, a motion was made by Mr. Tomlinson and seconded by Mr. Kiser to approve the permit subject to the conditions that the Lemmons must meet all of the building codes, provide adequate greenspace, provide two additional parking spaces, and provide fire exits.

Schwab Advertising System, Inc. requested a permit to allow Poster Panel Advertising Display to encroach into the required front yard a distance of 23 feet at 1202 East 53rd Street. The subject property is zoned "M-1" Light Industrial District.

The Building Department reported that nine notices were sent out to surrounding property owners and four objections were received. The City Staff report recommended that the petition be denied since no hardship exists.

Richard Schwab of Schwab advertising was present to answer any questions of the board. He stated that the 12' x 25' sign already exists and that he made a mistake in placing the sign in the wrong place because there weren't any other buildings in the area and they are located in a valley which creates a hardship to them since the sign cannot be clearly viewed from the street.

Dave Williams, owner of an abutting lot in Phoenix Center, was present objecting to the granting of the variance. He stated that he was involved in the resale of the Phoenix Center lots and that the size and placement of the sign would hurt the property values of the lots. Mr. Williams is the owner of a lot which adjoins the sign by approximately 10 feet.

Based on the facts contained in the staff report, Mr. Kiser made a motion which was seconded by Mr. Soenke to deny the appeal. Mr. Zimmerman being the only board member voting in favor of the appeal, the petition was denied.

Zoning Board of Adjustment
Minutes
February 19, 1980

John Burche, 1804 West 49th Street requested permission to permit the establishment of the two family use on lots 1, 2, and 3 of the replat of part of Lot 44, Green Acres 1st Annex. The property is zoned "R-4D" Single and Two Family dwelling district.

The Building Department reported that 16 notices were sent to surrounding property owners and that three objections were received. The City Staff reported that the petition fails to qualify as a hardship and should therefore be denied.

Attorney Ned Wehr was present to represent Mr. & Mrs. John Burche who were also present at the public hearing. Attorney Wehr stated that the duplex was originally being built to provide living quarters for his daughter who decided to go to college instead of living in the duplex. There are atleast 20 duplexes in the area and Mr. Burche bought the lots for business purposes. The lots are located near 53rd and Division Streets and both of these streets are being widened in the future. This would take care of any extra traffic the duplexes would create and they shouldn't cause any land value problems. He stated that the ordinance creates a hardship on Mr. & Mrs. Burche since it states that only 20% of the total number of lots in a subdivision can be duplexes. A hardship is created simply because Mr. Burche cannot provide for the 20% rule because of the size of his lots.

Mr. Burche stated that if the lots were just down the street further, he would be able to provide for the 20% rule since the houses are closer together.

Mr. Zimmerman stated that the ordinance seems to create a hardship on the Burche family and for this reason he feels that the variance should be granted.

No objectors being present at the public hearing, a motion was made by Mr. Waite which was seconded by Mr. Kiser to grant permission to build duplexes on lots 2 and 3, and a single family dwelling on lot one. Mr. Tomlinson being the only board member voting against the granting of the variance, the petition was approved.

Clifford Bourdeau, Sec.

REZ17-10 Protest List

PARCEL NUMBER	NOTICE AREA	NOTICE %	PROTEST (YES/NO)	PROTEST %	PROPERTY ADDRESS	PROPERTY OWNER(S)	OWNER ADDRESS	OWNER CITY/STATE/ZIP
M1035-01B	14697.44	7.4%		0.0%	1703 W 53RD ST	REDEVELOPMENT SERVICES COMPANY LC JESSE HAMMES	2711 SYCAMORE TR	BETTENDORF IA 52722
M1035-02A	5641.76	2.8%		0.0%	1715 W 53RD ST	SIDNEY FOLLAND SHIRLEY FOLLAND	1717 W 53RD ST	DAVENPORT IA 52806
M1035-03A	9034.46	4.6%		0.0%	1721 W 53RD ST	REDEVELOPMENT SERVICES COMPANY LC JESSE HAMMES	HAMMES JESSE	BETTENDORF IA 52722
M1035-04	4495.12	2.3%		0.0%	1717 W 53RD ST	SIDNEY FOLLAND SHIRLEY FOLLAND	1717 W 53RD ST	DAVENPORT IA 52806
M1035-05C	4422.62	2.2%	YES	2.2%	5130 N DIVISION ST	ANDREW SMITH CYNTHIA SMITH	5130 N DIVISION ST	DAVENPORT IA 52806-3643
M1035-06A	21769.11	11.0%		0.0%	1727 W 53RD ST	BONNIE L LEACH	1727 W 53RD ST	DAVENPORT IA 52806
M1035-06C	6727.06	3.4%		0.0%	5134 N DIVISION ST	CORY BENNETT KIMBERLY BENNETT	5134 N DIVISION ST	DAVENPORT IA 52806
M1035-23	1694.92	0.9%		0.0%	1734 W 51ST ST	FRANK MOSES SHELI MOSES	1734 W 51ST ST	DAVENPORT IA 52806
M1035-24	10281.16	5.2%		0.0%	1720 W 51ST ST	LORAS HAKANSON JENNIFER HAKANSON	6012 UTICA RIDGE RD	DAVENPORT IA 52807
M1035-40	8432.75	4.2%		0.0%	1710 W 52ND ST	STEVEN GRANT HARTMAN JUDITH HAZEL HARTMAN	1710 W 52ND ST	DAVENPORT IA 52806
M1035-42	7840	3.9%		0.0%	5214 N DIVISION ST	BEN FROESCHLE LLC	5214 N DIVISION ST	DAVENPORT IA 52806
M1037-01	23357.38	11.8%		0.0%	1691 W 53RD ST	CASEY'S MARKETING COMPANY	P O BOX 3001	ANKENY IA 50021
M1037-GF6	16713.41	8.4%		0.0%		VILLAS AT GARNER FARMS		
M1035-05A	23866.85	12.0%		0.0%	1719 W 53RD ST	MITCHELL SCHABILION SHELLY SCHABILION	14120 275TH ST	LONG GROVE IA 52756-8765
PARCELS	158,974.0	80.1%						
ROW	39,564.8	19.9%						
TOTAL NOTICE AREA	198,538.9	100%	2.2 %	PROTEST RATE	Protests: 1	Properties: 14		

October 25, 2017

Honorable Mayor and City Council
City Hall
Davenport, Iowa 52801

Honorable Mayor and City Council:

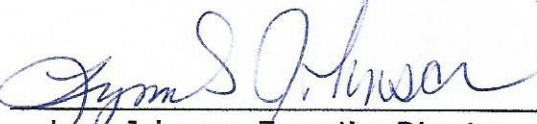
The undersigned, Lynn Johnson, Executive Director of Women In Spiritual Hope Ministries, Inc., as petitioner for the rezoning case *REZ17-10* does hereby agree and accept the following recommended conditions for approval by the City Plan and Zoning Commission to the City Council:

1. That the property be rezoned to "R-5M" Medium Density Dwelling District;
2. That residential density of the building as a roominghouse, boardinghouse, two-family dwelling or multiple-family dwelling be limited based on the required off-street parking; and
3. That a six foot high stockade fence be installed enclosing the rear yard of the property.

This agreement is pursuant to Chapter 414.5, of the Code of Iowa.

WOMEN IN SPIRITUAL HOPE MINISTRIES, INC.

By:


Lynn Johnson, Executive Director

Rusnak, Ryan

From: Marshall, Brett <BMarshall@L-WLAW.com>
Sent: Wednesday, October 25, 2017 12:57 PM
To: Rusnak, Ryan
Subject: RE: REZ17-10

Ryan,

We hereby amend our rezoning application and request that the property be rezoned to "R-5M" Medium Density Dwelling District. I will forward the agreement and acceptance of the conditions when signed. Thanks.

Brett

From: Rusnak, Ryan [<mailto:rrusnak@ci.davenport.ia.us>]
Sent: Tuesday, October 24, 2017 9:55 AM
To: Marshall, Brett <BMarshall@L-WLAW.com>
Subject: REZ17-10

Brett,

Please call me when you get a chance.

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

E Plan is now live. Click [here](#) for more information.



Click for [more](#) information about the Zoning Ordinance Rewrite. **Spread the Word.**

City of Davenport

Agenda Group: Community Development
Department: City Clerk
Contact Info: Matt Flynn, 888-2286
Wards: 4th

Action / Date
CD12/6/2017

Subject:

First Consideration: Ordinance for Case No. ROW17-06 being the request of the City of Davenport for the right-of-way vacation (abandonment) of 10,800 square feet, more or less, of public right-of-way south of the west terminus of Dugan Court and north of the west terminus of the right-of-way south of Dugan Court. [Ward 4]

Recommendation:

The City Plan and Zoning Commission forwards Case No. ROW17-06 to the City Council with a recommendation for approval without any special conditions.

Relationship to Goals:

Urban revitalization.

Background:

The City of Davenport is seeking to vacate (abandon) the unused right-of-way south of the west terminus of Dugan Court and north of the west terminus right-of-way south of Dugan Court. The subdivision plat dedicated this property as future right-of-way. The City does not intend to improve this right-of-way. It is anticipated that the property would be conveyed to the neighboring property owners.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Backup Material	Plat and Legal Description
▣ Backup Material	Plan and Zoning Commission Letter - 10-4-2017
▣ Backup Material	Plan and Zoning Commission Vote Results - 10-3-2017 Meeting
▣ Backup Material	Final Staff Report to Plan and Zoning Commission 10-3-2017

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	11/28/2017 - 2:44 PM

ORDINANCE NO.

ORDINANCE for Case No. ROW17-06: Request of the City of Davenport for the right-of-way vacation (abandonment) of 10,800 more or less, of public right-of-way south of the west terminus of Dugan Court and north of the west terminus of the right-of-way south of Dugan Court. [4th Ward]

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 vacated (abandoned). The property has the following legal description:

Part of northeast quarter of Section 28, Township 78 North, Range 3 East of the 5th Principal Meridian in the city of Davenport, County of Scott, State of Iowa, being more particularly described as follows:

Part of the Dugan & Rauch's 2nd Addition to the City of Davenport, Iowa, being more particularly described as follows: Commencing at the northerly most corner of Lot 14 of said Dugan & Rauch's 2nd Addition, said point being the POINT OF BEGINNING of the tract of land hereinafter described: thence South 45°-31' -45" West 72.63 feet along the northwesterly line of said Lot 14 to an angle point; thence South 00°-49' -35" East 68.46 feet along the westerly line of said Lot 14 to the southwest corner of said Lot 14; thence South 87°-28' -25" West 128.25 feet to a point on the west line of said Dugan & Rauch's 2nd Addition; thence North 02°-33'-40" West 5.12 feet along the west line of said Dugan & Rauch's 2nd Addition to an angle point; thence North 45°-31' -45" East 243.42 feet along the westerly line of said Dugan & Rauch's 2nd Addition to an angle point; thence southeasterly 53.47 feet along a curve concave northeasterly having a radius of 50.00 feet and a chord bearing and dimension of South 06°-11' -10" East 50.96 feet to the point of beginning.

Said tract contains 10,800 square feet, more or less.

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

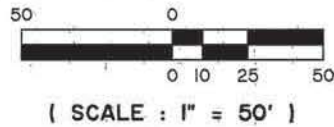
Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the Quad City Times on _____

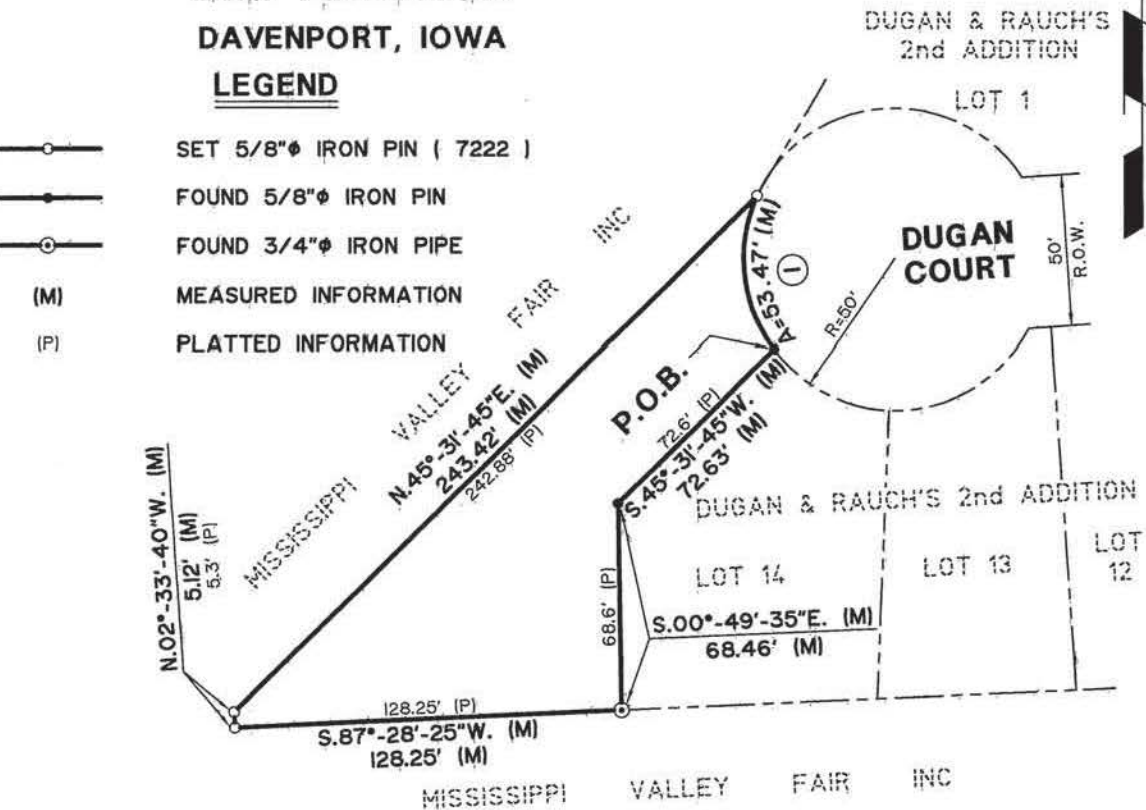
Location: Section 28, Township 78, Range 3, NE
 Requestor: City of Davenport, Iowa
 Proprietor: City of Davenport, Iowa
 Surveyor: David L. Meyer
 Survey Company: Verbeke - Meyer Consulting Engineers, P.C.
 Return To: Verbeke - Meyer Consulting Engineers, P.C.
 4111 East 60th Street
 Davenport, Iowa 52807
 dlm@verbeke-meyer.com (563) 359-1348

PLAT OF SURVEY
PART OF DUGAN & RAUCH'S
2nd ADDITION
DAVENPORT, IOWA



LEGEND

- SET 5/8" ϕ IRON PIN (7222)
- FOUND 5/8" ϕ IRON PIN
- FOUND 3/4" ϕ IRON PIPE
- (M) MEASURED INFORMATION
- (P) PLATTED INFORMATION



TOTAL AREA OF SURVEYED TRACT = 10,800 SQUARE FEET, $\pm$

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

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

Signature: *David L. Meyer*

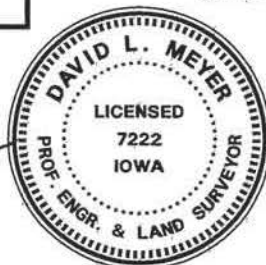
David L. Meyer, P.E. & L.S., License Number 7222

Date: **NOVEMBER 13, 2017**

My license renewal date is December 31, 2018

THIS SHEET ONLY

Pages or sheets covered by this seal:



PREPARED BY

VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.

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

VMCE 17343

November 14, 2017
VMCE # 17343

LEGAL DESCRIPTION
PART OF DUGAN & RAUCH'S 2ND ADDITION
DAVENPORT, IOWA

Part of the Dugan & Rauch's 2nd Addition to the City of Davenport, Iowa, being more particularly described as follows:

Commencing at the northerly most corner of Lot 14 of said Dugan & Rauch's 2nd Addition, said point being the POINT OF BEGINNING of the tract of land hereinafter described:

thence South 45°-31'-45" West 72.63 feet along the northwesterly line of said Lot 14 to an angle point;

thence South 00°-49'-35" East 68.46 feet along the westerly line of said Lot 14 to the southwest corner of said Lot 14;

thence South 87°-28'-25" West 128.25 feet to a point on the west line of said Dugan & Rauch's 2nd Addition;

thence North 02°-33'-40" West 5.12 feet along the west line of said Dugan & Rauch's 2nd Addition to an angle point;

thence North 45°-31'-45" East 243.42 feet along the westerly line of said Dugan & Rauch's 2nd Addition to an angle point;

thence southeasterly 53.47 feet along a curve concave northeasterly having a radius of 50.00 feet and a chord bearing and dimension of South 06°-11'-10" East 50.96 feet to the point of beginning.

Containing 10,800 square feet, more or less.

Bearings state herein are based on the Iowa State Plane Coordinate South Zone, (1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00

October 4, 2017

Honorable Mayor and City Council
City Hall
226 West 4th Street
Davenport, Iowa 52801

At its regular meeting of October 3, 2017, the City Plan and Zoning Commission considered Case No. ROW17-06 being the request of the City of Davenport for the right-of-way vacation (abandonment) of 10,800 more or less, of public right-of-way south of the west terminus of Dugan Court and north of the west terminus of the right-of-way south of Dugan Court.

Finding:

1. The right of way vacation would not impact adjacent property owners or utility providers since the area is not improved with any public infrastructure.

The City Plan and Zoning Commission accepted the listed finding and forwards Case No. ROW17-06 to the City Council with a recommendation for approval without any special conditions.

The Plan and Zoning Commission vote was 9-yes and 0-no.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission

		APPROVED	APPROVED	APPROVED	APPROVED	APPROVED			
Name:	Roll Call	REZ17-05 Hirsch 5135 Marquette St	ROW17-06 City of Davenport Dugan Court	SNC17-01 Forest Grove Dr to Ct	SNC17-01 VMP to E 67th Ct	F17-18 Landon Prairie			
Connell	P	Y	Y	Y	Y	Y			
Hepner	P	Y	Y	Y	Y	Y			
Inghram	P								
Kelling	P	N	Y	Y	Y	Y			
Lammers	P	N	Y	Y	Y	Y			
Maness	P	Y	Y	Y	Y	Y			
Martinez	P	Y	Y	Y	Y	Y			
Medd	P	Y	Y	Y	Y	Y			
Quinn	P	Y	Y	Y	Y	Y			
Reinartz	P	N	Y	Y	Y	Y			
Tallman	EX								
		6-YES 3-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN			



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

Meeting Date: October 3, 2017
Request: Right-of-way vacation (abandonment) of 10,370 square feet, more or less of right-of-way.
Location: south of the west terminus of Dugan Court and north of the west terminus right-of-way south of Dugan Court
Case No.: ROW17-06
Applicant: City of Davenport

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed condition and forward Case ROW17-06 to the City Council with a recommendation for approval without any special conditions.

Introduction:

The City of Davenport is seeking to vacate (abandon) the unused right-of-way south of the west terminus of Dugan Court and north of the west terminus right-of-way south of Dugan Court.

LOCATION:



Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Civic and Institutional, Residential General and Downtown.

- 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.

Zoning:

The adjacent properties are zoned "R-4" Moderate Density Dwelling District.

Technical Review:

Streets. The right-of-way is currently unimproved. The City does not intend to improve this right-of-way.

Storm Water. There is no stormwater infrastructure within the right-of-way.

Sanitary Sewer. There is sanitary infrastructure within the right-of-way.

Other Utilities. There are no other utilities within the right-of-way.

Emergency Services. There should be no change in emergency access.

Parks/Open Space. There is no impact on existing or proposed greenspaces.

Public Input:

Notices were sent to properties within 200 feet of the proposed right-of-way vacation. To date, staff has not received any objections.

Discussion:

The City of Davenport is seeking to vacate (abandon) the unused right-of-way south of the west terminus of Dugan Court and north of the west terminus right-of-way south of Dugan Court. The subdivision plat dedicated this property as future right-of-way. The City does not intend to improve this right-of-way.

Staff Recommendation:

Findings:

1. The right of way vacation would not impact adjacent property owners or utility providers since the area is not improved with any public infrastructure.

Staff recommends the City Plan and Zoning Commission forward Case No. ROW17-06 to the City Council with a recommendation for approval without any special conditions.

Prepared by:

A handwritten signature in blue ink, appearing to read 'Ryan Rusnak', with a stylized flourish at the end.

Ryan Rusnak, AICP
Planner III

City of Davenport

Agenda Group: Community Development
Department: Legal
Contact Info: Brian Heyer x7735
Wards: 4 & 5

Action / Date
12/6/2017

Subject:

Resolution authorizing the conveyance of portions of vacated Rogalski Drive, Pleasant Street, Ripley Street and three alleyways located in Block 1 and 2 of Noels 2nd Addition to St. Ambrose University. St. Ambrose University, Petitioner. [Ward 4 & 5]

Recommendation:

Adopt the resolution.

Relationship to Goals:

Revitalize neighborhoods and corridors.

Background:

The city vacated these rights-of-way in 2017-359. St. Ambrose would like to acquire the vacated rights-of-way in order to incorporate them into its campus. The conveyance is subject to existing easements and easements of record as well as an easement for ingress and egress to the benefit of Birthright of Davenport.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Admin, Default	Approved	10/30/2017 - 5:07 PM

Resolution No. _____

Resolution offered by Alderman _____

RESOLVED by the City Council of the City of Davenport.

RESOLUTION AUTHORIZING THE CONVEYANCE OF PORTIONS OF VACATED ROGALSKI DRIVE, PLEASANT STREET, RIPLEY STREET AND THREE ALLEYWAYS LOCATED IN BLOCK 1 AND 2 OF NOELS 2ND ADDITION TO THE CITY OF DAVENPORT TO ST. AMBROSE UNIVERSITY, PETITIONER.

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

Part of the Southeast Quarter of Section 20 Township 78 North Range 3 East of the 5th P.M. being part of Rogalski Drive, Pleasant Street, Ripley Street and alleys located in Block 1 and 2 in Noels 2nd Addition to the City of Davenport being more particularly described as follows:

Beginning at the southwest corner of Lot 2 in Block 3 in Noels 2nd Addition to the City of Davenport; thence East along the north right-of-way line of Rogalski Drive, a distance of 257.8 feet, more or less, to the west right-of-way line of Harrison Street; thence South along said west right-of-way line, a distance of 60.0 feet, more or less, to the south right-of-way line of Rogalski Drive; thence west along said south right-of-way line, a distance of 131.2 feet, more or less, to the east right-of-way line of a fifteen (15) foot alley running north-south through Block 2 in Noels 2nd Addition; thence South along said east right-of-way line, a distance of 373.9 feet, more or less, to the north right-of-way line of Pleasant Street; thence East along said north right-of-way line, a distance of 133.9 feet, more or less, to the west right-of-way line of Harrison Street; thence South along said west right-of-way line, a distance of 60.0 feet, more or less, to the south right-of-way line of Pleasant Street; thence West along said south right-of-way line, a distance of 8.0 feet, more or less, to the east line of a parcel conveyed by the City of Davenport to St. Ambrose University by Warranty Deed recorded as Document #33881-96 in the Scott County Recorder's Office; thence North along said east line, a distance of 8.5 feet, more or less, to the north line of said parcel so conveyed; thence West along said north line, a distance of 126.3 feet, more or less, to the west line of said parcel so conveyed; thence South along said west line and the east right-of-way line of a fifteen (15) foot alley running north-south through Block 1 in Noels 2nd Addition, a distance of 212.0 feet, more or less, to the north right-of-way line of a twenty (20) foot alley running east-west through said Block 1; thence East along said north right-of-way line, a distance of 135.8 feet, more or less, to the west right-of-way line of Harrison Street; thence South along said west right-of-way line, a distance of 20.0 feet, more or less, to the south right-of-way line of said twenty (20) foot alley;

thence West along said south right-of-way line, a distance of 288.9 feet, more or less, to the east right-of-way line of Ripley Street; thence South along said east right-of-way line, a distance of 143.0 feet, more or less, to the north right-of-way line of Locust Street as conveyed by Eastern Iowa Optometric Associates LLC to the City of Davenport by Warranty Deed recorded as Document #2001-15739 in the Scott County Recorder's Office; thence West, a distance of 60.0 feet, more or less, to the west right-of-way line of Ripley Street; thence North along said west right-of-way line, a distance of 163.0 feet, more or less, to the north right-of-way line of said twenty (20) foot alley projected westerly; thence East along said north right-of-way line and its westerly projection, a distance of 190.0 feet, more or less, to the west right-of-way line of a fifteen (15) foot alley running north-south through said Block 1; thence North along said west right-of-way line, a distance of 204.0 feet, more or less, to the south right-of-way line of Pleasant Street; thence West along said south right-of-way line, a distance of 130.0 feet, more or less, to the east right-of-way line of said Vacated Ripley Street, said vacated Ripley Street recorded as Document #2005-2039 in the Scott County Recorder's Office; thence North along said east right-of-way line of Vacated Ripley Street, a distance of 60.0 feet, more or less, to the north right-of-way line of Pleasant Street; thence East along said north right-of-way line of a fifteen (15) foot alley running north-south through said Block 2; thence North along said west right-of-way line a distance of 373.0 feet more or less, to the south right-of-way line of Rogalski Drive; thence West along said south right-of-way line, a distance of 130.0 feet, more or less to the east right-of-way line of Vacated Ripley Street; thence North along said east right-of-way line, a distance of 60.0 feet, more or less, to the Point of Beginning. The above described parcel contains 1.29 acres, more or less.

WHEREAS, the City of Davenport wishes to convey the same to St. Ambrose University for one dollar and other good and valuable consideration, subject to easements and restrictions of record, existing utilities, and an easement for ingress and egress to Birthright of Davenport.

WHEREAS, a public hearing on the matter was held on October 18, 2017, as required by law;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that portions of vacated Rogalski Drive, Pleasant Street, Ripley Street and three alleyways located in Block 1 and 2 of Noels 2nd Addition be conveyed to St. Ambrose University, in accord with this resolution, and subject to easements and restrictions of record, existing utilities, and an easement for ingress and egress in favor of Birthright of Davenport.

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

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group: Public Safety
Department: City Clerk
Contact Info: Jackie E Holecek
Wards: 3

Action / Date
12/6/2017

Subject:

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

River Bandits, River Bandits 5K, April 21, 2018, 8:00 a.m. to 12:00 p.m.; Closure Location:
Begins on 2nd Street to Centennial Bridge over to the Government Bridge and returns to Modern
Wooden Park via bike path. [Ward 3]

ATTACHMENTS:

Type	Description
▣ Cover Memo	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	11/28/2017 - 10:32 AM

RESOLUTION NO. 2017- 75

Resolution offered by Alderman Matson

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: River Bandits

Event: River Bandits 5K

Date: April 21, 2018

Time: 8 am - Noon

Closure Location: Begins on 2nd Street to Centennial Bridge over to Government Bridge and return to Modern Woodmen Park via the bike path

Ward: 3

Approved this 13th day of December, 2017.

Approved:

Attest:



Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

City of Davenport

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

Action / Date
PS12/6/2017

Subject:
Motion approving beer and liquor license applications.

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

Ward 1

Happy Joe's Pizza (Dynamic Restaurant Acquisition, Inc.) - 817 S Farragut St. - License Type: B Beer

Ward 3

El Fogon (La Cocina LLC) - 1717 W 3rd St. - License Type: C Liquor

Quad Cities Convention & Visitors Bureau (Quad Cities Convention & Visitors Bureau) - 136 E 3rd St., Suite B - Location Transfer - License Type: B Native Wine

Rivercenter/Adler Theatre (VenuWorks of Davenport, LLC) - 136 E 3rd St. - Premise Update to exclude suite occupied by Quad Cities Convention & Visitors Bureau - License Type: C Liquor

Ward 4

- Happy Joe's Pizza (Dynamic Restaurant Acquisitions, Inc.) - 1616 W Locust St. - Outdoor Area - License Type: C Liquor

Ward 7

Cardio Sports Bar & Grill (BG Scott Inc.) - 3811 N Harrison St., Suite A - Outdoor Area - License Type: C Liquor

R & C Brazilian Steakhouse (R & C Brazilian Steakhouse LLC) - 320 W Kimberly Rd., Suite 53 - Outdoor Area - License Type: C Liquor

Ward 8

Happy Joe's Pizza (Dynamic Restaurant Acquisition, Inc.) - 201 W 50th St. - License Type: Beer / Wine

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

Ward 1

Jimmie O's Saloon (Oldham Enterprizes LLC) - 2735 Telegraph Rd. - License Type: C Liquor

Sub Express & Gas (Janki Food Mart, Inc.) - 4307 W Locust St. - License Type: E Liquor / B Wine / C Beer

Thirsty's On Third, LLC (Thirsty's On Third, LLC) - 2202 W 3rd St. - Outdoor Area - License Type: C Liquor

Ward 2

Big 10 Mart (Molo Oil Company) - 2308 W 53rd St. - License Type: C Beer / B Native Wine

The Dugout Sports Complex (The Strike Zone II, Inc.) - 3504 Hickory Grove Rd. - Outdoor Area - License Type: C Liquor

Ward 3

Embers of Phoenix (Jai Mata Lakshmi, Inc.) - 111 W 2nd St. - License Type: C Liquor

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

Kilkenny's Pub & Eatery (Kilkenny's Pub, Inc.) - 300 W 3rd St. - License Type: C Liquor

QC Mart (Bethany Enterprises, Inc.) - 813 W 2nd St., Unit 1 - License Type: C Beer

Rivercenter/Adler Theatre (VenuWorks of Davenport, LLC) - 136 E 3rd St. - Outdoor Area - License Type: C Liquor

Ward 4

Azteca Express Restaurant, Inc. (Azteca Express Restaurant, Inc.) - 1902 N Division St., Suite 5 - License Type: C Liquor

Hilltop Grocery (Hilltop Grocery LLC) - 1312 Harrison St. - License Type: E Liquor / B Wine / C Beer

Kwik Star #123 (Kwik Trip, Inc.) - 2850 W Locust St. - License Type: C Beer / B Native Wine

Ward 6

Azteca II (Azteca II, Inc.) - 2843 E 53rd St. - License Type: C Liquor

Cafe' Indigo (Cafe' Indigo, LLC) - 4925 Utica Ridge Rd. - Outdoor Area - Beer / Wine

Hy-Vee Food & Drugstore #3 (Hy-Vee, Inc.) - 1823 E Kimberly Rd. - License Type: E Liquor / C Beer / B Wine

Hy-Vee #4 (Hy-Vee, Inc.) - 4064 E 53rd St. - License Type: E Liquor / B Wine / C Beer

Ward 7

Azteca Mexican Restaurant (Azteca Mexican Restaurant, Inc.) - 4811 N Brady St., Suite 3 -
License Type: C Liquor

Public House Davenport (Chesney LLC) - 5260 Northwest Blvd. - Outdoor Area - License Type:
C Liquor

QC Mart (Bethany Enterprises, Inc.) - 3545 Eastern Ave. - License Type: C Beer

Ward 8

Davenport Chapter Izaak Walton League of America (Davenport Chapter IWLA) - 8402 N
Harrison St. - Outdoor Area - License Type: C Liquor

Love's Travel Stop #476 (Love's Travel Stops & Country Stores, Inc.) - 8255 Northwest Blvd. -
License Type: C Beer / B Wine

Recommendation:
Consider the license applications.

Relationship to Goals:
Support local businesses.

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

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	11/30/2017 - 10:45 AM
Finance Committee	Watson-Arnould, Kathe	Approved	11/30/2017 - 10:46 AM
City Clerk	Thorndike, Tiffany	Approved	11/30/2017 - 11:39 AM

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Nichole Kriz 563-326-7784
Wards: 3 & 5

Action / Date
PW12/6/2017

Subject:

Resolution approving the proposed resolution of necessity for the FY2017 Alley Resurfacing Program. Two petitions were received to resurface the alleys between LeClaire and Farnam from Garfield to Columbia and between Schricker and Glaspell from Pine to Belmont. [Wards 3 & 5]

Recommendation:

Pass The Resolution.

Relationship to Goals:

Enhance Quality of Life.

Background:

The city received two (2) alley resurfacing petitions, signed by over 50% of owner occupied properties abutting the alleys between LeClaire St and Farnam St from E Garfield St to E Columbia Ave and between Schricker St and Glaspell St from Pine St to Belmont St.

Half of the alley resurfacing program cost is paid for by the city and the other half is assessed to the abutting property owners based on the size of their lot. The current estimate of \$70,500 is budgeted in CIP #35017.

State law requires that certain Council actions regarding the assessment procedure must precede the bid letting date, this is step 8.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	11/30/2017 - 10:59 AM
Public Works Committee	Lechvar, Gina	Approved	11/30/2017 - 10:59 AM
City Clerk	Thorndike, Tiffany	Approved	11/30/2017 - 4:02 PM

Resolution No. _____

Resolution offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the proposed resolution of necessity for the FY2017 Alley Resurfacing Program. Two petitions were received to resurface the alleys between LeClaire and Farnam from Garfield to Columbia and between Schricker and Glaspell from Pine to Belmont.

WHEREAS, this Council has adopted a preliminary resolution pursuant to Section 384.42 of the Code of Iowa, 2013, as amended, covering the FY2017 Alley Resurfacing Program (herein referred to as the "Improvement Project"); and

WHEREAS, pursuant thereto, the Project Engineers have prepared preliminary plans and specifications, an estimated cost of the work, and a plat and preliminary schedule, including the valuation of each lot as previously determined by this Council, and the same have been duly adopted and are now on file with the Clerk;

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

- A. That it is hereby found and determined to be necessary and for the best interest of the City and its inhabitants to proceed with the aforementioned Improvement Project, and to assess the cost thereof to the property benefited thereby;
- B. That the Improvement Project shall constitute a single improvement and shall consist of, generally: Resurfacing of a certain alley with approximately a 2-inch thickness of Hot Mix Asphalt (HMA), and all associated work, all as more particularly described in the Preliminary Resolution relating to the Improvement Project previously adopted by this Council, which resolution is hereby referred to for a more complete description of the location and terminal points of the Improvement Project and the property benefited thereby and proposed to be assessed to pay the cost of such improvement.
- C. That it is hereby found and determined that there is now on file in the office of the Clerk an estimated total cost of the proposed work and a preliminary plat and schedule showing the amount proposed to be assessed to each lot by reason of such improvement project.
- D. That this Council will meet at 5:30 P.M., in City Hall, on the 17th day of January, 2018, at which time and place it will hear the property owners subject to the proposed assessment or assessments and interested parties for or against the Improvement Project, its cost, the assessment thereof, or the boundaries of the properties to be assessed. Unless a property owner files objections with the Clerk at the time of the hearing on the resolution of necessity, he shall have deemed to have waived all objections pertaining to the regularity of the proceedings and the legality of using the special assessment procedure.
- E. That the Clerk is hereby authorized and directed to give notice as required by Section 384.50 of the Code of Iowa, 2013, as amended, by publication once each week for two consecutive weeks in the Quad-City Times, a newspaper published at least once weekly

and having general circulation in the City and shall likewise mail a copy of such notice to each property owner whose property is subject to assessment for the Improvement Project as shown by the records in the office of the County Auditor not less than fifteen days prior to the hearing on this resolution. The first publication of such notice shall not be less than ten (10) or more than twenty (20) days prior to the hearing.

F. That such notice shall be in the form substantially at that as follows section G.

G. That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed.

Passed and approved this 13th day of December, 2017

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Brenda Scott: (563) 888-3067
Wards: 8

Action / Date
PW12/6/2017

Subject:

Resolution accepting storm sewer, and pavement associated with the 53rd Street and Spring Street site improvements. [Ward 8]

Recommendation:

Pass the resolution.

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities.

Background:

The 53rd Street and Spring Street Site Improvements were constructed to accommodate an eastbound left turn lane onto Spring Street for the new Kwik Trip, Inc. of La Crosse, WI. The plans for the subdivision were prepared by Snyder & Associates, Inc. of Madison, WI. The contractor who performed the construction was Baker Concrete & Excavating of Waverly, IA.

This subdivision included 1,074 square yards of P.C.C. pavement (completing the widening on 53rd Street and Spring Street intersection), and two new storm sewer structures.

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

ATTACHMENTS:

Type	Description
▢ Cover Memo	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	11/30/2017 - 10:32 AM
Public Works Committee	Lechvar, Gina	Approved	11/30/2017 - 10:35 AM
City Clerk	Thorndike, Tiffany	Rejected	11/30/2017 - 12:52 PM
Public Works - Engineering	Lechvar, Gina	Approved	11/30/2017 - 2:05 PM
Public Works Committee	Lechvar, Gina	Approved	11/30/2017 - 2:06 PM
City Clerk	Thorndike, Tiffany	Approved	11/30/2017 - 4:01 PM

Resolution No. _____

Resolution offered by Alderman Ambrose

Resolution accepting the pavement, and storm sewer associated with 53rd Street and Spring Street Site Improvements.

Whereas, a new Kwik Star convenience store was developed by Kwik Trip, Inc. (La Crosse, WI);

Whereas, one (1) new storm sewer manhole and one (1) reconstructed inlet were installed by Baker Concrete & Excavating of Waverly, IA.

Whereas, 1,074 square yards of seven (10)-inch concrete pavement was constructed by Baker Concrete & Excavating of Waverly, IA completing construction of 53rd Street and Spring Street intersection and 53rd Street widening;

Whereas, the storm sewer and pavement installation has been satisfactorily completed:

Now, therefore, be it resolved, by the City Council of the City of Davenport that Westport Addition, which work was completed by Hawkeye Paving Corp. of Bettendorf, IA, having been satisfactorily completed, is hereby formally accepted. The City has four year bonds in the amounts of \$160,000 (paving) & \$15,000 (sewer) on file.

Passed and approved this 13th day of December, 2017.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Lesley Eastlick 563-326-7729
Wards: 3

Action / Date
PW12/6/2017

Subject:

Resolution approving the plans, specifications, form of contract and estimate of cost for the Federal Street Sewer Improvements Project, CIP #30001, estimated at \$728,000 in bonds abated by sewer funds. [Ward 3]

Recommendation:

Pass the resolution.

Relationship to Goals:

Enhance quality of life.

Background:

During televising operations and investigations for direct river intrusion into the sanitary sewers, this area was noted as a possible connection between storm and sanitary. Further investigation lead to multiple cross-connections and pipe in poor condition. This project will replace the sanitary pipe in poor condition and install new storm pipe to remove the cross-connections. Veenstra & Kimm prepared the plans and specifications for bidding this project.

Project management will be completed by Engineering Division Staff.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution Page 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	11/30/2017 - 10:44 AM
Public Works Committee	Lechvar, Gina	Approved	11/30/2017 - 10:44 AM
City Clerk	Thorndike, Tiffany	Approved	11/30/2017 - 4:02 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 Federal Street Sewer Improvements Project, CIP #30001, estimated at \$728,000 in bonds abated by sewer funds.

WHEREAS, the City of Davenport previously completed I & I investigations as part of the Equalization Basin/Wet Weather Planning work; and

WHEREAS, as a result of the study, 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 Federal Street Sewer Improvements Project are hereby approved.

Passed and approved this 13th day of December, 2017.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Mike Kramer 327-5141
Wards: 8

Action / Date
PW12/6/2017

Subject:

Resolution approving change order #2 to Valley Construction Company in the amount of \$310,118.75 for the W. 76th Street Extension Project, CIP #01629. The project is funded through multiple grant sources with the city's portion being \$2,889.87. [Ward 8]

Recommendation:

Pass the resolution

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities

Background:

Additional costs will be incurred during construction of the W. 76th Street Extension earthwork sections of the project. The additional cost will involve extra earthwork quantity due to a miscalculation by the design consultant. The estimated quantity involves about 17,090 cubic yards of soils to be added to the quantities to complete the project. This additional work involves hauling in the additional quantity from a source that is further away from the project than the planned source due to volume required. The anticipated additional cost for this work is approximately \$310,118.75. Listed below is the breakdown of the change order by the project's funding source:

Surface Transportation Program grant: \$248,095.01

Iowa DOT RISE grant: \$59,133.88

City of Davenport: \$2,889.87

This change order approves the additional contract amount to be used for construction installation services requested and to be performed by Valley Construction Company.

ATTACHMENTS:

Type	Description
□ Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	11/30/2017 - 10:23 AM
Public Works Committee	Lechvar, Gina	Approved	11/30/2017 - 10:31 AM
City Clerk	Thorndike, Tiffany	Approved	11/30/2017 - 4:03 PM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose

Resolution approving change order #2 to Valley Construction Company in the amount of \$310,118.75 for the W. 76th Street Extension Project, CIP #01629. The project is funded through multiple grant sources with the city's portion being \$2,889.87.

WHEREAS, the City of Davenport entered into a contract with Valley Construction Company for the 76th Street Extension Project;

WHEREAS, changes to the project plans have become necessary;

WHEREAS, the contractor will incur additional costs beyond the original bid due to these changes; and

WHEREAS, pricing has been reviewed and approved by the Public Works Department;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that Change Order#2 in the total amount of \$310,118.75 for the 76th Street Extension Project is hereby approved.

Passed and approved on this this 13th day of December, 2017.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Gary Statz (563) 326-7754
Wards: 3

Action / Date
PW12/6/2017

Subject:

Resolution turning over the maintenance responsibilities of the decorative streetlights surrounding the downtown YMCA to the City of Davenport and authorizing the Mayor to sign the agreement.
[Ward 3]

Recommendation:

Adopt the resolution.

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities

Background:

The decorative streetlights surrounding the downtown YMCA need consistent maintenance and it has been difficult for the YMCA to keep up with the maintenance. This agreement will make the City of Davenport responsible for keeping these lights along Gaines Street and 2nd Street working. The electric costs are still the responsibility of the YMCA because the electricity is fed through their meter. They will also need to turn the lights off at the times when City staff is working on them.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	PW_RES_YMCA street lights_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	11/30/2017 - 10:41 AM
Public Works Committee	Lechvar, Gina	Approved	11/30/2017 - 10:42 AM
City Clerk	Thorndike, Tiffany	Approved	11/30/2017 - 1:07 PM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport

RESOLUTION turning over the maintenance responsibilities of the decorative streetlights surrounding the downtown YMCA to the City of Davenport and authorizing the Mayor to sign the agreement.

WHEREAS the downtown decorative streetlights along 2nd Street and Gaines Street that surround the YMCA are in need of maintenance; and

WHEREAS if the existing streetlights surrounding the YMCA were maintained by the City of Davenport, the lighting would be maintained on a more consistent basis and there would be less confusion about whom to contact regarding malfunctioning lights;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that all of the decorative streetlights surrounding the downtown YMCA shall be maintained by the City of Davenport and the Mayor shall be authorized to sign the agreement.

Passed and approved this 13th day of December, 2017.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Brad Guy (563) 327-5105
Wards: 2,5,6,7

Action / Date
PW12/6/2017

Subject:

Resolution approving a contract amendment to the Duck Creek South Interceptor Rehabilitation Project with SAK Construction, LLC in the amount of \$620,000 budgeted in CIP #00200. [Wards 2,5,6,7]

Recommendation:

Pass the Resolution.

Relationship to Goals:

Sustainable Infrastructure.

Background:

This project is for repairs needed to reduce inflow and infiltration as well as address structural deficiencies in the Duck Creek South Interceptor Sewer. The technical specifications included various rehab strategies including cured-in-place pipe lining (CIPP) and chemical grouting.

Due to favorable bid pricing, the current project budget will allow the rehabilitation method to be changed so that the entire interceptor sewer will receive a liner from Hickory Grove Rd. to the junction of the Duck Creek North Intercepting Sewer near Jersey Ridge Rd.

This proposed contract amendment and the coinciding CIPP liner will result in a more robust, long-term rehabilitation of the sewer system which will also improve sewer flow characteristics.

SUMMARY OF CONTRACT AMOUNT:

Original Contract:	\$ 3,639,827.00
<u>This Amendment:</u>	<u>\$ 620,000.00</u>

Amended Contract Amount: \$ 4,259,827.00

ATTACHMENTS:

Type	Description
□ Resolution Letter	DCSI Amend.1

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	11/30/2017 - 10:40 AM
Public Works Committee	Lechvar, Gina	Approved	11/30/2017 - 10:40 AM
City Clerk	Thorndike, Tiffany	Approved	11/30/2017 - 1:00 PM

Resolution No. _____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving a contract amendment to the Duck Creek South Interceptor Rehabilitation Project with SAK Construction, LLC in the amount of \$620,000. CIP #00200. [Wards 2,5,6,7]

WHEREAS, the City of Davenport entered into a contract with SAK Construction, LLC of O'Fallon, MO for the construction of the Duck Creek South Interceptor Rehabilitation Project, and

WHEREAS, Favorable bid pricing will allow the rehabilitation method to be changed so that the entire intercepting sewer will be CIPP lined from Hickory Grove Road to near Jersey Ridge Road, and

WHEREAS, the City seeks to extend the service life of the intercepting sewer as well as reduce inflow and infiltration into the sanitary sewer system, and

WHEREAS, Funds have been budgeted for said work, and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the contract amendment with SAK Construction, LLC in the amount of \$620,000 is hereby approved, and

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to sign said contract for and on behalf of the City of Davenport, Iowa.

Passed and Approved this 13th day of December, 2017.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works - Admin
Contact Info: Gary Statz - 326-7754
Wards: 8

Action / Date
PW12/6/2017

Subject:

Resolution approving the contract for the traffic signal at the Walmart on Elmore Ave. project from Tri-City Electric Contract Co. of Iowa from Davenport, IA in the amount of \$122,667.28. [Ward 8]

Recommendation:

Pass the Resolution.

Relationship to Goals:

Financially Responsible City Government.

Background:

A Request for Bid was issued on November 6, 2017 and was sent to 116 contractors. On November 28, 2017 the Purchasing Division received and opened two responsive and responsible bids. Tri-City Electric was the low bidder and is recommended for the contract.

Warrants have been met and signals are needed at the Walmart Entrance on Elmore Ave. The agreement is for the City to design and build the project and THF Realty (owner of property) to reimburse the City.

Funding is from a payment received from THF Realty.

ATTACHMENTS:

Type	Description
▣ Backup Material	Bid Tabulation
▣ Resolution Letter	Resolution Letter

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	11/30/2017 - 10:29 AM
Public Works Committee	Lechvar, Gina	Approved	11/30/2017 - 10:29 AM
City Clerk	Thorndike, Tiffany	Approved	11/30/2017 - 11:42 AM

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: TRAFFIC SIGNAL ELMORE AVE AT WALMART ENTRANCE

BID NUMBER: 18-46

OPENING DATE NOVEMBER 28, 2017

RECOMMENDATION: AWARD THE CONTRACT TO TRI-CITY ELECTRIC CO
OF DAVENPORT

<u>VENDOR NAME</u>	<u>AMOUNT</u>
Tri-City Electric Company of Iowa of Davenport	\$122,667.28
Davenport Electric Contract Company of Davenport	\$127,691.31

Prepared By Cindy Whitaker 11-28-17
Purchasing Date

Approved By Nicole Cleason 11/28/17
Department Director Date

Approved By Jaime Gann 11/29/17
Budget/CIP Date

Approved By [Signature] 11-29-2017
Chief Financial Officer Date

Resolution No. _____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the Traffic Signal at the Walmart on Elmore Ave. project from Tri City Electric Contract Co. of Iowa from Davenport, IA in the amount of \$122,667.28.

WHEREAS, the City needs to contract the Traffic Signal at the Walmart on Elmore Ave. project and

WHEREAS, the applicable purchasing process was followed resulting in a recommendation to award to Tri City Electric Contract Company of Iowa;

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

1. the contract for Traffic Signal at Walmart on Elmore Ave. project from Tri City Electric Contract Company of Iowa is hereby approved.

Attest:

Approved:

Jackie E. Holecek, CMC
Deputy City Clerk

Frank Klipsch
Mayor

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Mike Atchley, 327-5149
Wards: 8

Action / Date
PW12/6/2017

Subject:

Motion authorizing the Mayor to sign the sanitary sewer easement agreement in conjunction with the Sterilite development. [Ward 8]

Recommendation:

Approve the Motion

Relationship to Goals:

Welcome Investment

Background:

The Sterilite development needs to be connected to the city's sanitary sewer system. That connection crosses over parcel W2855A03 which is owned by MidAmerican Energy. MidAmerican energy is granting this sewer easement at no cost.

ATTACHMENTS:

Type	Description
▣ Cover Memo	MidAmerican Sanitary Sewer Easement Document

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	11/30/2017 - 10:27 AM
Public Works Committee	Lechvar, Gina	Approved	11/30/2017 - 10:27 AM
City Clerk	Thorndike, Tiffany	Approved	11/30/2017 - 11:40 AM

PARCEL – W2855A03

Prepared by: Mike Atchley, Engineering Div., Public Works Bldg.
1200 E. 46th St., Davenport, IA 52807
Telephone: 563/326-7729

Return to City of Davenport, Public Works Department, attention Mike Atchley

Address Tax Statement: Finance Dept., City Hall 226 W. 4th St., Davenport, IA 52801

This easement conveyance is exempt pursuant to Iowa Code §428A.2 paragraph 17 and 21.

PERMANENT SANITARY SEWER EASEMENT

In consideration of the sum of One and no/100 Dollars (\$1.00) and other good and valuable consideration, MidAmerican Energy Company, hereinafter “Grantor”, does hereby grant unto the City of Davenport, Iowa, an Iowa municipal corporation, 226 West Fourth Street, Davenport, Iowa, hereinafter “Grantee” a permanent sanitary sewer easement, to be used for the purpose of constructing, reconstructing, relocating, maintaining, enlarging, extending and using underground public sewer over, across, through and under the following described Scott County, Iowa real estate:

LEGAL DESCRIPTION-PERMANENT SANITARY SEWER EASEMENT:

A SANITARY SEWER EASEMENT OVER, UNDER AND ACROSS PART OF LOT 2 OF KRAFT 1ST ADDITION, ACCORDING TO THE PLAT THEREOF AND FILED AS DOCUMENT NUMBER 2017-01778, CITY OF DAVENPORT, SCOTT COUNTY, IOWA; DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE, ALONG THE SOUTH LINE OF SAID LOT, SOUTH 88 DEGREES 35 MINUTES 35 SECONDS WEST, TO THE WEST LINE OF SAID LOT, A DISTANCE OF 265.00 FEET; THENCE, ALONG SAID WEST LINE, NORTH 02 DEGREES 09 MINUTES 27 SECONDS WEST, A DISTANCE OF 25.00 FEET; THENCE, NORTH 88 DEGREES 35 MINUTES 35 SECONDS EAST, A DISTANCE OF 225.59 FEET; THENCE, NORTH 68 DEGREES 25 MINUTES 09 SECONDS EAST, TO THE EAST LINE OF SAID LOT, A DISTANCE OF 41.43 FEET; THENCE, ALONG SAID EAST LINE, SOUTH 02 DEGREES 09 MINUTES 27 SECONDS EAST, A DISTANCE OF 39.29 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS 6,904 SQUARE FEET, MORE OR LESS

FOR THE PURPOSE OF THIS DESCRIPTION THE SOUTH LINE OF LOT 2 IS ASSUMED TO BEAR SOUTH 88 DEGREES 35 MINUTES 35 SECONDS WEST.

Except for the existing structures located on the above described real estate as of the date of this easement (and any future replacements of such structures) and Grantor’s right in the future to construct a driveway, parking lot and sidewalk, Grantor agrees not to erect, construct, or

maintain any permanent structure on the above described real estate and to not grow any vegetation other than groundcover on the above described real estate without the written permission of the Grantee.

The permanent sewer easement is conveyed upon the following express understanding and condition that the Grantee, its employees, agents, or contractors will at all times indemnify, protect and hold Grantor harmless from any and all costs, loss damage, liability, expense, penalty and fines whatsoever that may arise or be claimed against Grantor by any person for injuries to person or property, or damage of whatever kind or character consequent upon or arising from work constructing or maintaining the sanitary sewer line. That all construction work by the Grantee, and the surrounding affected real estate by this project and by any future maintenance shall be restored in a timely manner to substantially the same condition it was prior to such work. All denuded areas will be seeded by the Grantee.

The easement granted herein shall constitute an easement running with the parcels of land in perpetuity and shall burden the land described above.

The Grantor shall have five years from the date the council approves and accepts the “Sterilite Sanitary Sewer Extension Project,” to renegotiate construction or maintenance damages not apparent at the time this document is signed.

Grantor covenants that they hold the above described real estate in fee simple, that they have good and lawful authority to grant said permanent sanitary sewer easement, and that they will warrant and defend the real estate against the lawful claims of all persons whomsoever.

Signed this _____ day of _____, 2017.

City of Davenport, Iowa

By: _____

Title _____

Print Name _____

MidAmerican Energy Company

By: _____ By: _____

Title Title

Print Name Print Name

STATE OF IOWA)
) ss:
COUNTY OF SCOTT)

This instrument was acknowledged before me on _____, 2017

by _____ as _____.

Notary Public in and for State of Iowa

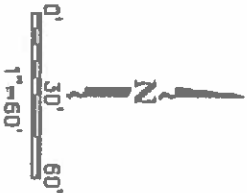
STATE OF IOWA)
) ss:
COUNTY OF POLK)

This instrument was acknowledged before me on _____, 2017

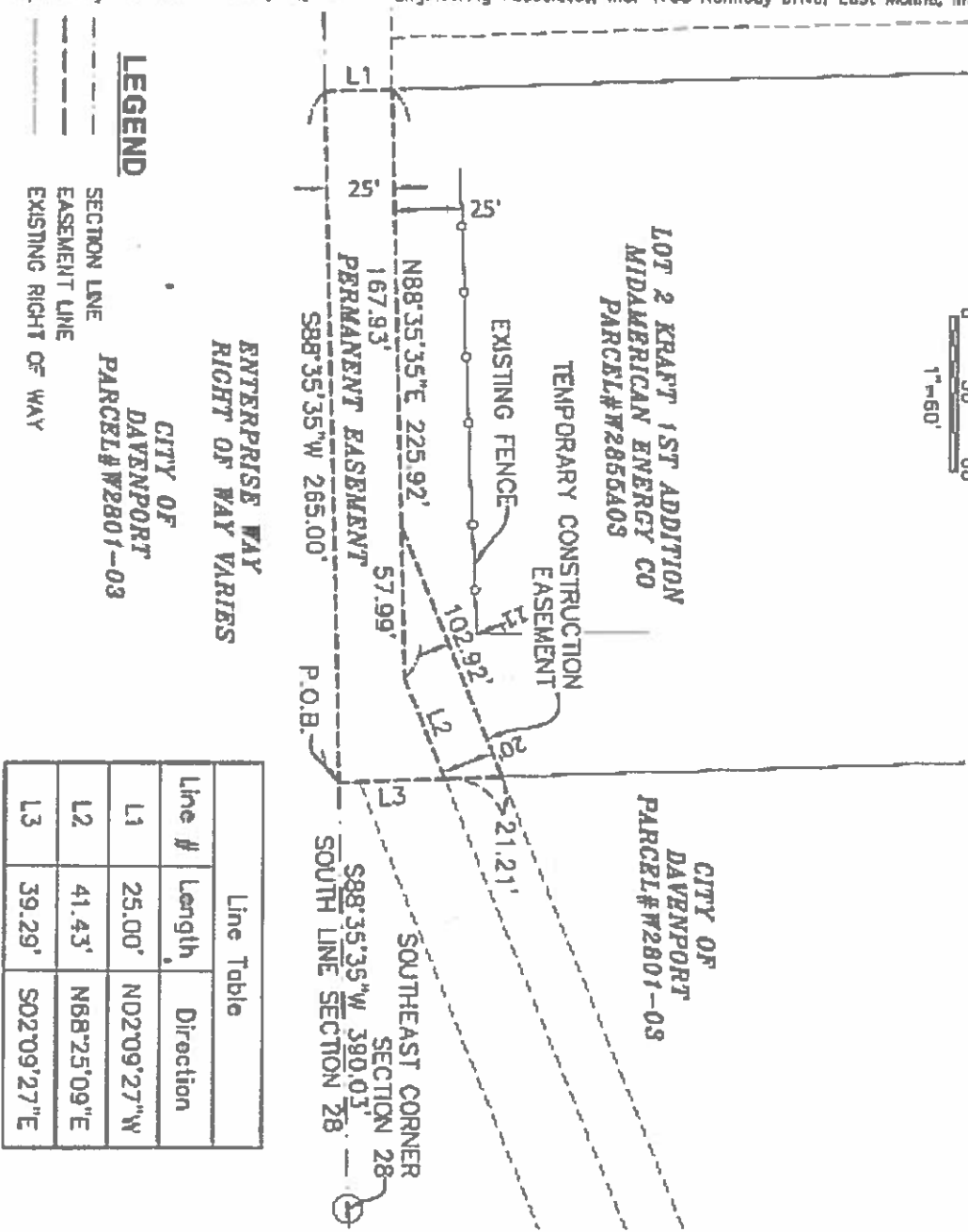
by _____ as _____ and by
_____ as _____.

Notary Public in and for State of Iowa

EASEMENT PLAT
LOT 2 KRAFT 1ST ADDITION
CITY OF DAVENPORT, SCOTT COUNTY, IOWA



Prepared by: James W. Abbitt, Jr., McClure Engineering Associates, Inc. 4700 Kennedy Drive, East Moline, Illinois 61244



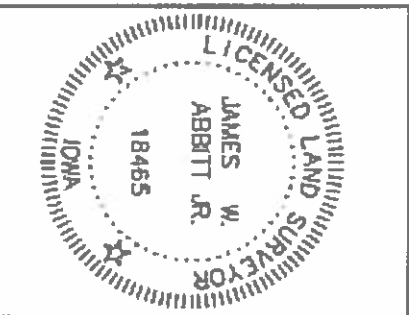
LEGEND

- SECTION LINE
- EASEMENT LINE
- EXISTING RIGHT OF WAY

ENTERPRISE WAY
RIGHT OF WAY VARIES

CITY OF
DAVENPORT
PARCEL#W2801-03

Line Table	
Line #	Length
L1	25.00'
L2	41.43'
L3	39.29'



LEGAL DESCRIPTION—PERMANENT EASEMENT:

A SANITARY SEWER EASEMENT OVER, UNDER AND ACROSS PART OF LOT 2 OF KRAFT 1ST ADDITION, ACCORDING TO THE PLAT THEREOF AND FILED AS DOCUMENT NUMBER 2017-01778, CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; THENCE, ALONG THE SOUTH LINE OF SAID LOT, SOUTH 88 DEGREES 35 MINUTES 35 SECONDS WEST, TO THE WEST LINE OF SAID LOT, A DISTANCE OF 265.00 FEET; THENCE, ALONG SAID WEST LINE, NORTH 02 DEGREES 09 MINUTES 27 SECONDS WEST, A DISTANCE OF 25.00 FEET; THENCE, NORTH 88 DEGREES 35 MINUTES 35 SECONDS EAST, A DISTANCE OF 225.92 FEET; THENCE, NORTH 88 DEGREES 35 MINUTES 35 SECONDS EAST, TO THE EAST LINE OF SAID LOT, A DISTANCE OF 41.43 FEET; THENCE, ALONG SAID EAST LINE, SOUTH 02 DEGREES 09 MINUTES 27 SECONDS EAST, A DISTANCE OF 39.29 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED EASEMENT CONTAINS 6,904 SQUARE FEET, MORE OR LESS

FOR THE PURPOSE OF THIS DESCRIPTION THE SOUTH LINE OF LOT 2 IS ASSUMED TO BEAR SOUTH 88 DEGREES 35 MINUTES 35 SECONDS WEST.

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

Signature: *James W. Abbitt, Jr.*
James W. Abbitt, Jr.
Date: 8-9-17
Reg. No. 18465

My license renewed date is December 31, 2018.

Pages or sheets covered by this seal:

THIS SHEET ONLY

CITY OF DAVENPORT
1200 EAST
46TH STREET
DAVENPORT, IOWA 52807

REVISIONS	
NO.	DATE

McClure Engineering Associates, Inc.
4700 Kennedy Drive
East Moline, Illinois 61244
Phone: (309) 436-1111
Fax: (309) 436-1112
www.mcclure-engineering.com

EASEMENT PLAT	
DATE OF SURVEY	DAVENPORT, IOWA
FILED IN	SCOTT COUNTY, IOWA
FILED BY	

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Nick Schmuecker; (563) 327-5162
Wards: 7

Action / Date
PW12/6/2017

Subject:

Motion approving the plans, specifications, and estimate of cost for the Junge Park Culvert Replacement Project, CIP #33027. [Ward 7]

Recommendation:

Pass the Motion.

Relationship to Goals:

Enhanced Quality of Life.

Background:

This project is intended to replace a culvert that is approaching the end of its usable life. This culvert is required before the start of the upcoming Duck Creek South Interceptor Lining Program.

The project is scheduled to be bid yet this winter with completion set for early spring. Funding for the Junge Park Culvert Replacement Project is established within CIP #33027. The current estimate is \$51,836.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	11/30/2017 - 9:47 AM
Public Works Committee	Lechvar, Gina	Approved	11/30/2017 - 10:30 AM
City Clerk	Thorndike, Tiffany	Approved	11/30/2017 - 1:57 PM

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Nick Schmuecker; (563) 327-5162
Wards: 7

Action / Date
PW12/6/2017

Subject:

Motion approving the plans, specifications, and estimate of cost for the Duck Creek South New Manholes Project, CIP #00200. [Ward 7]

Recommendation:

Pass the Motion.

Relationship to Goals:

Enhanced Quality of Life.

Background:

This project is intended to install two new sanitary manholes where existing nodes are located. These new manholes are required for the upcoming Duck Creek South Interceptor Lining Program and will aid in future maintenance.

The project is scheduled to be bid this winter with completion set for early spring. Funding for the Duck Creek South New Manholes Project is established within CIP #00200. The current estimate is \$78,508.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	11/30/2017 - 9:45 AM
Public Works Committee	Lechvar, Gina	Approved	11/30/2017 - 10:28 AM
City Clerk	Thorndike, Tiffany	Approved	11/30/2017 - 1:57 PM

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Jen Walker, 326-6168
Wards: 6

Action / Date
PW12/6/2017

Subject:

Motion accepting work associated with the Utica Ridge Sidewalk Project on the west side of Utica Ridge Road from 55th St. north to Kathleen Way, CIP #28011. [Ward 6]

Recommendation:

Pass the motion.

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities

Background:

The Department of Public Works constructed approximately 3,000 linear feet of new sidewalk on the west side of Utica Ridge Road between E. 55th Street and Kathleen Way. The project included ADA ramps, limited areas of new curb, and a drainage culvert under the sidewalk. A second phase of this project is planned in 2018 to extend the new sidewalk north to the shared use path on Veterans Memorial Parkway. Work was completed by Little H Construction (Davenport, IA). Total project cost was approximately \$94,000, funded in CIP #28011.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	11/30/2017 - 9:32 AM
Public Works Committee	Lechvar, Gina	Approved	11/30/2017 - 10:25 AM
City Clerk	Thorndike, Tiffany	Approved	11/30/2017 - 11:36 AM

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Mike Atchley 563-327-5149
Wards: 8

Action / Date
PW12/6/2017

Subject:

Motion accepting agreements necessary for the Transload Facility Side Track Expansion Project and allow the Mayor to execute said agreements. [Ward 8]

Recommendation:

Approve the motion.

Relationship to Goals:

Welcome Investment

Background:

Due to railcar requirement of future users of the rail spur and Transload Facility, the City of Davenport needs additional side tracks for railcar switching. The agreement with RG Prime is for \$88,564 for right-of-way, temporary construction easement, crop loss and damages. RG Prime has accepted this agreement. The agreement with the Robert Seddig property is for \$78,742 for right-of-way, temporary construction easement and damages. The six individuals representing the Robert Seddig property have accepted this agreement.

ATTACHMENTS:

Type	Description
▣ Cover Memo	RG Prime Agreement
▣ Cover Memo	Seddig Agreement

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	11/30/2017 - 10:27 AM
Public Works Committee	Lechvar, Gina	Approved	11/30/2017 - 10:28 AM
City Clerk	Thorndike, Tiffany	Approved	11/30/2017 - 11:41 AM

PURCHASE AGREEMENT
For
Right-of-Way, Construction Easement and Acceptance

PARCEL NO. ROW & CE

COUNTY: Scott

PROJECT NAME:

Transload Facility Rail Expansion Project

CITY: Davenport

SELLER: RG Prime LLC

THIS AGREEMENT made and entered into this _____ day of _____, **2017**, by and between Seller and the City of Davenport, Iowa, a Municipal Corporation, hereinafter, Buyer.

- 1a. SELLER AGREES to sell .87 ac. of property shown as area A on page 5 for right-of-way - ROW and furnish to Buyer conveyance documents, on form(s) furnished by Buyer.

RIGHT-OF-WAY

Legal description for said right-of-way will be provided for the closing. Should the legal description show more total square footage being acquired than stated in this agreement the SELLER shall receive additional compensation of \$1.19 per sq. ft. times the additional square footage. Should the legal description show less total square footage being acquired than stated in this agreement the offer shall remain the same as stated in this agreement.

- 1b. SELLER AGREES to sell a construction easement and furnish to Buyer conveyance documents, on form(s) furnished by Buyer, and Buyer agrees to buy the construction easement for 12 months, as shown on page 5:

A legal description or drawing for said construction easement will be provided for the closing. Should the legal description or drawing show more total square footage being acquired than stated in this agreement the SELLER shall receive additional compensation of \$1.19 per sq. ft. times .1 times the additional square footage. Should the legal description or drawing show less total square footage being acquired than stated in this agreement the offer shall remain the same as stated in this agreement.

- 1c. The construction easement (CE) is for the purpose of such encroaching, grading, sloping, shaping, cutting, filling and constructing as may be required for the proper construction of the "Transload Facility Rail Expansion Project" over, across, through and under parcels 932705005, in Scott County, Iowa. Said CE shall terminate when the City approves and accepts said project or 12 months from the date grading encroaches on the SELLER'S property whichever comes first.

- 1d. The grant of easement described above shall include before the construction encroachment take place, the right to survey the property, the right of ingress and egress as may be necessary for the purposes for which this easement is granted, in, over, across, and along the

easement. This easement shall survive a transfer or grant of property rights affecting the previously described real estate upon execution.

2. The construction easement (CE) is conveyed upon the following express understanding and condition, that topsoil that is removed is put back in like condition, that a silt or construction fence will be placed along the back edge of the CE; that the cultivated area of the CE shall be graded to insure proper drainage and will be left unseeded unless otherwise directed by the SELLER; that right-of-way area, particularly the ditches shall be maintained to insure proper flow of storm water; that the SELLER will be compensated for the loss of crops, time, labor, equipment, fertilizer replacement as necessary to restore the CE to substantially the same condition it was prior to such work, said compensation is shown below:

Crop Loss on 1.2 ac. -	\$5,532
Additional Time, Labor, Equipment -	\$3,268
<u>Fertilizer Replacement</u>	<u>- \$1,200</u>
Total	\$10,000

In addition the City will pay \$18,000 for restoration of eroded areas and damages as a result of the original rail construction.

3. Right of use of the premises is the essence of this agreement and Buyer may enter and assume full use and enjoyment of the premises per the terms of this agreement. SELLER grants Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data if necessary.
4. Buyer agrees to pay and SELLER AGREES to grant the right of use to area as dictated herein this agreement, as shown on Page 5, on or before the **Date Of Performance** listed below in the Itemization of Acquisition.
5. Time for Acceptance. If this offer is not accepted by SELLER on or before November 20, 2017, this purchase agreement may be void at the buyer's discretion.

ITEMIZATION OF ACQISITION

\$ <u>45,000.00</u>	on conveyance of ROW	<u>Within 60-days from when buyer receives this document</u>
\$ <u>10,000.00</u>	Crop Loss and CE restoration	<u>Same as above</u>
\$ <u>18,000.00</u>	soil conservation	<u>NA</u>
\$ <u>15,564.00</u>	additional damages to remainder	<u>NA</u>
\$ <u>88,564.00</u>	TOTAL LUMP SUM Rounded	

<u>Breakdown</u>	<u>Ac./Sq. Ft.</u>
Land by Fee Title	<u>.87</u> Ac.
Underlying Fee Title	<u>NONE</u> Sq. Ft.
Permanent Easements	<u>NONE</u> Sq. Ft.
Construction Easement	<u>1.16</u> Ac.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the Total Lump Sum payment shown herein is just and unpaid.

City of Davenport, Buyer

Frank Klipsch, Mayor, City of Davenport

STATE OF IOWA)
) ss:
COUNTY OF SCOTT)

On this _____ day of _____, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Frank Klipsch, to me personally known, who being by me duly sworn did say that that person is the Mayor, for the City of Davenport, and that said instrument was signed and sealed on behalf of the said City of Davenport, and said Mayor, acknowledged the execution of said instrument to be the voluntary act and deed of City of Davenport, by it voluntarily executed.

WITNESS my hand and notarial seal on the day and year last above written.

Notary Public in and for
State of Iowa

This offer is accepted by the Seller’s signature on the line below as of the date indicated on the line below.

RG Prime, LLC.

Signature

Print Name

Title

STATE OF IOWA)
) ss:
COUNTY OF SCOTT)

On this _____ day of _____, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____, to me personally known, who being by me duly sworn did say that that person is _____, of said RG Prime, LLC., and that said instrument was signed and sealed on behalf of the said RG Prime, LLC., by authority of its managers and the said _____, acknowledged the execution of said instrument to be the voluntary act and deed of said RG Prime, LLC., by it voluntarily executed.

WITNESS my hand and notarial seal on the day and year last above written.

Notary Public in and for
State of Iowa

**Temp. Contruction Easement &
Right-of-Way Acquisition**

Parcel: 932705005
Owner: RG PRIME LLC

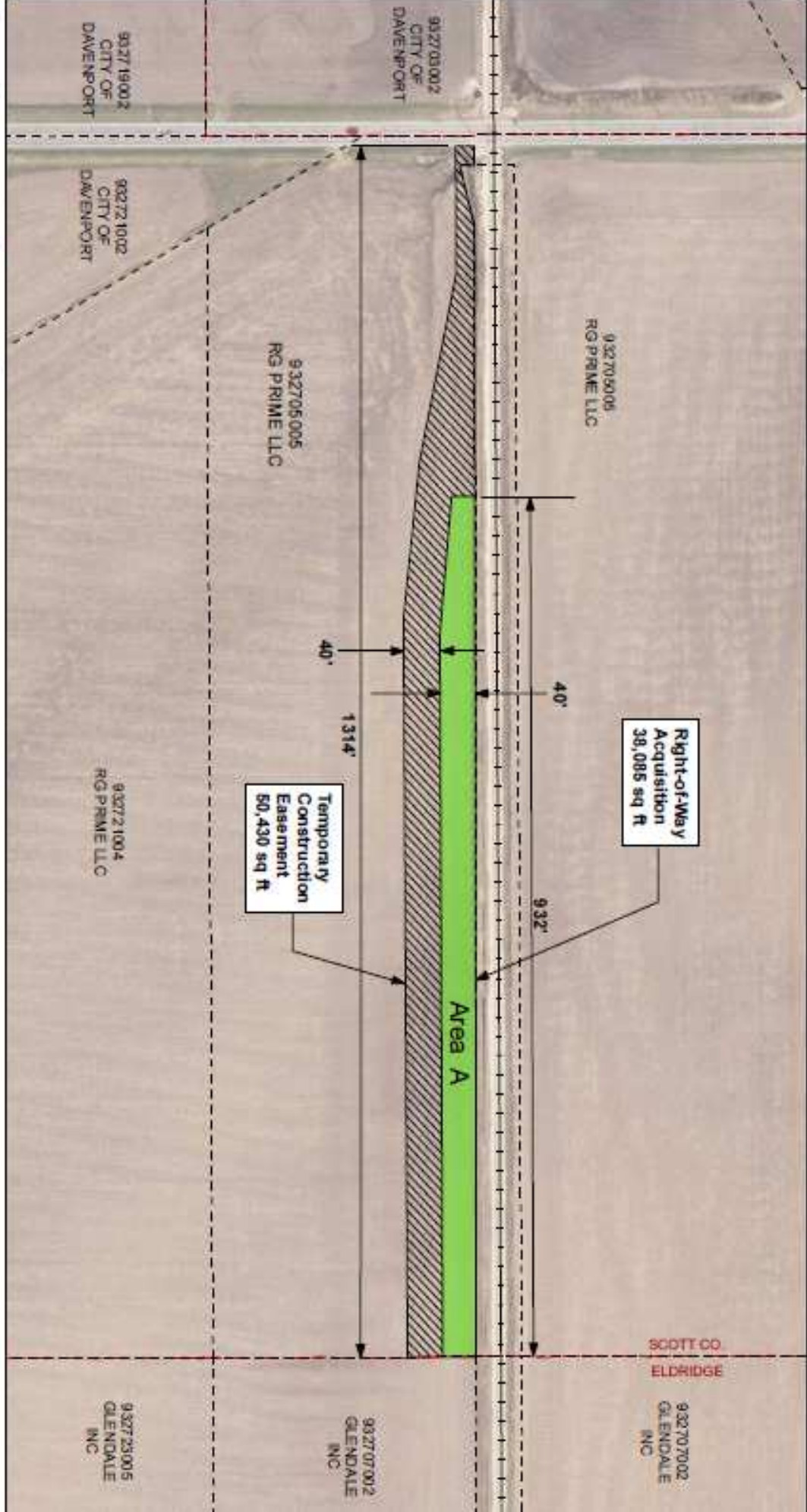
Legend

Right-of-Way Acquisition

Temp. Const. Easement

Existing Rail

City Limit



PURCHASE AGREEMENT
For
Right-of-Way, Construction Easement and Acceptance

PARCEL NO. ROW & CE

COUNTY: Scott

PROJECT NAME:

Transload Facility Rail Expansion Project **CITY:** Davenport

SELLER: Robert Seddig and Lyta Seddig, Richard Seddig and Cynthia J. Seddig, Patricia Leuck and John R. Leuck

THIS AGREEMENT made and entered into this _____ day of _____, **2017**, by and between Seller and the City of Davenport, Iowa, a Municipal Corporation, hereinafter, Buyer.

- 1a. SELLER AGREES to sell 1.03 ac. of property shown as area A on page 7 for right-of-way - ROW and furnish to Buyer conveyance documents, on form(s) furnished by Buyer.

RIGHT-OF-WAY

Legal description for said right-of-way will be provided for the closing. Should the legal description show more total square footage being acquired than stated in this agreement the SELLER shall receive additional compensation of \$1.19 per sq. ft. times the additional square footage. Should the legal description show less total square footage being acquired than stated in this agreement the offer shall remain the same as stated in this agreement.

- 1b. SELLER AGREES to sell a construction easement and furnish to Buyer conveyance documents, on form(s) furnished by Buyer, and Buyer agrees to buy the construction easement for 12 months, as shown on page 7:

A legal description or drawing for said construction easement will be provided for the closing. Should the legal description or drawing show more total square footage being acquired than stated in this agreement the SELLER shall receive additional compensation of \$1.19 per sq. ft. times .1 times the additional square footage. Should the legal description or drawing show less total square footage being acquired than stated in this agreement the offer shall remain the same as stated in this agreement.

- 1c. The construction easement (CE) is for the purpose of such encroaching, grading, sloping, shaping, cutting, filling and constructing as may be required for the proper construction of the "Transload Facility Rail Expansion Project" over, across, through and under parcels 932601004, in Scott County, Iowa. Said CE shall terminate when the City approves and accepts said project or 12 months from the date grading encroaches on the SELLER'S property whichever comes first.
- 1d. The grant of easement described above shall include before the construction encroachment take place, the right to survey the property, the right of ingress and egress as may be necessary for the purposes for which this easement is granted, in, over, across, and along the

easement. This easement shall survive a transfer or grant of property rights affecting the previously described real estate upon execution.

- 1e. SELLER AGREES to forgo charging the tenant farmer rent for 5 years for use of the 1.10 ac. that will be used as a construction easement.
2. The construction easement (CE) is conveyed upon the following express understanding and condition, that topsoil that is removed is put back in like condition, that a silt or construction fence will be placed along the back edge of the CE; that the cultivated area of the CE shall be graded to insure proper drainage and will be left unseeded unless otherwise directed by the SELLER; that right-of-way area, particularly the ditches shall be maintained to insure proper flow of storm water; that the SELLER will be compensated for the loss of crops, time, labor, equipment, fertilizer replacement as necessary to restore the CE to substantially the same condition it was prior to such work.
3. Right of use of the premises is the essence of this agreement and Buyer may enter and assume full use and enjoyment of the premises per the terms of this agreement. SELLER grants Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data if necessary.
4. Buyer agrees to pay and SELLER AGREES to grant the right of use to area as dictated herein this agreement, as shown on Page 7, on or before the **Date Of Performance** listed below in the Itemization of Acquisition.
5. Time for Acceptance. If this offer is not accepted by SELLER on or before November 27, 2017, this purchase agreement may be void at the buyer's discretion.

ITEMIZATION OF ACQISITION

\$ <u>53,276.00</u>	on conveyance of ROW	<u>Within 60-days from when buyer receives this document</u>
\$ <u>9,483.00</u>	Crop Loss and CE restoration	<u>Same as above</u>
\$ <u>15,983.00</u>	additional damages to remainder	<u>NA</u>
\$ <u>78,742.00</u>	TOTAL LUMP SUM	

<u>Breakdown</u>	<u>Ac./Sq. Ft.</u>	
Land by Fee Title	<u>1.03</u>	Ac.
Underlying Fee Title	<u>NONE</u>	Sq. Ft.
Permanent Easements	<u>NONE</u>	Sq. Ft.
Construction Easement	<u>1.10</u>	Ac.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the Total Lump Sum payment shown herein is just and unpaid.

City of Davenport, Buyer

Frank Klipsch, Mayor, City of Davenport

STATE OF IOWA)
) ss:
COUNTY OF SCOTT)

On this _____ day of _____, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Frank Klipsch, to me personally known, who being by me duly sworn did say that that person is the Mayor, for the City of Davenport, and that said instrument was signed and sealed on behalf of the said City of Davenport, and said Mayor, acknowledged the execution of said instrument to be the voluntary act and deed of City of Davenport, by it voluntarily executed.

WITNESS my hand and notarial seal on the day and year last above written.

Notary Public in and for
State of Iowa

This offer is accepted by the Seller's signature on the line below as of the date indicated on the line below.

Robert Seddig

Lyta Seddig

STATE OF PENNSYLVANIA_)
) ss:
COUNTY OF CRAWFORD)

On this _____ day of _____, 2017, before me, a Notary Public, personally appeared Robert Seddig and Lyta Seddig, husband and wife, to be known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for
State of Iowa

Richard Seddig

Cynthia J. Seddig

STATE OF COLORADO_)
) ss:
COUNTY OF DOUGLAS)

On this _____ day of _____, 2017, before me, a Notary Public, personally appeared Richard Seddig and Cynthia J. Seddig, husband and wife, to be known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

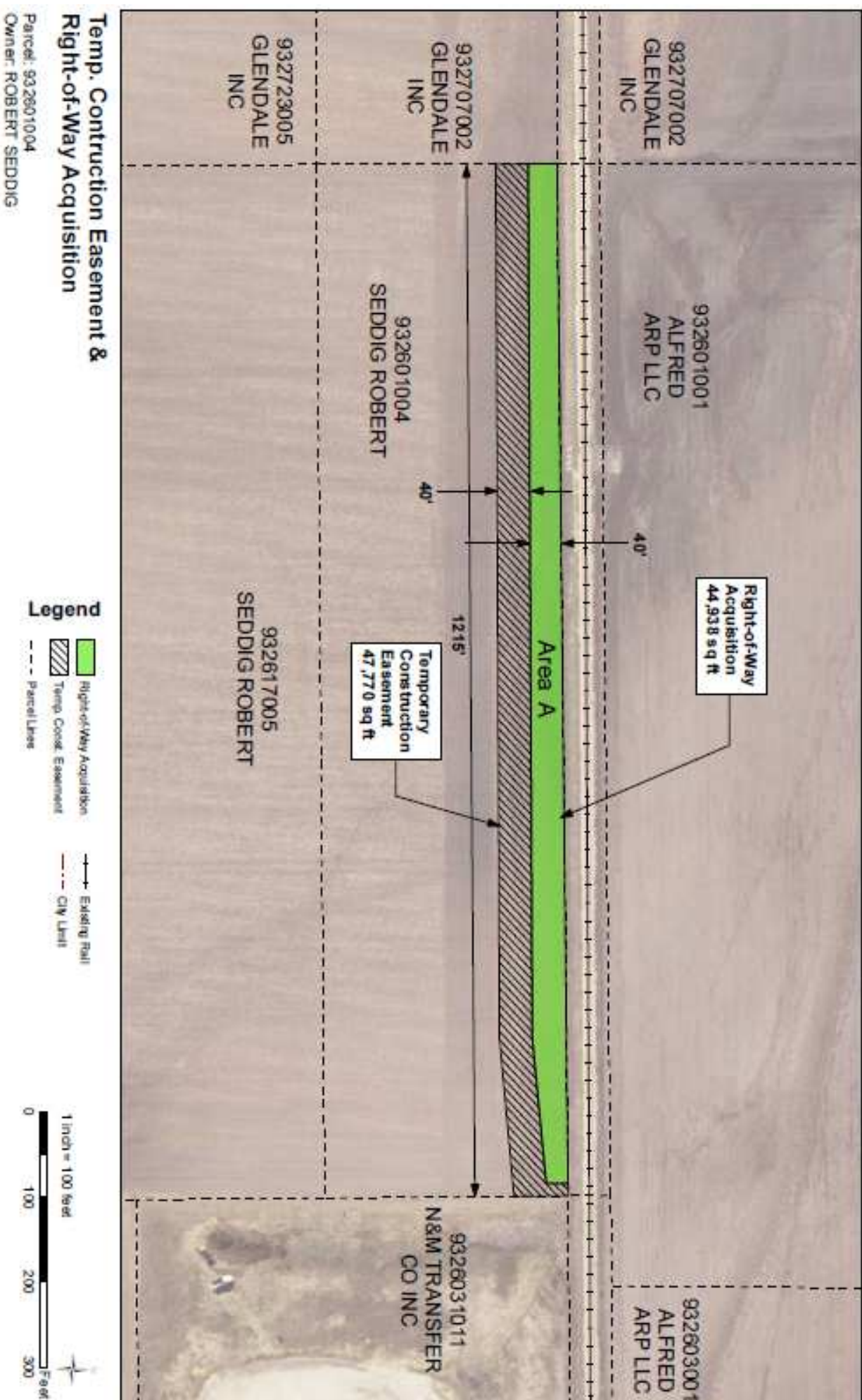
Notary Public in and for
State of Colorado

Patricia Leuck

John R. Leuck

On this _____ day of _____, 2017, before me, a Notary Public, personally appeared Patricia Leuck and John R. Leuck, husband and wife, to be known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for
State of North Carolina



City of Davenport

Agenda Group: Finance
Department: Administration
Contact Info: Mallory Merritt (326-7792)
Wards: All

Action / Date
FIN12/6/2017

Subject:
Resolution adopting the City of Davenport's 2018 State Legislative Program. [All Wards]

Recommendation:
Adopt the Resolution.

Relationship to Goals:
Vibrant Community & High-Performing Government.

Background:
During the Fall of 2016, the City Council identified that the City should be more engaged in state legislative affairs including monitoring the development of legislation, weighing in when necessary, and participating when appropriate. The 2017 legislative session provided numerous opportunities for staff engagement including policy papers on both automated traffic enforcement and fireworks. Additionally, staff went to Des Moines to testify on several occasions and provided ongoing legislative updates to the City Council as part of the Management & Mayor/Council Discussion meetings.

This engagement demonstrated both the need and opportunity for increased participation at the State level in 2018 and beyond, particularly as there are numerous issues that could have operational and fiscal impacts on the City of Davenport. Through the research of best practices, it was found that most cities of Davenport's size and larger formally adopt a legislative strategy outlining legislative priorities and establishing formal positions on key issues. The formal adoption process provides a clear Council directive when engaging with policy makers at the state level on City issues.

As part of the 2018 legislative strategy, the City of Davenport will take formal positions on issues as directed by the City Council and through the adoption of this packet. Staff will also coordinate formal delegation meetings in coordination with the Mayor and elected officials. Regular legislative updates will be written and distributed to the City Council at the end of each week and will outline the legislative work of that week and identify any upcoming issues that need further discussion. Additionally, Management & Mayor/Council Discussion meetings may be used as a further forum to ask clarifying questions or request more information/presentations on given topics. The proposed platform serves as only the base, and the City will stay engaged as new topics arise during the session.

ATTACHMENTS:

Type	Description
▣ Backup Material	2018 City of Davenport Legislative Program

REVIEWERS:

Department	Reviewer	Action	Date
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Finance
Administration

Watson-Arnould, Kathe
Merritt, Mallory

Approved
Approved

11/30/2017 - 3:27 PM
11/30/2017 - 3:22 PM

LEGISLATIVE AGENDA 2018

*City of
Davenport*



MEMO | 2018 Legislative Strategy Overview & Update



DATE: November 28, 2017

TO: Mayor Frank Klipsch & City Council

THROUGH: Corri Spiegel, City Administrator

FROM: Mallory Merritt, Assistant to the City Administrator

RE: 2018 Legislative Strategy Overview & Update

Background | *an explanation & examination of best practices*

During the Fall of 2016, the City Council identified that the City should be more engaged in state legislative affairs including monitoring the development of legislation, weighing in when necessary, and participating when appropriate. The 2017 legislative session provided numerous opportunities for staff engagement including policy papers on both automated traffic enforcement and fireworks. Additionally, staff went to Des Moines to testify on several occasions and provided ongoing legislative updates to the City Council as part of the Management & Mayor/Council Discussion meetings.

This engagement demonstrated both the need and opportunity for increased participation at the State level in 2018 and beyond, particularly as there are numerous issues that could have operational and fiscal impacts on the City of Davenport. Through the research of best practices, it was found that most cities of Davenport's size and larger formally adopt a legislative strategy outlining legislative priorities and establishing formal positions on key issues. The formal adoption process provides a clear Council directive when engaging with policy makers at the state level on City issues.

The remainder of this packet outlines the proposed 2018 Legislative Program. It is divided into two portions including an overview of key issues and concise City position proposals on each. The second portion of the package includes the individual position papers on each topic and provides relevant data on each issue, identifies requested actions, and also provides brief speaking points on each issue.

Proposed Legislative Strategy | *enhanced engagement in 2018*

As part of the 2018 legislative strategy, the City of Davenport will take formal positions on issues as directed by the City Council and through the adoption of this packet. Staff will also coordinate formal delegation meetings in coordination with the Mayor and elected officials. Regular legislative updates will be written and distributed to the City Council on a bi-weekly basis and will outline the legislative work of that week and identify any upcoming issues that need further discussion. Additionally, Management & Mayor/Council Discussion meetings may be used as a further forum to ask clarifying questions or request more information/presentations on given topics. The proposed platform serves as only the base, and the City will stay engaged as new topics arise during the session.

Proposed Legislative Program | *a brief overview of issues & positions*

As noted above, the below legislative program is the proposed base and will be the foundation for delegation meetings. Short topical overviews are provided, and further information and data on each topic is provided in the remainder of the packet.



1. **Commercial Backfill and SF 295:** In 2013, the State of Iowa adopted Senate File 295 which reformed the property tax structure in Iowa. The legislation reduced the commercial rollback from 100% to 90% and created a new multi-residential category that reduced the multi-residential property rollback from 100% to a phased in rollback equal to the residential rollback. The State pledged to make cities whole on lost property tax revenue and should continue that practice.
2. **Economic Development Tools:** The City of Davenport utilizes many different programs to incent development within the City. In particular, the City utilizes both TIF and the Historic Tax Credits programs, and both have been successful in attracting and retaining development.
3. **Juvenile Crime & Juvenile Justice:** Throughout the State, there is a focus on diverting low-risk juvenile offenders from entering the juvenile justice system and providing them with the assistance needed to prevent further youthful offenses. Within Scott County, the number of youthful offenders entering the system has increased 25% over the past two years. In order to proactively address this, the Davenport Police Department, and other area partners, seek to create a Juvenile Assessment Center in Scott County to provide a multi-agency and comprehensive intervention strategy.
4. **Opioid Epidemic:** Both the entire State of Iowa and the City of Davenport are confronting the dramatic rise of the use of prescription and illicit opioids. It is one of the fastest growing forms of substance abuse in Iowa, and overdose deaths are at all-time highs. In the State of Iowa, Scott County has the highest overall drug poisoning death rate.
5. **Automated Traffic Enforcement:** The City of Davenport utilizes both red-light and speed cameras. In reports submitted to the Iowa Department of Transportation, it is shown that speeds have been reduced and number of severe crashes at major intersections have been reduced. Funding from violations is utilized to fund public safety services.
6. **Fireworks:** As part of the 2017 legislative session, SF 489 was adopted and legalized both the use and sale of consumer fireworks. Regarding the sales of consumer fireworks, the City should preserve its ability to enforce zoning and compliance with existing municipal codes and ordinances that are applicable to all other retailers and have a cost-recovery mechanism for performing inspections on behalf of the State Fire Marshal's Office.

Please let me know if you have any questions.

PRIORITIES

Commercial Backfill

In 2013, the State of Iowa adopted Senate File (SF) 295 which reformed the property tax structure in Iowa. The legislation reduced the commercial rollback from 100% to 90% and created a new multi-residential category that reduced multi-residential properties from 100% to a phased in rollback equal to the residential rollback. The State pledged to make cities whole through FY 2017 and would have to appropriate backfill monies each year after that.

- ✓ *The City supports legislation or state action that would continue the practice of backfilling municipalities for decreased property tax revenues due to SF295.*
- ✓ *The City opposes legislation or state action that would dramatically decrease or eliminate the backfill to municipalities.*

Economic Development

The City of Davenport utilizes many different programs to incent development within the City. Two specific programs utilized by the City are tax increment financing and historic tax credits. The City uses TIF to incent businesses that are making a large capital investment and creating new jobs in Davenport and/or are reversing blight in areas needing redevelopment. Davenport has been a judicious user of TIF and currently ranks 8th in the state for TIF debt. The City's standard TIF provides companies with a 60% rebate over 15 years with an average private investment leverage of \$7.59 for each dollar.

The Historic Preservation Tax Credit Program has been a vital component to the revitalization of Davenport's downtown area. Since 2011, Davenport developers have received approximately \$34M in tax credits and has resulted in over \$165M in private investment in Davenport's downtown and urban core neighborhoods.

- ✓ *The City supports legislation or state action that continues to allow municipalities to execute TIF agreements when appropriate and continues to fund and allocate monies for historic tax credits.*
- ✓ *The City opposes legislation or state action that would eliminate the ability to execute TIF agreements or would decrease or eliminate funding for historic tax credits.*

Juvenile Crime & Juvenile Justice

The Juvenile Court System in Iowa is a specialized court that has authority over certain cases involving the lives of children in Iowa. Throughout the State, there is a focus on diverting low-risk juvenile offenders from entering the juvenile justice system and providing them with the assistance needed to prevent further youthful offenses. Within Scott County, the number of youthful offenders entering the criminal justice system has increased 25% over the past two years.

In order to proactively address the rise in juvenile crime, the Davenport Police Department, in conjunction with other area partners, seeks to create a Juvenile Assessment Center in Scott County to provide a coordinated, multi-agency, single entry site that provides early intervention, comprehensive assessments, and improved access to services for youthful offenders and offers them access to preventative services.

- ✓ *The City supports state action that would allow for the Department of Human Services and the Iowa Judicial Branch (Juvenile Court) to participate in the coordination of services in the Juvenile Assessment Center program.*

Opioid Epidemic

The State of Iowa, and the City of Davenport, are currently confronting the dramatic rise in the use of prescription opioid pain relievers and illicit opioid use. It is one of the fastest growing forms of substance abuse in Iowa, and overdose deaths are at or near all-time highs. Statewide, the number of overdose deaths related to opioids increased over 1,000% between 2000 and 2015.

- ✓ *The City supports legislation or state action that continues to emphasize mitigating the opioid crisis in Iowa, including the continuation of establishing partnerships between governmental, medical, and educational entities.*
- ✓ *The City supports state action that includes the declaration of a public health and safety emergency and increased allocation of funding including a state-wide investigator.*

Automated Traffic Enforcement

The City of Davenport uses two forms of automated traffic enforcement including red-light camera and speed camera enforcement mechanisms, and both are critical in ensuring the safety of traveling motorists and pedestrians. Red-light cameras have been operational in Davenport since 2004, and current data demonstrates that the rate of annual crashes has decreased by 65%. Speed cameras were installed in 2007, and current data demonstrates that speeds have been reduced in all operational areas.

- ✓ *The City supports legislation or state action that continues to allow for cities to utilize automated traffic enforcement mechanisms to ensure safety.*
- ✓ *The City opposes legislation or state action that would eliminate the City's ability to utilize automated traffic enforcement tools and believes, along with local medical practitioners and the local hospital system, that the severity of crashes would increase.*

Fireworks

During the 2017 legislative session, SF489 legalized the use and sale of consumer fireworks. Although the statute allows cities to limit or restrict the use of fireworks, the statute does not allow cities to restrict the sales of fireworks. During the Summer of 2017, the City was highly engaged with the State Fire Marshal's Office and performed nearly 50 firework retail inspections. Additionally, the City has been coordinating, along with other peer cities in Iowa, with the State Fire Marshal's Office on the adoption of the final administrative rules.

- ✓ *The City supports state action that includes administrative rules that allow cities to adequately cover the costs of inspections through billing the retailer directly or through the remit of payment from the State Fire Marshal's Office.*
- ✓ *The City supports state action that clarifies that all existing City ordinances apply to fireworks retailers including, but not limited to, zoning and hazardous materials permitting.*
- ✓ *The City opposes state actions or legislation that eliminates the City's ability to enforce existing ordinances that are applicable to all other retailers within the City such as other license/permitting procedures.*
- ✓ *The City opposes state action or legislation that limits the City's ability to cost-recover the costs directly associated with completing inspections on behalf of the State Fire Marshal's Office.*

CITY OF DAVENPORT, IOWA

City Administrator's Office

Issue Paper 18-01 "Commercial Backfill & SF 295"

November 27, 2017 (B. Wright and M. Merritt)



STATEMENT OF ISSUE & BACKGROUND

In 2013, the State of Iowa adopted Senate File (SF) 295 which reformed the property tax structure in Iowa. The legislation reduced the commercial rollback from 100% to 90% and created a new multi-residential category that reduced multi-residential properties from 100% to a phased in rollback equal to the residential rollback. The State pledged to make cities whole through FY 2017 and would appropriate backfill monies each year after that.

RELEVANT DATA

*EXHIBIT 1: This exhibit illustrates all multi-residential property locations within the City of Davenport (represented as blue dots) and layers all Police, Fire, and Neighborhood Services calls for service data over it. **Multi-residential properties represent one of the highest users of public safety and neighborhood services.***

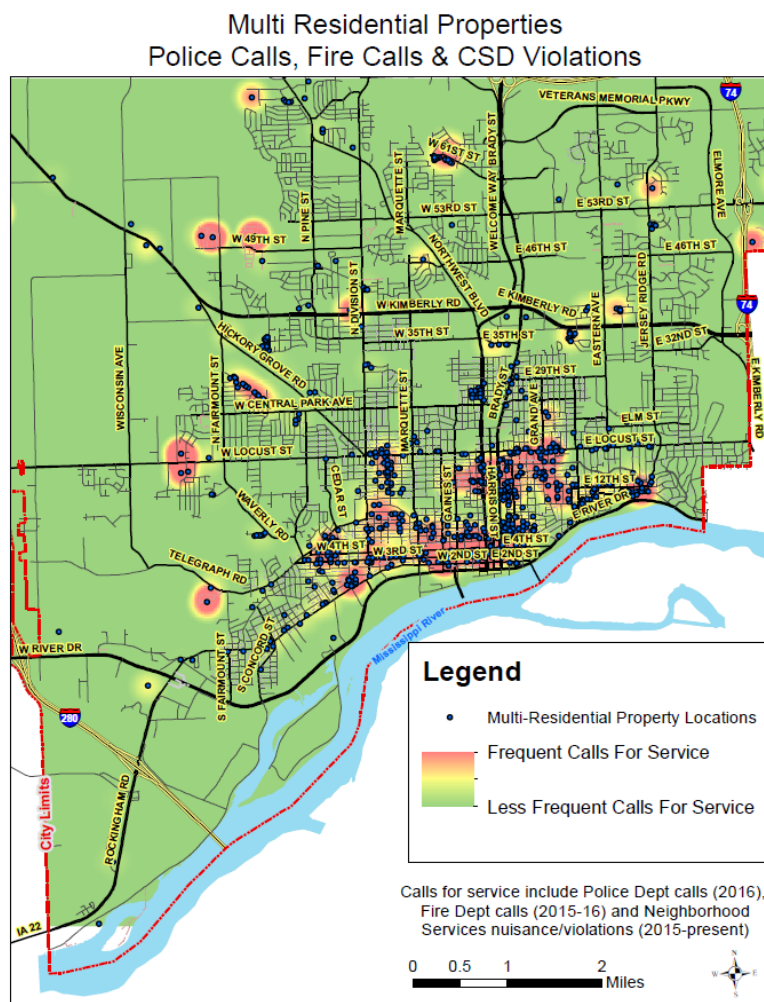


EXHIBIT 2: Exhibit 2 depicts a table outlining a breakdown of all multi-residential properties, number of service calls, average calls per property, and the residence of the property owner. Of the 752 multi-residential properties in Davenport, 43% are owned by individuals who live outside of the City. Additionally, 20% are owned by individuals who do not live in the State of Iowa. **Properties with owners outside of Davenport, including out-of-state owners, have significantly higher average calls per property.**

Property Owner Residence	# of Properties	Fire Calls	Average Fire Calls per Property	Police Calls	Average Police Calls per Property	NSD Calls	Average NSD Calls per Property
Davenport	430	1,680	3.91	2,589	6.02	578	1.34
Iowa	175	615	3.51	1,291	7.38	187	1.07
Outside Iowa	147	1,618	11.01	1,880	12.79	328	2.23
Total	752	3,913	5.20	5,760	7.66	1,093	1.45
Residential Average	35,418	12,188	0.34	21,483	0.61	5,008	0.14

EXHIBIT 3: Exhibit 3 depicts the multi-residential tax implications based on the residence of the property owner. As of 2017, all Davenport multi-residential properties have a total assessed value of \$175.0M. In 2015, multi-residential properties paid almost \$7.0M in taxes and will pay \$3.8M after the rollback becomes equal to the residential rollback representing a \$3.0M savings to these properties. **The annual loss to the City is estimated to be \$1.3M after the full effect of the new multi-residential tax scale.**

Property Owner Residence	2017 Multi-Res Assessed Value	Taxes Prior to Rollback (2015)	Taxes Final Rollback (2022)	Owner Tax Savings	Annual Loss to the City
Davenport	\$82,000,000	\$3,227,656	\$1,795,413	\$1,432,243	\$615,865
Iowa	\$34,000,000	\$1,344,648	\$747,973	\$596,676	\$256,570
Outside Iowa	\$59,000,000	\$2,318,029	\$1,289,425	\$1,028,605	\$442,300
Total	\$175,000,000	\$6,890,334	\$3,832,810	\$3,057,524	\$1,314,735

EXHIBIT 4: Exhibit 4 illustrates the commercial taxable valuation over the last ten years. **Commercial taxable values in Davenport have been decreasing since FY 2011.**

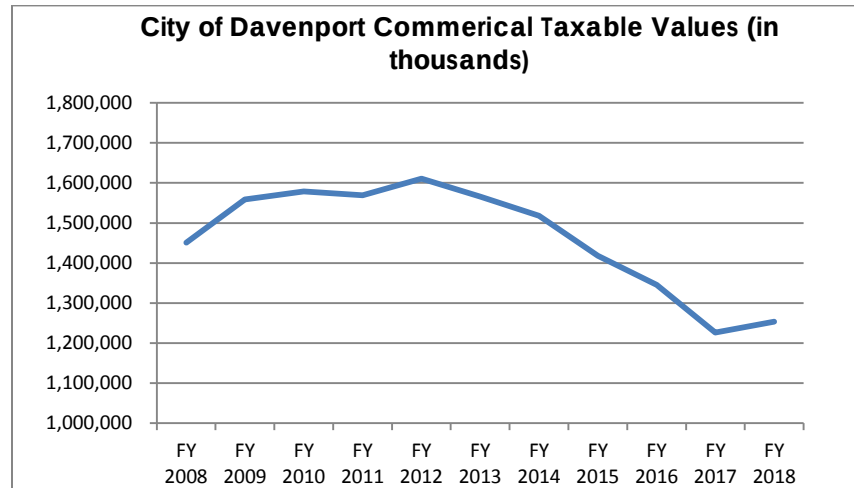
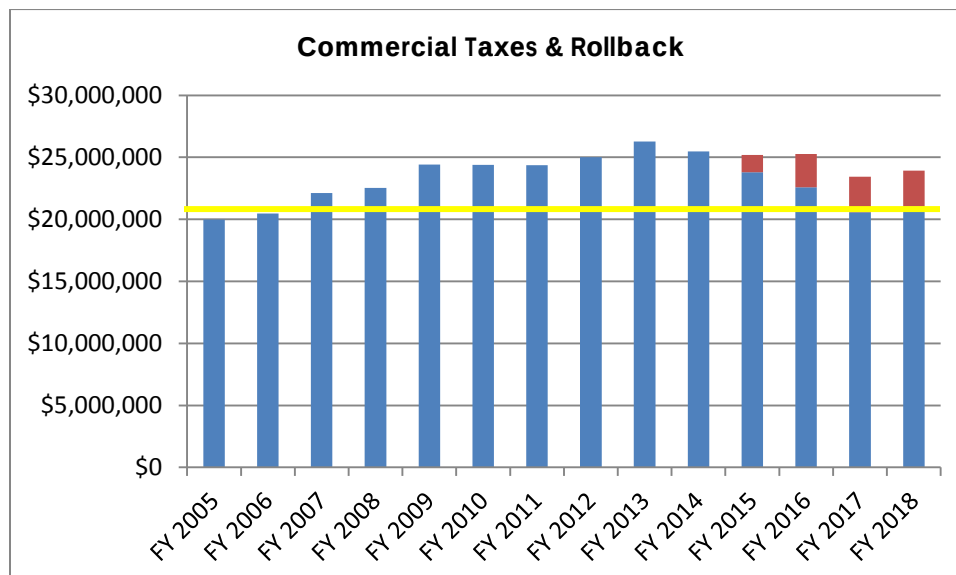


EXHIBIT 5: Exhibit 5 illustrates the amount of property taxes actually paid, and the red bars illustrate the backfill payment to the City. **Without the property tax backfill payment, the City would be receiving the lowest amount of commercial property taxes since FY 2006.**



OPERATIONAL & FISCAL IMPACTS

The elimination of the backfill for municipalities would be devastating for the City of Davenport. A chart is listed below outlining the amount of backfill received in prior years and the anticipated amount for FY 2018 (represented by an asterisk).

Fiscal Year	Backfill Received (All Funds)
FY 2018	\$2,909,310*
FY 2017	\$2,853,403
FY 2016	\$2,694,925
FY 2015	\$1,394,788

Additionally, the majority of public safety personnel including both Police and Fire are supported primarily through property taxes. If the City were to preserve public safety levels and make reductions in other core service areas, other departments would be reduced by 10%. This is not a feasible option and does not allow the City to continue to provide its core services to the community, so public safety personnel would have to be reduced. As can be noted by other policy papers produced as part of the 2018 legislative package, it would not be prudent for the City to reduce public safety personnel due to ongoing juvenile crime issues, the opioid epidemic, etc.

REQUESTED ACTIONS

The City recognizes and appreciates the Governor's commitment to fund the backfill to Cities during the 2017 legislative session, while also recognizing that the State has many of its own financial challenges. The City is hopeful that the Cities and the State can continue to be great partners to ensure that the Cities remain whole and do not have to drastically reduce services, particularly public safety services, for Iowa residents. The City of Davenport requests the below:

1. Continue to fully fund and appropriate the necessary backfill funding for the cities.
2. Continue to fulfill the promise to local communities by Governor Brandstad and Governor Reynolds that they would not be harmed by this legislation which resulted in the largest tax decrease Iowa has ever seen.
3. If fully funding the backfill becomes impossible, the State should work with municipalities to phase in reductions in such a way that they do not harm communities or engage a conversation regarding other funding tools such as the creation of a public safety fund, removing growth caps, etc.

SPEAKING POINTS

- Taxable growth is not outpacing General Fund cost increases related to general wage and personnel costs as required by the City's collective bargaining agreements.
- The City of Davenport's largest concern is for public safety; Public safety represents 71% of General Fund and is funded almost entirely by property tax revenue.
- The City continues to struggle to make up lost revenue from the institution of the multi-residential rollback; in higher density downtown environments such as Davenport, the City must invest more resources into these areas, and multi-residential properties represent one of the city's largest calls for service areas including police and fire calls and code enforcement calls.

- The City recognizes Governor Reynold's leadership in the crafting and development of SF295 and especially the commitment to fund the backfill Cities. We appreciate maintaining the backfill during the 2017 legislative session and hope to see the same level of commitment during the 2018 session and beyond.
- In Davenport, we have receive \$3M in backfill funds which contribute directly to the basic services in our community including police and fire. Without the backfill, Davenport will be forced to make significant cuts to basic services including both of the key public safety core competency areas.
- Despite perceived urban growth, Davenport has made significant cuts over the past decade including more than 100 positions.
- Appreciate the Governor's commitment to fund the backfill to Cities during the 2017 legislative session and hope to see the same level of commitment during the 2018 session.
- Without backfill funds, Davenport would be tasked with reducing at least \$1.4M in a General Fund that is capped at \$8.10/\$1,000 taxable value, and 71% of which is used to fund Police and Fire salaries/personnel.

CITY OF DAVENPORT, IOWA

City Administrator's Office

Issue Paper 18-02 "Economic Development Incentives"

September 29, 2017 (B. Berger and S. Ott)



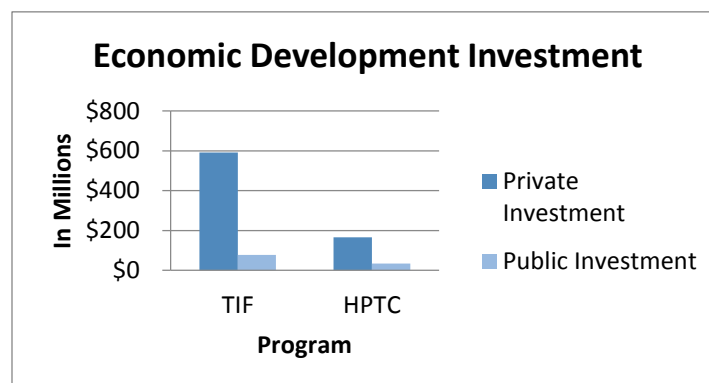
STATEMENT OF ISSUE & BACKGROUND

The City of Davenport utilizes many different programs to incent development within our City. Two programs that are authorized by State Code and that are consistently targeted by the state legislature for modification are Tax Increment Financing and Historic Tax Credits. The City of Davenport, and the developers and businesses that invest in our City, would be directly impacted by any legislation that seeks to curb the use of these two programs. A brief outline for uses of both programs is provided below.

Tax Increment Financing: Iowa Code 403 allows for municipalities to use Tax Increment Financing (TIF) for a variety of economic development purposes. The City of Davenport utilizes Tax Increment Financing (TIF) to incent businesses that are making a large capital investment and creating new jobs in Davenport and/or are reversing blight in areas needing redevelopment. Davenport has been a judicious user of TIF and currently ranks 8th in the State for TIF debt. Davenport's standard TIF provides companies with a 60% rebate over 15 years. Since 2005, every dollar spent in TIF has leveraged \$7.59 in private investment, resulting in over \$592M in development in Davenport. Currently the City of Davenport consults with local taxing jurisdictions as required by Iowa Code before using TIF. Davenport actively engages in this process and provides taxing jurisdictions the appropriate information that they request about all projects being considered for TIF. The City does not support any legislation that would give other taxing jurisdictions authority over how the City utilizes TIF.

Historic Tax Credits: The Historic Preservation Tax Credit Program has been a vital component to the revitalization of Davenport's downtown area. The HPTC is administered by the State and provides a 25% state income tax credit of qualified rehabilitation expenditures associated with the project. Tax credits are transferrable and may be refunded or carried forward for five years or until depleted. Currently, the State has allocated \$45M for Historic Preservation Tax Credits. Since 2011, Davenport developers have received approximately \$34M in tax credits, which resulted in over \$165M in private investment in Davenport's downtown and urban core neighborhoods.

RELEVANT DATA



OPERATIONAL & FISCAL IMPACTS

Any legislation that seeks to limit the City's use of TIF would have a substantial impact to the City of Davenport and economic development occurring within the City. While the City will continue to consult with affected taxing jurisdictions when using TIF as required by Iowa Code, the City does not support allowing other taxing jurisdictions to have any authority on the use of TIF proposed by the City. This would limit the City's ability to determine for itself appropriate economic development incentives which are being negotiated in confidence by the City directly with the company or developer. Adding another layer of bureaucracy to negotiations would hamper the City's ability to be nimble in its response to projects, which is required as projects are negotiated. Since 2005, the City has seen over 1700 jobs created and \$238M in capital investment in projects incented by TIF. This capital investment has a direct effect of increasing the City's tax revenue as the commercial tax base increases. All other taxing jurisdictions also benefit from development incented with TIF as the City only rebates a portion of the increment back to projects, meaning that all taxing jurisdictions see a net gain in tax revenue due to the projects in which the City utilizes TIF.

The Historic Preservation Tax Credit program is vital to the continued rehabilitation of our downtown and urban core neighborhoods. HPTC has led to a substantial increase in assessed value and tax revenue as the majority of buildings in our downtown are renovated. Many of the projects in Downtown Davenport would not be economically feasible without the use of HPTC, and if the state legislature cuts the annual allocation of this program, many of the projects currently in Downtown Davenport currently in the planning stages will not come to fruition.

REQUESTED ACTION

Oppose any legislation that may arise that seeks to limit the City's ability to use Tax Increment Financing, or that decreases the amount of Historic Preservation Tax Credits available for developers.

SPEAKING POINTS

- Since 2005, Davenport has seen \$592M in private investment and over 1700 jobs created as a direct result of utilizing TIF as an economic development tool.
- Davenport is a judicious user of TIF, ranked 8th overall in the State for our use of TIF debt.
- All other taxing jurisdictions also benefit in net tax revenue when the City utilizes TIF to incent development within the City.
- Historic Preservation Tax Credits are an essential tool for developers who have projects in Downtown Davenport, without this program many projects in the downtown would not be completed, stalling the redevelopment of our downtown and urban core neighborhoods.

CITY OF DAVENPORT, IOWA

City Administrator's Office

Issue Paper 18-03 "Juvenile Crime & Juvenile Justice"

November 6, 2017 (P. Sikorski, J. Bladel, and S. Ott)



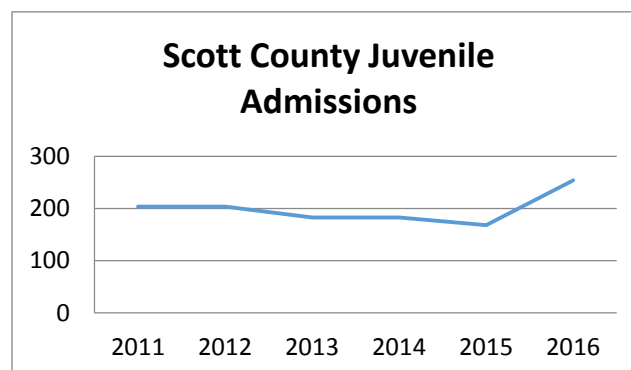
STATEMENT OF ISSUE & BACKGROUND

The Juvenile Court system in Iowa is a specialized court that has authority over certain cases involving the lives of children in Iowa that includes both Child in Need Assistance (CINA) and delinquency cases. Throughout the State, there is a focus on diverting low-risk juvenile offenders from entering the juvenile justice system and, instead, providing youth and their families with the assistance needed to prevent further youthful offenses. Within Scott County, the number of youthful offenders entering the criminal justice system has increased 25% over the past two years after previously seeing declines in youthful offenses.

In order to proactively address the rise in juvenile crime that has occurred in Scott County, the Davenport Police Department, in conjunction with their partners in the juvenile court system, department of human services, county attorney's office and other private service providers, would like to create a Juvenile Assessment Center in Scott County. While there are many resources and agencies throughout Scott County that provide assistance to at-risk and youthful offenders, these services are often disjointed and do not offer a coordinated care plan. A Juvenile Assessment Center would provide a coordinated, multi-agency, single entry site which provides early intervention, comprehensive assessment and improved access to services for youthful offenders and those at risk of offending. By creating a cohesive continuum of care for at-risk and youthful offenders and offering them access to preventative services, fewer youth would enter the criminal justice system. The Juvenile Assessment Center would also create efficiencies in the system that would save both time and money for all partners.

There are currently no Juvenile Assessment Centers in the State of Iowa. The City of Davenport, in conjunction with its partners, would like to be the first to offer this service in the State. Many of the stakeholders that are critical to the success of a Juvenile Assessment Center are State based agencies such as the Department of Human Services and Iowa Judicial Branch-Juvenile Court. The City of Davenport is requesting the support of the State in creating the first Juvenile Assessment Center in Iowa by allowing these state departments to participate in this initiative.

RELEVANT DATA



OPERATIONAL & FISCAL IMPACTS

The creation of a Juvenile Assessment Center will streamline the process of providing resources and services to youthful offenders and their families. For youthful offenders, it is estimated that for every five minutes spent transferring custody to the Juvenile Assessment Center, law enforcement saves four hours assessing needs and coordinating release plans (Source: Arapahoe Juvenile Assessment Center). With 254 youthful offenders admitted to the Scott County Juvenile Detention Center in 2016, this would save law enforcement an estimated 1,000 hours of staff time annually.

The Juvenile Assessment Center will also work with youth that are at risk of offending and provide a cohesive continuum of care to prevent them from entering the criminal justice system. With a core focus on prevention, congestion in the juvenile court system will be loosened as fewer youth enter the system. With the creation of a service that provides a cohesive continuum of care, the recidivism rate for youthful offenders may decrease by up to 22% (Source: Justice Policy Institute). In addition, community based programs for youth, such as the Juvenile Assessment Center, are "more cost effective than incarceration, with some programs yielding up to thirteen dollars in benefits to public safety for every dollar spent" (Source: Justice Policy Institute).

REQUESTED ACTIONS

The support of the State of Iowa to direct appropriate state agencies such as the Department of Human Service and the Iowa Judicial Branch- Juvenile Court to participate in the coordination of services that will occur in the Juvenile Assessment Center. This includes a coordinating and communicating assessment and case management with the Juvenile Assessment Center. It is also requested that the State participate monetarily in this pilot Center, as the efficiencies created through this system will save money in the budgets of both DHS and Juvenile Court Services.

SPEAKING POINTS

- There has been an increase of 25% of youthful offenders admitted to the Scott County Juvenile Detention Center from 2011-2016.
- A Juvenile Assessment Center is a 24/7 operation designed to be the central point of contact for youthful offenders and for those at risk of entering the criminal justice system.
- In addition to streamlining the process of admitting youthful offenders to detention, the Juvenile Assessment Center will also provide preventative case management to assist those at risk from entering the criminal justice system.
- Every dollar spent on community based programs for youth, such as the Juvenile Assessment Center, yields up to thirteen dollars in benefits to public safety.

CITY OF DAVENPORT, IOWA

City Administrator's Office

Issue Paper 18-04 "Opioid Use in Scott County"

November 17, 2017 (S. Ott., J. Smith, and T. Whitchelo)



STATEMENT OF ISSUE & BACKGROUND

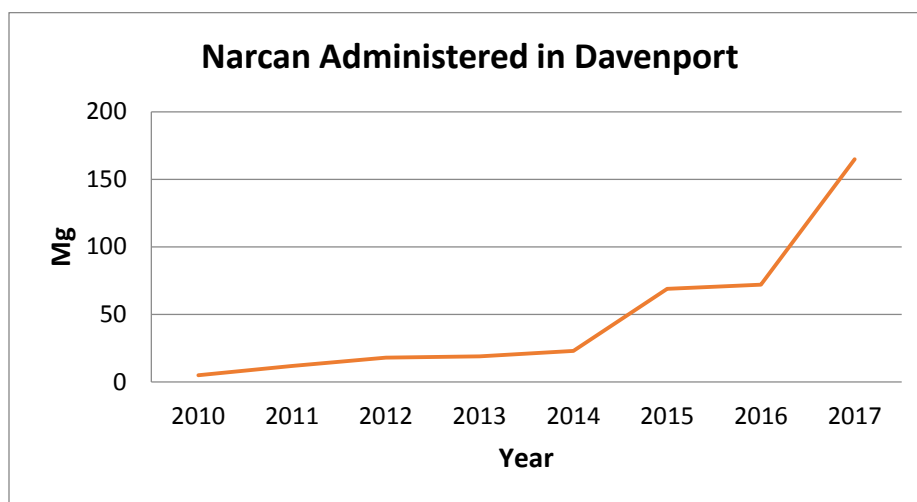
The State of Iowa, and the City of Davenport, are currently confronting the dramatic rise of the use of prescription opioid pain relievers (OPR) and illicit opioid (heroin). Opioid abuse is one of the fastest growing forms of substance abuse in Iowa, and overdose deaths are at or near all-time highs. Statewide, the number of overdose deaths related to opioid use (both OPR and illicit use) rose over 1,000% from 5 deaths in 2000 to 58 deaths in 2015 (Source: Iowa Department of Public Health). In the state of Iowa, Scott County has the highest overall drug poisoning death rate at over 15 individuals per 100,000 (Source: CDC 2010-2014).

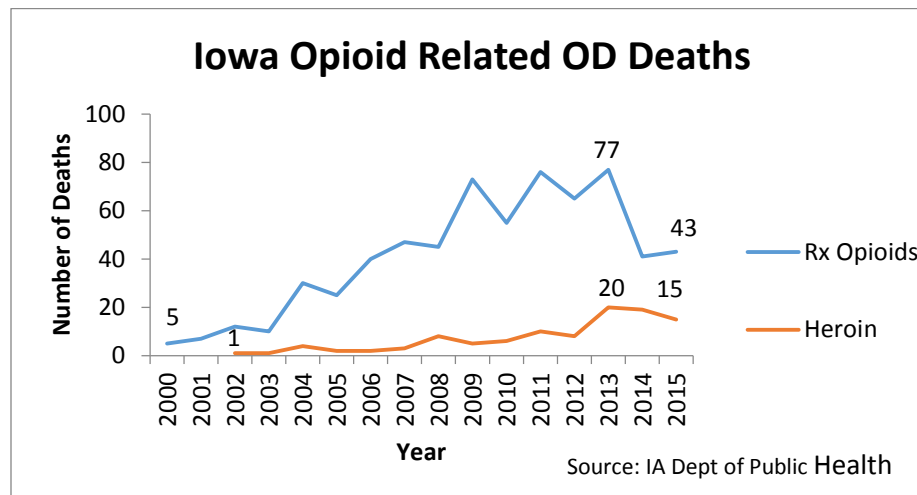
Naloxone, commonly known as Narcan, is a medication designed to rapidly reverse an opioid overdose. In Scott County, the administration of Narcan is projected to be 600mg in 2017. This does not include Narcan that is available for private purchase through local pharmacies which became legal in Iowa in 2016.

In addition to the public health implications of the dramatic rise of opioid use, there are also public safety costs associated with opioid use. A 2011 study by the American Academy of Pain Medicine estimated that the criminal justice costs associated with prescription opioid use was \$5.1 billion annually and growing. Davenport has seen an increase in crime related to opioid use, with the most recent example being an increase in commercial burglaries and pharmacy robberies.

In October 2017, Governor Reynolds outlined her priorities as Iowa continues to combat the growing use of opioids throughout the State. While Governor Reynolds' priorities are an important first step in confronting the opioid epidemic, Davenport would like the State to consider a more holistic approach to this issue that includes not just public health priorities but connects them with public safety priorities as well.

RELEVANT DATA





OPERATIONAL & FISCAL IMPACTS

Davenport recognizes that the opioid epidemic is not only a public health issue, but it is a public safety issue as well. With the rise of illicit opioid use, specifically heroin, the Davenport Police Department's Criminal Investigation Division has been tasked with the increase in investigations that are associated with this use. Additional resources to assist in these investigations will be critical to the department's success in combating the rise in associated crime(s).

The Division of Narcotic Enforcement within the Iowa Department of Public safety utilizes state funded special agents to work in collaboration with municipalities on drug investigative services. In the past, these special agents worked in collaboration with the Davenport Police Department to add capacity to staff and curb the distribution of methamphetamine. Support of a similar collaboration is currently needed to add capacity to the Davenport Police Department as they continue to investigate the increase in opioid distribution and use in Davenport. In addition, "the proactive work of the Division of Narcotics Enforcement (and the Davenport Police Department) has a significant impact on other crime that naturally follows or results from drug use, abuse and distribution: (Source: Iowa Department of Public Safety).

REQUESTED ACTION

Due to the public health and safety issues that have arisen from the increase of opioid use throughout the State, the City of Davenport requests the following:

- That the State of Iowa declare a public health and safety emergency due to the opioid epidemic to allow for the allocation of more funding and resources to combat the epidemic. It is requested that additional funding be allocated to both public health and public safety departments.
- Assign a statewide task force that brings together both public health and public safety organizations to discuss the ramifications of the opioid epidemic and to create a comprehensive, coordinated response.

- Provide funding for a state-funded investigator through the Division of Narcotic Enforcement to assist Scott County law enforcement with the increase in heroin investigations.

SPEAKING POINTS

- The dramatic rise in the use of opioids is both a public health and public safety emergency.
- A comprehensive, coordinated response between public health, public safety, and criminal justice systems is needed in order to respond appropriately to the challenges posed by the opioid epidemic. **The State of Iowa should convene a task force between all agencies to increase communication of this topic.**
- From 2010-2014, Scott County had the highest drug poisoning death rate in Iowa at over 15 deaths per 100,000 residents
- Within the City of Davenport, the use of Narcan has increased over 3,000% since 2010.

CITY OF DAVENPORT, IOWA

City Administrator's Office

Issue Paper 18-05 "Automated Traffic Enforcement Cameras"

November 27, 2017 (M. Merritt, P. Sikorski, and G. Statz)



STATEMENT OF ISSUE & BACKGROUND

In the 2017 legislative session, there were several proposed bills in the Iowa Senate aiming to prohibit the placement and use of all automated traffic enforcement systems.

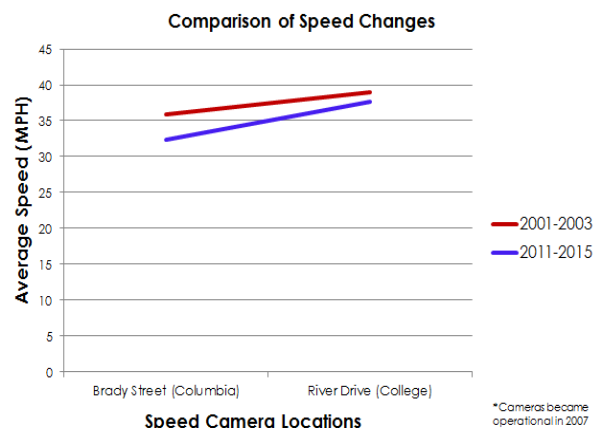
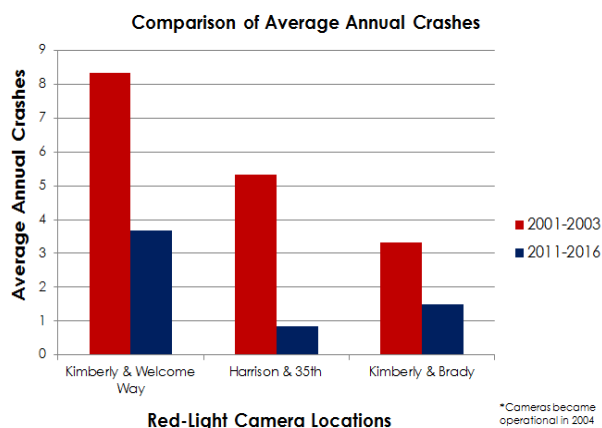
The City of Davenport would be directly impacted by this legislation and utilizes automated traffic enforcement systems along the primary highway system for both red-light enforcement at three signalized intersections and speed enforcement along two urban arterials. A brief outline for both uses is provided below.

RED-LIGHT CAMERAS: Red-light running citations are issued to drivers who are completely behind the stop bar when the signal turns red and then still proceed through the intersection. The yellow clearance times at the intersections are all 4.0 seconds with a 1.0 second red clearance time, which meets or exceeds the minimum times from the ITE's yellow interval formula. Most of the red-light cameras have been operational since 2004, and data shows the rate of annual crashes for the three intersections has dropped 65% overall and 78% for the direction of enforcement.

SPEED CAMERAS: Speed violation citations are issued to drivers who exceed the speed limit by 12 mph or more. Additionally, none of the speed cameras are in the first 1,000 feet of the change to a lower speed limit. Most speed cameras were installed in 2007, and data shows that speeds have been reduced in all operational areas.

All infractions are reviewed by a Davenport Police Department sworn officer or by a trained traffic safety specialist prior to an issued citation. Additionally, it should be noted that all camera placement locations are clearly marked with signage, and all cameras are calibrated once per month to ensure accuracy.

RELEVANT DATA



RELEVANT DATA CONTINUED

Speed Camera Location	Speed Limit	Median Speed
Brady Street (Near Columbia)	35 mph	35.1 mph
River Drive (Near College)	40 mph	38.8 mph
Kimberly & Brady	35 mph	38.6 mph
Kimberly & Welcome Way	35 mph	34.6 mph
Harrison & 35th	35 mph	36.2 mph

OPERATIONAL & FISCAL IMPACTS

The prohibition of automated traffic enforcement cameras could have substantial operational and fiscal impacts. Operationally, enforcement in the current ATE areas would need to substantially increase, and fewer resources would be available to increase the enforcement. Statistically, crashes would increase and require an increased response and investigation by other public safety entities such as Davenport Fire and MEDIC EMS. Additionally, the City of Davenport budgets an estimated revenue amount of \$1.1M in the General Fund from the collection of automated traffic enforcement citations. Approximately 63% of General Fund revenue supports public safety. Related thereto, this revenue directly supports the Police Department's operations and is equivalent to approximately 20 Police Officer salaries within the Department.

REQUESTED ACTION

Oppose any bills that are presented as complete bans on all automated traffic enforcement systems due to their connection with reducing crashes and speeds.

Discuss and have an open dialogue with municipalities regarding any bills that are presented as limited use of automated traffic enforcement under review and regulation by IDOT and consider potential support.

SPEAKING POINTS

- Since implementation, red-light camera presence at major Davenport intersections has reduced overall annual crashes by 65% and by 78% in the direction of enforcement.
- Since implementation, the median driver speed at all Davenport locations is within the speed limit range, with the exception of Kimberly & Brady.
- Automated traffic enforcement systems are significantly reducing crashes at major Davenport intersections and lowering speeds in those intersections and other urban arterials.
- The City of Davenport's FY 2019 Budget reflects a revenue estimate for speed camera citations of \$1.1M and directly supports Police Department operations and initiatives. This equates to approximately 20 Police Officer position salaries.

CITY OF DAVENPORT, IOWA

City Administrator's Office

Issue Paper 18-06 "*Legalization of Fireworks*"

November 27, 2017 (M. Merritt & J. Morris)



STATEMENT OF ISSUE & BACKGROUND

As part of the 2017 legislative session, SF 489 was adopted and legalized both the use and sale of fireworks in Iowa with some parameters. The statute allows for the sale of consumer-grade fireworks out of both tent and permanent structures and allows for use/discharge during two set seasons (June 1-July 8 | December 10 – January 3). The statute does not allow cities to restrict sales, but it does allow for cities to pass formal council actions to limit or prohibit the use.

The City of Davenport has been highly engaged with the State of Iowa regarding this topic for several months. At the request of the State Fire Marshal's Office, the Davenport City Council allowed Davenport Fire Department personnel to perform inspections of sales sites on behalf of the SFMO, and the City assessed a \$75.00 fee for each inspection performed. The purpose of the local inspection is to ensure that local personnel have knowledge of locations, set-up, and existing quantities on scene in the event of an incident. Additionally, the State does not enforce local city ordinances; therefore, local inspections ensure existing City requirements are met prior to the issuance of a license.

The City of Davenport did not limit the discharge window during the Summer 2017 season and experienced a significant number of calls for service and firework related incidents ranging from injuries to structure fires.

The City has also been engaged with the State on the preparation and adoption of the formal administrative rules governing this topic. City staff have attended multiple administrative rules review meetings, submitted requested modifications, etc. and believe the below three points to be central for both the administration of this law and ensuring the safety of our residents:

- Preserve ability to enforce compliance with existing municipal codes and ordinances
- Inspections must occur prior to the issuance of a state license
- Continue to allow for local authority enforcement for both sales and use

RELEVANT DATA

The City conducted 46 commercial firework inspections during the Summer of 2017 and spent over 100 hours on inspections and state reporting. This is valued at over \$5,000 of personnel costs and represents over 100 hours of time that was not spent on performing local commercial inspections.

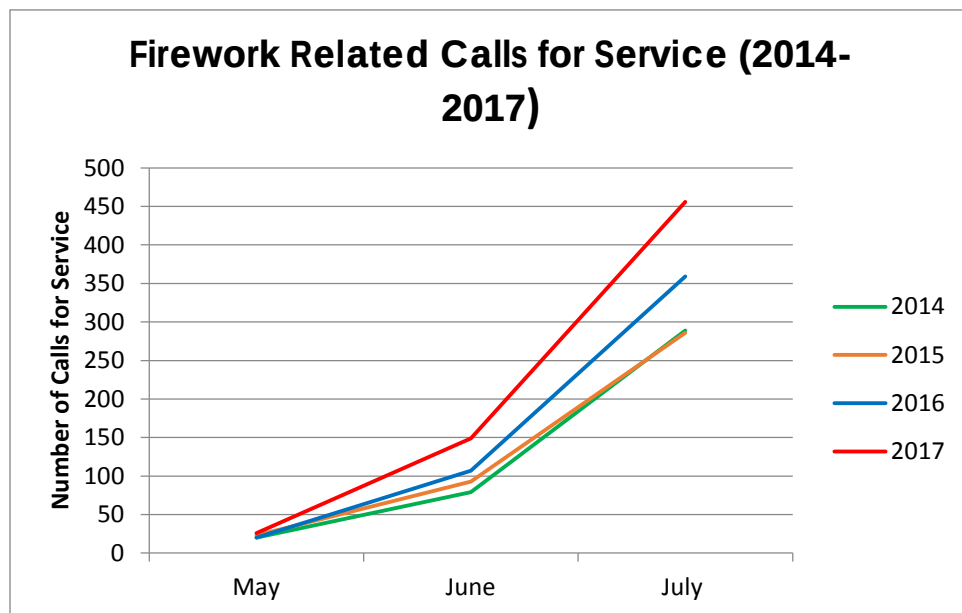
Additionally, there were numerous firework related incidents that occurred during Summer 2017. These incidents included accidents involving personal injury, vehicle fires, and a structure fire.

The following exhibits illustrate the increased calls for service related to fireworks during the 2017 season by the Police Department.

EXHIBIT 1: Exhibit 1 illustrates the number of calls for service in July over the past four years. As can be noted from the chart, there was a 27% increase in July calls for service in 2017 compared to 2016.

Date	# Calls for Service
July 2014	289
July 2015	286
July 2016	359
July 2017	456

EXHIBIT 2: Exhibit 2 identifies the historical calls for service data over the summer months for the last four years. During the Summer of 2017, there was a 30% increase in firework related calls for service than in 2016 and a 57.0% increase over 2015.



OPERATIONAL & FISCAL IMPACTS

Performing firework retailer inspections at the local level has numerous advantages for both the City of Davenport and the State Fire Marshal's Office. This practice worked well and is one that staff would like to continue in future windows; however, there must be a cost-recovery mechanism. Davenport Fire personnel spent over 100 hours on retailer inspections during the summer months, which is generally the busiest season for performing other local commercial inspections. This equated to over \$5,000 of staff time.

Additionally, it is critical that staff is able to enforce existing municipal ordinances that apply to other retailers within the City of Davenport. The inability to apply and enforce local ordinances to firework retailers is not equitable to other transient vendors or permanent businesses.

REQUESTED ACTIONS

Support state action that preserves the ability to enforce compliance with existing municipal codes and ordinances.

Support state action that requires an inspection prior to the issuance of a state license.

Support state action that continues and supports local authority enforcement for both sales and use.

Support state action that allows a cost-recovery mechanism for entities performing inspections on behalf of the State.

SPEAKING POINTS

- The City performed 46 firework retailer inspections on behalf of the state during Summer 2017.
- As part of the firework retailer inspection program, the City assessed a \$75.00 inspection fee and should be able to do so in future firework seasons to cost recover and compensate for allocated personnel time.
- The City should be able to enforce existing local ordinances and regulations.

City of Davenport

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

Action / Date
FIN12/6/2017

Subject:
Resolution approving the City of Davenport to participate in the Statewide Consortium of the University of Iowa and U.S. Bank Purchasing Card program. [All Wards]

Recommendation:
Adopt the Resolution.

Relationship to Goals:
Financially Responsible City Government.

Background:
In July 2017, the City Council approved a motion directing staff to investigate utilizing a U.S. Bank consortium for the use of credit cards, commonly referred to as purchasing cards, for City business. After additional research and investigation, staff recommends that the City of Davenport join the U.S. Bank Purchasing Card Consortium held by the University of Iowa.

The University of Iowa and U.S. Bank have formed a statewide consortium for a purchasing card program. The consortium currently consists of 15 entities from across the State of Iowa. This resolution recommends that the City of Davenport sign a Participating Entity Agreement to join the consortium.

By utilizing the purchasing cards for smaller purchases, City departments will be able to complete purchases more efficiently, thereby saving staff time in not only the user departments but also in the Finance Department.

The cards will be authorized for official City of Davenport purchases only, and will not be authorized for individual consumer purchases.

ATTACHMENTS:

Type	Description
▯ Resolution Letter	Resolution Purchasing Card Consortium

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	11/29/2017 - 3:16 PM
Finance Committee	Watson-Arnould, Kathe	Approved	11/29/2017 - 3:16 PM
City Clerk	Thorndike, Tiffany	Approved	11/30/2017 - 11:33 AM

Resolution No. _____

Resolution offered by Alderman Tompkins.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the City of Davenport participating in the Statewide consortium of the University of Iowa and U.S. Bank Purchasing Card program, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to join the consortium to participate in this Purchasing Card program;

WHEREAS, the consortium was previously created by the University of Iowa and U.S. Bank and included all entities across the State of Iowa, if they chose to joint;

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

1. the signing of the entity agreement for the consortium of the Statewide Purchasing Card program of the University of Iowa and U.S. Bank; 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

Agenda Group: Finance
Department: Finance
Contact Info: Dawn Sherman 326-6155
Wards: All

Action / Date
FIN12/6/2017

Subject:
Resolution awarding a contract for the Specific and Aggregate Stop Loss Insurance to HM Insurance Group. [All Wards]

Recommendation:
Approve the motion.

Relationship to Goals:
Financially Responsible City Government

Background:
Coverage and cost proposals were requested with only one quote received with multiple plan design options.

Specific and Aggregate Stop Loss Insurance is purchased in order to limit the City's exposure to potential large medical claims. The Stop Loss carrier will assume responsibility for expenses which exceed the Specific Stop Loss for an individual and the expenses exceeding the Aggregate Stop Loss for the plan.

The options were evaluated on levels of coverage and premium costs. Attached is a summary of all proposals received.

Funding for this contract is from the Employee Health Fund, account #50460700-520220. In 2018, Specific Stop Loss premiums will total approximately \$973,548 and Aggregate premiums will total \$45,925.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	REINSURANCE RESOLUTION
▣ Backup Material	REINSURANCE INFORMATION

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	12/1/2017 - 2:29 PM
Finance Committee	Watson-Arnould, Kathe	Approved	12/1/2017 - 2:29 PM
City Clerk	Thorndike, Tiffany	Approved	12/1/2017 - 2:38 PM

Resolution No. _____

Resolution offered by Alderman Tompkins:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION awarding a contract for the Specific and Aggregate Stop Loss Insurance to HM Insurance Group.

WHEREAS, the City of Davenport must purchase Specific and Aggregate Stop Loss Insurance coverages for medical claims effective January 1, 2018 through December 31, 2018; and

WHEREAS, coverage and cost proposals were requested from the marketplace.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that a contract awarding the purchase of Specific and Stop Loss Insurance to HM Insurance Group is hereby approved.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, City Clerk

Sales Representative: Erik Stjernberg
Broker: Cottingham & Butler
TPA: Self Insured Services Company (SISCO)

Effective Date: 01/01/2018
Through Date: 12/31/2018

Provider Network(s): Quad Cities Community Healthplan
Utilization Review Vendor(s): Healthcorp

Specific: (Check one)	Lives	Current	☐ Renewal	☐ Option 1	☒ Option 2
Specific Deductible (per Covered Individual)		\$175,000	\$175,000	\$180,000	\$185,000
Policy Year Maximum Specific Benefit		Unlimited	Unlimited	Unlimited	Unlimited
Lifetime Maximum Specific Benefit		Unlimited	Unlimited	Unlimited	Unlimited
Covered Benefits		Med	Med	Med	Med
Specific Premium					
Single Rate	178	\$35.80	\$47.88	\$47.82	\$46.21
Family Rate	616	\$86.25	\$126.04	\$121.98	\$118.35
Total Lives	794				
Estimated Contract Specific Premium		\$714,029	\$1,033,959	\$1,003,820	\$973,548
Contract Basis		15/12	27/12	27/12	27/12
Commission		0.00%	0.00%	0.00%	0.00%
Aggregate: (Include? ☒ Yes ☐ No)					
Covered Benefits		Med	Med	Med	Med
Policy Year Maximum		\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
Aggregate Factors					
Single Med Factor	178	\$634.36	\$759.54	\$761.06	\$762.58
Family Med Factor	616	\$1,522.48	\$1,822.90	\$1,826.55	\$1,830.20
Estimated Contract Attachment Point	794	\$12,609,165	\$15,097,254	\$15,127,482	\$15,157,709
Estimated Contract Minimum Attachment Point (100%)		\$12,609,165	\$15,097,254	\$15,127,482	\$15,157,709
Aggregate Corridor		125%	125%	125%	125%
Contract Basis		15/12	27/12	27/12	27/12
Aggregate Premium					
Composite Rate	794	\$4.47	\$4.77	\$4.79	\$4.82
Monthly Accommodation Fee*			\$1.13	\$1.13	\$1.13
Estimated Contract Aggregate Premium	794	\$42,590	\$45,449	\$45,639	\$45,925
Commission		0.00%	0.00%	0.00%	0.00%
Total Combined Estimated Contract Premium		\$756,619	\$1,079,408	\$1,049,459	\$1,019,473

* Included in Aggregate rate(s).

City of Davenport

Agenda Group: Public Works
Department: Finance
Contact Info: Andy Dibbern - 326-7967
Wards: 3

Action / Date
PW12/6/2017

Subject:
Resolution awarding the contract for the City Hall elevator improvement project to Precision Builders, Inc. of LeClaire, IA in the amount of \$314,712.00. CIP #23010 [Ward 3]

Recommendation:
Adopt the Resolution.

Relationship to Goals:
Financially Responsible City Government.

Background:
A Request for Bids was issued on October 5, 2017 and was sent to 343 contractors. On November 14, 2017 the Purchasing Division received and opened five responsive and responsible bids. Precision Builders, Inc. was the lowest bidder and is recommended for the contract.
The elevator at City Hall is over 40 years old and parts are no longer available for control issues. Reliability is in question as to how much longer it will continue to operate. This project is for full replacement of the elevator and necessary structural work to bring it to modern day functionality. Funding for this purchase will come from various CIP #23010.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	FIN Resolution CH Elevator
▣ Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	11/30/2017 - 10:43 AM
Finance Committee	Watson-Arnould, Kathe	Approved	11/30/2017 - 10:43 AM
City Clerk	Thorndike, Tiffany	Approved	11/30/2017 - 11:35 AM

Resolution No. _____

Resolution offered by Alderman Tomkins:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION awarding the contract for the City Hall elevator improvement project to Precision Builders, Inc. of LeClaire, IA in the amount of \$314,712.00.

WHEREAS, the City needs to contract the City Hall elevator improvement project; and

WHEREAS, the applicable purchasing process was followed resulting in a recommendation to award to Precision Builders, Inc.;

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

1. the contract for City Hall Elevator Improvement project from Precision Builders, Inc. is hereby awarded.

Attest:

Approved:

Jackie E. Holecek, CMC
Deputy City Clerk

Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
REQUEST FOR BIDS RESPONDENTS

DESCRIPTION: CITY HALL ELEVATOR IMPROVEMENTS
BID NUMBER: 18-38
OPENING DATE: NOVEMBER 14, 2017
RECOMMENDATION: AWARD THE CONTRACT TO PRECISION BUILDERS, INC. OF
LE CLAIRE, IA

<u>VENDOR NAME</u>	<u>LOCATION</u>	<u>AMOUNT</u>
PRECISION BUILDERS, INC.	LE CLAIRE, IA	\$314,712.00
TRICON GENERAL CONSTRUCTION	DUBUQUE, IA	\$359,200.00
FRYE BUILDERS & ASSOC. INC	MUSCATINE, IA	\$379,500.00
REED CONSTRUCTION CO LLC	DEWITT, IA	\$380,000.00
SWANSON CONSTRUCTION CO.	BETTENDORF, IA	\$382,821.00

Prepared By Cindy Whitaker
Purchasing

Approved By Nicole Gleason 11/29/17
Department Director

Approved By Bradi Coz
Budget/CIP

Approved By [Signature]
Finance Director

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Cory Smith - 888-2162
Wards: All

Action / Date
FIN12/6/2017

Subject:

Motion approving the purchase of mobile wireless connectivity equipment from a State of Iowa Master Agreement from Keltek, Inc. of Baxter, IA in the amount of \$70,991.44. CIP # 67002. [All Wards]

Recommendation:

Approve the Motion.

Relationship to Goals:

Financially Responsible City Government.

Background:

The Information Technology Department has recommended, after due diligence research, to purchase 50 Sierra Wireless MG90 Routers, Antennae, and related equipment for the upcoming installation of the in-car video system for the Police Department. The purchase is being made from the contract held by the State of Iowa with Keltek, Inc. (See attached.)

Funding for this purchase is from CIP #67002.

ATTACHMENTS:

Type	Description
▣ Backup Material	Quote from Keltek
▣ Backup Material	Quote from Keltek
▣ Backup Material	Master Agreement with State of Iowa

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	11/30/2017 - 3:40 PM
Finance Committee	Watson-Arnould, Kathe	Approved	11/30/2017 - 3:41 PM
City Clerk	Thorndike, Tiffany	Approved	11/30/2017 - 4:04 PM



Main Phone: 641-227-2222
 Email: sales@keltekinc.com
 Address: PO Box 14 Baxter, IA 50028

QUOTATION

Quote Number: 19059
 Quote Date: 11/10/2017

Note: Final Invoices will be sent electronically via email.

Quote Total: 52,874.50

Quoted To:

City Of Davenport
 1200 E 46th St

Davenport
 IA 52807

Ph: 563-3267718

Deliver To:

City of Davenport
 1200 E 46th St

DAVENPORT
 IA 52807
 Larry Hart

Quote Notes:

Account	Customer Contact	Order Ref		Terr	Rep	Quote Valid for:
100150	Kelli Akers	MG90 LTE TRADEIN		1	KM	30 Days
Item Code	Item Description	Quantity	List	Disc %	Unit Price	Line Total
1102695	Cory Smith, csmith@ci.davenport.ia.us, (563) 888-2162 Brett Burda, bburda@ci.davenport.ia.us, (563) 326-7777 Sierra Wireless MG90 Single LTE Solution Mobile Router 3-6 Hrs Sierra Wireless AirLink MG90 Multi-Network Vehicle Router LTE-A – NA & EMEA *Customer will be trading in (17) Fully Functional IBR1100s* **The Trade In Credit will be shown as a Sales Discount** ***This Offer is for this opportunity only***	50.00	\$1599.00	15.00	\$1359.15	\$67957.50
SALES DISCOUNT	Discount on purchase	-17.00	\$899.00	0.00	\$899.00	\$-15283.00
SH	Shipping cost calculated based on total order weight	100.00	\$2.00	0.00	\$2.00	\$200.00

Complete Shipments vs Partial -KELTEK only ships complete orders unless partials are specifically requested (shipments may be from multiple manufacturers). Partial shipments may result in multiple shipments and multiple invoices with payment terms starting at time of invoice.

Returns: Special order item sales are final. Returns need to be completed within 90 days of invoice. All returns are subject to a 50% restocking fee or a replacement order of 1.5 times the original order amount. Items need to be unopened and in original packaging. Please contact your inside sales rep for RA information.

Warranty: Please contact your inside sale rep for details.

Payment Methods: KELTEK accepts cash, check, Visa or Mastercard. There is a 2.31% processing fee for use of a credit card. Prepayment required if new account or no terms.

Subtotal:	52,874.50
Sales Tax:	0.00
Grand Total:	52,874.50



Main Phone: 641-227-2222
 Email: sales@keltekinc.com
 Address: PO Box 14 Baxter, IA 50028

Note: Final Invoices will be sent electronically via email.

QUOTATION

Quote Number: 19060

Quote Date: 11/10/2017

Quote Total: 18,116.94

Quoted To:

City Of Davenport
 1200 E 46th St

Davenport
 IA 52807

Ph: 563-3267718

Deliver To:

City of Davenport
 1200 E 46th St

DAVENPORT
 IA 52807
 Larry Hart

Quote Notes:

Account	Customer Contact		Order Ref		Terr	Rep	Quote Valid for:
100150	Kelli Akers		MG90 ANTENNAS		1	KM	30 Days
Item Code	Item Description		Quantity	List	Disc %	Unit Price	Line Total
	Cory Smith, csmith@ci.davenport.ia.us, (563) 888-2162 Brett Burda, bburda@ci.davenport.ia.us, (563) 326-7777 Sierra Wireless MG90 Single LTE Solution Mobile Router, Antenna(s) -1 Hr						
AP-CCWWWG-Q-BL	AP-CCWWWG-Q-S222222-RP345-BL MG90 MP70 Antenna Plus 2xLTE, 3xWi-Fi, 1xGNSS Bolt Mt, Black		50.00	\$238.57	0.00	\$238.57	\$11928.66
AP-WWW-Q-BL	AP-WWW-Q-S222-RP-BL MG90 Antenna Plus 3xWi-Fi, Bolt Mt, Black		50.00	\$119.77	0.00	\$119.76	\$5988.28
SH	Shipping cost calculated based on total order weight		100.00	\$2.00	0.00	\$2.00	\$200.00

Complete Shipments vs Partial -KELTEK only ships complete orders unless partials are specifically requested (shipments may be from multiple manufacturers). Partial shipments may result in multiple shipments and multiple invoices with payment terms starting at time of invoice.

Returns: Special order item sales are final. Returns need to be completed within 90 days of invoice. All returns are subject to a 50% restocking fee or a replacement order of 1.5 times the original order amount. Items need to be unopened and in original packaging. Please contact your inside sales rep for RA information.

Warranty: Please contact your inside sale rep for details.

Payment Methods: KELTEK accepts cash, check, Visa or Mastercard. There is a 2.31% processing fee for use of a credit card. Prepayment required if new account or no terms.

Subtotal:	18,116.94
Sales Tax:	0.00
Grand Total:	18,116.94



STATE OF IOWA
MASTER AGREEMENT
Contract Declaration and Execution

MA 005

16165A

EFFECTIVE BEGIN DATE: 04-01-2017
EXPIRATION DATE: 03-31-2018
PAGE: 1 of 4

VENDOR:

KELTEK INC

VENDOR CONTACT:

Kelly Milligan

PHONE: 641-227-2222

EXT:

EMAIL: sales@keltekinc.com

ISSUER:

KARL WENDT

PHONE: 515-281-7073

EMAIL: Karl.Wendt@iowa.gov

PO Box 14

Baxter, IA 50028

FOB: FOB Dest, Freight Prepaid

Contract For: Laptops, and Tablets

All purchase orders issued by the purchasing entities with the jurisdiction of this Addendum must include the Master Price Agreement Number MNWNC-124.

State of Iowa executive branch agencies must purchase according to applicable system standards and seek approval from the State of Iowa - Office of the Chief Information Officer when required as directed by administrative code before purchasing from this contract.

Becky Woody
641-227-2222 ext. 222
Toll Free: 855-855-0328
Cell: 515-446-0745
Sales@keltekinc.com.
www.keltekinc.com

Discounts listed are for quantity of 1. For bulk purchases see contract for discount rate.

RENEWAL OPTIONS

FROM 04-01-2018 **TO** 03-31-2019

AUTHORIZED DEPARTMENT

ALL

SUB Other Governmental Entities

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto.

CONTRACTOR	STATE OF IOWA
CONTRACTOR'S NAME (If other than an individual, state whether a corp, partnership, etc.)	AGENCY NAME
BY (Authorized Signature) Date Signed	BY (Authorized Signature) Date Signed
Printed Name and Title of Person Signing	Printed Name and Title of Person Signing
Address	Address



STATE OF IOWA
MASTER AGREEMENT
Contract Declaration and Execution

MA 005

16165A

EFFECTIVE BEGIN DATE: 04-01-2017

EXPIRATION DATE: 03-31-2018

PAGE: 2 of 4

LINE NO.	QUANTITY / SERVICE DATES	UNIT	COMMODITY / DESCRIPTION	UNIT COST / PRICE OF SERVICE
1	0.00000	EA	204	\$ 0.000000 \$ 0.000000
REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL				
COMPUTER HARDWARE AND PERIPHERALS FOR MICROCOMPUTERS				
Laptop				
16 % off Panasonic SRP				
2	0.00000	EA	204	\$ 0.000000 \$ 0.000000
REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL				
COMPUTER HARDWARE AND PERIPHERALS FOR MICROCOMPUTERS				
Tablet				
12% off Panasonic SRP				
3	0.00000	EA	204	\$ 0.000000 \$ 0.000000
REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL				
COMPUTER HARDWARE AND PERIPHERALS FOR MICROCOMPUTERS				
Business Rugged Equipment				
9% off Panasonic SRP				
4	0.00000	EA	207	\$ 0.000000 \$ 0.000000
REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL				
COMPUTER ACCESSORIES AND SUPPLIES				
Multimedia Display Accessories				
10% off Panasonic SRP				
5	0.00000	EA	207	\$ 0.000000 \$ 0.000000
REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL				
COMPUTER ACCESSORIES AND SUPPLIES				
Multimedia - Pro Audio/Visual				
3% off Panasonic SRP				
6	0.00000	EA	207	\$ 0.000000 \$ 0.000000



STATE OF IOWA
MASTER AGREEMENT
Contract Declaration and Execution

MA 005

16165A

EFFECTIVE BEGIN DATE: 04-01-2017

EXPIRATION DATE: 03-31-2018

PAGE: 3 of 4

LINE NO.	QUANTITY / SERVICE DATES	UNIT	COMMODITY / DESCRIPTION	UNIT COST / PRICE OF SERVICE
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REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

COMPUTER ACCESSORIES AND SUPPLIES
Arbitrator

11 % off Panasonic SRP

7	0.00000	EA	207	\$ 0.000000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

COMPUTER ACCESSORIES AND SUPPLIES
Whiteboard Accessories

13% off Panasonic SRP

8	0.00000	EA	207	\$ 0.000000
				\$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

COMPUTER ACCESSORIES AND SUPPLIES
Value Items

5% off Panasonic SRP



STATE OF IOWA
MASTER AGREEMENT

Contract Declaration and Execution

MA 005

16165A

EFFECTIVE BEGIN DATE: 04-01-2017

EXPIRATION DATE: 03-31-2018

PAGE: 4 of 4

TERMS AND CONDITIONS

Referenced Terms

The parties agree to comply with the terms and conditions pursuant to the bid process which are by this reference made a part of the Agreement.

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Kristi Keller 888-2077
Wards: All

Action / Date
FIN12/6/2017

Subject:

1. Kimberly Chrysler Plymouth, Inc. - Ford F250 pickup w/plow - Amount: \$37,095
2. Reynolds Motor Company - Ford F250 pickup w/plow - Amount: \$36,515
3. Mills Chevrolet, Inc. - Cargo van for WPCP - Amount: \$22,900
4. E&H Restoration LLC - Façade grant for 1529 Washington Street - Amount: \$21,961
5. Montgomery Carpeting - Carpeting for Junior Theatre - Amount: \$20,040
6. Tri-City Electric Co. - Lighting upgrade for Special Collections at Library - Amount: \$16,250
7. Lionmark Construction Co. - Lindsay Park parking lot microsurfacing - Amount: \$11,394
8. Tri-City Electric Co. - Lighting upgrade for City Hall hallways - Amount: \$10,305

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	11/30/2017 - 10:57 AM
Finance Committee	Watson-Arnould, Kathe	Approved	11/30/2017 - 10:58 AM
City Clerk	Thorndike, Tiffany	Approved	11/30/2017 - 11:34 AM

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Tom Warner
Wards:

Action / Date
12/6/2017

Subject:
Executive Session for the purpose of discussing litigation.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Thorndike, Tiffany	Approved	11/30/2017 - 5:05 PM