COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, November 2, 2022; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public Hearing for Case REZ22-06 being the request of AHHE Coatings, LLC to rezone 516 West 35th Street from C-1 Neighborhood Commercial District to I-1 Light Industrial District. [Ward 7]
2. Public Hearing on the proposed conveyance of vacated public right-of-way lying between Christie Street and Belle Avenue (Willis and Renee Simmons, Petitioners). [Ward 5]
3. Public Hearing on the proposed conveyance of vacated public right-of-way, being the Easterly 20 feet of Walt's Addition, lying south of Glaspell Street and east of South Rolff Street (Shawn Struck, Petitioner). [Ward 1]
4. Public Hearing on amending the North Urban Renewal Plan to include the Fair Oaks Foods project. [Wards 2, 6, 7, & 8]
5. Public Hearing on considering approval of an Economic Development Agreement with Fair Oaks Foods. [Ward 8]

B. Finance

1. Public Hearing on granting a 10-foot wide utility and access easement to Scott County from the Scott Emergency Communications Center north to the Emergency Management storage building in the southeast corner of parcel P1214-07I. [Ward 7]
2. Public Hearing for the purpose of amending the North Urban Renewal Plan to include the Internal TIF. [Wards 2, 6, 7, & 8]

VII. Petitions and Communications from Council Members and the Mayor

VIII. Action items for Discussion

<u>COMMUNITY DEVELOPMENT</u>

Kyle Gripp, Chair; Judith Lee, Vice Chair

I. COMMUNITY DEVELOPMENT

1. Second Consideration: Ordinance for Case REZ22-05 being the request of E&A Enterprises, LLC on behalf of Circle K Properties, LLC to rezone approximately 51 acres of land bounded by Forest Grove Drive, Interstate 80, the City Limit, and Utica Ridge Road from S-AG Agricultural District to R-2 Single-Family Residential District and R-MF Multi-Family Residential District. [Ward 6]
2. First Consideration: Ordinance for Case REZ22-06 being the request of AHHE Coatings, LLC to rezone 516 West 35th Street from C-1 Neighborhood Commercial District to I-1 Light Industrial District. [Ward 7]
3. Resolution authorizing the conveyance of vacated public right-of-way lying between Christie Street and Belle Avenue (Willis and Renee Simmons, Petitioners). [Ward 5]
4. Resolution authorizing the conveyance of vacated public right-of-way, being the Easterly 20 feet of Walt's Addition, lying south of Glaspell Street and east of South Rolff Street (Shawn Struck, Petitioner). [Ward 1]
5. Resolution amending the North Urban Renewal Plan to include the Fair Oaks Foods project. [Wards 2, 6, 7, & 8]
6. Resolution approving an economic development agreement with Fair Oaks Foods. [Ward 8]
7. Resolution approving Case F22-12 being the request of CF Caiman DVN, LLC for a final plat of Scrabble Addition, a 1-lot subdivision on 158.12 acres located west of Division Street and north of Interstate 80. [Ward 8]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ben Jobgen, Chair; Maria Dickmann, Vice Chair

III. PUBLIC SAFETY

1. Third Consideration: Ordinance amending Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by amending Schedule I Snow Routes thereto by adding various streets in the Westport Addition subdivision. [Ward 1]
2. Second Consideration: Ordinance amending Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by amending Schedule VII No Parking thereto by adding Denison Avenue along both sides from Bridge Avenue east to the dead end. [Ward 5]
3. Motion approving noise variance requests for outdoor events on the listed dates and times.

   Davenport Parks and Recreation; Holiday Lights; Fejervary Learning Center | 1800 West 12th Street; 5:00 p.m. - 10:00 p.m. every evening Saturday, November 26, 2022 - Sunday, January 8, 2023; Outdoor music, over 50 dBA. [Ward 4]

Freight House Farmers' Market; Christkindlmarkt; Freight House | 421 West River Drive; 4:00 p.m. - 10:00 p.m. Friday, December 2, 2022; 10:00 a.m. - 10:00 p.m. Saturday, December 3, 2022; and 10:00 a.m. - 4:00 p.m. Sunday, December 4, 2022; Outdoor music/band, over 50 dBA. [Ward 3]

4. Motion approving beer and liquor license applications.

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

Ward 3

Palmer College of Chiropractic (Palmer College Foundation) - 1003 North Brady Street - Temporary License December 8-12 - License Type: Beer/Wine

Ward 7

The Christmas Cottage (The Christmas Cottage) - 902 West Kimberly Road - Temporary License November 10-23 - License Type: Class B Native Wine

Division Mart (Preet Liquor, LLC) - 3721 North Division Street - New License/Owners - License Type: Class E Liquor

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

Ward 2

Wal-Mart Supercenter #5115 (Wal-Mart Stores, Inc) - 3101 West Kimberly Road - License Type: Class E Liquor

Ward 3

Cathedral Ale (Sacred Heart Cathedral of Davenport, Iowa) - 422 East 10th Street - License Type: Class B Beer

Quad Cities River Bandits (Main Street Iowa, LLC) - 209 South Gaines Street - Outdoor Area - License Type: Class C Liquor

Ward 5

Aldi, Inc #15 (Aldi, Inc) - 1702 Brady Street (Midtown Plaza) - License Type: Class C Beer

Ward 8

Express Lane Gas & Food Mart #86 (ExpressLane, Inc) - 7522 Northwest Boulevard - License Type: Class C Beer

Kwik Star #167 (Kwik Trip, Inc) - 2050 East 53rd Street - License Type: Class C

Beer

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Tim Kelly, Vice Chair

V. PUBLIC WORKS

1. Third Consideration: Ordinance amending Section 13.16.060 entitled "Local limits for specific pollutants" of the Municipal Code of Davenport, Iowa. [All Wards]
2. Second Consideration: Ordinance amending Chapter 15.44 entitled "Flood Damage Prevention" of the Municipal Code of Davenport, Iowa by amending various subsections thereto. [All Wards]
3. Resolution accepting work completed under the River Heritage Park | Phase III project by Bill Bruce Builders, Inc of Eldridge, Iowa in the amount of $853,924.57, CIP #68013. [Ward 3]
4. Resolution accepting work completed under the Ripley Street (51st Street to 53rd Street) Reconstruction project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of $388,633.90, CIP #35054. [Ward 7]
5. Resolution accepting work completed under the CDBG Alley Program: 1310 Kirkwood Boulevard to 1810 Esplanade Avenue Reconstruction project by Emery Construction Group, Inc of Moline, Illinois in the amount of $250,433.86, CIP #BG-250. [Ward 5]
6. Resolution accepting work completed under the FY 2023 Brick Street Patching Program by Kelly Construction of Davenport, Inc of Davenport, Iowa in the amount of $159,602.08, CIP #35054. [Wards 3 & 5]
7. Resolution accepting work completed under the FY 2023 DOT Full Depth Patching project by Centennial Contractors of the Quad Cities, Inc of Moline, Illinois in the amount of $149,321, CIP #35045. [Wards 1, 2, & 7]
8. Resolution accepting work completed under the 2022 Contract Milling Program by Manatt's Inc – Eastern Iowa Division of Camanche, Iowa in the amount of $124,392.29, CIP #35041. [All Wards]
9. Resolution awarding a one-year contract with two possible two-year renewals for security services at various City locations to Global Security Services of Davenport, Iowa. [Ward 3]
10. Resolution approving a preconstruction agreement with the Iowa Department of Transportation for the replacement of the Brady Street bridge over Duck Creek. [Ward 7]
11. Motion determining property values for the 2023 Alley Resurfacing Program. [Wards 3, 5, & 6]
12. Motion approving a contract for design and preparation of bid documents for the 2023 Sanitary Sewer Lining and Manhole Rehabilitation Program to Strand Associates, Inc

of Madison, Wisconsin in an amount not-to-exceed $63,160, CIP #30057. [All Wards]

13. Motion ratifying Change Orders #3, #4, and #5 to Langman Construction of Rock Island, Illinois in the amount of $69,505.28 for the Veterans Memorial Park Improvement project, CIP #68016. [Ward 3]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

JJ Condon, Chair; Derek Cornette, Vice Chair

VII. FINANCE

1. Resolution authorizing the Mayor to execute the necessary documents to grant a 10-foot wide utility access easement to Scott County from the Scott Emergency Communications Center north to the Emergency Management storage building in the southeast corner of parcel P1214-07I. [Ward 7]
2. Resolution amending the North Urban Renewal Plan to include the Internal TIF. [Wards 2, 6, 7, & 8]
3. Resolution awarding a one-year contract with four possible one-year renewals for towing services to Fred's Towing, Inc of Davenport, Iowa. [All Wards]
4. Resolution approving the purchase of four 2023 Ford F-250 trucks equipped with plow kits from Stivers Ford of Waukee, Iowa in the amount of $209,124 using State of Iowa Department of Administrative Services contract #23033. [All Wards]
5. Motion approving the purchase of one 2023 Ford F-450 truck equipped with a utility bed from Stivers Ford of Waukee, Iowa in the amount of $73,349 using State of Iowa Department of Administrative Services contract #23033. [All Wards]
6. Motion approving submission of the City of Davenport Annual Urban Renewal Report for FY 2022. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

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

1. Hupp Electric Motors Inc | replacement bio filters at Compost | Amount: $10,630
2. Howden USA Company | aeration blower repair at Water Pollution Control Plant | Amount: $11,600
3. Davenport Electric Contract Company | light pole replacement | Amount: $12,354
4. WRS Construction Inc | golf course restroom upgrades (Duck Creek & Emeis) | Amount: $15,260
5. Origin Design | Waverly Road reconstruction design | Amount: $15,400
6. DMW Design Ltd | Main Library signage | Amount: $17,450
7. Granicus Inc | Peak Agenda/boards & commission software | Amount: $19,264.85
8. Genisys Corporation | HP storage and backup | Amount: $25,387

X. Other Ordinances, Resolutions and Motions

XI. Public with Business

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

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

XII. Reports of City Officials

XIII. Adjourn

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **11/2/2022**

Subject:
Public Hearing for Case REZ22-06 being the request of AHHE Coatings, LLC to rezone 516 West 35th Street from C-1 Neighborhood Commercial District to I-1 Light Industrial District. [Ward 7]

Recommendation:
Hold the Hearing.

Background:
The petitioner is requesting a rezoning from C-1 Neighborhood Commercial District to I-1 Light Industrial District. There are two vacant commercial buildings on the subject property which will be demolished. The purpose of the rezoning request is to redevelop the site for a light industrial user.

At the October 18, 2022 Plan and Zoning Commission meeting, the Commission recommended Case REZ22-05 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:

1. The proposed rezoning to I-1 Light Industrial District is generally consistent with the Comprehensive Plan and adopted land use policies.
2. The petition is compatible with the zoning and land uses of nearby property.
3. The rezoning request is compatible with the established neighborhood character north of West 35th Street, which includes light industrial buildings and commercial establishments.
4. As conditioned, the proposed amendment will not negatively impact the public health, safety, and welfare of the City.
5. Rezoning the property to I-1 Light Industrial District does not create any nonconformities.

Condition:

1. That Adult Uses shall be prohibited.

Following the October 18, 2022 Plan and Zoning Commission meeting, the applicant expressed interest in adding the following condition to the rezoning request:

1. That Retail Alcohol Sales shall be prohibited.

A staff report with full analysis has been attached.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance
Backup Material	Staff Report
Backup Material	Zoning & Future Land Use Map

Backup Material	Application
Backup Material	Legal Description
Backup Material	Public Notice- Committee of the Whole
Backup Material	Public Notice-Plan and Zoning Commission Meeting

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	10/26/2022 - 10:25 AM

ORDINANCE NO. _____

AN ORDINANCE FOR CASE REZ22-06 BEING THE REQUEST OF AHHE COATINGS, LLC TO REZONE 516 WEST 35TH STREET FROM C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO I-1 LIGHT INDUSTRIAL DISTRICT.

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "I-1 Light Industrial District."

TRACT I. Part of the S.E. 1/4 of Section 14, Township 78 North, Range 3 East of the 5th P.M., Scott County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of the S.E, 1/4 of said Section 14; thence North 00 degrees, 04'23" West 1097.79 feet along the West line of the S.E. 1/4 of said Section 14 to a point on the North line of 35th Street, said point being the point of beginning; thence continuing North 00 degrees 04'23" West 431.94 feet; thence North 89 degrees 48'37" East 99.09 feet; thence South 00 degrees 31' East 430.73 feet to a point on the North line of said 35th Street; thence South 89 degrees 03'39" West 102.33 feet along the North line of 35th Street to the point of beginning, containing 0.997 acres, more or less.

AND

Part of the Southeast Quarter of Section 14, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, more particularly described as follows:

The West 17 feet of Tract 11 as described in W.D. 2019-04312. Containing 3,922 square feet, more or less. Subject to easements and restrictions of record.

AND

TRACT II. Part of the S.E. 1/4 of Section 14, Township 78 North, Range 3 East of the 5th P.M., Scott county, Iowa, more particularly described as follows: Commencing at the Southwest corner of the S.E. 1/4 of said Section 14; thence North 00 degrees 04'23" West 1097.79 feet along the West line of the

S.E. 1/4 of said Section 14 to a point on the North line of 35th Street; thence North 89 degrees 03'39" East 102.33 feet along the North line of 35th Street to the point of beginning; thence North 00 degrees 31' West 430.73 feet; thence North 89 degrees 48'37" East 198.19 feet; thence South 01degrees 23' East 428.14 feet to a point on the North line of 35th Street; thence South 89 degrees 03'39" West 204.66 feet along the North line of 35th Street to the point of beginning, containing 1.99 acres, more or less.

EXCEPT

Part of the Southeast Quarter of Section 14, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, more particularly described as follows:

The West 17 feet of Tract II as described in W.D. 2019-04312. Containing 3,922 square feet, more or less. Subject to easements and restrictions of record.

FURTHER EXCEPTING THEREFROM:

Part of the Southeast Quarter of Section 14, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, more particularly described as follows: Commencing as a Point of Reference the Southwest Corner of the Southeast Quarter of said Section 14; thence North 00‟04'23" West 1,097.79 feet along the West line of said Southeast Quarter of said Section 14 to the Northerly line of 35th Street (for purposes of this description, the said West line is assumed to bear North 00°04'23" West); thence continuing North 00°04'23" West 232.13 feet to Point A which is also the Point of Beginning of the parcel herein described; thence continuing North 00°04'23" West 200.00 feet; thence North 89°53'20" East 296.44 feet; thence South 01°27'40" East 200.05 feet; thence South 89°53’20" West 301.28 feet to the Point of Beginning. This parcel contains 1.37 acres more or less.

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

Findings:

1. The proposed rezoning to I-1 Light Industrial District is generally consistent with the Comprehensive Plan and adopted land use policies.
2. The petition is compatible with the zoning and land uses of nearby property.
3. The rezoning request is compatible with the established neighborhood character north of West 35th Street, which includes light industrial buildings and commercial establishments.
4. As conditioned, the proposed amendment will not negatively impact the public health, safety, and welfare of the City.
5. Rezoning the property to I-1 Light Industrial District does not create any nonconformities.

Condition: That Adult Uses shall be prohibited.

Section 3. At its October 18, 2022 meeting, the City Plan and Zoning Commission voted to forward Case REZ22-06 to the City Council with a recommendation for approval subject to the listed findings and condition.

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 _____

_____

Mike Matson

Mayor

Attest: _____

Brian Krup

Deputy City Clerk

Published in the Quad City Times on _____

City of Davenport
Plan & Zoning Commission-Staff Report
October 18, 2022

Case REZ22-06: Request of AHHE Coatings, LLC to rezone 516 West 35th Street from C-1 Neighborhood Commercial District to I-1 Light Industrial District. [Ward 7]

Background:
The petitioner is requesting a rezoning from C-1 Neighborhood Commercial District to I-1 Light Industrial District. There are two vacant commercial buildings on the subject property, which will be demolished. The purpose of the rezoning request is to redevelop the site for a light industrial user.

Why is a Zoning Map Amendment Required?
The Zoning Ordinance does not permit light industrial uses in a commercial district. The Zoning Ordinance defines "Industrial-Light" as:

> Research and development activities, and the manufacture, fabrication, processing, reduction, and/or destruction of any article, substance, or commodity, or any other treatment thereof in such a manner as to change the form, character, and/or appearance, where such activities are conducted wholly within an enclosed building. A light industrial use may also include a showroom, ancillary sales of products related to the items manufactured or stored on-site, and/or ancillary outdoor storage.

Comprehensive Plan:
Within Urban Service Area 2035: Yes

Future Land Use Designations:
The subject property is designated Regional Commercial in the Davenport +2035 Land Use Plan. The land immediately adjacent to the west is designated as Industry.

1. **Regional Commercial (RC) –** Are the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses. Connectivity to nearby neighborhoods is desirable but less important.
2. **Industry (I) -** Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

Zoning:
The property is currently zoned **C-1 Neighborhood Commercial District**. This district is intended to provide for commercial uses that predominantly serve the needs of nearby residential neighborhoods, and that are compatible in scale and character with the surrounding residential area. Low intensity mixed-use is encouraged.

The applicant is requesting to rezone the property to **I-1 Light Industrial Zoning District**. This district is intended to provide for a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity uses with minimal, if any, outside impacts.

Technical Review:
City Departments reviewed the proposed Zoning Map Amendment Application for compliance with city ordinances and impacts to regional systems.

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

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

Staff Response: The property is designated as Regional Commercial in the Davenport +2035 Land Use Plan. However, the property immediately adjacent to the west is designated as Industry. A rezoning to a I-1 Light Industrial District will not require an amendment to the Land Use Plan given the close proximity to Industry and consistency with surrounding land uses along West 35th Street.

The City of Davenport owns the property to the south of the subject site, which is designated as Parks and Recreation. Junge Park will serve as a buffer to any residential land uses.

It is staff's opinion the proposed amendment is generally consistent with the Comprehensive Plan and adopted land use policies.

b. The compatibility with the zoning of nearby property.

Staff Response: The West 35th Street corridor, between Harrison Street and Marquette Street, contains several different industrial, commercial, open space, and residential zoning classifications. Junge Park, located south of West 35th Street, is S-OS Open Space District.

The subject property is part of a linear stretch of lots zoned C-1 Neighborhood Commercial District spanning the north side of West 35th Street. There is a transition to I-1 Light Industrial Zoning beginning at the west lot line of the subject property. Industrial zoning extends westward down 35th Street as well as north to Kimberly Road.

Since the abutting properties to the north and west are zoned I-1 Light Industrial District, a change to an industrial zoning classification will still align with uses of nearby property.

It is staff's opinion the proposed zoning amendment to I-1 Light Industrial District is generally compatible with the zoning of nearby developed property.

c. The compatibility with established neighborhood character.

Staff Response: The established neighborhood character is a mix of light industrial and commercial uses to the west and north of the subject property.

It is staff's opinion the proposed zoning districts and boundaries are compatible with the established neighborhood character.

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

Staff Response: The petitioner's intention is to demolish the existing buildings and construct a building to house a construction related business. The surrounding area is currently developed as uses supported by the I-1 Light Industrial zoning. Due to the proximity to a public park, staff has recommended prohibiting Adult Uses as a condition of the zoning map amendment.

It is staff's opinion that with the condition to prohibit Adult Uses, the proposed zoning map amendment will have minimal impacts to the public health, safety, and welfare of the City.

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

Staff Response: The site would be suitable for uses within the C-1 Neighborhood Commercial District. However, the site does have challenges associates with its proximity to the floodplain and topography and is a lower volume traffic street which may make the viability of a Neighborhood Commercial District use more challenging.

It is staff's opinion that the proposed zoning map amendment supports the feasibility of developing the property.

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

Staff Response: The I-1 Light Industrial District does not have a minimum lot area or width requirement. The two existing structures on the site comply with industrial district setback, building height, and design requirements. However, the applicant intends to demolish the existing buildings to redevelop the site for an industrial business. Redevelopment of the property shall be in accordance with applicable city codes and meet the standards of the I-1 Light Industrial District.

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

Public Input:
Letters were sent to property owners within 200 feet of the proposed request notifying them of the October 4, 2022 Plan and Zoning Commission Public Hearing. No members of the public spoke in favor or opposition to the request.

To date, staff has not received any written responses from adjacent property owners.

Staff will apprise the Commission of any correspondence at the October 18, 2022 Plan and Zoning Commission meeting.

Staff Recommendation:
Staff recommends Case REZ22-06 be forwarded to the City Council with a recommendation for approval subject to the listed findings and condition.

Findings:

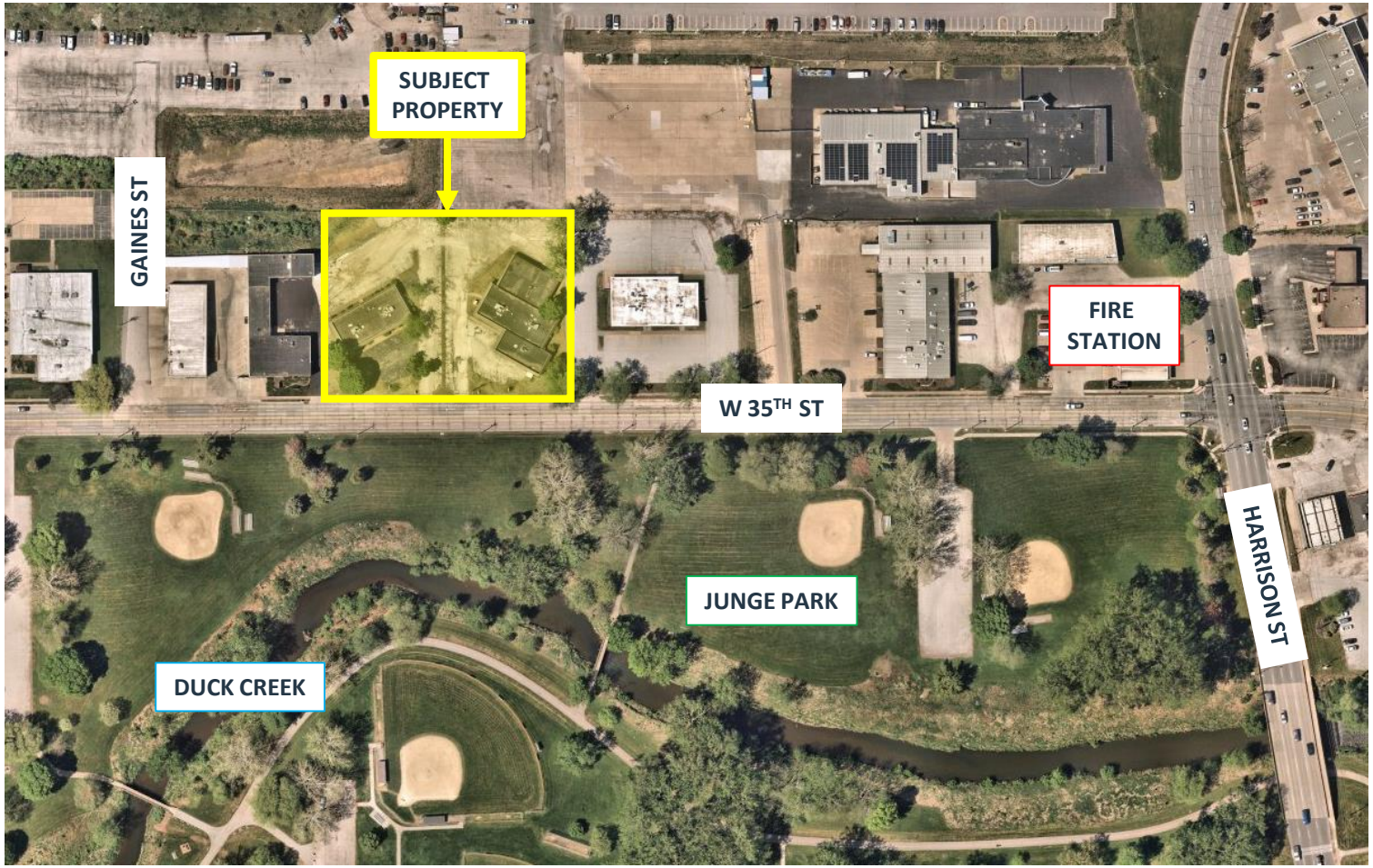
1. The proposed rezoning to I-1 Light Industrial District is generally consistent with the Comprehensive Plan and adopted land use policies.
2. The petition is compatible with the zoning and land uses of nearby property.
3. The rezoning request is compatible with the established neighborhood character north of West 35th Street, which includes light industrial buildings and commercial establishments.
4. As conditioned, the proposed amendment will not negatively impact the public health, safety, and welfare of the City.
5. Rezoning the property to I-1 Light Industrial District does not create any nonconformities.

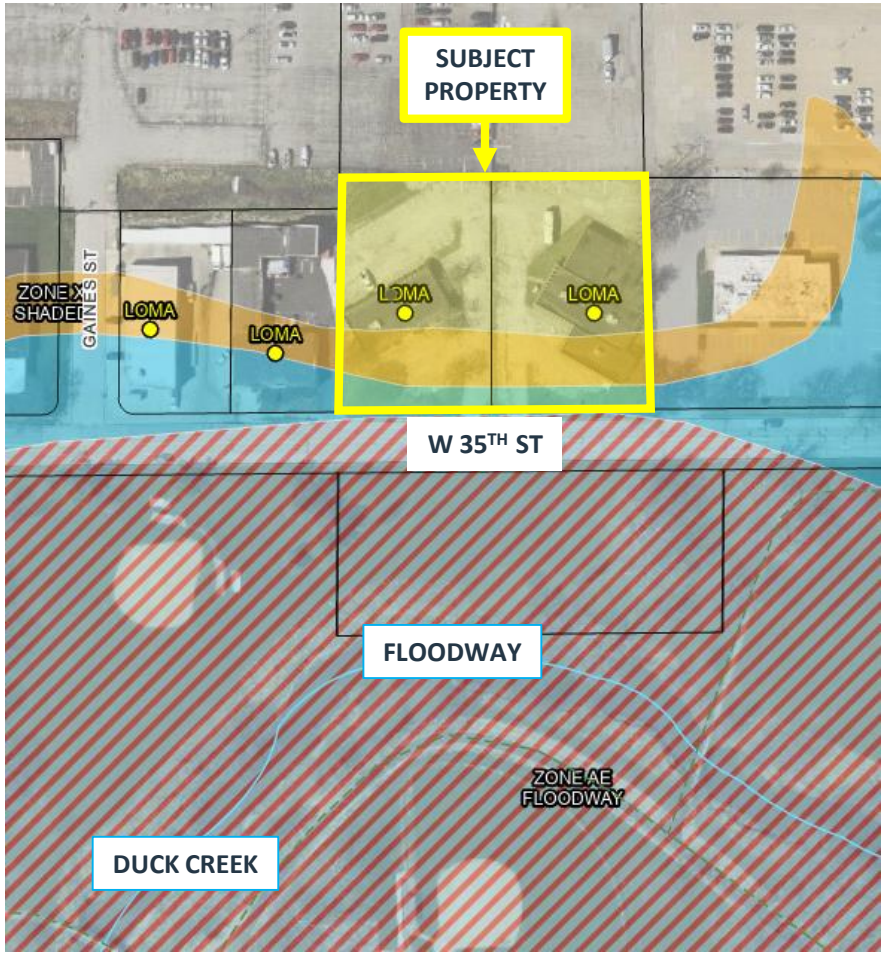
Condition:

1. That Adult Uses shall be prohibited.

Vicinity Map

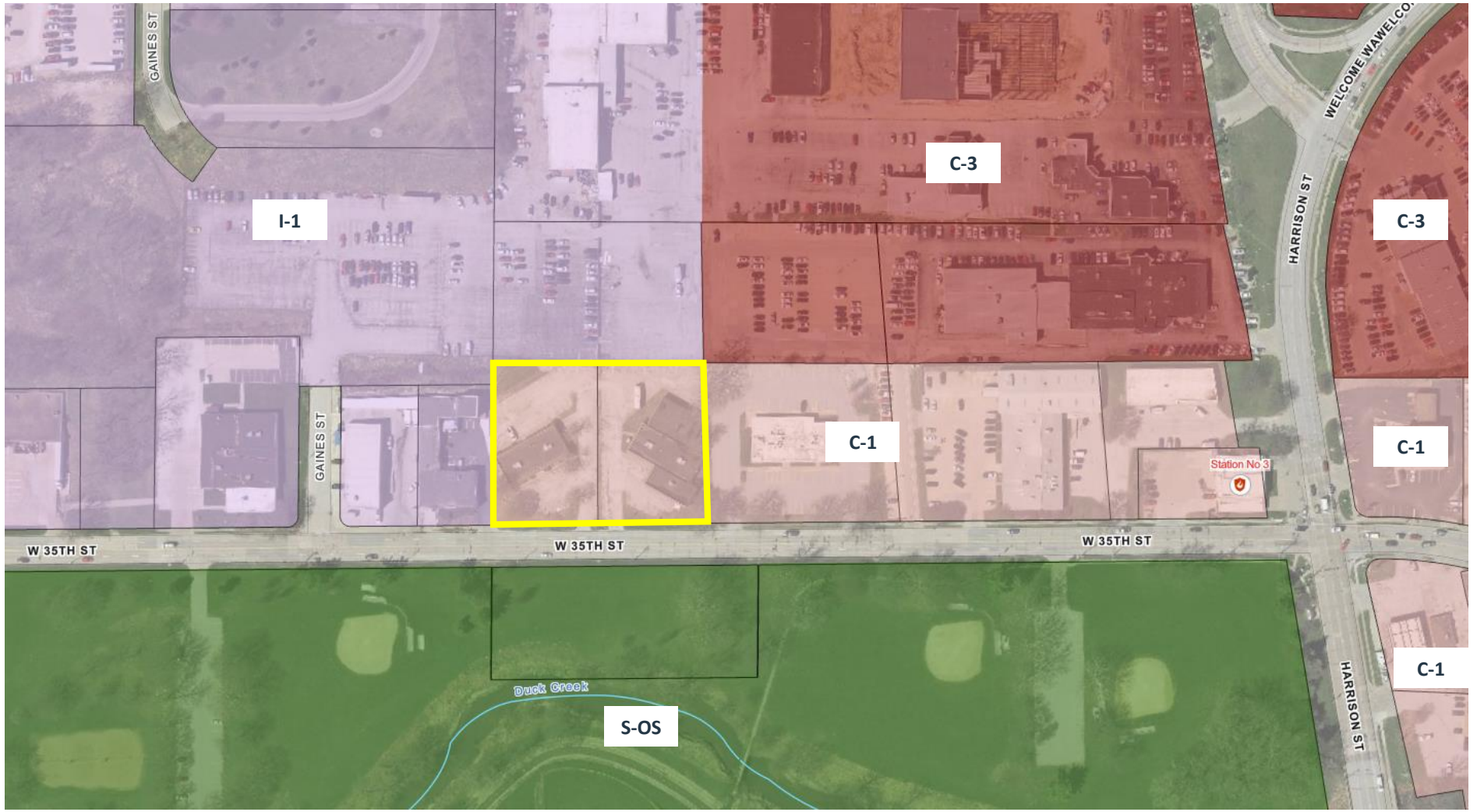
DAVENPORT
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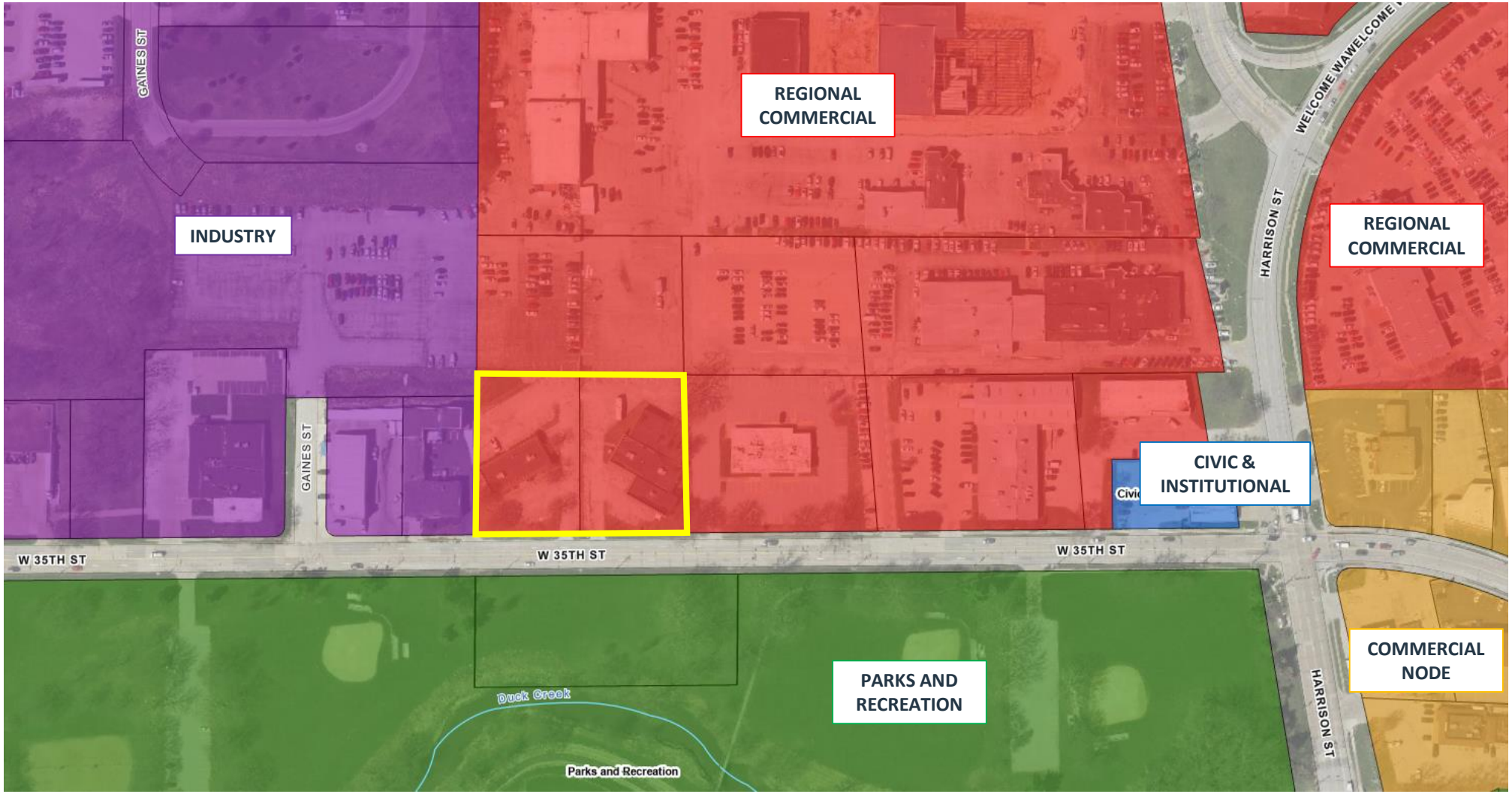


Zoning Map

DAVENPORT
IOWA | USA



Future Land Use Map





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

Property Address* 516 West 35th St
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**
Name: Ryan Scriven
Company:
Address: 1412 W 63rd St
City/State/Zip: Davenport, Iowa 52806
Phone: 563 340-0854
Email: ahheblastingandcoatings@gmail.com

Owner (if different from Applicant)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Engineer (if applicable)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Architect (if applicable)
Name:
Company
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

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

Application Form Type:

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

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

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

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

Administrative
Administrative Exception ☐
Health Services and Congregate Living Permit ☐

Request:

Existing Zoning: C1-NEIGHBORHOOD COMMERCIAL

Proposed Zoning Map Amendment: I1 LIGHT INDUSTRIAL

Purpose of the Request:

Request is to demo the existing dilapidated vacant buildings and rebuild new functinal buildings. This property v

Total Land Area: 1.866 Acres

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

Submittal Requirements:

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

Formal Procedure:

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

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

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

Formal Procedure (continued):

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

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

Applicant: Ryan Scriven Date: 09/01/2022

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: Matt Wardrich Date: 9-9-22

Planning staff

Date of the Public Hearing: _____

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

Authorization to Act as Applicant

I, Ryan Scriven

authorize myself

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

_____

_____

Signature(s)

State of _____,

County of _____.

Sworn and subscribed to before me

This _____ day of _____ 20____ _____

Form of Identification

_____

Notary Public

My Commission Expires:

IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 05-12-2016

Employer Identification Number:
81-2608374

Form: SS-4

Number of this notice: CP 575 G

AHHE COATINGS
RYAN H SCRIVEN SOLE MBR
1412 W 63RD ST
DAVENPORT, IA 52806

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 81-2608374. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

* Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
* Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is AHHE. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

TRACT I. Part of the S.E. 1/4 of Section 14, Township 78 North, Range 3 East of the 5th P.M., Scott County, Iowa, more particularly described as follows: Commencing at the Southwest corner of the S.E. 1/4 of said Section 14; thence North 00 degrees, 04'23" West 1097.79 feet along the West line of the S.E. 1/4 of said Section 14 to a point on the North line of 35th Street, said point being the point of beginning; thence continuing North 00 degrees 04'23" West 431.94 feet; thence North 89 degrees 48'37" East 99.09 feet; thence South 00 degrees 31' East 430.73 feet to a point on the North line of said 35th Street; thence South 89 degrees 03'39" West 102.33 feet along the North line of 35th Street to the point of beginning, containing 0.997 acres, more or less.

AND

Part of the Southeast Quarter of Section 14, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, more particularly described as follows:

The West 17 feet of Tract II as described in W.D. 2019-04312. Containing 3,922 square feet, more or less. Subject to easements and restrictions of record.

AND

TRACT II. Part of the S.E. 1/4 of Section 14, Township 78 North, Range 3 East of the 5th P.M., Scott county, Iowa, more particularly described as follows: Commencing at the Southwest corner of the S.E. 1/4 of said Section 14; thence North 00 degrees 04'23" West 1097.79 feet along the West line of the S.E. 1/4 of said Section 14 to a point on the North line of 35th Street; thence North 89 degrees 03'39" East 102.33 feet along the North line of 35th Street to the point of beginning; thence North 00 degrees 31' West 430.73 feet; thence North 89 degrees 48'37" East 198.19 feet; thence South 01 degrees 23' East 428.14 feet to a point on the North line of 35th Street; thence South 89 degrees 03'39" West 204.66 feet along the North line of 35th Street to the point of beginning, containing 1.99 acres, more or less.

EXCEPT

Part of the Southeast Quarter of Section 14, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, more particularly described as follows:

The West 17 feet of Tract II as described in W.D. 2019-04312. Containing 3,922 square feet, more or less. Subject to easements and restrictions of record.

FURTHER EXCEPTING THEREFROM:

Part of the Southeast Quarter of Section 14, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, more particularly described as follows: Commencing as a Point of Reference the Southwest Corner of the Southeast Quarter of said Section 14; thence North 00°04'23" West 1,097.79 feet along the West line of said Southeast Quarter of said Section 14 to the Northerly line of 35th Street (for purposes of this description, the said West line is assumed to bear North 00°04'23" West); thence continuing North 00°04'23" West 232.13 feet to Point A which is also the Point of Beginning of the parcel herein described; thence continuing North 00°04'23" West 200.00 feet; thence North 89°53'20" East 296.44 feet; thence South 01°27'40" East 200.05 feet; thence South 89°53'20" West 301.28 feet to the Point of Beginning. This parcel contains 1.37 acres more or less.

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

Date: 11/2/2022 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:30 PM Subject: Public Hearing for a Rezoning Request

To: All property owners within 200 feet of the subject property located at 516 West 35th Street

What is this About?
This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The subject property is currently zoned C-1 Neighborhood Commercial District. The property owner is requesting a rezoning to I-1 Light Industrial District to redevelop the site for an industrial business.

Request/Case Description
Case REZ22-06: Request of AHHE Coatings LLC to rezone 516 West 35th Street from C-1 Neighborhood Commercial District to I-1 Light Industrial District. [Ward 7]

At its October 18, 2022 meeting, the Plan and Zoning Commission recommended Case REZ22-06 be forwarded to the City Council with a recommendation for approval subject to the listed findings and condition.

Findings:
1. The proposed rezoning to I-1 Light Industrial District is generally consistent with the Comprehensive Plan and adopted land use policies.
2. The petition is compatible with the zoning and land uses of nearby property.
3. The rezoning request is compatible with the established neighborhood character north of West 35th Street, which includes light industrial buildings and commercial establishments.
4. As conditioned, the proposed amendment will not negatively impact the public health, safety, and welfare of the City.
5. Rezoning the property to I-1 Light Industrial District does not create any nonconformities.

Condition:
1. That Adult Uses shall be prohibited.

What are the next steps?
The public hearing on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, November 2, 2022 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

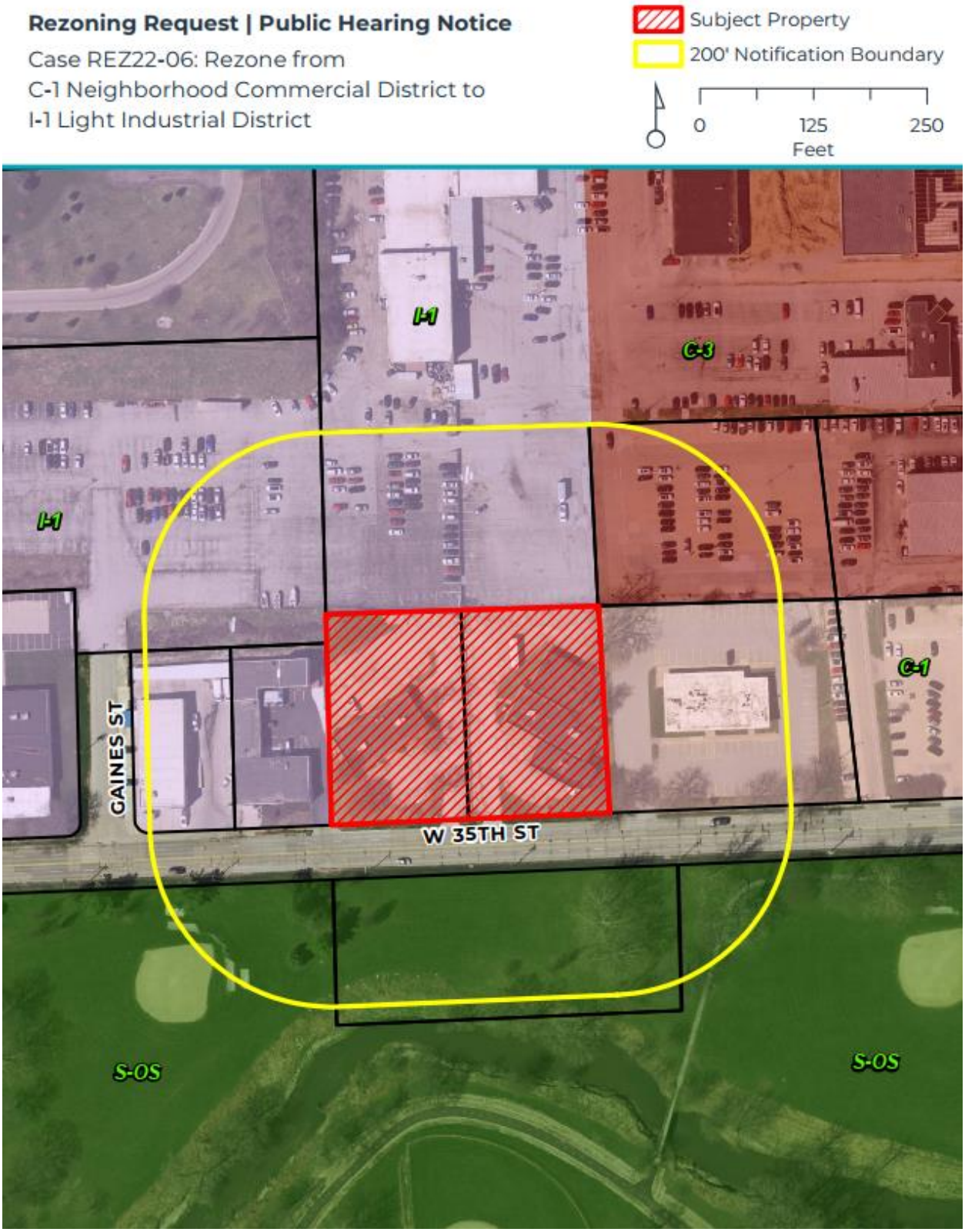
Would you like to submit an official comment?
You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Rezoning Request | Public Hearing Notice

Case REZ22-06: Rezone from
C-1 Neighborhood Commercial District to
I-1 Light Industrial District



Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | Plan and Zoning Commission

Date: 10/4/2022 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:00 PM Subject: Public Hearing for a Rezoning Request

To: All property owners within 200 feet of the subject property located at 516 West 35th Street

What is this About?
This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The subject property is currently zoned C-1 Neighborhood Commercial District. The property owner is requesting a rezoning to I-1 Light Industrial District to redevelop the site for an industrial business.

Request/Case Description
Case REZ22-06: Request of AHHE Coatings LLC to rezone 516 West 35th Street from C-1 Neighborhood Commercial District to I-1 Light Industrial District. [Ward 7]

What are the Next Steps after the Public Hearing?
The Plan and Zoning Commission will hold a formal public hearing at their meeting on October 4, 2022. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on October 18, 2022. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

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

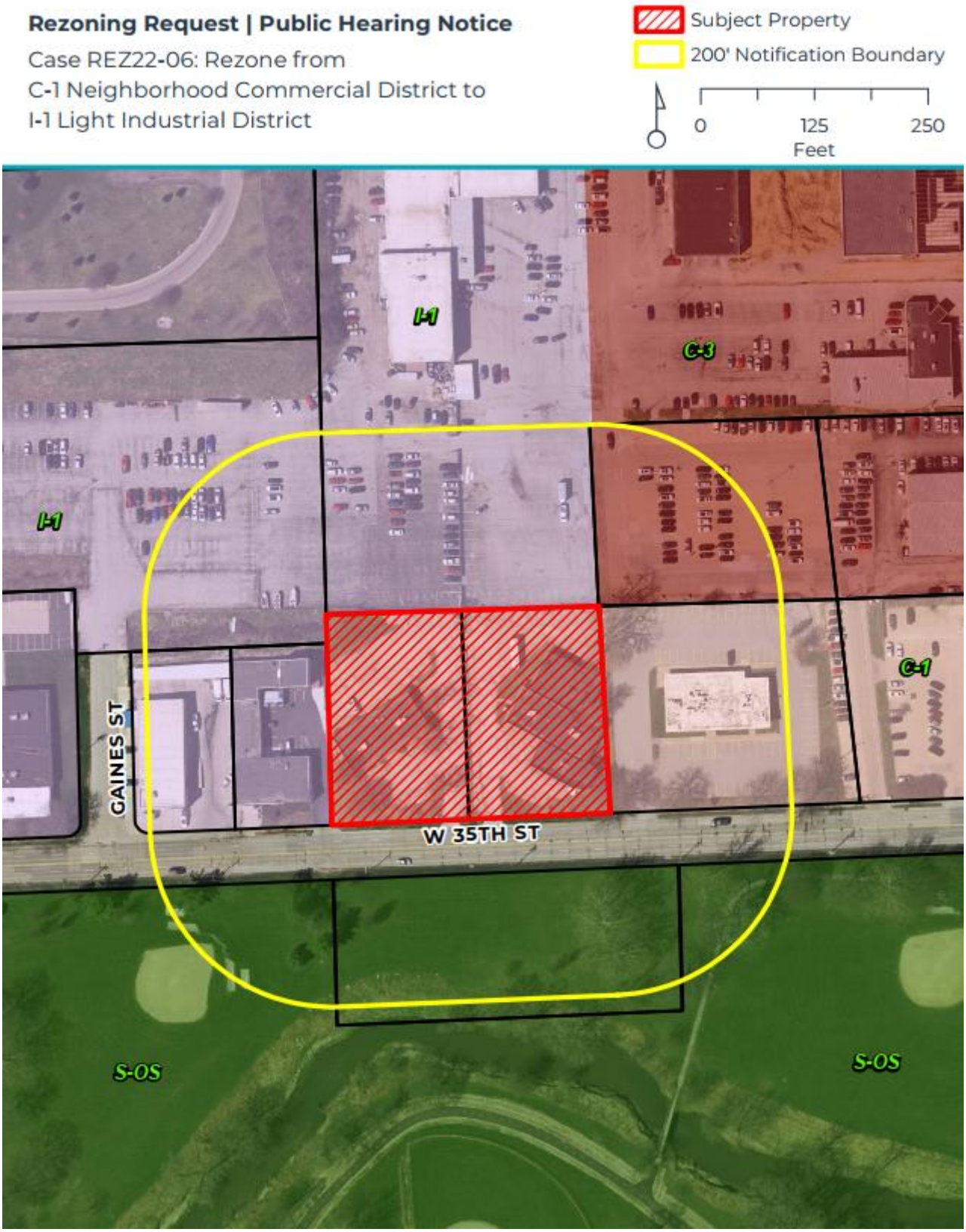
All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

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

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

Rezoning Request | Public Hearing Notice

Case REZ22-06: Rezone from
C-1 Neighborhood Commercial District to
I-1 Light Industrial District



Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | contactus@davenportiowa.com

davenportiowa.com/DNS

City of Davenport

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

Action / Date
11/2/2022

Subject:
Public Hearing on the proposed conveyance of vacated public right-of-way lying between Christie Street and Belle Avenue (Willis and Renee Simmons, Petitioners). [Ward 5]

Recommendation:
Hold the Hearing.

Background:
The City of Davenport currently owns the vacated public right-of-way lying between Christie Street and Belle Avenue and has a desire to sell it. Willis and Renee Simmons have offered to acquire said real estate.

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Warner, Tom	Approved	10/12/2022 - 12:16 PM
Finance Committee	Merritt, Mallory	Approved	10/12/2022 - 4:37 PM
City Clerk	Admin, Default	Approved	10/27/2022 - 11:59 AM

City of Davenport

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

Action / Date
11/2/2022

Subject:
Public Hearing on the proposed conveyance of vacated public right-of-way, being the Easterly 20 feet of Walt's Addition, lying south of Glaspell Street and east of South Rolff Street (Shawn Struck, Petitioner). [Ward 1]

Recommendation:
Hold the Hearing.

Background:
The City of Davenport currently owns the vacated public right-of-way, being the Easterly 20 feet of Walt's Addition, lying south of Glaspell Street and east of South Rolff Street, and has a desire to sell it. Shawn Struck, First Financial Group, L.C., and Lee Ann and Steven Myers have offered to acquire said property.

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Warner, Tom	Approved	10/12/2022 - 12:16 PM
Finance Committee	Merritt, Mallory	Approved	10/12/2022 - 4:36 PM
City Clerk	Admin, Default	Approved	10/27/2022 - 12:00 PM

City of Davenport

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

Action / Date
11/2/2022

Subject:
Public Hearing on amending the North Urban Renewal Plan to include the Fair Oaks Foods project. [Wards 2, 6, 7, & 8]

Recommendation:
Hold the Hearing.

Background:
The City of Davenport is seeking to amend the North Urban Renewal Area plan to add the 2022 Fair Oaks Foods project. Fair Oaks Farms, LLC, DBA Fair Oaks Foods is constructing a 134,000 square foot food manufacturing facility at 2951 Enterprise Way. This project will create 247 new full-time positions paying an average wage of $23.95 per hour. The estimated cost of the total incentive package over a fifteen year period is $6,403,000.

The amended plan is attached. As required by Iowa Code, a public notice of this Hearing was published in the *Quad City Times* on October 27, 2022.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	North URA Amendment
🗋	Backup Material	Notice of Public Hearing

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	10/27/2022 - 9:42 AM

City of Davenport, Iowa

Urban Renewal Plan Amendment
North Urban Renewal Area

October 2022

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

1) **Identification of Projects** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following described project descriptions:
    a. Name: Internal TIF
    Cost: $275,000
    Rationale: To reimburse the General Fund for Economic Development staff costs and other economic development related activities such as economic research tools and training.

    b. **Name:** Fair Oaks Foods
    Cost: Approximately $6,403,000
    Rationale: To support creation of a new 134,000 square foot food manufacturing facility at 2951 Enterprise Way.

2) **Required Financial Information** The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:
    Outstanding General Obligation Debt of the City: $202,220,000
    Remaining Constitutional Debt Capacity of the City: $180,023,391
    Proposed Debt to be incurred in the Urban Renewal Area: $6,678,000

NOTICE OF PUBLIC HEARING ON PROPOSED URBAN RENEWAL PLAN AMENDMENT

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

North Urban Renewal Plan Amendment
1) Internal TIF: $275,000
2) Fair Oaks Foods: $6,403,000

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

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

Community & Economic Development CED.info@davenportiowa.com 563-326-7765

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Bruce Berger | 563-326-7769 **11/2/2022**

Subject:
Public Hearing on considering approval of an Economic Development Agreement with Fair Oaks Foods. [Ward 8]

Recommendation:
Hold the Public Hearing.

Background:
As required by Iowa Code, a public hearing is required prior to the approval of an economic development agreement where the City will incur debt. In this case, the debt is the City's obligation for a rebate of property taxes of approximately $5,252,000 over 15 years and approximately $1,151,000 for a forgivable loan for onsite pretreatment and road improvements adjacent to the site. The rebate and other costs would come through the use of tax increment financing applied to the assed value of the improved property. The details of this financial assistance will be established and certified in an economic development agreement between Fair Oaks Foods and the City.

Fair Oaks Farms, LLC, DBA Fair Oaks Foods is a family owned meat processing business that was founded in 1985. Fair Oaks Foods, headquartered in Pleasant Prairie, Wisconsin, produces a variety of protein products for national grocery stores and restaurants.

Fair Oaks Foods is currently constructing a 134,000 square foot facility at 2951 Enterprise Way. This project will create 247 new full-time positions paying an average wage of $23.95 per hour with a benefit package. The estimated cost of the total incentive package over fifteen year period is $6,403,000.This incentive package includes the following:

• Forgivable loan of $1,100,000 once an onsite pretreatment facility is completed.
• Estimated $51,000 in cost share for road improvements which the City will seek funding for through the Iowa DOT RISE Grant.
• Rebate estimated to total $5,252,000 over 15 years.

Fair Oaks Foods has also applied for and received a State of Iowa High Quality Jobs Tax Credit of $3,432,000 from the Iowa Economic Development Authority. The City's incentive package serves as the required match.

Notice of this public hearing was published in the Quad City Times on October 27, 2022.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Draft EDA with Fair Oaks Foods
🗋	Backup Material	Notice of Public Hearing

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning &	Berger, Bruce	Approved	10/27/2022 - 9:43 AM

ECONOMIC DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF DAVENPORT AND FAIR OAKS FARMS, LLC DBA FAIR OAKS FOODS

THIS AGREEMENT is made as of _____ between the City of Davenport, Iowa, a municipal corporation of the State of Iowa (hereinafter referred to as "City"), and Fair Oaks Farms, LLC, DBA Fair Oaks Foods, (hereinafter referred to as "Company").

WHEREAS, the Company proposes to construct a state of the art food production facility in Davenport, Iowa. The facility will be approximately 134,000 square feet. The property is located at the 2951 Enterprise Way, and hereinafter referred to as "Subject Property", resulting in a projected increase in the assessed value of the real estate of approximately $23,000,000; and

WHEREAS, the construction of the food production facility will create 247 new permanent full-time positions (hereinafter referred to as "New Positions") the building construction will create an increase in the workforce hereinafter referred to as the "Economic Development Project"; and

WHEREAS, the Company has requested financial assistance to help support the Economic Development Project; and

WHEREAS, the City has established a policy of supporting primary businesses who are making a substantial capital investments and creating jobs with benefits; and

WHEREAS, pursuant to factors listed in Chapter 15A of the Code of Iowa (hereinafter referred to as the "Code") the City Council of the City has determined that:

1. The Economic Development Project will add diversity and generate new opportunities for the Davenport and Iowa economies; and

2. The Economic Development Project will generate public gains and benefits particularly in the creation of new jobs and tax assessed property value, which warrant the amount of the proposed tax increment financing assistance; and

3. The proposed funding for the Economic Development Project meets the conditions of said Chapter 15A of the Code related to the creation of jobs and the expansion of business investment in the City of Davenport, Scott County, Iowa; and

4. A public purpose will reasonably be accomplished by providing economic development assistance in order to facilitate such development by the Company and the City is empowered to provide assistance pursuant to said Chapter 15A of the Code and the City Charter; and Section 403.19 of the Code provides for the division of incremental property tax revenue, or tax increment, commonly known as Tax Increment Financing; and,

5. The property is located within an existing urban renewal area (the North Davenport Urban Renewal Area); and

WHEREAS, the City Council has held a public hearing, at the November 2, 2022 meeting of the Committee-of-the-Whole, on entering into this agreement which will obligate the City to make future payments, provided the Company meets certain requirements;

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

SECTION I:
THE CITY'S OBLIGATIONS

1. The City shall make an economic development forgivable loan to the Company in the amount of $1,100,000 (one million one hundred thousand dollars and zero cents) once completion of the onsite pretreatment facility is complete. This loan shall be forgiven all or in part according to the job creation obligations detailed in Section II.

2. The City shall apply to the Iowa Department of Transportation (IDOT) Commission for an Immediate Opportunity Project Funding for a partial grant to make road improvements at the Economic Development Project site. The estimated 20% (twenty percent) cost share for the road improvements is $51,000 (fifty one thousand dollars and zero cents). If approved by the IDOT, the cost share amount shall be deducted from the eligible tax increment finance rebate due to the Company.

3. The City shall make a series of payments to reimburse the Company for a portion of its real estate tax payments (the "Reimbursement") subject to the completion of the Economic Development Project and the timely payment of those real estate taxes, utility fees and special assessments. For the purposes of this agreement, "timely payment" shall mean that the semi-annual tax payment, fees and assessments has been made no later than the due date stated on the tax, fee and assessment bill. Should the payment be made later than the due date, the City shall not be obligated to make the Reimbursement from that semi-annual payment. The total Reimbursement shall be approximately five million, two hundred fifty two thousand dollars and zero cents ($5,252,000) through the term of the Agreement. There shall not be any payments beyond the fifteen (15)-year period even if there has been a withholding or a reduction of the Reimbursement payment for any preceding six (6)-month period.

3.1 The Reimbursement to the Company shall be 60% of the total property tax bill, less the City's bond repayment and/or debt repayment for the items detailed in Section I.1 & Section I.2, subject to the provisions of this Agreement, where Section 403.19 of the Code provides that only the taxes levied on the assessed value of qualified property in the year prior to the year in which the increment is used for tax increment financing shall not be considered for purposes of calculating the amount of tax increment revenue in a given year (the "Base Year Valuation"). The percentage of available tax revenue which will be reimbursed shall be determined by the performance of the Company toward meeting its job creation obligations as described in Section II.

2.2 The Reimbursements shall be made up to twice each year during the term of this Agreement, on or before June 1 and December 1 of each year after the taxes on the increased assessed value have begun. The Reimbursements shall be based only on the increase in taxable real estate value attributable to the Economic Development Project as described in Section II, Paragraph 2 of this Agreement. Provided the construction of the building has been completed and the full amount of the new value has been placed on the tax rolls by January 1, 2024, the first Reimbursement payment shall be made on or before December 1, 2025. The Reimbursement shall be made for fifteen (15) consecutive years. Should the Company fail to make timely payment of its taxes or should the Company fail to meet its job obligations for a semi-annual period, the Reimbursement shall not be made. No provision is to be made for the extension of the series of authorized Reimbursement if the Company fails to meet its obligations and does not receive a Reimbursement payment for

any semi-annual period. Provided the Reimbursement begins in 2025, the last Reimbursement shall be made on or before June 1, 2040. In no case shall the Reimbursement begin later than December 2026, based on the taxable real estate value as of January 1, 2027 in which case the last Reimbursement shall be made on or before June 1, 2041.

3.3 Reimbursement shall be conditioned on creation of the New Jobs, as described in Section II. The Reimbursement shall be calculated by the City based on the number of full-time positions being paid at least the Target Wages (as defined in Section II of this Agreement) for the six (6) months shown in the most recent Contribution Report submitted to the State of Iowa prior to the Reimbursement payment dates of June 1 and December 1.

3.4 The Reimbursement shall be made by the City to the Company if the Company complies with its obligations for creating the New Positions at the Target Wages and benefit levels and paying its real estate taxes and related fees as described in Section II of this Agreement.

4. The Reimbursement is not a general obligation of the City and shall be paid solely from incremental property taxes received by the City and from the Scott County Treasurer which are attributable to the Economic Development Project. All payments are subject to approval and annual appropriation action by the City Council.

5. Once the Reimbursement term has ended, this Agreement shall be of no further force or effect.

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

SECTION II: THE COMPANY'S OBLIGATIONS

1. The Company agrees to make progress towards the total New Positions leading up to the three year date referenced in Section II.5. The Company agrees to furnish to the City appropriate evidence of the number of full time New Positions. This shall be evidenced by the most recent Iowa Employer Contribution Report submitted by the Company to the City on or before April 15th and October 15th starting in 2024 and continuing for the term of this Agreement.

2. The Company agrees to construct a state of the art food production facility in Davenport, Iowa. The facility will be approximately 134,000 square feet. The Company agrees to comply with all building and fire code regulations related to the construction, occupancy, and operation of the building.

3. The Company agrees to pay or cause to be paid property taxes on the assessed value of the Subject Property in a timely fashion. The Company agrees to furnish the City a copy of the receipt for its property tax payments no later than April 15 and October 15 for the respective Reimbursement payment.

5. The Company agrees to create two hundred forty seven (247) New Positions paying on average $23.95 per hour ("Target Wages"). These New Positions are to be created no later than three (3) years from the date of the manufacturing facility becoming operational. The anticipated date to have created two hundred forty-seven (247) New Positions is at or around January 2027.

6. The number of positions created and maintained shall be calculated based on the actual number of full-time positions computed as the sum of the Company workforce located at the Subject Property for the six (6)-month period shown in the most recent Contribution Report immediately prior to the months in which the semi-annual payment of Reimbursement is due.

7. During the first three (3) years from the date the manufacturing facility becomes operational, the Company shall be eligible for reimbursement of 60% of the total property tax bill, less the City's bond repayment for the items detailed in Section I.1.

8. At the end of the three year period from the date of the manufacturing facility becoming operational, the Company shall have created and maintained 247 New Positions paying on average $23.95 per hour or more. If the New Positions created and retained meet or exceed the requirement three years from the date the manufacturing facility becomes operational, the forgivable loan in the amount of one million one hundred thousand dollars ($1,100,000) shall be forgiven in its entirety.

If job creation is less than this level at the three year date, a pro rata share of the one million one hundred thousand dollars and zero cents ($1,100,000) shall be paid back by the Company to the City within six months.

For example, if 25 New Positions are not created and maintained the prorate share shall be calculated as follows:

- 25 Position Shortfall / 247 Total Positions = 10% Claw Back
- $1,100,000 * 10% = $110,000 to be paid back to City

9. At the end of the three year period from the date of the manufacturing facility becoming operational, the Company shall have created and maintained two hundred forty-seven (247) New Positions. If the Company has failed to do so, the City shall cease further Reimbursement and declare the Agreement null and void and of no further force and effect.

10. Provided the Company has created the two hundred forty-seven (247) New Positions within the three (3) years from the date of the manufacturing facility becoming operational, the Company shall be eligible for further Reimbursement payments through the term of this Agreement according to the following provisions:

a. If the Company has created and maintained at least two hundred twenty-two (222) New Positions paying at least the Target Wages, the Company shall be entitled to the Reimbursement of 60% of the total property tax bill, less the City's bond repayment and/or debt repayment for the items detailed in Section I.1.

b. If the Company has created and maintained at least one hundred sixty (160) but less than two hundred twenty-two (222) New Positions, with the New Positions paid at least the Target Wages, the amount of Reimbursement shall be computed by dividing the number of positions created by two hundred forty-seven (247) to calculate the percent attainment of New Positions. The amount of the full rebate is then multiplied by the percent attainment of New Positions to arrive at the partial Reimbursement amount, less the City's bond repayment and/or debt repayment for the items detailed in Section I.1.

c. If the Company has created and maintained less than one hundred sixty (160) New Positions for any single semi-annual reporting period, they will forfeit Reimbursement for that semi-annual period.

d. The Reimbursement shall cease if for any two consecutive semi-annual reporting periods the number of New Positions is fewer than one hundred sixty (160) paying at least the Target Wages. If this occurs the City shall cease further Reimbursement and declare the Agreement null and void and of no further force and effect.

11. In consideration of the provisions for Reimbursement of tax payments relying on tax increment financing herein, the Company agrees that they will not pursue the exemption of the taxable value of the improvements resulting from the Economic Development Project through any local tax exemption program. However, subsequent expansions meeting the requirements of tax increment policy as then in effect may be eligible for tax reimbursement.

12. On the material breach by the Company of the terms and conditions of this Agreement such breach to be determined in the opinion of the City in the reasonable exercise of its discretion, including failure to retain and create the positions specified in this section, or if the Company shall cease doing business at the Subject Property, this Agreement shall be terminated and the Company shall not be eligible for any Reimbursement for any period after the breach.

SECTION III: MISCELLANEOUS

1. This Agreement shall not be construed to confer rights or privileges to third-party beneficiaries or entities not a party to this Agreement.

2. This Agreement represents the entire understanding and agreement among the parties hereto with respect to the subject matter hereof; supersedes all prior negotiations, letters and understandings relating to the subject matter hereof; and cannot be amended, supplemented or modified except by an instrument in writing signed by the party against whom the enforcement of any such amendment, supplement or modification is sought.

3. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed and construed in accordance with the laws of the State of Iowa.

4. This Agreement shall become null and void unless all contingencies contained herein are satisfied or are waived by the parties.

5. So long as Owner is in compliance with all conditions of the Agreement, Owner may assign all of their respective right, title and interest in and under this Agreement to any transferee of the Buildings without obtaining the prior consent of the City provided such transferee agrees in writing to be bound by Owner’s duties and obligations hereunder.

The City and the Company have caused this Agreement to be signed, in their names and on their behalf, by their duly authorized officers, all as of the day and date written above.

CITY OF DAVENPORT, IOWA

By: _____
Mike Matson
Mayor

_____
Brian Krup
Deputy City Clerk

COMPANY

By: _____

_____
Fair Oaks Farms, LLC DBA Fair Oaks Foods

EXHIBIT A

LEGAL DESCRIPTION OF COMPANY'S PROPERTY

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

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

Fair Oaks Foods
Estimated Cost: $6,403,000
Rationale: The Company shall be eligible for reimbursement of 60% of the total property tax bill, less the City's debt service or bond repayment on a forgivable loan of $1,100,000 for an onsite pretreatment facility constructed by Fair Oaks Foods and an estimated $51,000 in cost share for road improvements which the City will seek funding for through the Iowa DOT RISE Grant.

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

Community & Economic Development CED.info@davenportiowa.com 563-326-7765

City of Davenport

Department: Finance
Contact Info: Mike Atchley | 563-327-5149

Action / Date
11/2/2022

Subject:
Public Hearing on granting a 10-foot wide utility and access easement to Scott County from the Scott Emergency Communications Center north to the Emergency Management storage building in the southeast corner of parcel P1214-07I. [Ward 7]

Recommendation:
Hold the Hearing.

Background:
The purpose of the easement is to provide generator backed power to the Scott Emergency Communications Center/Emergency Management Storage Building located on the north side of the drive from SECC. This building houses emergency response equipment that is used throughout the entire county. Previously it was fed from the now demolished warehouse. SECC needs to get power restored as soon possible to that location.

ATTACHMENTS:

	Type	Description
🗋	Cover Memo	Public Hearing Notice
🗋	Cover Memo	Easement Plat
🗋	Cover Memo	Easement Agreement

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	10/12/2022 - 4:35 PM
Finance Committee	Merritt, Mallory	Approved	10/12/2022 - 4:35 PM
City Clerk	Admin, Default	Approved	10/27/2022 - 1:11 PM

Notice of Hearing

ON A RESOLUTION TO GRANT A 10 FT WIDE ACCESS & UTILITY EASEMENT TO SCOTT COUNTY FROM THE SCOTT EMERGENCY COMMUNICATIONS CENTER NORTH TO THE EMERGENCY MANAGEMENT STORAGE BUILDING IN THE SOUTHEAST CORNER OF PARCEL P1214-07I

Notice is hereby given that at 5:30 P.M., on Wednesday, November 2, 2022, at the Council Chambers, City Hall, in the City of Davenport, Iowa, there will be conducted a hearing on a RESOLUTION granting Scott County a 10 ft. wide access & utility easement across city property, from the Scott Emergency Communications Center north to the Emergency Management Storage Building in the southeast corner of parcel P1214-07I:

Part of the South Half of Section 12, Township 78 North, Range 3 East of the 5th Principal Meridian in Davenport, Scott County, Iowa and more particularly described as follows:

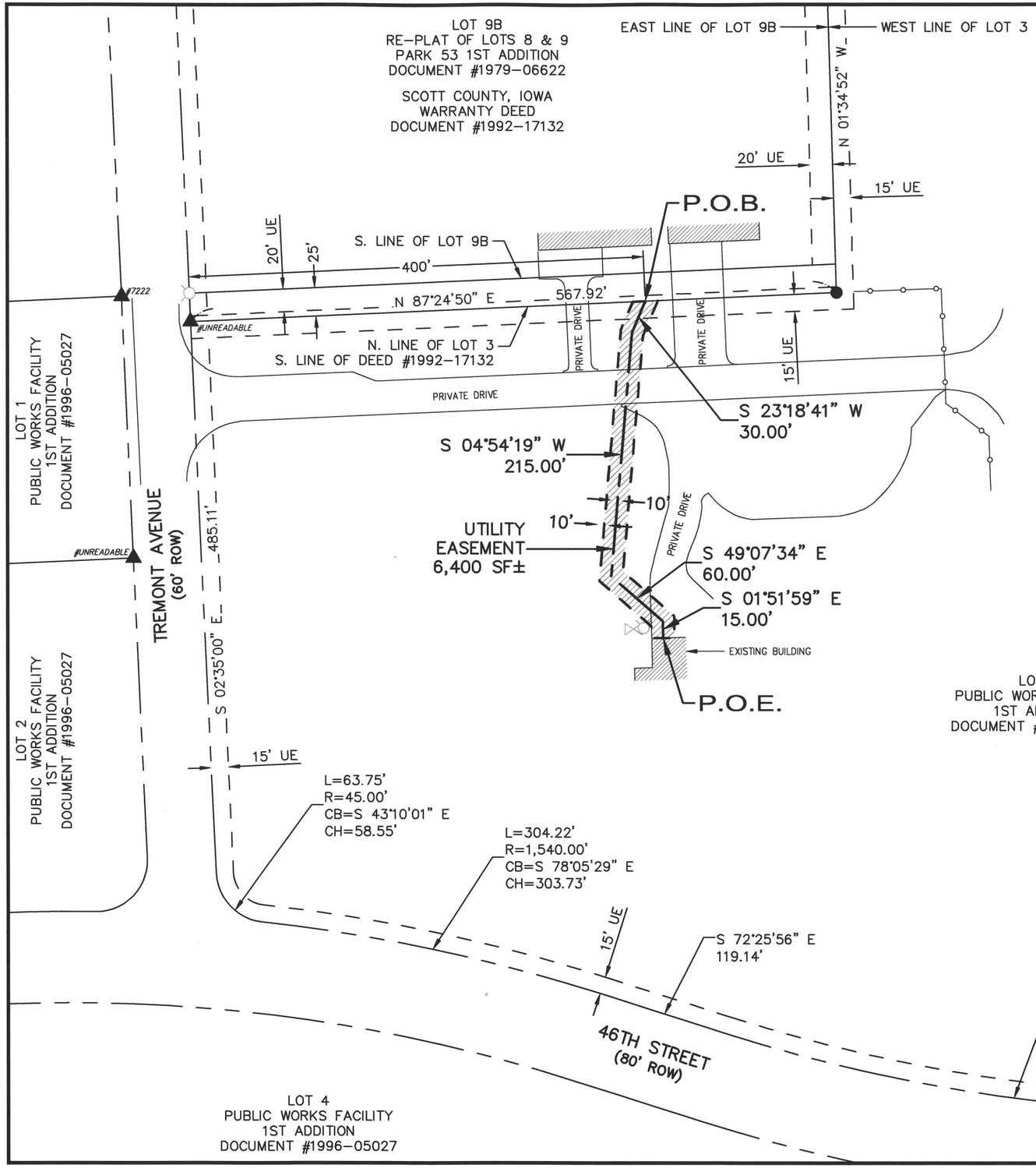
Commencing at the Northeast corner of the Southeast Quarter of Section 12, Township 78 North, Range 3 East of the 5th Principal Meridian, said corner also being the intersection of 53rd Street and Eastern Avenue; thence along the North line of said Southeast Quarter and the centerline of 53rd Street, North 89º 59' 48" West a distance of 1974.30 feet; thence South 01º 00' 16" West a distance of 1845.01 feet to the point of beginning; thence along the South line of Lot 9B of the Replat of Lots 8 and 9 of Park 53 1st Addition as shown on the Final Plat thereof filed in the Scott County Recorder's Office, North 89º 59' 48" West a distance of 568.55 feet to a point on the Easterly right-of-way line of Tremont Avenue; thence South 00º 00' 12" West a distance of 25.00 feet along said right-of-way line extended; thence South 89º 59' 48" East a distance of 568.11 feet; thence North 01º 00' 16" East a distance of 25.00 feet to the point of beginning and containing 0.33 acres (14,208 square feet) more or less.

At said hearing any interested person may file written objection or comments with respect to the proposed granting Scott County a 10 ft. wide access & utility easement across city property, from the Scott Emergency Communications Center north to the Emergency Management Storage Building in the southeast corner of parcel P1214-07I.

Brian J. Krup
Deputy City Clerk

Davenport, Iowa
October 28, 2022

Publish once October 28, 2022
QUAD-CITY TIMES



RESERVED FOR RECORDER

Location:	Part of Lot 3 in Public Works Facility 1st Add.
City:	Davenport
County:	Scott
Requestor:	Scott County, Iowa
Proprietor:	City of Davenport
Surveyor:	Daryl A. Brickner
Surveyor Company:	IMEG Corp.
Return to :	IMEG Corp. 1717 State St. Suite 201 Bettendorf, IA 52807 Attn: Daryl Brickner

BEARINGS ARE BASED ON THE IOWA
STATE PLANE COORDINATE SYSTEM SOUTH
ZONE NORTH AMERICAN DATUM OF 1983
(2011 ADJUSTMENT)

0 100'

SCALE: 1" = 100'

LEGEND

- REBAR, FOUND
- REBAR WITH CAP #_____, FOUND
- HYDRANT AT PROPERTY CORNER
- P.O.B. POINT OF BEGINNING
- P.O.E. POINT OF ENDING
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- R.O.W. LINE

DARYL A. BRICKNER LICENSED 13581 IOWA LAND SURVEYOR

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

Daryl A. Brickner, PLS No. 13581 — Date 9/14/22

My license renewal date is December 31, 2023

No. of sheets covered by this seal: 1

REVISIONS

No.	DESCRIPTION	DATE

IMEG
1717 STATE STREET
SUITE 201
BETTENDORF, IA 52722
PH: 563.344.0260
www.imegcorp.com

Scott County Iowa / City of Davenport
DAVENPORT, IOWA

Utility Easement Plat

IMEG Project No: 22006532.00
File Name: 22006532.00 Easement.dwg
© COPYRIGHT 2022
ALL RIGHTS RESERVED
Field Book No:
Drawn By: DAB
Checked By: CEJ
Date: 9/13/2022

Sheet 1 of 1

Wednesday, September 14, 2022 9:45:38 AM
G:\2022\22006532.00\DESIGN\CIVIL\C3D\SURVEY\22006532.00 EASEMENT.DWG

Prepared By & Return To:
Leslie E. Aboud, 5119 Utica Ridge Road, Davenport, Iowa 52807

ACCESS AND UTILITY EASEMENT AGREEMENT

This Agreement entered into this _____ day of _____, 2022, by and between the City of Davenport, Iowa ("Grantor") and Scott County, Iowa ("Grantee").

WHEREAS, Grantor is the owner of the real estate described as:

Lot 3 of Public Works Facility 1st Addition to the City of Davenport, Iowa

("Grantor's Real Estate")

WHEREAS, Grantee is the owner of the real estate described as:

Part of the South Half of Section 12, Township 78 North, Range 3 East of the 5th Principal Meridian in Davenport, Scott County, Iowa and more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of Section 12, Township 78 North, Range 3 East of the 5th Principal Meridian, said corner also being the intersection of 53rd Street and Eastern Avenue; thence along the North line of said Southeast Quarter and the centerline of 53rd Street, North 89º 59' 48" West a distance of 1974.30 feet; thence South 01º 00' 16" West a distance of 1845.01 feet to the point of beginning; thence along the South line of Lot 9B of the Replat of Lots 8 and 9 of Park 53 1st Addition as shown on the Final Plat thereof filed in the Scott County Recorder's Office, North 89º 59' 48" West a distance of 568.55 feet to a point on the Easterly right-of-way line of Tremont Avenue; thence South 00º 00' 12" West a distance of 25.00 feet along said right-of-way line extended; thence South 89º 59' 48" East a distance of 568.11 feet; thence North 01º 00' 16" East a distance of 25.00 feet to the point of beginning and containing 0.33 acres (14,208 square feet) more ore less.

("Grantee's Real Estate")

WHEREAS, Grantor agrees to give Grantee an easement over Grantor's Real Estate, more specifically described as:

The private road extending easterly from Tremont Avenue along the northern border of Grantor's Real Estate, together with the three (3) driveways extending from said private road, as indicated on Plat of

Survey recorded on _____, 2022 as Document #2022-_____ in the Office of the Recorder of Scott County, Iowa ("Easement Area 1").

for the purposes of providing additional access to Grantee's Real Estate and access to the commercial building located on Grantor's Real Estate.

AND

Utility easement as indicated on Plat of Survey recorded on _____, 2022 as Document #2022-_____ in the Office of the Recorder of Scott County, Iowa, running north and south between Grantor and Grantee's Real Estate, for purposes of having utilities provided to Grantee's Real Estate ("Easement Area 2").

(collectively referred to as the "Easement Areas").

NOW THEREFORE, it is hereby agreed as follows:

For value received, Grantor grants, transfers, and conveys to Grantee permanent and perpetual easements ("Easements") over, across, and through Easement Area for the purposes of providing additional access to Grantee's Real Estate and access to the commercial building located on Grantor's Real Estate Avenue and through Easement Area 2 for purposes of having utilities provided to Grantee's Real Estate.

1. The consideration for each of these Easements does not exceed $500.00.

2. Grantor, for themselves, reserves the right to use the Easement Areas for any and all legal purposes, but Grantor shall not hinder Grantee's use or access to the Easement Areas.

3. These Easements shall run with the land and is nonexclusive.

4. Whenever Grantor or their assignees or invitees use the Easements, Grantor shall repair any damage Grantor or their assignees or invitees cause to Easement Areas.

5. Grantor's obligations to repair damages to the Easement Areas include, but are not limited to, doing such things reasonably required to return the Easement Areas to substantially the same condition as it existed before the Grantor or their assignees or invitees damaged the Easement Areas. Grantee shall be liable for any damages to any property of Grantor caused by Grantee while using the Easement Areas.

6. Grantor reserves the title to the Easement Areas, and Grantee's use of the Easement Areas for the above purposes, however long continued, shall not vest in Grantee's rights adverse to those of Grantor other than those granted by these Easements.

7. Grantee shall be responsible for all maintenance and repairs to the Easement Areas.

8. If either or both of the Easement Areas or any part of it shall at any time cease to be used for the above referenced purposes, Grantee's interest in the non-utilized Easement Area shall cease, and Grantor, their successors and assigns, may retake the non-utilized Easement Area

without compensation to Grantee for any improvements removed or destroyed, or liable for damage to any of the non-utilized Easement Area or the improvements thereon abutting on the non-utilized Easement Area.

9. Grantor and Grantee agree to hold harmless each other from any liability, claims or lawsuits pertaining to injuries or damages suffered as the result of the use of said Easement Areas. However, Grantor and Grantee retain the right to call for a larger contribution from the other owner under any rule of law regarding liability for negligent and/or willful acts or omission on the part of any owner or its agents.

GRANTOR – CITY OF DAVENPORT

_____

By:

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this __ day of _____, 2022, before, me the undersigned, a Notary Public in and for said State, personally appeared and _____, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

_____

Notary Public

GRANTEE – SCOTT COUNTY, IOWA

_____

By:

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this __ day of _____, 2022, before, me the undersigned, a Notary Public in and for said State, personally appeared_____, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

_____

Notary Public

City of Davenport

Department: Finance
Contact Info: Bruce Berger | 563-326-7769

Action / Date
11/2/2022

Subject:
Public Hearing for the purpose of amending the North Urban Renewal Plan to include the Internal TIF. [Wards 2, 6, 7, & 8]

Recommendation:
Hold the Public Hearing.

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

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

As required by State Code, notice of this meeting was published in the *Quad-City Times* on October 27, 2022.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Public Hearing Notice
🗋	Backup Material	North Amendment

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	10/26/2022 - 5:09 PM
Finance Committee	Merritt, Mallory	Approved	10/26/2022 - 5:09 PM
City Clerk	Admin, Default	Approved	10/27/2022 - 1:59 PM

NOTICE OF PUBLIC HEARING ON PROPOSED URBAN RENEWAL PLAN AMENDMENT

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

North Urban Renewal Plan Amendment
1) Internal TIF: $275,000
2) Fair Oaks Foods: $6,403,000

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

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

Community & Economic Development CED.info@davenportiowa.com 563-326-7765

City of Davenport, Iowa

Urban Renewal Plan Amendment
North Urban Renewal Area

October 2022

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

1) **Identification of Projects** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following described project descriptions:
    a. Name: Internal TIF
    Cost: $275,000
    Rationale: To reimburse the General Fund for Economic Development staff costs and other economic development related activities such as economic research tools and training.

    b. **Name:** Fair Oaks Foods
    Cost: Approximately $6,403,000
    Rationale: To support creation of a new 134,000 square foot food manufacturing facility at 2951 Enterprise Way.

2) **Required Financial Information** The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:
    Outstanding General Obligation Debt of the City: $202,220,000
    Remaining Constitutional Debt Capacity of the City: $180,023,391
    Proposed Debt to be incurred in the Urban Renewal Area: $6,678,000

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **11/9/2022**

Subject:
Second Consideration: Ordinance for Case REZ22-05 being the request of E&A Enterprises, LLC on behalf of Circle K Properties, LLC to rezone approximately 51 acres of land bounded by Forest Grove Drive, Interstate 80, the City Limit, and Utica Ridge Road from S-AG Agricultural District to R-2 Single-Family Residential District and R-MF Multi-Family Residential District. [Ward 6]

Recommendation:
Adopt the Ordinance.

Background:
The Petitioner's original request was to rezone from S-AG Agricultural District to R-3 Single-Family and Two-Family Residential District and R-MF Multi-Family Residential District. At its October 4, 2022 meeting, the Plan and Zoning Commission recommended the southern 26.7 acres be rezoned to R-2 Single-Family Residential District in place of the requested R-3 Single and Two-Family Residential District. The Petitioner has formally revised their request to R-2 Single Family Residential District for the southern 26.7 acres.

The purpose of the rezoning request is to continue the residential subdivision in Bettendorf west into the City of Davenport. The applicant intends to develop the northern 24.3 acres for multi-family residential and the southern 26.7 acres for single-family homes. This is consistent with the adjacent Forest Grove Crossings subdivision.

At the October 4, 2022 Plan and Zoning Commission meeting, the Commission recommended Case REZ22-05 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions with the change to R-2 Single-Family Residential District.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General.
2. The proposed zoning map amendment to R-2 Single-Family Residential District and R-MF Multi-Family Residential District is compatible with the zoning of nearby developed property.
3. The proposed zoning map amendment will enable the area to be developed in a manner consistent with the adjacent Forest Grove Crossing subdivision in Bettendorf.
4. With conditions requiring street connectivity and preserving the existing tree buffer along Interstate 80, the proposed zoning map amendment will promote the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

Conditions:

1. A traffic study is required and additional traffic safety measures may be required as development occurs.
2. Street connections shall be platted to align with the public right-of-way of Eagle Ridge Road,

Shane's Way, and Charissa's Place in the City of Bettendorf.

3. A minimum of three street connections shall be platted to the west lot line of the subject site for the purpose of continuing development westward.
4. A street connection to Forest Grove Drive shall be constructed as part of the first phase of development and shall provide connectivity to the entire development.
5. A minimum of .25 acres shall be reserved as a pocket park.
6. No lot shall be platted to contain more than one zoning district.
7. Submit a tree survey from a certified arborist for the northernmost 40 feet of the property. Existing trees over six inches in diameter at breast height and in good condition shall be preserved to the maximum extent practicable to act as buffers between adjoining development and Interstate 80. When tree removal is necessary, replace one tree for every one tree removed.

A staff report with full analysis has been attached.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance
Backup Material	Staff Report
Backup Material	Zoning & Future Land Use Map
Backup Material	Application
Backup Material	Legal Descriptions
Backup Material	Public Notice- Committee of the Whole
Backup Material	Rezoning Amendment Approval Letter

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	10/14/2022 - 4:41 PM

ORDINANCE NO. _____

AN ORDINANCE FOR CASE REZ22-05 BEING THE REQUEST OF E&A ENTERPRISES, LLC ON BEHALF OF CIRCLE K PROPERTIES, LLC TO REZONE APPROXIMATELY 51 ACRES OF LAND BOUNDED BY FOREST GROVE DRIVE, INTERSTATE 80, THE CITY LIMIT, AND UTICA RIDGE ROAD FROM S-AG AGRICULTURAL DISTRICT TO R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT AND R-MF MULTI-FAMILY RESIDENTIAL DISTRICT.

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "R-2 Single-Family Residential District."

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th PRINCIPAL MERIDIAN, CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Southwest corner of Outlot A in Forest Grove Crossing First Addition; Thence South 87° 08' 32" West, a distance of 601.94 feet; Thence South 02° 14' 47" East, a distance of 387.26 feet to the North right-of-way line of Forest Grove Drive; Thence South 87° 08' 16" West along said North right of way line, a distance of 521.33 feet; Thence North 01° 52' 50" West, a distance of 1,246.33 feet; Thence North 87° 07' 44" East, a distance of 1,120.73 feet to a point on the West line of Forest Grove Crossing First Addition; Thence South 01° 52' 50" East along said West line, a distance of 859.26 feet; to the Point of Beginning. Containing 26.70 acres, more or less.

Section 2. The following described unit of Scott County, Iowa real estate is hereby rezoned to "R-MF Multi-Family Residential District."

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th PRINCIPAL MERIDIAN, CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northwest corner of Lot 31 in Forest Grove Crossing First Addition; Thence South 01° 52' 50" East along the West line of said Forest Grove Crossing First Addition, a distance of 692.53 feet; Thence South 87° 07' 44" West, a distance of 1,120.73 feet; Thence North 01° 52' 50" West, a distance of 1,000.53 feet to the South right of way line of Interstate 80; Thence North 87° 08' 21" East along said South right of way line, a distance of 814.83 feet; Thence South 85° 41' 14" East along said South right of way line, a distance of 109.43 feet; Thence South 01° 52' 59" East along said South right of way line, a distance of 293.93 feet; Thence North 87° 12' 14" East along said South right of way line, a distance of 197.13 feet to the Point of Beginning. Containing 24.30 acres, more or less.

Section 3. At its October 4, 2022 meeting, the Plan and Zoning Commission recommended Case REZ22-05 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General.
2. The proposed zoning map amendment to R-2 Single-Family Residential District and R-MF Multi-Family Residential District is compatible with the zoning of nearby developed property.
3. The proposed zoning map amendment will enable the area to be developed in a manner consistent with the adjacent Forest Grove Crossing subdivision in Bettendorf.
4. With conditions requiring street connectivity and preserving the existing tree buffer along Interstate 80, the proposed zoning map amendment will promote the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

Conditions:

1. A traffic study is required and additional traffic safety measures may be required as development occurs.
2. Street connections shall be platted to align with the public right-of-way of Eagle Ridge Road, Shane's Way, and Charissa's Place in the City of Bettendorf.
3. A minimum of three street connections shall be platted to the west lot line of the subject site for the purpose of continuing development westward.
4. A street connection to Forest Grove Drive shall be constructed as part of the first phase of development and shall provide connectivity to the entire development.
5. A minimum of .25 acres shall be reserved as a pocket park.
6. No lot shall be platted to contain more than one zoning district.

7. Submit a tree survey from a certified arborist for the northernmost 40 feet of the property. Existing trees over six inches in diameter at breast height and in good condition shall be preserved to the maximum extent practicable to act as buffers between adjoining development and Interstate 80. When tree removal is necessary, replace one tree for every one tree removed.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport
Plan & Zoning Commission-Staff Report
October 4, 2022

Case REZ22-05: Request of E&A Enterprises, LLC on behalf of Circle K Properties, LLC to rezone approximately 51 acres of land bounded by Forest Grove Drive, Interstate-80, the City Limit, and Utica Ridge Road from S-AG Agricultural District to R-3 Single-Family and Two-Family Residential District and R-MF Multi-Family Residential District. [Ward 6]

Background:
The petitioner is requesting a rezoning from S-AG Agricultural District to R-3 Single-Family and Two-Family Residential District and R-MF Multi-Family Residential District. The subject site has historically been used for farming, but has seen development interest given the residential growth in Bettendorf.

The purpose of the rezoning request is to continue the residential subdivision in Bettendorf west into the City of Davenport. The applicant intends to develop the northern 24.3 acres for multi-family residential and the southern 26.7 acres for single-family and two-family homes. This is consist with the adjacent Forest Grove Crossings subdivision.

A survey of the property has been provided by the applicant delineating the land to be rezoned.

Why is a Zoning Map Amendment Required?
The Zoning Ordinance does not permit residential subdivisions in an agricultural district. Pending approval of the rezoning by City Council, the applicant will return for approval of a preliminary and final plat.

Comprehensive Plan:
Within Urban Service Area 2035: Yes

Future Land Use Designations:
City Council adopted a resolution on June 22, 2022 amending the future land use designation for this area from Urban Fringe to Residential General and Open Space & Public Land. In addition, the Urban Service Boundary was expanded to encompass the approximately 200 acres of land bounded by I-80, Forest Grove Drive, Utica Ridge Road, and the city limit to the east.

The subject property is designated Residential General in the Davenport +2035 Land Use Plan.

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

Zoning:
The property is currently zoned **S-AG Agricultural District**. This district is intended to address existing agricultural land uses. The standards of the S-AG District promote the continuation of farming, and protect agricultural land uses from encroachment of incompatible developments.

The applicant is requesting to rezone the southern 26.7 acres of land to **R-3 Single-Family and Two-Family Residential District**. This district is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a moderately dense urban development pattern. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3 District.

Staff is recommending the southern 26.7 acres of land be rezoned to **R-2 Single-Family Residential District** instead of the R-3 Single-Family and Two-Family Residential District. The R-2 District is intended to accommodate low-density single-family neighborhoods of a more urban character than the R-1 District. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-2 District.

In addition, the request is to rezone the northern 24.3 acres of land to **R-MF Multi-Family Residential District**. This district is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.

Technical Review:
City Departments reviewed the proposed Zoning Map Amendment Application for compliance with city ordinances and impacts to regional systems. City staff coordinated technical review with planning staff at the City of Bettendorf to ensure continuity between the two municipalities.

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

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

Staff Response: The property is designated as Residential General (RG) in the Davenport +2035 Land Use Plan. City Council adopted a resolution in June 2022 amending the subject property from Urban Fringe to Residential General in anticipation of future development. Furthermore, the Urban Service Boundary was expanded to encompass the approximately 200 acres of land bounded by I-80, Forest Grove Drive, Utica Ridge Road, and the city limit to the east.

There has been increased development interest in this area of Davenport given the adjacent residential neighborhoods emerging along the City Limit shared with Bettendorf. The proposed amendment to residential zoning districts is consistent with the surrounding land uses to the east and south of Forest Grove Drive.

It is staff's opinion the proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.

b. The compatibility with the zoning of nearby property.

Staff Response: The subject property is located on a developing corridor of mostly residential uses, spanning both the City of Davenport and the City of Bettendorf. Within the Davenport city limits, the zoning is agricultural. Therefore, this rezoning petition will establish a precedent for future map amendments extending west to Utica Ridge Road.

Rezoning the southern 26.7 acres to R-2 Single-Family Residential District will better align with the dimensional standards of the adjacent Forest Grove Crossings subdivision in the City of Bettendorf. The adjacent single-family lots to the east are approximately .25 acres in area and 80 feet in width. Davenport's R-2 District has a minimum lot area of .23 acres and a minimum lot width of 60 feet. While under a different jurisdiction, the R-2 District is compatible with the zoning of nearby property.

The multi-family development along the interstate in Bettendorf consists of a mix of four-unit and three-unit buildings. Davenport's R-MF District is the only residential zoning classification that permits this style and density of housing. While the applicant can develop at a higher density, the R-MF District is the most compatible district with the adjacent neighborhood.

The boundary of the R-MF District aligns with the northern right-of-way line of Charissa's Place. During the subdivision process, it is anticipated Charissa's Place will be extended to the west lot line of the subject site and serve as a clear delineation between multi-family and single-family zoning districts. Staff are recommending a condition that no lot may contain more than one zoning classification.

It is staff's opinion the proposed zoning amendment to R-2 Single-Family Residential District and R-MF Multi-Family Residential District is compatible with the zoning of nearby developed property.

c. The compatibility with established neighborhood character.

Staff Response: The 200 acres of land bounded by I-80, Forest Grove Drive, Utica Ridge Road, and the city limit to the east is currently being used for farming. Therefore, there is no established neighborhood character for this growth area within the municipal limits.

However, the petitioner has stated the intention is develop the site for residential development that is consistent with the abutting subdivision in Bettendorf. The Forest Grove Crossing neighborhood contains single-family homes on the southern portion of the site. The single-family lots are approximately .25 acres in area. The character of the subdivision increases in density north of Charissa's Place. Multi-family dwellings are situated along the northern section abutting Interstate-80.

The applicant's proposal for two different zoning districts with varying densities is aligned with the new subdivision in Bettendorf. A rezoning to R-2 Single-Family Residential District most closely aligns with the lot dimensions in the surrounding Bettendorf neighborhoods.

It is staff's opinion the proposed zoning districts and boundaries are compatible with the established neighborhood character.

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

Staff Response: The proposed residential zoning will significantly increase the density of the existing agricultural property. Development of the site requires a traffic study to ensure appropriate infrastructure is in place to address the projected increase in traffic volume on Forest Grove Drive and the surrounding residential neighborhoods.

In addition, staff recommend access to future development be provided through the platting of a street network that aligns with Eagle Ridge Road, Shane's Way, and Charissa's Place in the City of Bettendorf. The connection to Forest Grove Drive should be constructed as part of the first phase of development to ensure access is provided within the city limits.

To accommodate future development westward, a minimum of three street connections shall be platted to the west lot line of the subject site. This will ensure orderly development and an efficient transportation network north of Forest Grove Drive. Internal road connectivity is also required to ensure emergency response times and service standards.The final placement of streets will be reviewed during the subdivision process.

Given the proximity to the interstate, the applicant has expressed a desire to preserve the existing trees and vegetation along the north property line to mitigate noise and light pollution. Busy roadways, such as I-80, are also associated with higher concentrations of air pollutants, which create a hazard to public health. Preserving trees and maintaining the existing buffer may reduce the concentration of these harmful airborne particles. A condition requiring a landscape buffer will benefit existing neighborhoods as well as new construction on the site.

Staff believes adding conditions to the rezoning request can address and mitigate the impacts to the regional transportation network and public health. It is staff’s opinion that the proposed zoning map amendment will promote the public health, safety, and welfare of the City with the recommended conditions for street connectivity and tree preservation.

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

Staff Response: The existing S-AG Agricultural Zoning District is intended to promote the continuation of farming. A residence on an agricultural site may only be established if the property is a minimum of 38 acres. Given the petition to rezoned 51 acres, only one single-family home may be constructed under the existing zoning classification.

A rezoning to R-2 Single-Family Residential District and R-MF Multi-Family Residential District will enable the property to be developed at a density that is more aligned with the adjacent Forest Grove Crossings subdivision in Bettendorf and the neighborhoods south of Forest Grove Drive.

It is staff's opinion that the proposed zoning map amendment will enable the area to be developed in a manner consistent with the adjacent Forest Grove Crossing subdivision in Bettendorf.

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

Staff Response: The undeveloped 51 acre site is currently being used for farming. If rezoned to a residential zoning district, the agricultural use will be considered nonconforming until the site is subdivided and developed.

Dimensional standards, such as lot area, lot width, setbacks, building coverage, and impervious surface will be addressed during the subdivision and development process.

It is staff's opinion that the proposed amendment will not create any nonconformities following development.

Public Input:
Letters were sent to property owners within 200 feet of the proposed request notifying them of the neighborhood meeting and September 20, 2022 Plan and Zoning Commission Public Hearing. Two adjacent property owners attended the neighborhood meeting at Eastern Avenue Library. Topics discussed included density, housing types, road connectivity, stormwater management, and noise from interstate-80. No members of the public were in attendance at the September 20th Plan and Zoning Commission public hearing.

To date, staff has not received any written responses from adjacent property owners. The City of Bettendorf has been notified.

Staff will apprise the Commission of any correspondence at the October 4, 2022 Plan and Zoning Commission meeting.

Staff Recommendation:
Staff recommends that the southern 26.7 acres be rezoned to R-2 Single-Family Residential District in place of the requested R-3 Single and Two-Family Residential District.

With the change to R-2 Single-Family Residential District, Staff recommends Case REZ22-05 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:

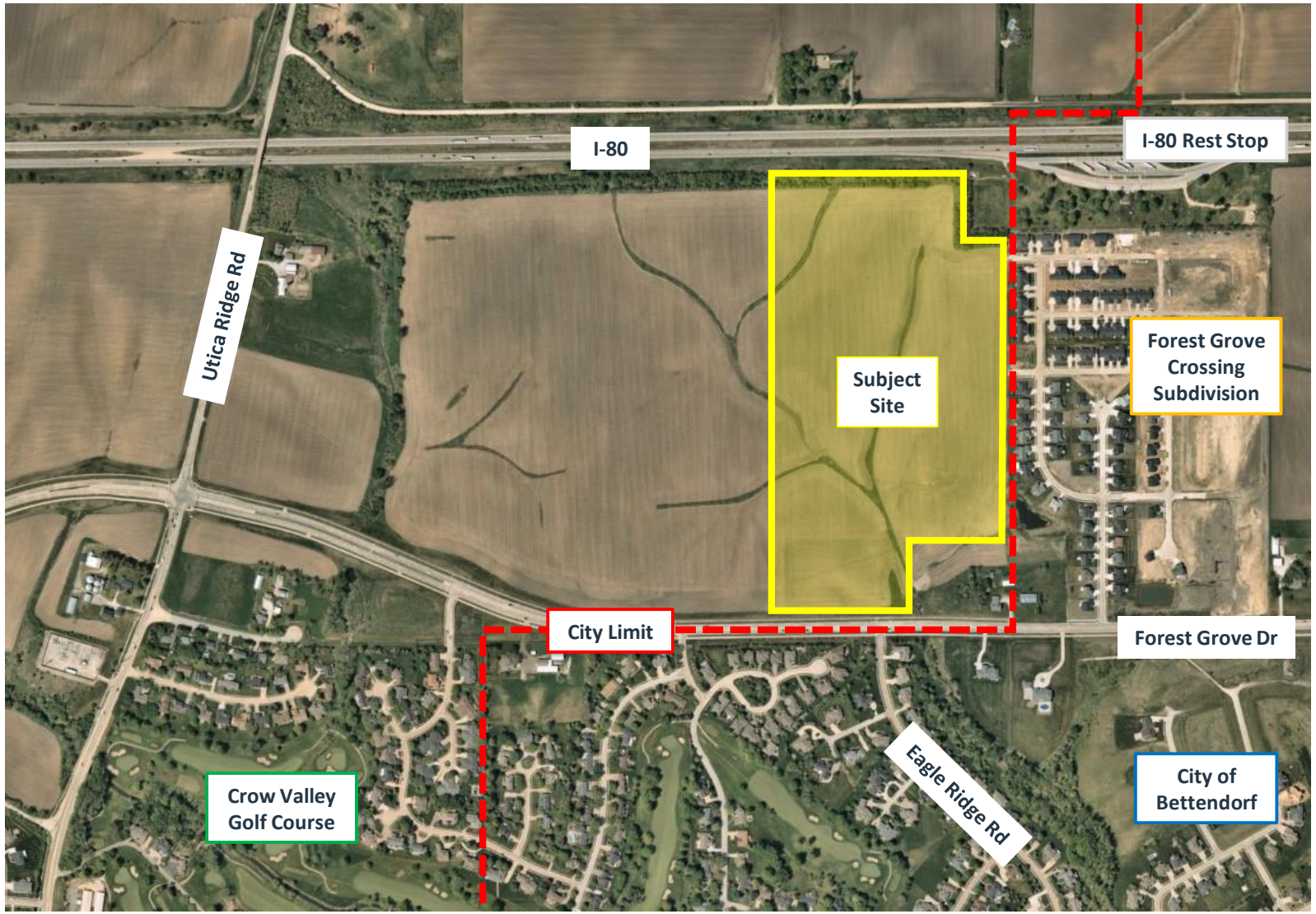
1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General.
2. The proposed zoning map amendment to R-2 Single-Family Residential District and R-MF Multi-Family Residential District is compatible with the zoning of nearby developed property.
3. The proposed zoning map amendment will enable the area to be developed in a manner consistent with the adjacent Forest Grove Crossing subdivision in Bettendorf.
4. With conditions requiring street connectivity and preserving the existing tree buffer along Interstate-80, the proposed zoning map amendment will promote the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

Conditions:

1. A traffic study is required and additional traffic safety measures may be required as development occurs.
2. Street connections shall be platted to align with the public right-of-way of Eagle Ridge Road, Shane's Way, and Charissa's Place in the City of Bettendorf.
3. A minimum of three street connections shall be platted to the west lot line of the subject site for the purpose of continuing development westward.
4. A street connection to Forest Grove Drive shall be constructed as part of the first phase of development and shall provide connectivity to the entire development.
5. A minimum of .25 acres shall be reserved as a pocket park.
6. No lot shall be platted to contain more than one zoning district.
7. Submit a tree survey from a certified arborist for the northernmost 40 feet of the property. Existing trees over six inches in diameter at breast height and in good condition shall be preserved to the maximum extent practicable to act as buffers between adjoining development and Interstate-80. When tree removal is necessary, replace one tree for every one tree removed.

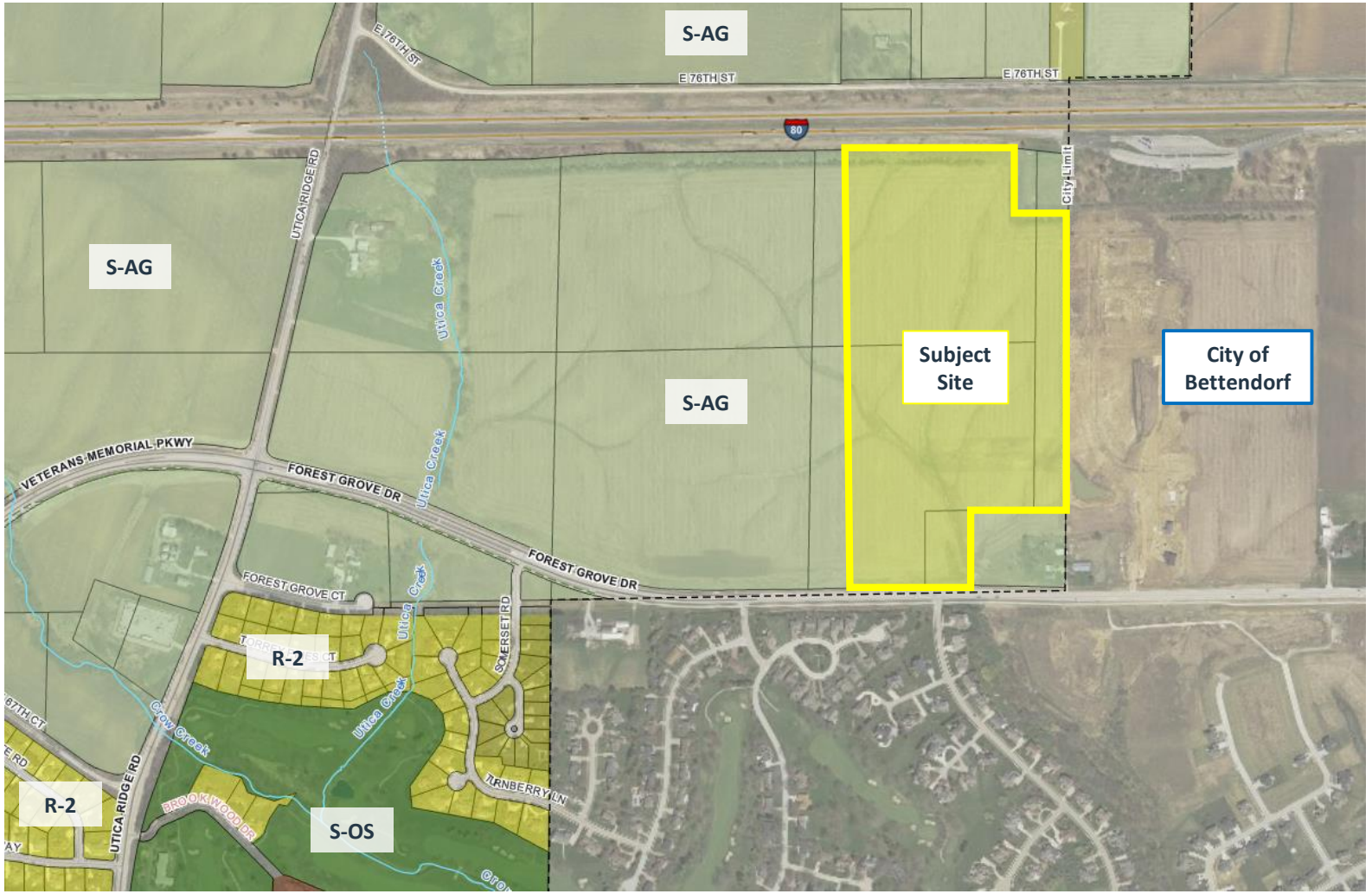
Vicinity Map

DAVENPORT
IOWA | USA



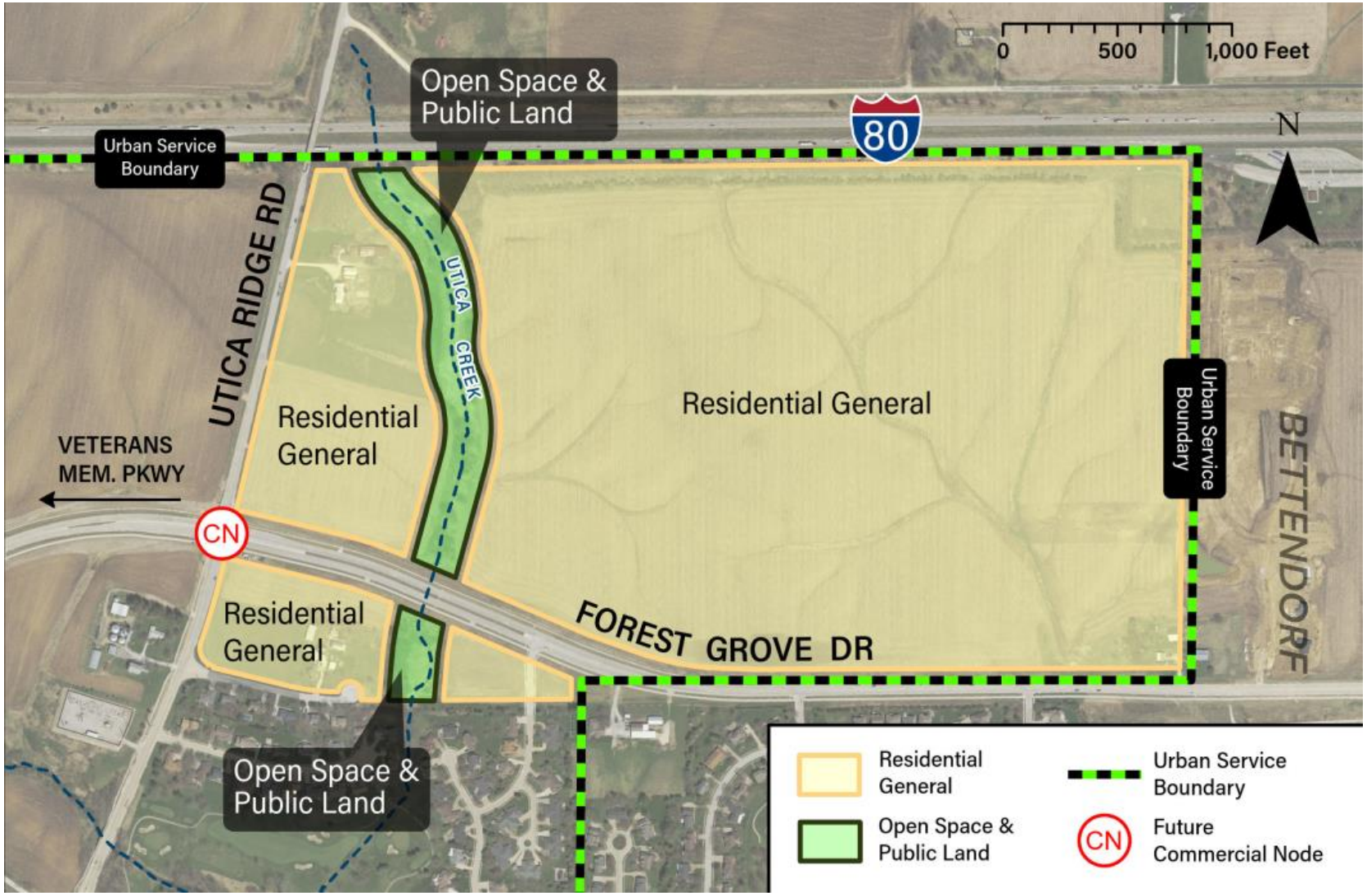
Zoning Map

DAVENPORT
IOWA | USA



Future Land Use Map

DAVENPORT
IOWA | USA

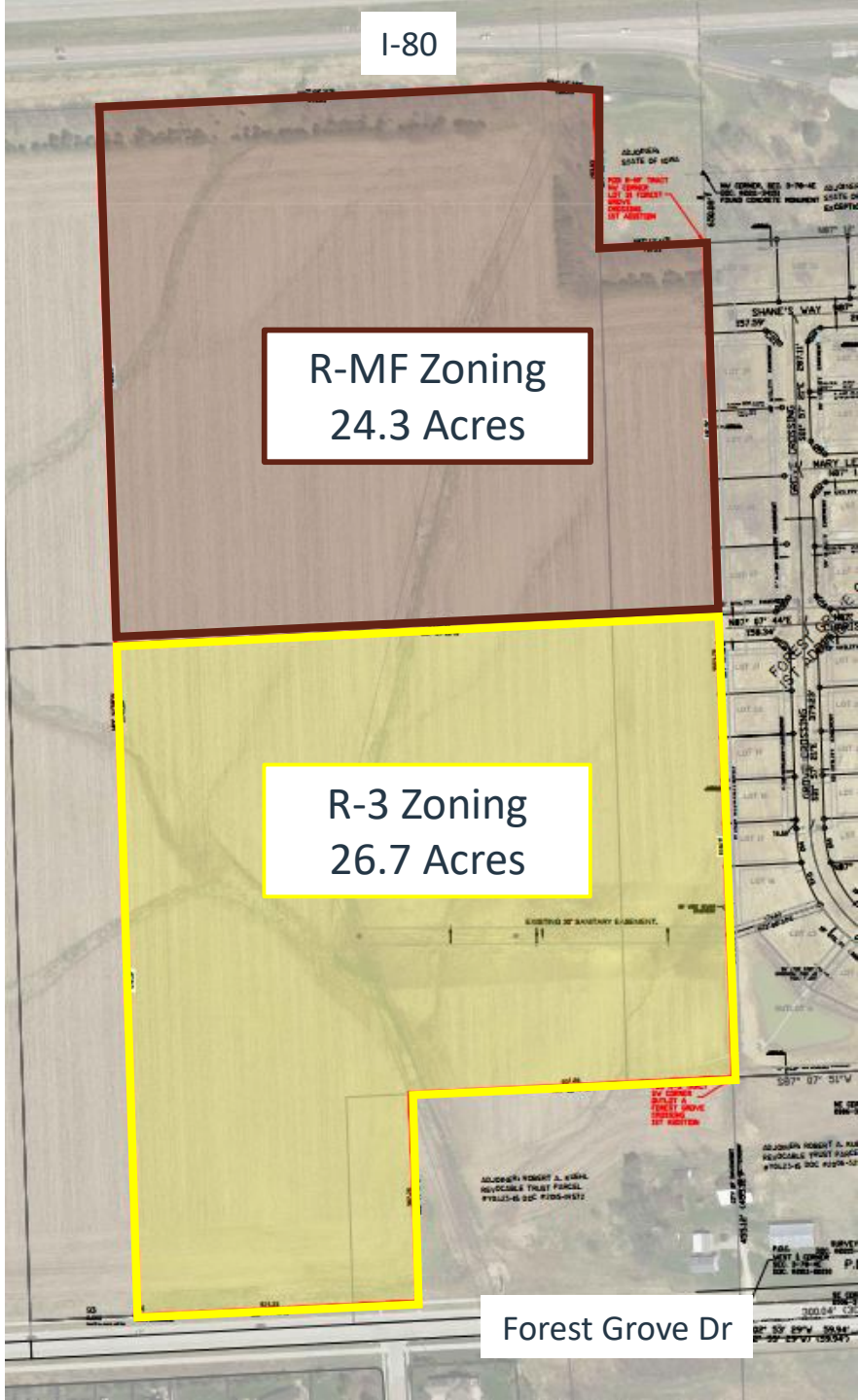


Purpose of the Request

- Expand the Forest Grove Crossing subdivision in Bettendorf west into Davenport.
- Multi-Family Development: Northern 24.3 Acres
- Single & Two-Family Homes: Southern 26.7 Acres









Complete application can be emailed to: planning@davenportiowa.com

Property Address* 5820 Forest Grove Drive (also see attached legal description)
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**

Name:	V. Rao Ramavaram
Company:	E&A Enterprises, LLC
Address:	3885 Kensington Court
City/State/Zip:	Bettendorf, IA 52722
Phone:	309-592-7999
Email:	hosthospitality@gmx.com

Owner (if different from Applicant)

Name:	Virginia L McCall
Company:	Circle K Properties, LLC
Address:	4820 Forest Grove Court
City/State/Zip	Davenport, Iowa 52807
Phone:	
Email:	

Engineer (if applicable)

Name:	Mike Richmond (PLS)
Company:	Townsend Engineering
Address:	2224 East 12th Street
City/State/Zip	Davenport, IA 52803
Phone:	563-386-4236
Email:	mrichmond@townsendengineering.net

Architect (if applicable)

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

Attorney (if applicable)

Name:	Clark Stojan
Company:	Stojan Law Office, P.C.
Address:	423 17th Street
City/State/Zip:	Rock Island, Il 61201
Phone:	(309) 794-9386
Email:	cstojan@w-slaw.com

Application Form Type:

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

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

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

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

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

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

Request:

Existing Zoning: S-AG

Proposed Zoning Map Amendment: R-3 and R-MF

Purpose of the Request:

Please see attached.

Total Land Area: 51.0 +/- Acres

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

Submittal Requirements:

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

Formal Procedure:

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

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

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

Formal Procedure (continued):

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

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

Applicant: R - Vee Date: 8/25/2022

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

Received by: _____ Date: _____

Planning staff

Date of the Public Hearing: _____

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

Authorization to Act as Applicant

I, Virginia L Kuehl McCall

authorize E & A Enterprises

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

Circle K Properties, LLC

X Virginia L. Kuehl McCall, Member/Manager

X _____

Signature(s)

State of Iowa,

County of Scott.

Sworn and subscribed to before me

This 25th day of August 2022

Personally Known to me

Form of Identification

Terri Stewart

Notary Public

My Commission Expires: 2/19/24

TERRI STEWART
Commission Number 771481
My Commission Expires
FEBRUARY 19, 2024

Authorization to Act as Applicant

I, Calla Parochetti

authorize E & A Enterprises

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

Quad City Bank & Trust Company
by: Calla Parochetti

X Calla Parochetti, VP Trust

Signature(s)

State of Illinois,

County of Rock Island.

Sworn and subscribed to before me

This 25th day of August 2022

drivers license

Form of Identification

Mary K. Cullison

Notary Public

My Commission Expires: 8/13/2025

OFFICIAL SEAL
MARY K CULLISON
NOTARY PUBLIC-STATE OF ILLINOIS
MY COMMISSION EXPIRES 08-13-2025

OFFICIAL SEAL
MARY K CULLISON
NOTARY PUBLIC-STATE OF ILLINOIS
MY COMMISSION EXPIRES 08-13-2025

SECOND OWNER*

ROBERT A KUEHL & ELAINE M KUEHL REV TRUST

3551 7TH ST STE 100

MOLINE, IL 61265

*NOTE: The property controlled by this Owner is wholly within the proposed R-3 zoning category.

Authorization to Act as Applicant

I, _____

authorize _____

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

_____

_____

Signature(s)

State of _____,

County of _____.

Sworn and subscribed to before me

This _____ day of _____ 20____ _____

Form of Identification

_____

Notary Public

My Commission Expires:

PURPOSE OF THE REQUEST:

Per the attached exhibit, the southerly 26.7 acres would be re-zoned to R-3 to facilitate single family and/or single family semi-detached residential development. The northerly 24.3 acres would be re-zoned to facilitate multi-family residential development. This development would not take the form of apartment buildings but more likely 4-plex or 6-plex townhome style structures. The development would be similar in concept to the highly successful Forest Grove Crossing subdivision which adjoins the property to the east.

R-MF
ZONING
24.3 AC

R-3
ZONING
26.7 AC

N87° 08' 21"E
814.83

S85° 41' 14"E
109.43

293.93
S01° 52' 59"E

ADJOINER:
STATE OF IOWA

NW CORNER, SEC. 3-78-4E
DOC. #2011-34151
FOUND CONCRETE MONUMENT

650.08'

ADJOINER:
STATE OF
EXCEPTION

N87° 12' 14"E
197.13

N87° 12'

LOT 31

LOT 32

15' U

SHANE'S WAY

N87° 0

157.59'

J.L.-C.P. 0+00.00

26

C47

C50

15' UTILITY EASEMENT

LOT 34

LOT 30

N87° 07' 44"E
131.81

15' UTILITY EASEMENT

87° 09'

145.86

LOT 3

LOT 29

C52

MARY LEI

N87° 10

C51

15' UTILITY

LOT 28

LOT 3

N01° 52' 50"W 1551.79

GROVE CROSSING

15' UTILITY EASEMENT

15' SANITARY EASEMENT

15' WATER AND UTILITY EASEMENT

87° 09

LOT 27

LOT 37

C48

15' UTILITY EASEMENT

N87° 07' 44"E
158.34'

52.01'

S01° 52' 50"E
1551.79

15' UTILITY EASEMENT

C49

C46

FOREST GROVE
1ST ADDITION

LOT 21

LOT 26

LOT 20

LOT 25

GROVE CROSSING

15' UTILITY EASEMENT

15' SANITARY EASEMENT

15' UTILITY AND DRAINAGE EASEMENT

LOT 19

LOT 24

LOT 18

LOT 2

16.59

C44

C45

J.L.-C.P. 10+50.00, P. 11, J.L.-C.P. 9+50.00, P. 9, J.L.-C.P. 8+50.00, P. 8, J.L.-C.P. 7+50.00, P. 7, J.L.-C.P. 6+50.00, P. 6, J.L.-C.P. 4+50.00, P. 4, J.L.-C.P. 3+50.00, P. 3, J.L.-C.P. 2+50.00, P. 2, J.L.-C.P. 1+50.00, P. 1, J.L.-C.P.

LOT 17

LOT 16

N87° 0

15'

N01° 52' 50"W
2246.88

20' WIDE SEWER
EASEMENT

179.86
N72° 00' 31"E

EXISTING 30' SANITARY EASEMENT.

LOT 43

15' UTILITY

C4

CITY OF BETTENDORF

30' WIDE STORM
EASEMENT FOR 100
YEAR STORM

OUTLOT A

15' UTILITY AND DRAINAGE EASEMENT

S87° 07' 51"W

NE CORN
2006-32

726.94
S87° 08' 32"W

NW CORNER
2006-3255 TRACT

ADJOINER: ROBERT A. KUEHL
REVOCABLE TRUST PARCEL
#Y0423-15 DOC #2015-19572

386.46
S02° 14' 44"E

ADJOINER: ROBERT A. KUE
REVOCABLE TRUST PARCEL
#Y0423-15 DOC #2006-325

CITY OF DAVENPORT
CITY OF BETTENDORF

455.12'

455.12' (455

P.O.C.
WEST ¼ CORNER
SEC. 3-78-4E
DOC. #2011-00210

SURVEY
DOC. #2015-1

P.O

SE CORN
2006-32

300.04' (300

N02° 53' 29"W 59.94'
(N02° 53' 29"W) (59.94')

93
0.000
500-FT W - KUEHL LOT PIN

94
0.000
410-FT W - KUEHL LOT PIN

396.33
S87° 01' 16"W

ZONING CHANGE: SA-G AGRICULTURAL TO R-3 SINGLE FAMILY AND TWO-FAMILY RESIDENTIAL DISTRICT

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th PRINCIPAL MERIDIAN, CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Southwest corner of Outlot A in Forest Grove Crossing First Addition;
Thence South 87° 08' 32" West, a distance of 601.94 feet;
Thence South 02° 14' 47" East, a distance of 387.26 feet to the North right-of-way line of Forest Grove Drive;
Thence South 87° 08' 16" West along said North right of way line, a distance of 521.33 feet;
Thence North 01° 52' 50" West, a distance of 1,246.33 feet;
Thence North 87° 07' 44" East, a distance of 1,120.73 feet to a point on the West line of Forest Grove Crossing First Addition;
Thence South 01° 52' 50" East along said West line, a distance of 859.26 feet;
to the Point of Beginning.
Containing 26.70 acres, more or less.

ZONING CHANGE: SA-G AGRICULTURAL TO R-MF MULTI-FAMILY RESIDENTIAL DISTRICT

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th PRINCIPAL MERIDIAN, CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northwest corner of Lot 31 in Forest Grove Crossing First Addition;
Thence South 01° 52' 50" East along the West line of said Forest Grove Crossing First Addition, a distance of 692.53 feet;
Thence South 87° 07' 44" West, a distance of 1,120.73 feet;
Thence North 01° 52' 50" West, a distance of 1,000.53 feet to the South right of way line of Interstate 80;
Thence North 87° 08' 21" East along said South right of way line, a distance of 814.83 feet;
Thence South 85° 41' 14" East along said South right of way line, a distance of 109.43 feet;
Thence South 01° 52' 59" East along said South right of way line, a distance of 293.93 feet;
Thence North 87° 12' 14" East along said South right of way line, a distance of 197.13 feet to the Point of Beginning.
Containing 24.30 acres, more or less.

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

Date: 10/19/2022
Time: 5:30 PM
Location: Council Chambers | City Hall | 226 W. 4th ST.
Subject: Public Hearing for a Rezoning Request

To: All property owners within 200 feet of the subject property bounded by Forest Grove Drive, Interstate-80, the City Limit, and Approximately Utica Ridge Road.

What is this About?
This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a Rezoning Request. The subject property is currently zoned S-AG Agricultural District. The property owner is requesting a rezoning to R-3 Single-Family and Two-Family Residential District and R-MF Multi-Family Residential District to allow for residential development.

Request/Case Description
Case REZ22-05: Request of E&A Enterprises, LLC on behalf of Circle K Properties, LLC to rezone approximately 51 acres of land bounded by Forest Grove Drive, Interstate-80, the City Limit, and Utica Ridge Road from S-AG Agricultural District to R-3 Single-Family and Two-Family Residential District and R-MF Multi-Family Residential District. [Ward 6]

At its October 4, 2022 meeting, the Plan and Zoning Commission recommended the southern 26.7 acres be rezoned to R-2 Single-Family Residential District in place of the requested R-3 Single and Two-Family Residential District. With the change to R-2 Single-Family Residential District, the Plan and Zoning Commission recommended Case REZ22-05 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:
1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General.
2. The proposed zoning map amendment to R-2 Single-Family Residential District and R-MF Multi-Family Residential District is compatible with the zoning of nearby developed property.
3. The proposed zoning map amendment will enable the area to be developed in a manner consistent with the adjacent Forest Grove Crossing subdivision in Bettendorf.
4. With conditions requiring street connectivity and preserving the existing tree buffer along Interstate-80, the proposed zoning map amendment will promote the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

Conditions:
1. A traffic study is required and additional traffic safety measures may be required as development occurs.
2. Street connections shall be platted to align with the public right-of-way of Eagle Ridge Road, Shane's Way, and Charissa's Place in the City of Bettendorf.
3. A minimum of three street connections shall be platted to the west lot line of the subject site for the purpose of continuing development westward.
4. A street connection to Forest Grove Drive shall be constructed as part of the first phase of development and shall provide connectivity to the entire development.
5. A minimum of .25 acres shall be reserved as a pocket park.
6. No lot shall be platted to contain more than one zoning district.
7. Submit a tree survey from a certified arborist for the northernmost 40 feet of the property. Existing trees over six inches in diameter at breast height and in good condition shall be preserved to the maximum extent practicable to act as buffers between adjoining development and Interstate-80. When tree removal is necessary, replace one tree for every one tree removed.

Findings:

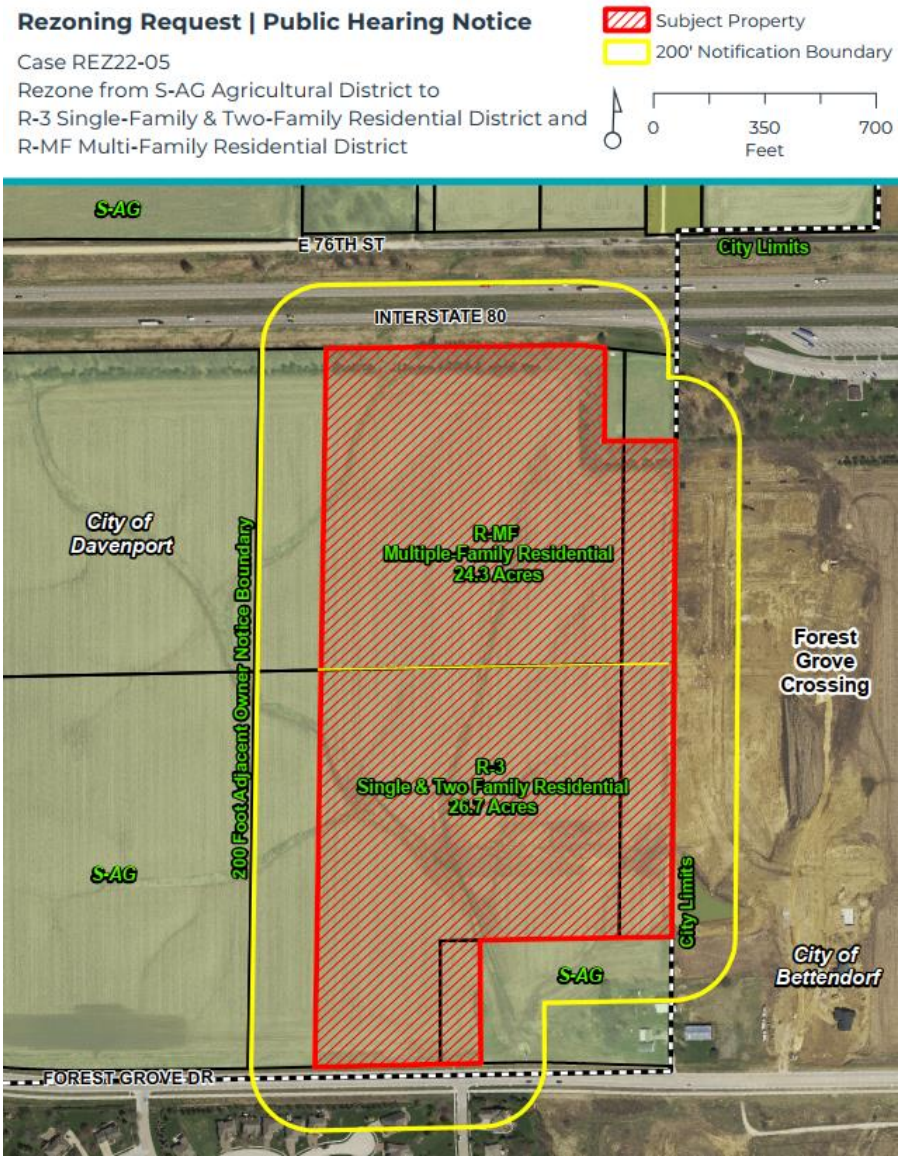
1. The proposed rezoning to C-3 General Commercial District is consistent with the Comprehensive Plan and adopted land use policies.
2. The petition is compatible with the zoning and land uses of nearby property.
3. The rezoning request is compatible with the established neighborhood character.
4. The proposed amendment promotes the public health, safety, and welfare of the City.
5. Rezoning the property to C-3 General Commercial District does not create any nonconformities.

The public hearing on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, October 19, 2022 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145



E & A ENTERPRISES, LLC
4885 Kensington Circle
Bettendorf, IA 52722

October 13, 2022

Laura Berkley
Development & Planning Administrator
Development & Neighborhood Services
City of Davenport

Re: Case REZ22-06

Ms. Berkley:

This letter will confirm our acceptance of the City Staff report recommendations for conditions described in the attached copy of the Staff Report for approval of the rezoning above rezoning request, including amending the request to a change to R-2 Single Family Residential District for the southern 26.7 acre tract.

Please advise if any further information is needed to proceed with the City Council consideration of the request.

Sincerely Yours,

E & A Enterprises, LLC

Ms. Samyuktha Ramavaram, Member 10/13/2022

Mr. Srikanth Reddy Kasula, Member 10/13/2022

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Matt Werderitch | 563-888-2221 **11/9/2022**

Subject:
First Consideration: Ordinance for Case REZ22-06 being the request of AHHE Coatings, LLC to rezone 516 West 35th Street from C-1 Neighborhood Commercial District to I-1 Light Industrial District. [Ward 7]

Recommendation:
Adopt the Ordinance.

Background:
The petitioner is requesting a rezoning from C-1 Neighborhood Commercial District to I-1 Light Industrial District. There are two vacant commercial buildings on the subject property which will be demolished. The purpose of the rezoning request is to redevelop the site for a light industrial user.

At the October 18, 2022 Plan and Zoning Commission meeting, the Commission recommended Case REZ22-05 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:

1. The proposed rezoning to I-1 Light Industrial District is generally consistent with the Comprehensive Plan and adopted land use policies.
2. The petition is compatible with the zoning and land uses of nearby property.
3. The rezoning request is compatible with the established neighborhood character north of West 35th Street, which includes light industrial buildings and commercial establishments.
4. As conditioned, the proposed amendment will not negatively impact the public health, safety, and welfare of the City.
5. Rezoning the property to I-1 Light Industrial District does not create any nonconformities.

Condition:

1. That Adult Uses shall be prohibited.

Following the October 18, 2022 Plan and Zoning Commission meeting, the applicant expressed interest in adding the following condition to the rezoning request:

1. That Retail Alcohol Sales shall be prohibited.

A staff report with full analysis has been attached.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance
Backup Material	Staff Report
Backup Material	Zoning & Future Land Use Map

Backup Material	Application
Backup Material	Legal Description
Backup Material	Public Notice- Committee of the Whole
Backup Material	Public Notice-Plan and Zoning Commission Meeting

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	10/26/2022 - 10:15 AM

ORDINANCE NO. _____

AN ORDINANCE FOR CASE REZ22-06 BEING THE REQUEST OF AHHE COATINGS, LLC TO REZONE 516 WEST 35TH STREET FROM C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO I-1 LIGHT INDUSTRIAL DISTRICT.

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "I-1 Light Industrial District."

TRACT I. Part of the S.E. 1/4 of Section 14, Township 78 North, Range 3 East of the 5th P.M., Scott County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of the S.E, 1/4 of said Section 14; thence North 00 degrees, 04'23" West 1097.79 feet along the West line of the S.E. 1/4 of said Section 14 to a point on the North line of 35th Street, said point being the point of beginning; thence continuing North 00 degrees 04'23" West 431.94 feet; thence North 89 degrees 48'37" East 99.09 feet; thence South 00 degrees 31' East 430.73 feet to a point on the North line of said 35th Street; thence South 89 degrees 03'39" West 102.33 feet along the North line of 35th Street to the point of beginning, containing 0.997 acres, more or less.

AND

Part of the Southeast Quarter of Section 14, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, more particularly described as follows:

The West 17 feet of Tract 11 as described in W.D. 2019-04312. Containing 3,922 square feet, more or less. Subject to easements and restrictions of record.

AND

TRACT II. Part of the S.E. 1/4 of Section 14, Township 78 North, Range 3 East of the 5th P.M., Scott county, Iowa, more particularly described as follows: Commencing at the Southwest corner of the S.E. 1/4 of said Section 14; thence North 00 degrees 04'23" West 1097.79 feet along the West line of the

S.E. 1/4 of said Section 14 to a point on the North line of 35th Street; thence North 89 degrees 03'39" East 102.33 feet along the North line of 35th Street to the point of beginning; thence North 00 degrees 31' West 430.73 feet; thence North 89 degrees 48'37" East 198.19 feet; thence South 01degrees 23' East 428.14 feet to a point on the North line of 35th Street; thence South 89 degrees 03'39" West 204.66 feet along the North line of 35th Street to the point of beginning, containing 1.99 acres, more or less.

EXCEPT

Part of the Southeast Quarter of Section 14, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, more particularly described as follows:

The West 17 feet of Tract II as described in W.D. 2019-04312. Containing 3,922 square feet, more or less. Subject to easements and restrictions of record.

FURTHER EXCEPTING THEREFROM:

Part of the Southeast Quarter of Section 14, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, more particularly described as follows: Commencing as a Point of Reference the Southwest Corner of the Southeast Quarter of said Section 14; thence North 00‟04'23" West 1,097.79 feet along the West line of said Southeast Quarter of said Section 14 to the Northerly line of 35th Street (for purposes of this description, the said West line is assumed to bear North 00°04'23" West); thence continuing North 00°04'23" West 232.13 feet to Point A which is also the Point of Beginning of the parcel herein described; thence continuing North 00°04'23" West 200.00 feet; thence North 89°53'20" East 296.44 feet; thence South 01°27'40" East 200.05 feet; thence South 89°53’20" West 301.28 feet to the Point of Beginning. This parcel contains 1.37 acres more or less.

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

Findings:

1. The proposed rezoning to I-1 Light Industrial District is generally consistent with the Comprehensive Plan and adopted land use policies.
2. The petition is compatible with the zoning and land uses of nearby property.
3. The rezoning request is compatible with the established neighborhood character north of West 35th Street, which includes light industrial buildings and commercial establishments.
4. As conditioned, the proposed amendment will not negatively impact the public health, safety, and welfare of the City.
5. Rezoning the property to I-1 Light Industrial District does not create any nonconformities.

Condition: That Adult Uses shall be prohibited.

Section 3. At its October 18, 2022 meeting, the City Plan and Zoning Commission voted to forward Case REZ22-06 to the City Council with a recommendation for approval subject to the listed findings and condition.

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 _____

_____

Mike Matson

Mayor

Attest: _____

Brian Krup

Deputy City Clerk

Published in the Quad City Times on _____

City of Davenport
Plan & Zoning Commission-Staff Report
October 18, 2022

Case REZ22-06: Request of AHHE Coatings, LLC to rezone 516 West 35th Street from C-1 Neighborhood Commercial District to I-1 Light Industrial District. [Ward 7]

Background:
The petitioner is requesting a rezoning from C-1 Neighborhood Commercial District to I-1 Light Industrial District. There are two vacant commercial buildings on the subject property, which will be demolished. The purpose of the rezoning request is to redevelop the site for a light industrial user.

Why is a Zoning Map Amendment Required?
The Zoning Ordinance does not permit light industrial uses in a commercial district. The Zoning Ordinance defines "Industrial-Light" as:

> Research and development activities, and the manufacture, fabrication, processing, reduction, and/or destruction of any article, substance, or commodity, or any other treatment thereof in such a manner as to change the form, character, and/or appearance, where such activities are conducted wholly within an enclosed building. A light industrial use may also include a showroom, ancillary sales of products related to the items manufactured or stored on-site, and/or ancillary outdoor storage.

Comprehensive Plan:
Within Urban Service Area 2035: Yes

Future Land Use Designations:
The subject property is designated Regional Commercial in the Davenport +2035 Land Use Plan. The land immediately adjacent to the west is designated as Industry.

1. **Regional Commercial (RC) –** Are the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses. Connectivity to nearby neighborhoods is desirable but less important.
2. **Industry (I) -** Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

Zoning:
The property is currently zoned **C-1 Neighborhood Commercial District**. This district is intended to provide for commercial uses that predominantly serve the needs of nearby residential neighborhoods, and that are compatible in scale and character with the surrounding residential area. Low intensity mixed-use is encouraged.

The applicant is requesting to rezone the property to **I-1 Light Industrial Zoning District**. This district is intended to provide for a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity uses with minimal, if any, outside impacts.

Technical Review:
City Departments reviewed the proposed Zoning Map Amendment Application for compliance with city ordinances and impacts to regional systems.

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

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

Staff Response: The property is designated as Regional Commercial in the Davenport +2035 Land Use Plan. However, the property immediately adjacent to the west is designated as Industry. A rezoning to a I-1 Light Industrial District will not require an amendment to the Land Use Plan given the close proximity to Industry and consistency with surrounding land uses along West 35th Street.

The City of Davenport owns the property to the south of the subject site, which is designated as Parks and Recreation. Junge Park will serve as a buffer to any residential land uses.

It is staff's opinion the proposed amendment is generally consistent with the Comprehensive Plan and adopted land use policies.

b. The compatibility with the zoning of nearby property.

Staff Response: The West 35th Street corridor, between Harrison Street and Marquette Street, contains several different industrial, commercial, open space, and residential zoning classifications. Junge Park, located south of West 35th Street, is S-OS Open Space District.

The subject property is part of a linear stretch of lots zoned C-1 Neighborhood Commercial District spanning the north side of West 35th Street. There is a transition to I-1 Light Industrial Zoning beginning at the west lot line of the subject property. Industrial zoning extends westward down 35th Street as well as north to Kimberly Road.

Since the abutting properties to the north and west are zoned I-1 Light Industrial District, a change to an industrial zoning classification will still align with uses of nearby property.

It is staff's opinion the proposed zoning amendment to I-1 Light Industrial District is generally compatible with the zoning of nearby developed property.

c. The compatibility with established neighborhood character.

Staff Response: The established neighborhood character is a mix of light industrial and commercial uses to the west and north of the subject property.

It is staff's opinion the proposed zoning districts and boundaries are compatible with the established neighborhood character.

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

Staff Response: The petitioner's intention is to demolish the existing buildings and construct a building to house a construction related business. The surrounding area is currently developed as uses supported by the I-1 Light Industrial zoning. Due to the proximity to a public park, staff has recommended prohibiting Adult Uses as a condition of the zoning map amendment.

It is staff's opinion that with the condition to prohibit Adult Uses, the proposed zoning map amendment will have minimal impacts to the public health, safety, and welfare of the City.

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

Staff Response: The site would be suitable for uses within the C-1 Neighborhood Commercial District. However, the site does have challenges associates with its proximity to the floodplain and topography and is a lower volume traffic street which may make the viability of a Neighborhood Commercial District use more challenging.

It is staff's opinion that the proposed zoning map amendment supports the feasibility of developing the property.

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

Staff Response: The I-1 Light Industrial District does not have a minimum lot area or width requirement. The two existing structures on the site comply with industrial district setback, building height, and design requirements. However, the applicant intends to demolish the existing buildings to redevelop the site for an industrial business. Redevelopment of the property shall be in accordance with applicable city codes and meet the standards of the I-1 Light Industrial District.

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

Public Input:
Letters were sent to property owners within 200 feet of the proposed request notifying them of the October 4, 2022 Plan and Zoning Commission Public Hearing. No members of the public spoke in favor or opposition to the request.

To date, staff has not received any written responses from adjacent property owners.

Staff will apprise the Commission of any correspondence at the October 18, 2022 Plan and Zoning Commission meeting.

Staff Recommendation:
Staff recommends Case REZ22-06 be forwarded to the City Council with a recommendation for approval subject to the listed findings and condition.

Findings:

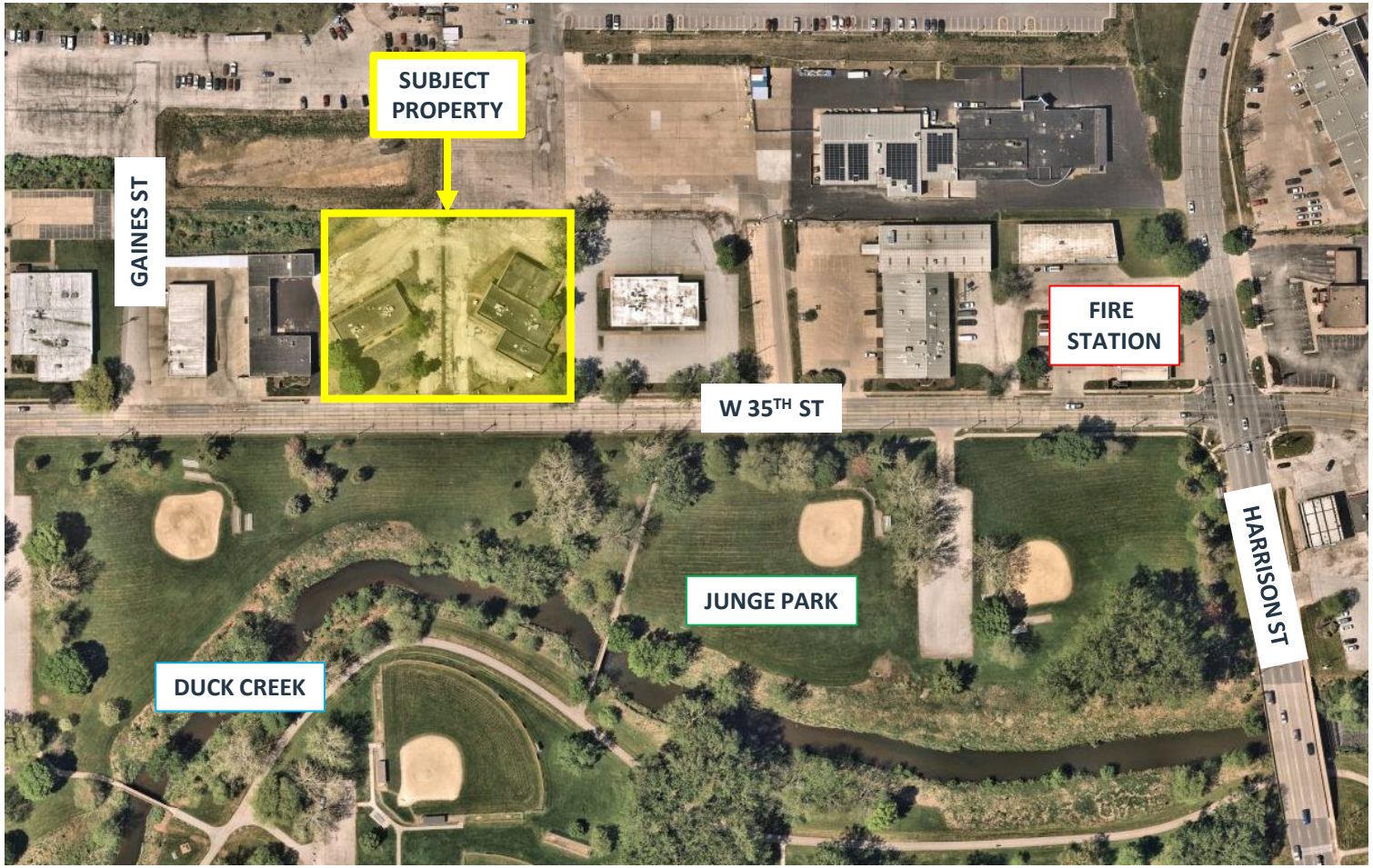
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5. Rezoning the property to I-1 Light Industrial District does not create any nonconformities.

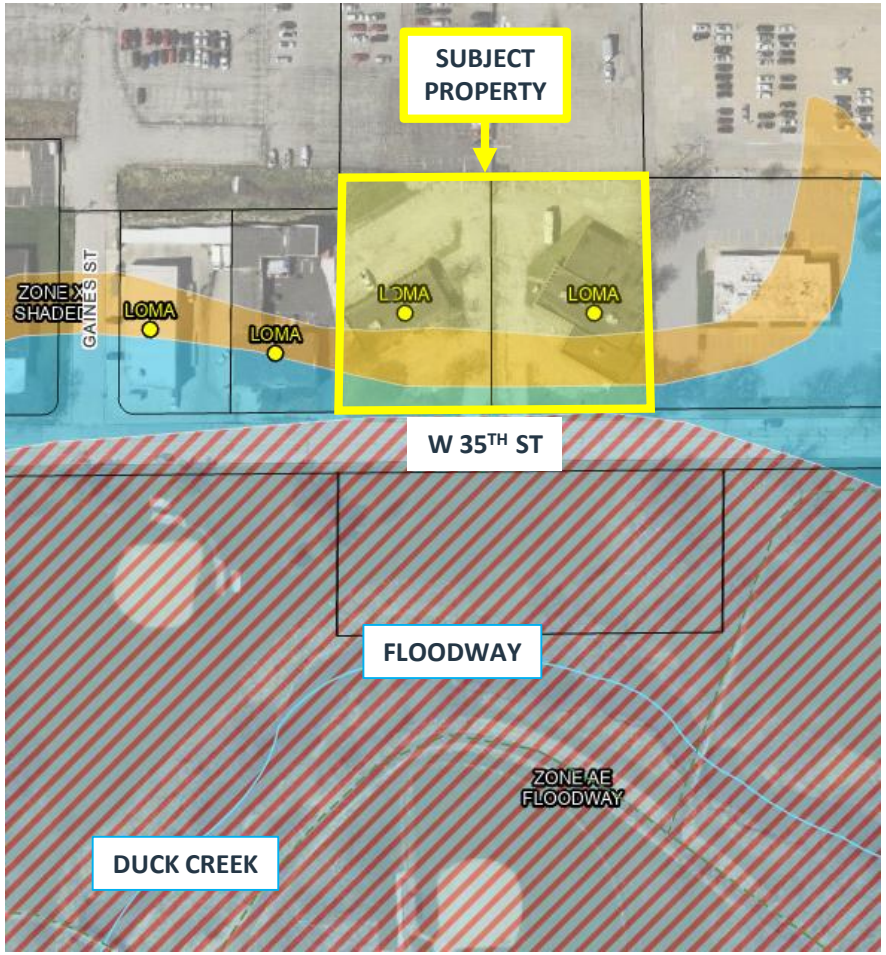
Condition:

1. That Adult Uses shall be prohibited.

Vicinity Map

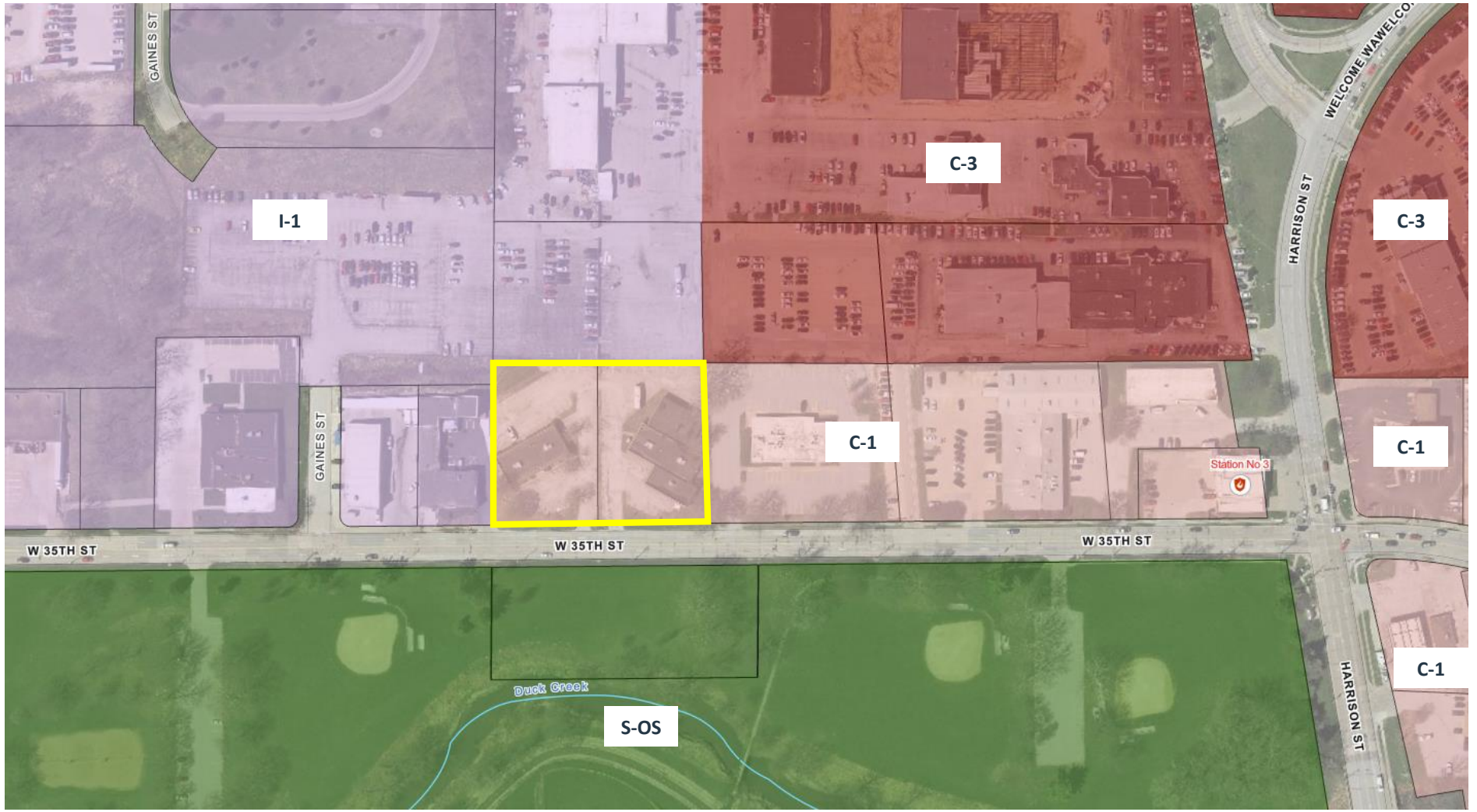
DAVENPORT
IOWA | USA



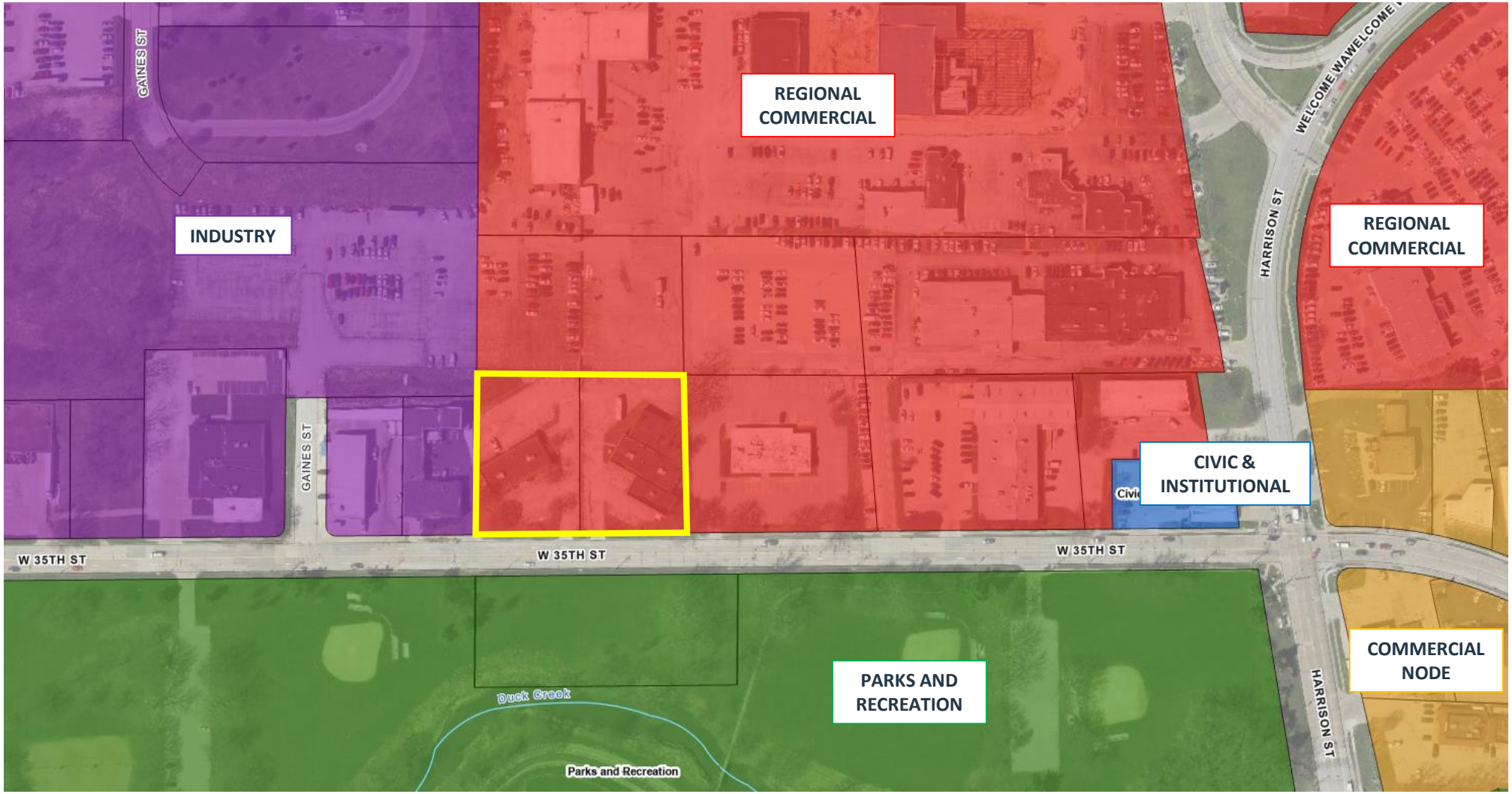


Zoning Map

DAVENPORT
IOWA | USA



Future Land Use Map





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

Property Address* 516 West 35th St
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**
Name: Ryan Scriven
Company:
Address: 1412 W 63rd St
City/State/Zip: Davenport, Iowa 52806
Phone: 563 340-0854
Email: ahheblastingandcoatings@gmail.com

Owner (if different from Applicant)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Engineer (if applicable)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Architect (if applicable)
Name:
Company
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

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

Application Form Type:

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

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

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

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

Administrative
Administrative Exception ☐
Health Services and Congregate Living Permit ☐

Request:

Existing Zoning: C1-NEIGHBORHOOD COMMERCIAL

Proposed Zoning Map Amendment: I1 LIGHT INDUSTRIAL

Purpose of the Request:

Request is to demo the existing dilapidated vacant buildings and rebuild new functinal buildings. This property v

Total Land Area: 1.866 Acres

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

Submittal Requirements:

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

Formal Procedure:

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

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

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

Formal Procedure (continued):

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

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

Applicant: Ryan Scriven Date: 09/01/2022

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: Matt Wardrich Date: 9-9-22

Planning staff

Date of the Public Hearing: _____

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

Authorization to Act as Applicant

I, Ryan Scriven

authorize myself

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

_____

_____

Signature(s)

State of _____,

County of _____.

Sworn and subscribed to before me

This _____ day of _____ 20____ _____

Form of Identification

_____

Notary Public

My Commission Expires:

IRS DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 05-12-2016

Employer Identification Number:
81-2608374

Form: SS-4

Number of this notice: CP 575 G

AHHE COATINGS
RYAN H SCRIVEN SOLE MBR
1412 W 63RD ST
DAVENPORT, IA 52806

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 81-2608374. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

* Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
* Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is AHHE. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

TRACT I. Part of the S.E. 1/4 of Section 14, Township 78 North, Range 3 East of the 5th P.M., Scott County, Iowa, more particularly described as follows: Commencing at the Southwest corner of the S.E. 1/4 of said Section 14; thence North 00 degrees, 04'23" West 1097.79 feet along the West line of the S.E. 1/4 of said Section 14 to a point on the North line of 35th Street, said point being the point of beginning; thence continuing North 00 degrees 04'23" West 431.94 feet; thence North 89 degrees 48'37" East 99.09 feet; thence South 00 degrees 31' East 430.73 feet to a point on the North line of said 35th Street; thence South 89 degrees 03'39" West 102.33 feet along the North line of 35th Street to the point of beginning, containing 0.997 acres, more or less.

AND

Part of the Southeast Quarter of Section 14, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, more particularly described as follows:

The West 17 feet of Tract II as described in W.D. 2019-04312. Containing 3,922 square feet, more or less. Subject to easements and restrictions of record.

AND

TRACT II. Part of the S.E. 1/4 of Section 14, Township 78 North, Range 3 East of the 5th P.M., Scott county, Iowa, more particularly described as follows: Commencing at the Southwest corner of the S.E. 1/4 of said Section 14; thence North 00 degrees 04'23" West 1097.79 feet along the West line of the S.E. 1/4 of said Section 14 to a point on the North line of 35th Street; thence North 89 degrees 03'39" East 102.33 feet along the North line of 35th Street to the point of beginning; thence North 00 degrees 31' West 430.73 feet; thence North 89 degrees 48'37" East 198.19 feet; thence South 01 degrees 23' East 428.14 feet to a point on the North line of 35th Street; thence South 89 degrees 03'39" West 204.66 feet along the North line of 35th Street to the point of beginning, containing 1.99 acres, more or less.

EXCEPT

Part of the Southeast Quarter of Section 14, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, more particularly described as follows:

The West 17 feet of Tract II as described in W.D. 2019-04312. Containing 3,922 square feet, more or less. Subject to easements and restrictions of record.

FURTHER EXCEPTING THEREFROM:

Part of the Southeast Quarter of Section 14, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, more particularly described as follows: Commencing as a Point of Reference the Southwest Corner of the Southeast Quarter of said Section 14; thence North 00°04'23" West 1,097.79 feet along the West line of said Southeast Quarter of said Section 14 to the Northerly line of 35th Street (for purposes of this description, the said West line is assumed to bear North 00°04'23" West); thence continuing North 00°04'23" West 232.13 feet to Point A which is also the Point of Beginning of the parcel herein described; thence continuing North 00°04'23" West 200.00 feet; thence North 89°53'20" East 296.44 feet; thence South 01°27'40" East 200.05 feet; thence South 89°53'20" West 301.28 feet to the Point of Beginning. This parcel contains 1.37 acres more or less.

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

Date: 11/2/2022 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:30 PM Subject: Public Hearing for a Rezoning Request

To: All property owners within 200 feet of the subject property located at 516 West 35th Street

What is this About?
This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The subject property is currently zoned C-1 Neighborhood Commercial District. The property owner is requesting a rezoning to I-1 Light Industrial District to redevelop the site for an industrial business.

Request/Case Description
Case REZ22-06: Request of AHHE Coatings LLC to rezone 516 West 35th Street from C-1 Neighborhood Commercial District to I-1 Light Industrial District. [Ward 7]

At its October 18, 2022 meeting, the Plan and Zoning Commission recommended Case REZ22-06 be forwarded to the City Council with a recommendation for approval subject to the listed findings and condition.

Findings:
1. The proposed rezoning to I-1 Light Industrial District is generally consistent with the Comprehensive Plan and adopted land use policies.
2. The petition is compatible with the zoning and land uses of nearby property.
3. The rezoning request is compatible with the established neighborhood character north of West 35th Street, which includes light industrial buildings and commercial establishments.
4. As conditioned, the proposed amendment will not negatively impact the public health, safety, and welfare of the City.
5. Rezoning the property to I-1 Light Industrial District does not create any nonconformities.

Condition:
1. That Adult Uses shall be prohibited.

What are the next steps?
The public hearing on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, November 2, 2022 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

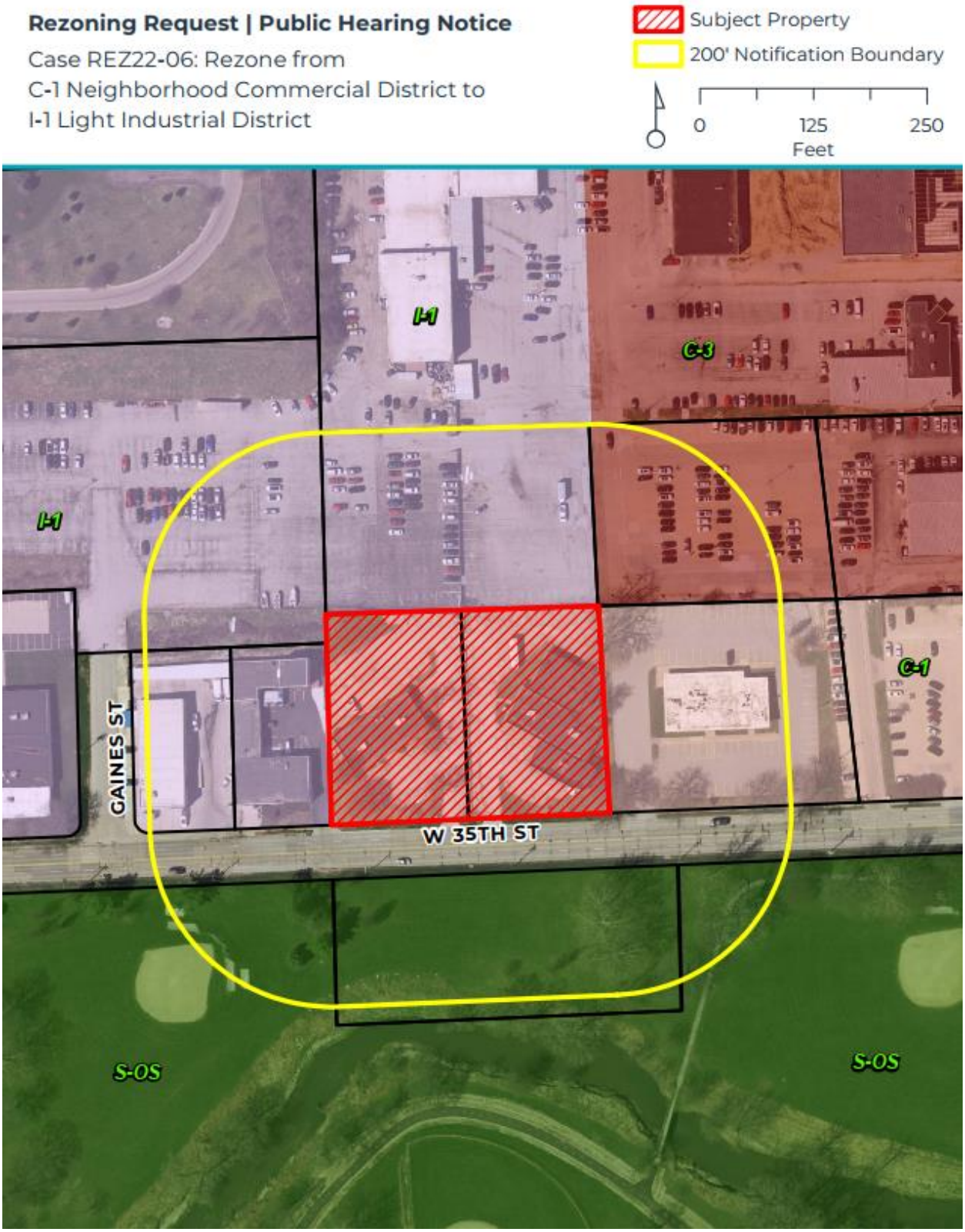
Would you like to submit an official comment?
You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Rezoning Request | Public Hearing Notice

Case REZ22-06: Rezone from
C-1 Neighborhood Commercial District to
I-1 Light Industrial District



Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | Plan and Zoning Commission

Date: 10/4/2022 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:00 PM Subject: Public Hearing for a Rezoning Request

To: All property owners within 200 feet of the subject property located at 516 West 35th Street

What is this About?
This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The subject property is currently zoned C-1 Neighborhood Commercial District. The property owner is requesting a rezoning to I-1 Light Industrial District to redevelop the site for an industrial business.

Request/Case Description
Case REZ22-06: Request of AHHE Coatings LLC to rezone 516 West 35th Street from C-1 Neighborhood Commercial District to I-1 Light Industrial District. [Ward 7]

What are the Next Steps after the Public Hearing?
The Plan and Zoning Commission will hold a formal public hearing at their meeting on October 4, 2022. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on October 18, 2022. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

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

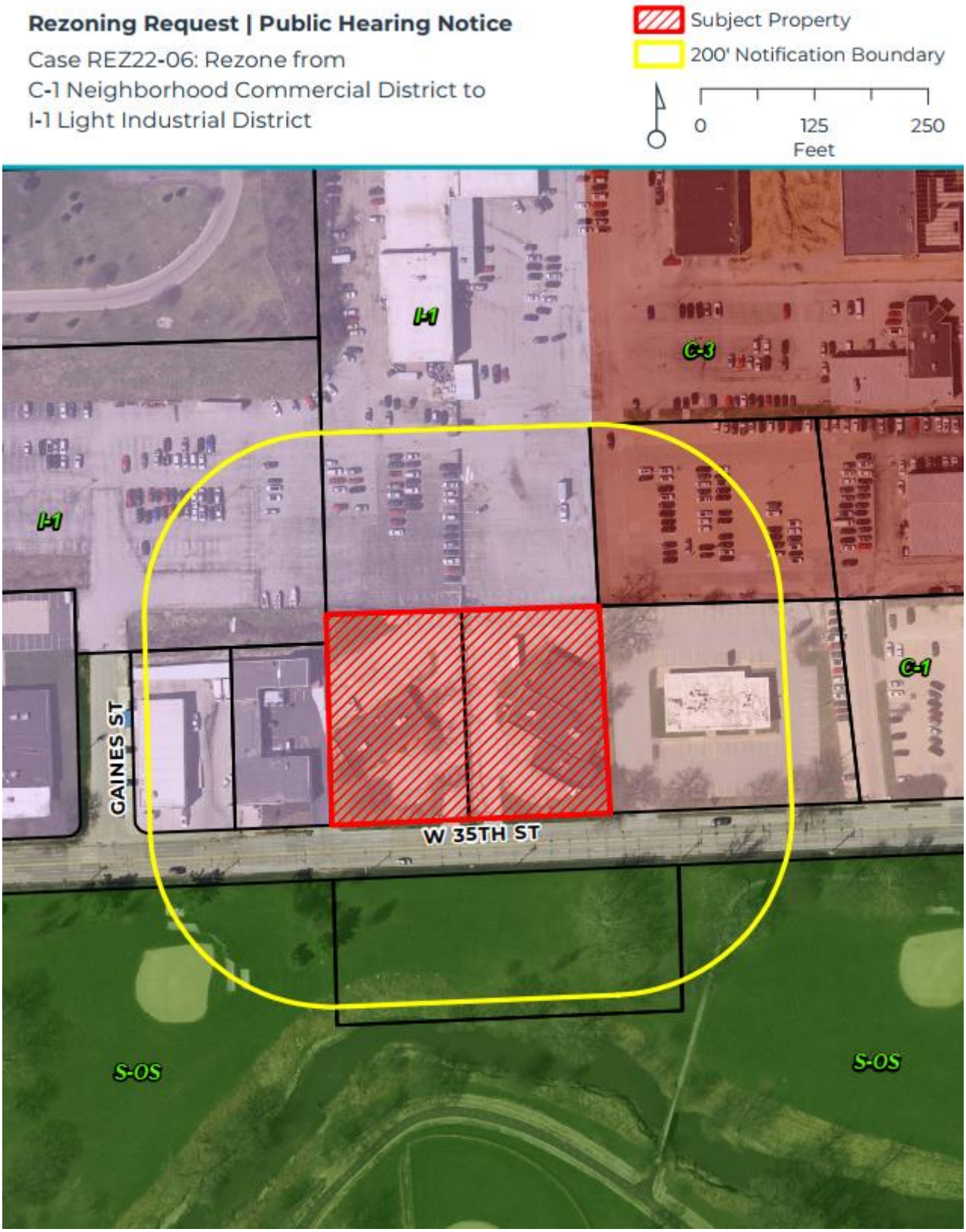
All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

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

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

Rezoning Request | Public Hearing Notice

Case REZ22-06: Rezone from
C-1 Neighborhood Commercial District to
I-1 Light Industrial District



Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | contactus@davenportiowa.com

davenportiowa.com/DNS

City of Davenport

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

Action / Date
11/9/2022

Subject:
Resolution authorizing the conveyance of vacated public right-of-way lying between Christie Street and Belle Avenue (Willis and Renee Simmons, Petitioners). [Ward 5]

Recommendation:
Adopt the Resolution.

Background:
The City of Davenport currently owns the vacated public right-of-way lying between Christie Street and Belle Avenue and has a desire to sell it. Willis and Renee Simmons have offered to acquire said real estate.

ATTACHMENTS:

	Type	Description
	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	10/27/2022 - 2:05 PM

Resolution No. _____

Resolution offered by Alderman Condon.

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

RESOLUTION authorizing the conveyance of vacated public right-of-way lying between Christie Street and Belle Avenue (Willis and Renee Simmons, Petitioners).

WHEREAS, the City of Davenport currently owns vacated public right of way known as the lying between Christie and Belle, legally described as:

> Part of the Northwest Quarter of Section 30, Township 78 North, Range 4 East of the 5th P.M., more particularly described as follows:
>
> Beginning at the Northwest Corner of Lot 10, Christie's 2nd Addition, also being a point on the East right of way line of Christie Street; thence along said East right of way line, North 01°31'51" West, to the Southwest corner of Lot 23, Davison and True's Plat, a distance of 40.49 feet; thence along the South line of said Lot 23, North 87°46'42" East, to the Southeast corner of said Lot 23, also being a point on the West line of the replat J.H. Whitaker's 1st Addition, a distance of 145.01 feet; thence along said West line of said Addition, South 01°31'51" East, to the Northeast corner of Lot 10, Christie's 2nd Addition, a distance of 40.49 feet; thence along the North line of said Lot 10, South 87°46'42" West, a distance of 145.01 feet, to the point of beginning, containing 5,871 square feet, more or less.
>
> For the above description the North line of Lot 10, Christie's 2nd Addition has a bearing of South 87°46'42" West; and

WHEREAS, the City of Davenport wishes to convey the same to Willis and Renee Simmons, subject to easements and restrictions of record and existing utilities; and

WHEREAS, a Public Hearing on the matter was held on Wednesday, November 2, 2022 as required by law.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that the above-described real estate is hereby conveyed to Willis and Renee Simmons, subject to easements and restrictions of record and existing utilities; and

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

Passed and approved this 9th day of November, 2022.

Approved:

Mike Matson
Mayor

Attest:

Brian Krup
Deputy City Clerk

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Brian Heyer | 563-326-7735 **11/9/2022**

Subject:
Resolution authorizing the conveyance of vacated public right-of-way, being the Easterly 20 feet of Walt's Addition, lying south of Glaspell Street and east of South Rolff Street (Shawn Struck, Petitioner). [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
The City of Davenport currently owns the vacated public right-of-way, being the Easterly 20 feet of Walt's Addition, lying south of Glaspell Street and east of South Rolff Street, and has a desire to sell it. Three of the neighboring abutting property owners would like to acquire portions of this vacated alley right of way for incorporation into their existing properties.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	10/27/2022 - 2:06 PM

Resolution No. _____

Resolution offered by Alderman Condon.

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

RESOLUTION authorizing the conveyance of vacated public right-of-way, being the Easterly 20 feet of Walt's Addition, lying south of Glaspell Street and east of South Rolff Street (Shawn Struck, Petitioner).

WHEREAS, the City of Davenport currently owns vacated public right-of-way known as the alleyway being the Easterly 20 feet of Walt's Addition, legally described as:

> Beginning at the Northeast corner of Lot 1 in Walt's Addition to the City of Davenport; thence northeasterly a distance of 20 feet to the Northwesterly corner of Lot 1 in Westwood Heights Addition to the City of Davenport; thence southerly a distance of 131.0 feet along the West lot line of said Lot 1, Westwood Heights, to the Southwesterly corner of said Lot 1, Westwood Heights; thence southwesterly a distance of 20.0 feet to the Southeast corner of Lot 3 in Walt's Addition; thence northerly along the easterly lot lines of Lots 1, 2, and 3 of Walt's Addition a distance of 131.0 feet to the Northeast corner of Lot 1, Walt's Addition and the place of beginning.
>
> Said parcel contains 2,620 square feet, more or less; and

WHEREAS, the City of Davenport wishes to convey the same to three of the abutting property owners, subject to easements and restrictions of record and existing utilities; and

WHEREAS, a Public Hearing on the matter was held on Wednesday, November 2, 2022 as required by law.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that the above-described real estate is hereby conveyed to Shawn Struck, First Financial Group, LLC, and Lee Ann and Bryan Myers, subject to easements and restrictions of record and existing utilities; and

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

Passed and approved this 9th day of November, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Bruce Berger | 563-326-7769 **11/9/2022**

Subject:
Resolution amending the North Urban Renewal Plan to include the Fair Oaks Foods project. [Wards 2, 6, 7, & 8]

Recommendation:
Adopt the Resolution.

Background:
The City of Davenport is seeking to amend the North Urban Renewal Area plan to add the 2022 Fair Oaks Foods project. Fair Oaks Farms, LLC, DBA Fair Oaks Foods is constructing a 134,000 square-foot food manufacturing facility at 2951 Enterprise Way. This project will create 247 new full-time positions paying an average wage of $23.95 per hour. The estimated cost of the total incentive package over a fifteen year period is $6,403,000.

The amended plan is attached. As required by Iowa Code, a public notice of this Hearing was published in the *Quad-City Times* on October 27, 2022.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	North URA Amendment

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	10/27/2022 - 9:45 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION amending the North Urban Renewal Plan to include the Fair Oaks Foods project.

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

WHEREAS, the City of Davenport will be amending the North Urban Renewal Plan to include the Fair Oaks Foods project; and

WHEREAS, the State requires Urban Renewal Plans be amended when the use of tax increment financing (TIF) is being considered for a project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the amendment to the North Urban Renewal Plan to include the Fair Oaks Foods project is hereby approved.

Passed and approved this 9th day of November, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport, Iowa

Urban Renewal Plan Amendment
North Urban Renewal Area

October 2022

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

1) **Identification of Projects** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following described project descriptions:
    a. Name: Internal TIF
    Cost: $275,000
    Rationale: To reimburse the General Fund for Economic Development staff costs and other economic development related activities such as economic research tools and training.

    b. **Name:** Fair Oaks Foods
    Cost: Approximately $6,403,000
    Rationale: To support creation of a new 134,000 square foot food manufacturing facility at 2951 Enterprise Way.

2) **Required Financial Information** The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:
    Outstanding General Obligation Debt of the City: $202,220,000
    Remaining Constitutional Debt Capacity of the City: $180,023,391
    Proposed Debt to be incurred in the Urban Renewal Area: $6,678,000

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Bruce Berger | 563-326-7769 **11/9/2022**

Subject:
Resolution approving an economic development agreement with Fair Oaks Foods. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
Fair Oaks Farms, LLC, DBA Fair Oaks Foods is a family owned meat processing business that was founded in 1985. Fair Oaks Foods, headquartered in Pleasant Prairie, Wisconsin, produces a variety of protein products for national grocery stores and restaurants.

Fair Oaks Foods is currently constructing a 134,000 square foot facility at 2951 Enterprise Way with an estimated increase in assessed valuation of $23 million. This project will create 247 new full-time positions paying an average wage of $23.95 per hour with a benefit package. The estimated cost of the total incentive package over fifteen year period is $6,403,000. In return for meeting job creation goals within three years of the food manufacturing facility becoming operational, the Company is eligible to receive a 60% rebate of property taxes minus the debt service payments for the $1.1 million forgivable loan for onsite pre-treatment and the required City match for any IDOT RISE award. This incentive package includes the following:

- Forgivable loan of $1,100,000 once an onsite pretreatment facility is completed.
- Estimated $51,000 in cost share for road improvements which the City will seek funding for through the Iowa DOT RISE Grant.
- Rebate estimated to total $5,252,000 over 15 years.

Fair Oaks Foods has also applied for and received a State of Iowa High Quality Jobs Tax Credit of $3,432,000 from the Iowa Economic Development Authority. The City's incentive package serves as the required match.

As required by Iowa code, a Public Hearing was held on November 2, 2022 regarding approving approval of an economic development agreement where the City will incur debt. Funding for the rebate to the Company and debt service payments for the forgivable loan for the onsite pre-treatment and road improvements would come through the use of tax increment financing applied to the assessed valuation of the improved property.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution Sheet Fair Oaks Foods EDA
🗋	Backup Material	DRAFT EDA

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	10/27/2022 - 9:47 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION approving an economic development agreement with Fair Oaks Foods.

WHEREAS, Fair Oaks Farms, LLC DBA Fair Oaks Foods is constructing a 134,000 square foot food manufacturing facility at 2951 Enterprise Way; and

WHEREAS, this project will involves the creation of 247 full-time positions paying an average wage of $23.95 per hour; and

WHEREAS, the project will add benefits to the tax base and meets the established policy for using tax increment financing to assist in primary business expansion; and

WHEREAS, in accordance with Section 403.9 of the Code of Iowa, a public hearing was held on November 2, 2022 to review and receive public comment on the economic development agreement.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa that the economic development agreement with Fair Oaks Foods is approved.

Passed and approved this 9th day of November, 2022.

Approved:

Attest:

_____

Mike Matson
Mayor

_____

Brian Krup
Deputy City Clerk

ECONOMIC DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF DAVENPORT AND FAIR OAKS FARMS, LLC DBA FAIR OAKS FOODS

THIS AGREEMENT is made as of _____ between the City of Davenport, Iowa, a municipal corporation of the State of Iowa (hereinafter referred to as "City"), and Fair Oaks Farms, LLC, DBA Fair Oaks Foods, (hereinafter referred to as "Company").

WHEREAS, the Company proposes to construct a state of the art food production facility in Davenport, Iowa. The facility will be approximately 134,000 square feet. The property is located at the 2951 Enterprise Way, and hereinafter referred to as "Subject Property", resulting in a projected increase in the assessed value of the real estate of approximately $23,000,000; and

WHEREAS, the construction of the food production facility will create 247 new permanent full-time positions (hereinafter referred to as "New Positions") the building construction will create an increase in the workforce hereinafter referred to as the "Economic Development Project"; and

WHEREAS, the Company has requested financial assistance to help support the Economic Development Project; and

WHEREAS, the City has established a policy of supporting primary businesses who are making a substantial capital investments and creating jobs with benefits; and

WHEREAS, pursuant to factors listed in Chapter 15A of the Code of Iowa (hereinafter referred to as the "Code") the City Council of the City has determined that:

1. The Economic Development Project will add diversity and generate new opportunities for the Davenport and Iowa economies; and

2. The Economic Development Project will generate public gains and benefits particularly in the creation of new jobs and tax assessed property value, which warrant the amount of the proposed tax increment financing assistance; and

3. The proposed funding for the Economic Development Project meets the conditions of said Chapter 15A of the Code related to the creation of jobs and the expansion of business investment in the City of Davenport, Scott County, Iowa; and

4. A public purpose will reasonably be accomplished by providing economic development assistance in order to facilitate such development by the Company and the City is empowered to provide assistance pursuant to said Chapter 15A of the Code and the City Charter; and Section 403.19 of the Code provides for the division of incremental property tax revenue, or tax increment, commonly known as Tax Increment Financing; and,

5. The property is located within an existing urban renewal area (the North Davenport Urban Renewal Area); and

WHEREAS, the City Council has held a public hearing, at the November 2, 2022 meeting of the Committee-of-the-Whole, on entering into this agreement which will obligate the City to make future payments, provided the Company meets certain requirements;

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

SECTION I:
THE CITY'S OBLIGATIONS

1. The City shall make an economic development forgivable loan to the Company in the amount of $1,100,000 (one million one hundred thousand dollars and zero cents) once completion of the onsite pretreatment facility is complete. This loan shall be forgiven all or in part according to the job creation obligations detailed in Section II.

2. The City shall apply to the Iowa Department of Transportation (IDOT) Commission for an Immediate Opportunity Project Funding for a partial grant to make road improvements at the Economic Development Project site. The estimated 20% (twenty percent) cost share for the road improvements is $51,000 (fifty one thousand dollars and zero cents). If approved by the IDOT, the cost share amount shall be deducted from the eligible tax increment finance rebate due to the Company.

3. The City shall make a series of payments to reimburse the Company for a portion of its real estate tax payments (the "Reimbursement") subject to the completion of the Economic Development Project and the timely payment of those real estate taxes, utility fees and special assessments. For the purposes of this agreement, "timely payment" shall mean that the semi-annual tax payment, fees and assessments has been made no later than the due date stated on the tax, fee and assessment bill. Should the payment be made later than the due date, the City shall not be obligated to make the Reimbursement from that semi-annual payment. The total Reimbursement shall be approximately five million, two hundred fifty two thousand dollars and zero cents ($5,252,000) through the term of the Agreement. There shall not be any payments beyond the fifteen (15)-year period even if there has been a withholding or a reduction of the Reimbursement payment for any preceding six (6)-month period.

3.1 The Reimbursement to the Company shall be 60% of the total property tax bill, less the City's bond repayment and/or debt repayment for the items detailed in Section I.1 & Section I.2, subject to the provisions of this Agreement, where Section 403.19 of the Code provides that only the taxes levied on the assessed value of qualified property in the year prior to the year in which the increment is used for tax increment financing shall not be considered for purposes of calculating the amount of tax increment revenue in a given year (the "Base Year Valuation"). The percentage of available tax revenue which will be reimbursed shall be determined by the performance of the Company toward meeting its job creation obligations as described in Section II.

2.2 The Reimbursements shall be made up to twice each year during the term of this Agreement, on or before June 1 and December 1 of each year after the taxes on the increased assessed value have begun. The Reimbursements shall be based only on the increase in taxable real estate value attributable to the Economic Development Project as described in Section II, Paragraph 2 of this Agreement. Provided the construction of the building has been completed and the full amount of the new value has been placed on the tax rolls by January 1, 2024, the first Reimbursement payment shall be made on or before December 1, 2025. The Reimbursement shall be made for fifteen (15) consecutive years. Should the Company fail to make timely payment of its taxes or should the Company fail to meet its job obligations for a semi-annual period, the Reimbursement shall not be made. No provision is to be made for the extension of the series of authorized Reimbursement if the Company fails to meet its obligations and does not receive a Reimbursement payment for

any semi-annual period. Provided the Reimbursement begins in 2025, the last Reimbursement shall be made on or before June 1, 2040. In no case shall the Reimbursement begin later than December 2026, based on the taxable real estate value as of January 1, 2027 in which case the last Reimbursement shall be made on or before June 1, 2041.

3.3 Reimbursement shall be conditioned on creation of the New Jobs, as described in Section II. The Reimbursement shall be calculated by the City based on the number of full-time positions being paid at least the Target Wages (as defined in Section II of this Agreement) for the six (6) months shown in the most recent Contribution Report submitted to the State of Iowa prior to the Reimbursement payment dates of June 1 and December 1.

3.4 The Reimbursement shall be made by the City to the Company if the Company complies with its obligations for creating the New Positions at the Target Wages and benefit levels and paying its real estate taxes and related fees as described in Section II of this Agreement.

4. The Reimbursement is not a general obligation of the City and shall be paid solely from incremental property taxes received by the City and from the Scott County Treasurer which are attributable to the Economic Development Project. All payments are subject to approval and annual appropriation action by the City Council.

5. Once the Reimbursement term has ended, this Agreement shall be of no further force or effect.

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

SECTION II: THE COMPANY'S OBLIGATIONS

1. The Company agrees to make progress towards the total New Positions leading up to the three year date referenced in Section II.5. The Company agrees to furnish to the City appropriate evidence of the number of full time New Positions. This shall be evidenced by the most recent Iowa Employer Contribution Report submitted by the Company to the City on or before April 15th and October 15th starting in 2024 and continuing for the term of this Agreement.

2. The Company agrees to construct a state of the art food production facility in Davenport, Iowa. The facility will be approximately 134,000 square feet. The Company agrees to comply with all building and fire code regulations related to the construction, occupancy, and operation of the building.

3. The Company agrees to pay or cause to be paid property taxes on the assessed value of the Subject Property in a timely fashion. The Company agrees to furnish the City a copy of the receipt for its property tax payments no later than April 15 and October 15 for the respective Reimbursement payment.

5. The Company agrees to create two hundred forty seven (247) New Positions paying on average $23.95 per hour ("Target Wages"). These New Positions are to be created no later than three (3) years from the date of the manufacturing facility becoming operational. The anticipated date to have created two hundred forty-seven (247) New Positions is at or around January 2027.

6. The number of positions created and maintained shall be calculated based on the actual number of full-time positions computed as the sum of the Company workforce located at the Subject Property for the six (6)-month period shown in the most recent Contribution Report immediately prior to the months in which the semi-annual payment of Reimbursement is due.

7. During the first three (3) years from the date the manufacturing facility becomes operational, the Company shall be eligible for reimbursement of 60% of the total property tax bill, less the City's bond repayment for the items detailed in Section I.1.

8. At the end of the three year period from the date of the manufacturing facility becoming operational, the Company shall have created and maintained 247 New Positions paying on average $23.95 per hour or more. If the New Positions created and retained meet or exceed the requirement three years from the date the manufacturing facility becomes operational, the forgivable loan in the amount of one million one hundred thousand dollars ($1,100,000) shall be forgiven in its entirety.

If job creation is less than this level at the three year date, a pro rata share of the one million one hundred thousand dollars and zero cents ($1,100,000) shall be paid back by the Company to the City within six months.

For example, if 25 New Positions are not created and maintained the prorate share shall be calculated as follows:

- 25 Position Shortfall / 247 Total Positions = 10% Claw Back
- $1,100,000 * 10% = $110,000 to be paid back to City

9. At the end of the three year period from the date of the manufacturing facility becoming operational, the Company shall have created and maintained two hundred forty-seven (247) New Positions. If the Company has failed to do so, the City shall cease further Reimbursement and declare the Agreement null and void and of no further force and effect.

10. Provided the Company has created the two hundred forty-seven (247) New Positions within the three (3) years from the date of the manufacturing facility becoming operational, the Company shall be eligible for further Reimbursement payments through the term of this Agreement according to the following provisions:

a. If the Company has created and maintained at least two hundred twenty-two (222) New Positions paying at least the Target Wages, the Company shall be entitled to the Reimbursement of 60% of the total property tax bill, less the City's bond repayment and/or debt repayment for the items detailed in Section I.1.

b. If the Company has created and maintained at least one hundred sixty (160) but less than two hundred twenty-two (222) New Positions, with the New Positions paid at least the Target Wages, the amount of Reimbursement shall be computed by dividing the number of positions created by two hundred forty-seven (247) to calculate the percent attainment of New Positions. The amount of the full rebate is then multiplied by the percent attainment of New Positions to arrive at the partial Reimbursement amount, less the City's bond repayment and/or debt repayment for the items detailed in Section I.1.

c. If the Company has created and maintained less than one hundred sixty (160) New Positions for any single semi-annual reporting period, they will forfeit Reimbursement for that semi-annual period.

d. The Reimbursement shall cease if for any two consecutive semi-annual reporting periods the number of New Positions is fewer than one hundred sixty (160) paying at least the Target Wages. If this occurs the City shall cease further Reimbursement and declare the Agreement null and void and of no further force and effect.

11. In consideration of the provisions for Reimbursement of tax payments relying on tax increment financing herein, the Company agrees that they will not pursue the exemption of the taxable value of the improvements resulting from the Economic Development Project through any local tax exemption program. However, subsequent expansions meeting the requirements of tax increment policy as then in effect may be eligible for tax reimbursement.

12. On the material breach by the Company of the terms and conditions of this Agreement such breach to be determined in the opinion of the City in the reasonable exercise of its discretion, including failure to retain and create the positions specified in this section, or if the Company shall cease doing business at the Subject Property, this Agreement shall be terminated and the Company shall not be eligible for any Reimbursement for any period after the breach.

SECTION III: MISCELLANEOUS

1. This Agreement shall not be construed to confer rights or privileges to third-party beneficiaries or entities not a party to this Agreement.

2. This Agreement represents the entire understanding and agreement among the parties hereto with respect to the subject matter hereof; supersedes all prior negotiations, letters and understandings relating to the subject matter hereof; and cannot be amended, supplemented or modified except by an instrument in writing signed by the party against whom the enforcement of any such amendment, supplement or modification is sought.

3. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed and construed in accordance with the laws of the State of Iowa.

4. This Agreement shall become null and void unless all contingencies contained herein are satisfied or are waived by the parties.

5. So long as Owner is in compliance with all conditions of the Agreement, Owner may assign all of their respective right, title and interest in and under this Agreement to any transferee of the Buildings without obtaining the prior consent of the City provided such transferee agrees in writing to be bound by Owner’s duties and obligations hereunder.

The City and the Company have caused this Agreement to be signed, in their names and on their behalf, by their duly authorized officers, all as of the day and date written above.

CITY OF DAVENPORT, IOWA

By: _____
Mike Matson
Mayor

_____
Brian Krup
Deputy City Clerk

COMPANY

By: _____

_____
Fair Oaks Farms, LLC DBA Fair Oaks Foods

EXHIBIT A

LEGAL DESCRIPTION OF COMPANY'S PROPERTY

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **11/9/2022**

Subject:
Resolution approving Case F22-12 being the request of CF Caiman DVN, LLC for a final plat of Scrabble Addition, a 1-lot subdivision on 158.12 acres located west of Division Street and north of Interstate 80. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
The purpose of the final plat is to dedicate public right-of-way to the City of Davenport for the extension of Research Parkway east to connect with Division Street and necessary easements. The Plan and Zoning Commission reviewed Case F22-12 at its October 4, 2022 meeting and has recommended approval to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

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

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Add a note to the plat referencing the FIRM panel number, flood zone, and effective date. In the same note state, "Special Flood Hazard Areas are subject to the regulations of the Flood Damage Prevention Ordinance in Section 15.44 of the City Code."
4. Provide a 15 foot utility easement on Outlot A along Research Parkway.
5. Blanket underground easements granted for sewer, water, gas, electric, telephone, and cable TV services to individual structures within the lot where the structure is located.
6. Add a note stating, "Stormwater detention and water quality treatment with this subdivision shall be owned and maintained by the property owner."

Comprehensive Plan:

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes

Future Land Use Designation:

The property is designated as Industry (I) in the Davenport +2035 Land Use Plan.

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

The proposed final plat complies with the Davenport +2035 proposed land use section.

Zoning: I-1 Light Industrial District.

Technical Review:

1. Streets: Right-of-way will be dedicated to the City of Davenport for the purpose of extending Research Parkway through the site to connect to Division Street. Three new roundabouts will be established to provide access to the new distribution center. An additional 6.5 feet of public right-of-way will be dedicated along the east lot line to expand the overall width of Division Street. The installation of sidewalks has been deferred.
2. Storm Water: Stormwater detention and water quality treatment will be required per ordinance on each lot. The final plat establishes easements for storm water detention.
3. Sanitary Sewer: Existing infrastructure can be extended east to the future development site from Research Parkway.
4. Other Utilities: Normal utility services are available at this site.
5. Parks/Open Space: The proposed plat does not impact any existing or planned parks or public open space.

Public Input:

No Public Hearing is required for a final plat.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Zoning & Future Land Use Map
🗋	Backup Material	Scrabble Addition Final Plat
🗋	Backup Material	Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	10/26/2022 - 12:12 PM

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION approving Case F22-12 being the request of CF Caiman DVN, LLC for a final plat of Scrabble Addition, a 1-lot subdivision on 158.2 acres located west of Division Street and north of Interstate 80.

WHEREAS, the Plan and Zoning Commission reviewed Case F22-12 at its October 4, 2022 regularly scheduled meeting with a recommendation for approval subject to the following six conditions:

1. That the surveyor signs the plat.

2. That the utility providers sign the plat when their easement needs have been met.

3. Add a note to the plat referencing the FIRM panel number, flood zone, and effective date. In the same note state, "Special Flood Hazard Areas are subject to the regulations of the Flood Damage Prevention Ordinance in Section 15.44 of the City Code."

4. Provide a 15-foot utility easement on Outlot A along Research Parkway.

5. Blanket underground easements granted for sewer, water, gas, electric, telephone, and cable TV services to individual structures within the lot where the structure is located.

6. Add a note stating, "Stormwater detention and water quality treatment with this subdivision shall be owned and maintained by the property owner."; and

WHEREAS, the conditions will be added to the plat and/or provided.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the final plat of Scrabble Addition, an addition to the City of Davenport, Scott County, Iowa as filed with the City Clerk, be the same and is hereby approved and accepted, and that the dedication for public street purposes and the granting of easements as shown on said plat are accepted and confirmed by the Mayor and Deputy City Clerk of said City; and

BE IT FURTHER RESOLVED that the Mayor and Deputy City Clerk are hereby authorized and directed to certify to the adoption of this resolution on said plat as required by law.

Passed and approved this 9th day of November, 2022.

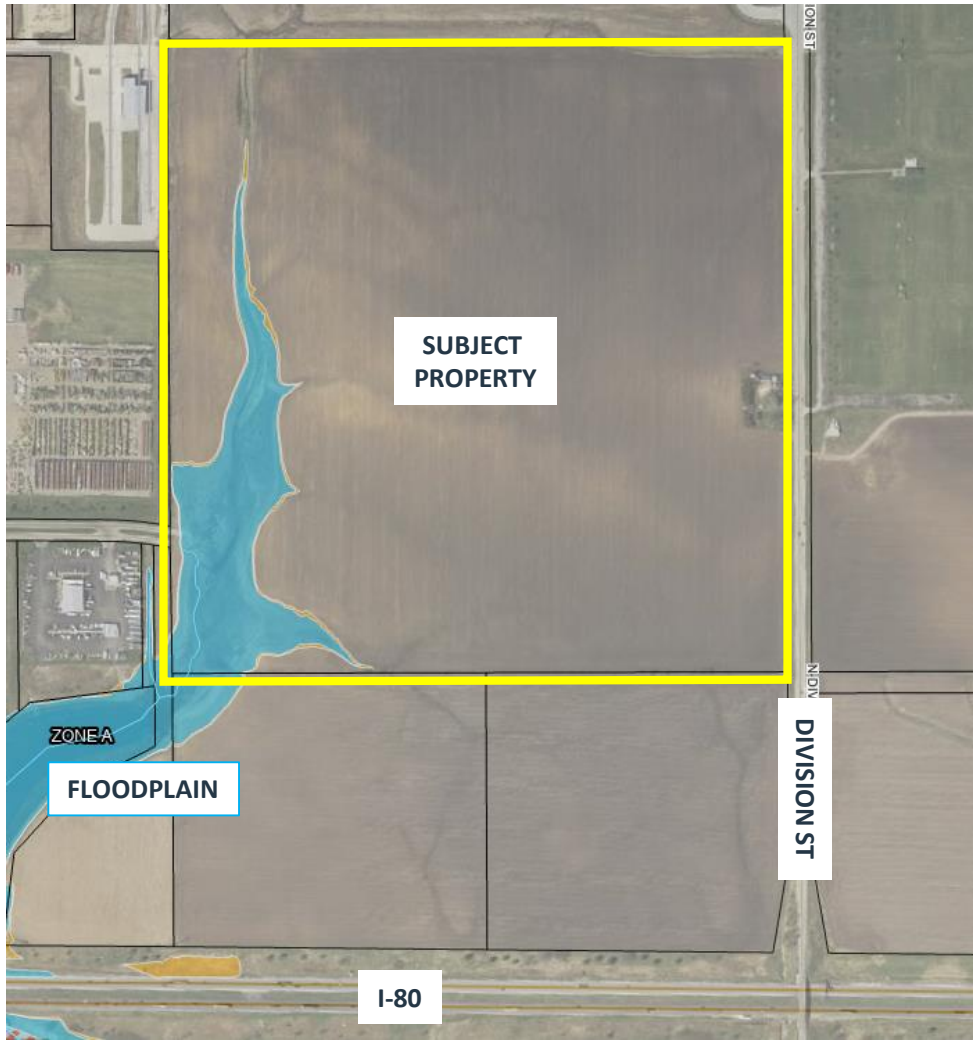
Approved:

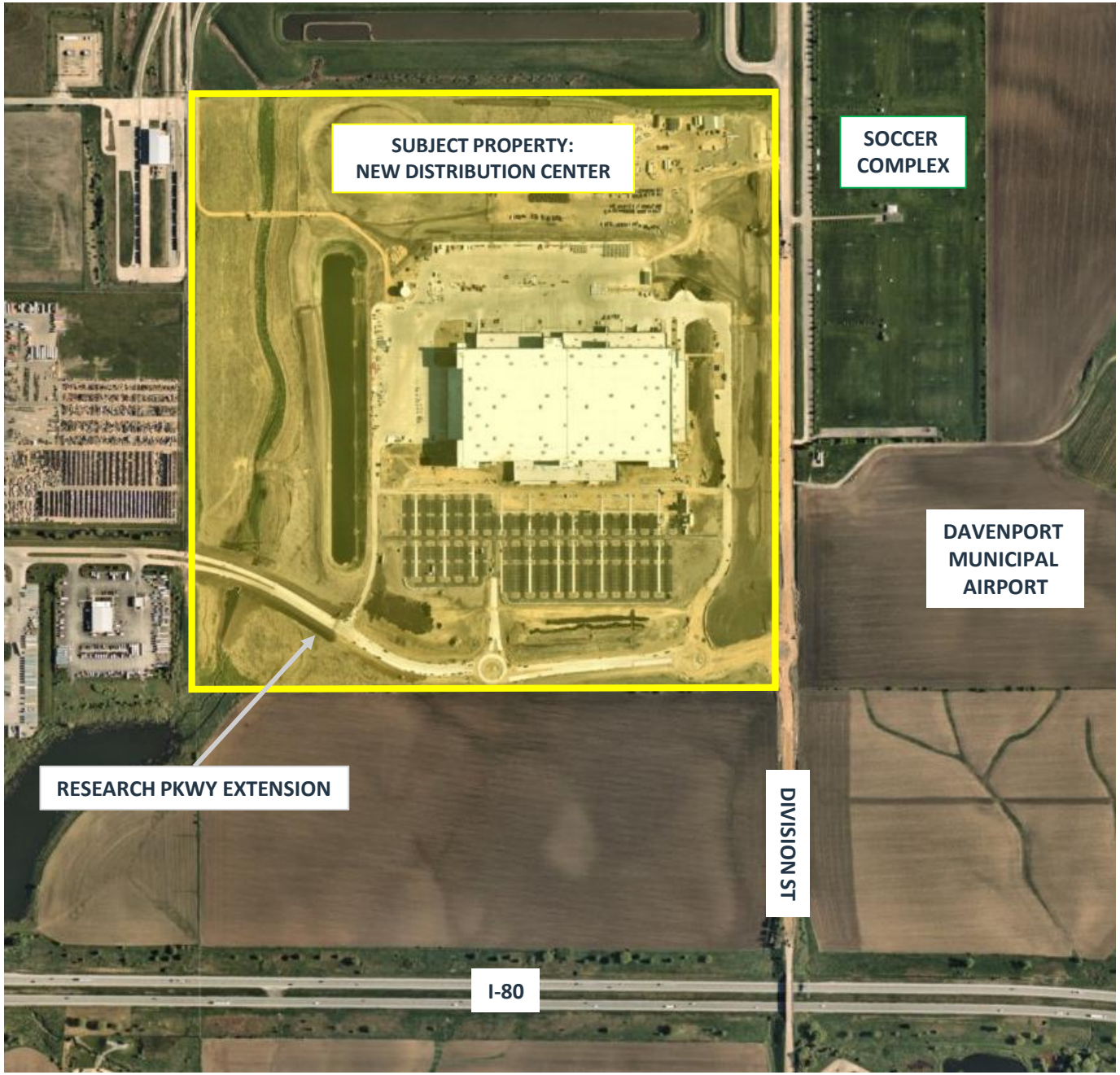
_____
Mike Matson
Mayor

Attest:

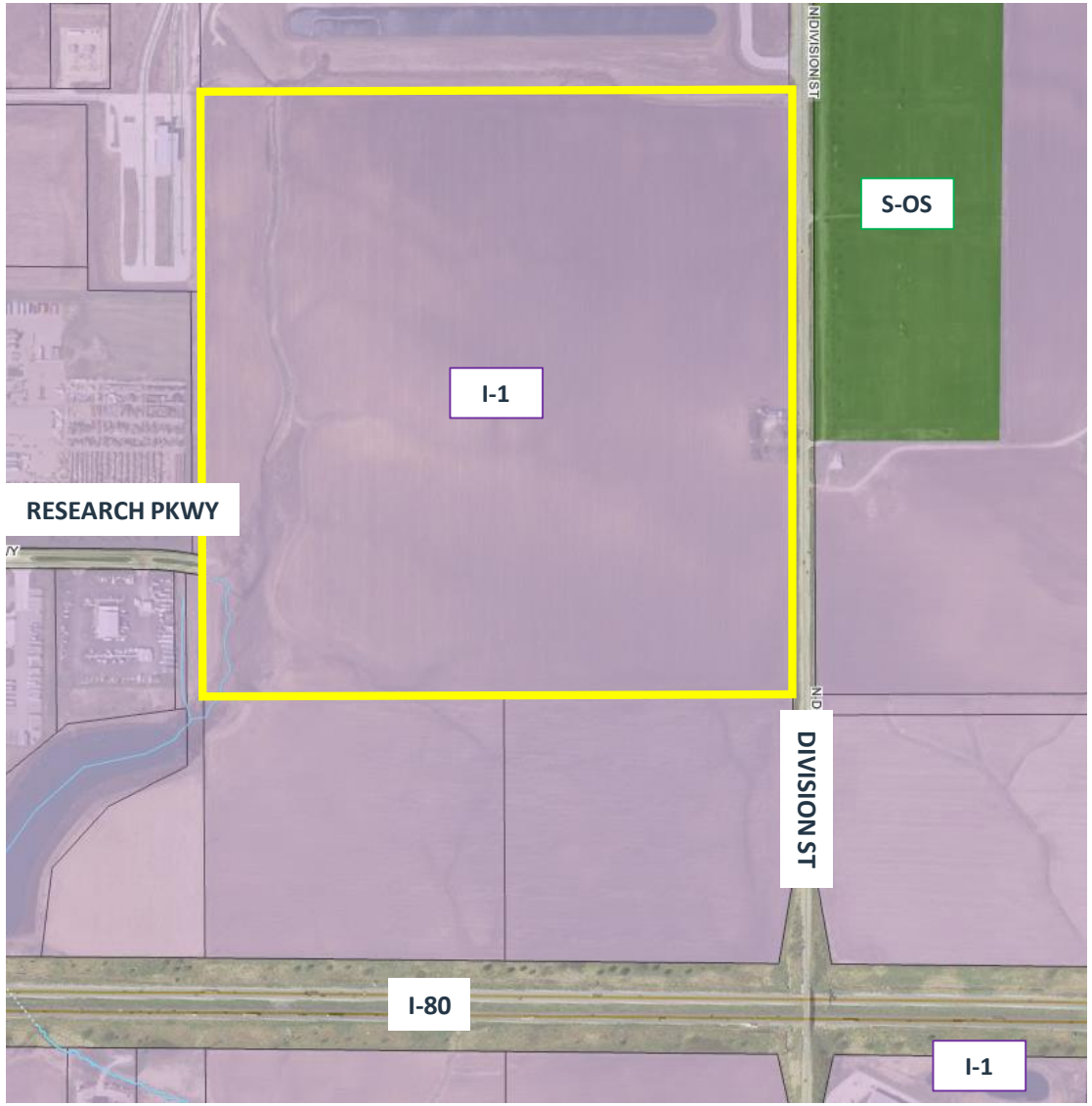
_____
Brian Krup
Deputy City Clerk

Vicinity Map

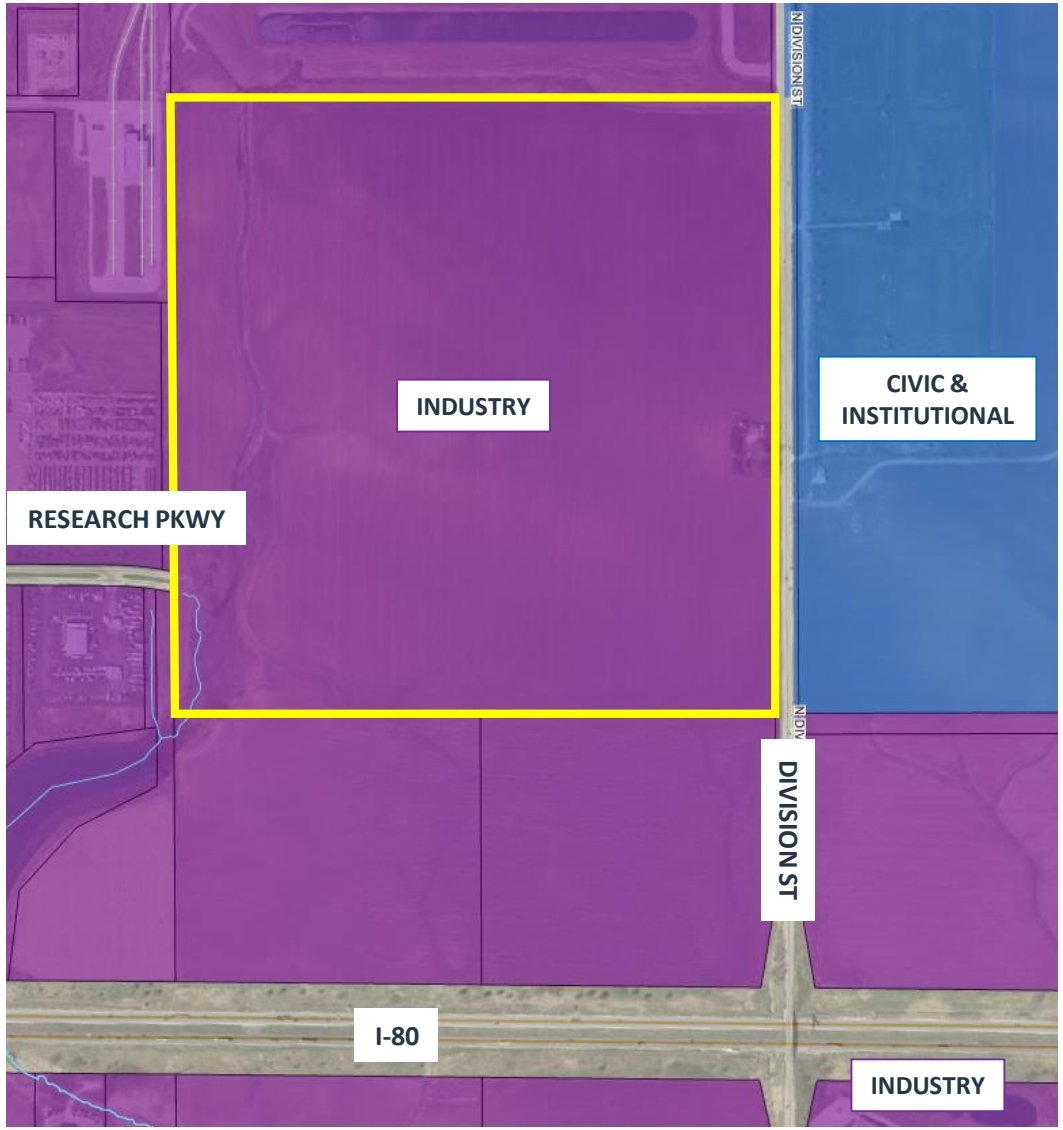




Zoning Map



Future Land Use Map

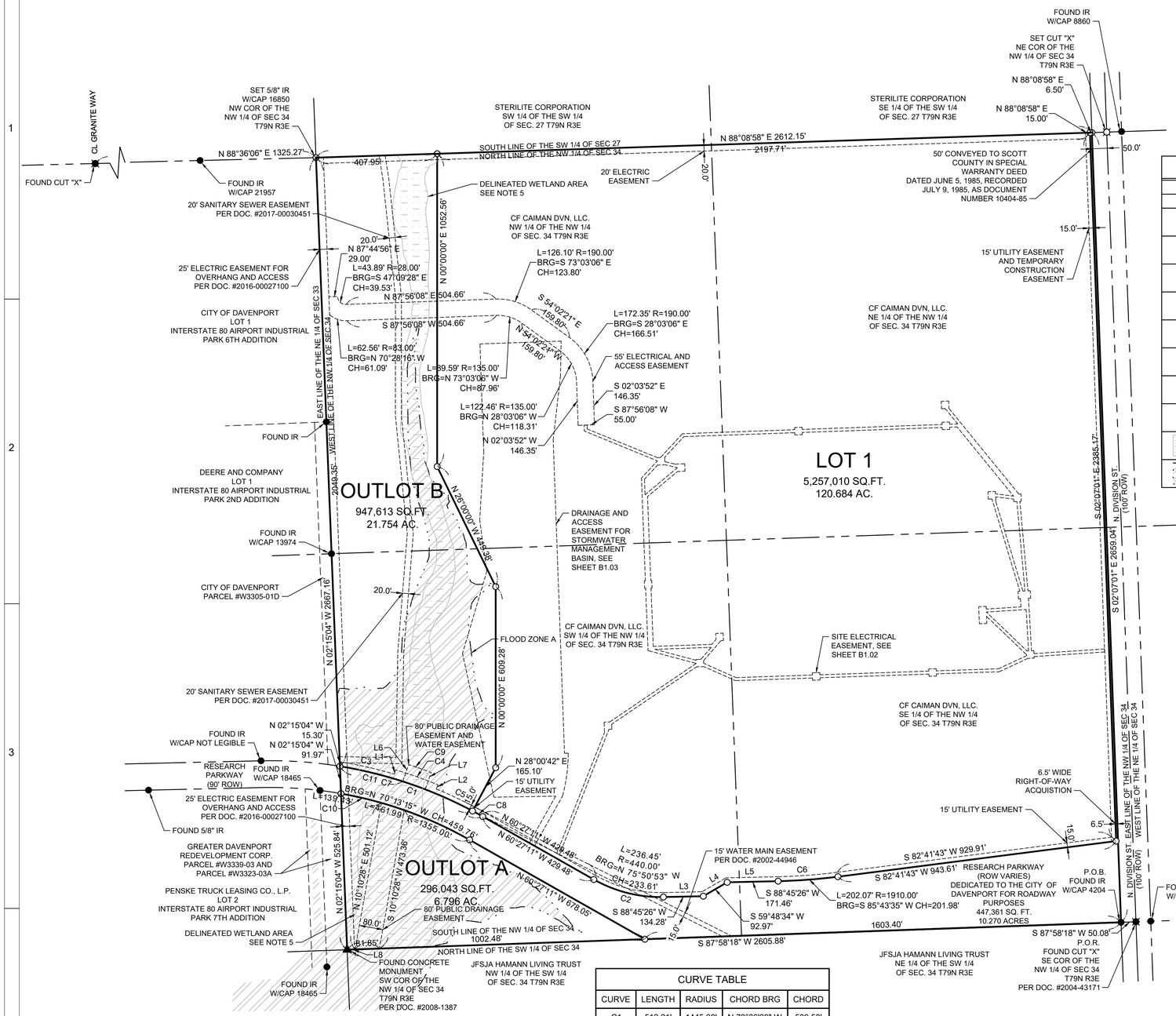


Owner: CF CAIMAN DVN, LLC
11611 SAN VICENTE BLVD, 10TH FLR.
LOS ANGELES, CA 90049

Developer: SEEFRIED PROPERTIES
3333 RIVERWOOD PARKWAY, SUITE 200
ATLANTA, GA 30339

FINAL PLAT
FOR
SCRABBLE ADDITION
TO THE CITY OF DAVENPORT, IOWA

(ALL OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DAVENPORT, SCOTT COUNTY, IOWA)



LEGEND

SURVEY

PLAN MARK	DESCRIPTION
●	IRON ROD - FOUND
○	IRON ROD - SET W/CAP 16850
▲	CONCRETE MONUMENT FOUND
⊠	X CUT FOUND
⊠	X CUT SET
00	MEASURED BEARING/DISTANCE
POB	POINT OF BEGINNING
POR	POINT OF REFERENCE
	WETLANDS AREA
	FLOOD ZONE A

PLANNING & ZONING COMMISSION

BY: _____

DATE: _____

CITY OF DAVENPORT, IOWA

BY: _____

ATTEST: _____

DATE: _____

CENTURYLINK (TELEPHONE)

BY: _____

DATE: _____

MIDAMERICAN ENERGY COMPANY (GAS/ELECTRIC)

BY: _____

DATE: _____

IOWA-AMERICAN WATER COMPANY (WATER)

BY: _____

DATE: _____

MEDIACOM (CABLEVISION)

BY: _____

DATE: _____

SURVEYOR'S NOTES

1. THIS SUBDIVISION CONTAINS 159.505 ACRES MORE OR LESS OF WHICH 10.270 ACRES MORE OR LESS TO BE DEDICATED TO THE CITY OF DAVENPORT FOR RIGHT-OF-WAY/ STREET PURPOSES.

2. IN A RESURVEY OF SAID PROPERTY AS NOW MONUMENTED AND USED, I FIND THE PRESENT MEASUREMENTS DIFFER FROM THE DIMENSIONS SHOWN ON FORMER PLATS, DESCRIPTIONS, AND CONVEYANCES, WHICH ACCOUNTS FOR THE DIFFERENCES SHOWN ON THIS SURVEY.

3. ALL LENGTHS SHOWN ON CURVES ARE ARC LENGTHS UNLESS SHOWN OTHERWISE.

4. THE RIGHT-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT ARE TO BE DEDICATED WITH THE PLATTING OF SCRABBLE ADDITION.

5. THE DELINEATED WETLAND AREA WAS DETERMINED BY JAKE WILSON OF SHIVE-HATTERY (ENVIRONMENTAL SCIENTIST/PROFESSIONAL WETLAND SCIENTIST) IDENTIFYING WHERE THE UPPER BOUNDARIES OF WETLANDS AND OTHER POTENTIAL WATERS OF THE UNITED STATES WERE LOCATED. DOCUMENTATION OF VEGETATION COMMUNITIES, HYDROLOGY, AND SOILS WERE PERFORMED AS OUTLINED BY THE 1987 US ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND MIDWEST REGIONAL (2010) SUPPLEMENT. FINDINGS OF THE WETLAND DELINEATION WERE CONFIRMED BY US ARMY CORPS OF ENGINEERS ROCK ISLAND DISTRICT STAFF, FOR PURPOSES OF SECTION 404 OF THE CLEAN WATER ACT PERMITTING.

AREA		
	ACRES	SQUARE FEET
LOT 1	120.684	5,257,010
OUTLOT A	6.796	296,043
OUTLOT B	21.754	947,613
RIGHT-OF-WAY	10.270	447,361
TOTAL	159.505	6,948,038

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	15.00'	S 16°30'54" W
L2	15.00'	N 22°23'56" E
L3	130.41'	S 88°45'26" W
L4	92.97'	S 59°48'34" W
L5	175.33'	S 88°45'26" W
L6	60.02'	N 19°27'25" E
L7	60.02'	S 19°27'25" W
L8	26.66'	N 87°58'18" E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD
C1	512.21'	1445.00'	N 70°36'29" W	509.53'
C2	244.51'	455.00'	N 75°50'53" W	241.58'
C3	188.50'	1460.00'	N 77°11'01" W	188.37'
C4	151.47'	1475.00'	N 70°32'35" W	151.40'
C5	182.14'	1460.00'	N 64°01'38" W	182.03'
C6	200.49'	1895.00'	S 85°43'35" W	200.39'
C7	473.50'	1445.00'	N 71°22'32" W	471.38'
C8	38.72'	1445.00'	N 61°13'15" W	38.71'
C9	80.01'	1505.00'	S 70°32'35" E	80.00'
C10	139.43'	1355.00'	N 77°02'26" W	139.37'
C11	217.74'	1445.00'	S 76°26'49" E	217.53'

0 100 200 400
SCALE IN FEET

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: _____

NAME: JONATHON S. BAILEY

LICENSE NUMBER: P12531

MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2022

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: B1.01, B1.02, B1.03

LICENSED LAND SURVEYOR JONATHON S. BAILEY P12531 IOWA

DRAFT

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana | Nebraska
Illinois Firm Number: 184-000214

SEAL

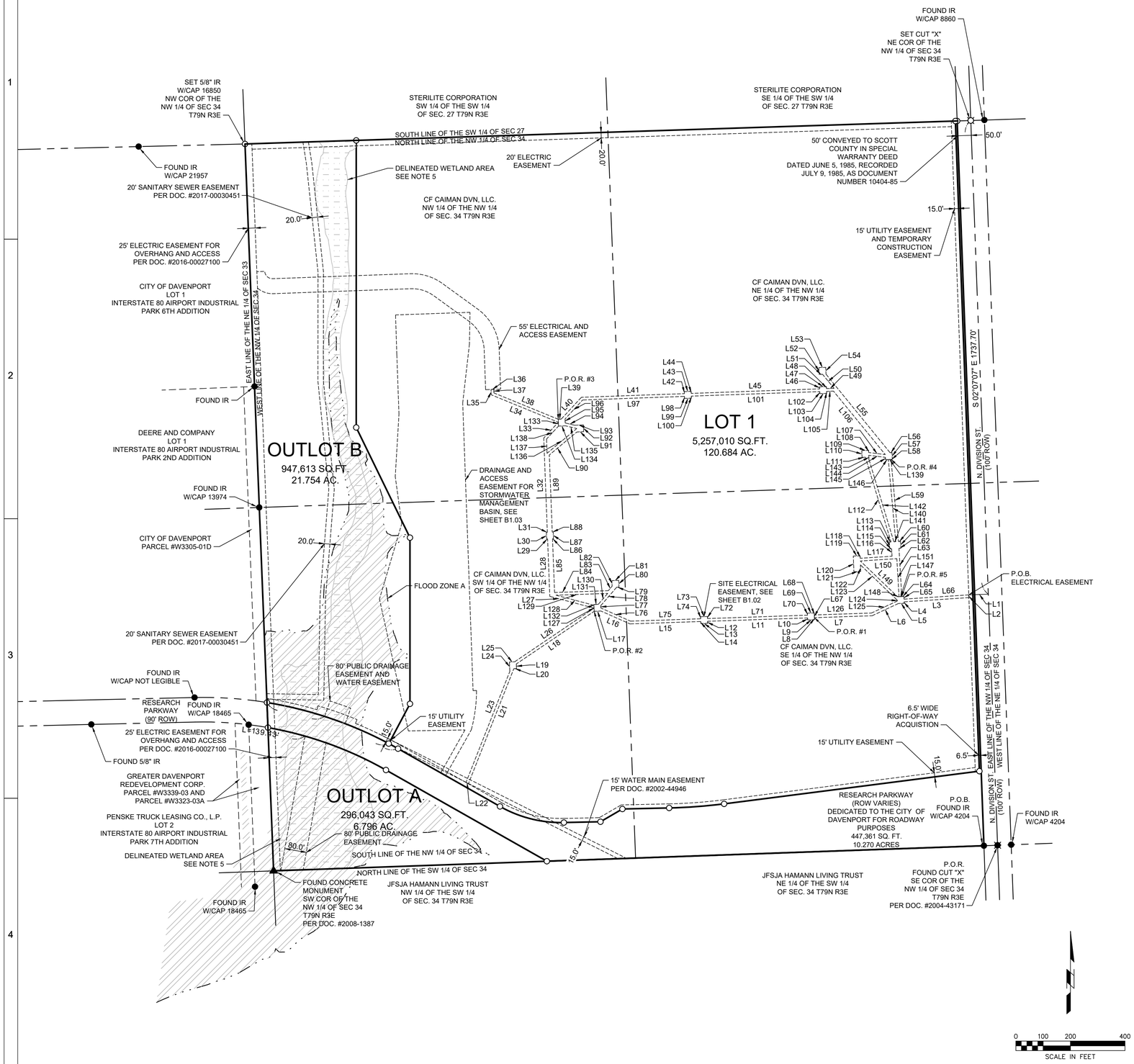
FINAL PLAT
SCRABBLE ADDITION
SEEFRIED PROPERTIES
DAVENPORT, IOWA

DRAWN: JJB
APPROVED: JSB
ISSUED FOR: REVIEW
DATE: 07/25/2022
PROJECT NO: 42119240
FIELD BOOK: 654
CLIENT NO:

FINAL PLAT

B1.01

P:\Projects\DM\42119240\Deliverables\Drawings\1a_Survey\FP-B1-01.dwg
Printed: 7/25/2022 11:54:59 AM



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	71.55'	S 87°52'59" W
L2	10.00'	S 02°07'01" E
L3	237.98'	S 86°15'30" W
L4	5.20'	S 02°15'04" E
L5	21.03'	S 87°44'56" W
L6	106.70'	S 65°04'40" W
L7	211.40'	S 88°04'20" W
L8	7.50'	S 01°55'40" E
L9	25.00'	S 88°04'20" W
L10	7.50'	N 01°55'40" W
L11	366.90'	S 88°04'20" W
L12	7.50'	S 01°55'40" E
L13	25.00'	S 88°04'20" W
L14	7.50'	N 01°55'40" W
L15	259.76'	S 88°04'20" W
L16	116.25'	N 66°05'14" W
L17	25.00'	S 87°44'56" W
L18	344.34'	S 55°55'39" W
L19	16.93'	S 02°15'04" E
L20	9.89'	S 87°44'56" W
L21	453.90'	S 21°32'00" W
L22	10.10'	N 60°27'11" W
L23	437.71'	N 21°32'00" E
L24	34.49'	N 02°15'04" W
L25	19.03'	N 87°44'56" E
L26	351.36'	N 55°55'41" E

LINE TABLE		
LINE	LENGTH	DIRECTION
L27	167.80'	N 75°06'40" W
L28	210.23'	N 02°11'10" W
L29	3.50'	S 87°48'50" W
L30	25.00'	N 02°11'10" W
L31	3.50'	N 87°48'50" E
L32	345.66'	N 02°11'10" W
L33	78.79'	N 42°44'56" E
L34	265.68'	N 67°45'34" W
L35	19.64'	N 02°03'52" W
L36	10.00'	N 87°56'08" E
L37	13.18'	S 02°03'52" E
L38	254.77'	S 67°45'34" E
L39	10.86'	N 87°44'56" E
L40	109.03'	N 42°44'56" E
L41	377.85'	N 87°58'06" E
L42	7.50'	N 02°01'54" W
L43	25.00'	N 87°58'06" E
L44	7.50'	S 02°01'54" E
L45	471.32'	N 87°58'06" E
L46	7.50'	N 02°01'54" W
L47	25.00'	N 87°58'06" E
L48	7.50'	S 02°01'54" E
L49	27.65'	N 87°58'06" E
L50	66.51'	N 39°13'22" W
L51	12.45'	S 87°58'06" W
L52	25.00'	N 02°01'54" W

LINE TABLE		
LINE	LENGTH	DIRECTION
L53	25.00'	N 87°58'06" E
L54	25.00'	S 02°01'54" E
L55	371.47'	S 39°13'22" E
L56	7.28'	N 87°44'56" E
L57	25.00'	S 02°15'04" E
L58	4.63'	S 87°44'56" W
L59	302.07'	S 05°09'58" E
L60	7.68'	N 86°41'31" E
L61	25.00'	S 03°18'29" E
L62	7.29'	S 86°41'31" W
L63	177.14'	S 03°18'29" E
L64	7.89'	N 87°44'56" E
L65	9.79'	S 02°15'04" E
L66	238.01'	N 86°15'30" E
L67	10.00'	N 01°55'40" W
L68	7.50'	N 01°55'40" W
L69	25.00'	S 88°04'20" W
L70	7.50'	S 01°55'40" E
L71	366.90'	S 88°04'20" W
L72	7.50'	N 01°55'40" W
L73	25.00'	S 88°04'20" W
L74	7.50'	S 01°55'40" E
L75	257.46'	S 88°04'20" W
L76	118.87'	N 66°05'14" W
L77	8.67'	N 02°15'04" W
L78	89.09'	N 40°49'06" E

LINE TABLE		
LINE	LENGTH	DIRECTION
L79	8.61'	N 87°44'56" E
L80	25.00'	N 02°15'04" W
L81	25.00'	S 87°44'56" W
L82	20.57'	S 02°15'04" E
L83	21.48'	S 40°49'06" W
L84	197.12'	S 88°00'39" W
L85	196.89'	N 02°11'10" W
L86	3.50'	N 87°48'50" E
L87	25.00'	N 02°11'10" W
L88	3.50'	S 87°48'50" W
L89	282.78'	N 02°11'10" W
L90	131.63'	N 50°09'02" E
L91	25.00'	N 87°44'56" E
L92	25.00'	N 02°15'04" W
L93	32.09'	S 87°44'56" W
L94	35.65'	N 76°33'44" W
L95	14.61'	N 02°15'04" W
L96	94.87'	N 42°44'56" E
L97	373.69'	N 87°58'06" E
L98	7.50'	S 02°01'54" E
L99	25.00'	N 87°58'06" E
L100	7.50'	N 02°01'54" W
L101	471.32'	N 87°58'06" E
L102	7.50'	S 02°01'54" E
L103	25.00'	N 87°58'06" E
L104	7.50'	N 02°01'54" W

LINE TABLE		
LINE	LENGTH	DIRECTION
L105	25.20'	N 87°58'06" E
L106	300.51'	S 39°13'22" E
L107	61.33'	N 82°49'05" W
L108	8.12'	N 02°15'04" W
L109	25.00'	S 87°44'56" W
L110	25.00'	S 02°15'04" E
L111	12.31'	N 87°44'56" E
L112	324.42'	S 16°50'18" E
L113	6.09'	S 86°41'31" W
L114	25.00'	S 03°18'29" E
L115	6.71'	N 86°41'31" E
L116	27.56'	S 03°18'29" E
L117	116.96'	S 86°19'57" W
L118	9.12'	N 02°15'04" W
L119	25.00'	S 87°44'56" W
L120	57.50'	S 02°15'04" E
L121	25.00'	N 87°44'56" E
L122	23.98'	N 02°15'04" W
L123	186.60'	S 46°13'28" E
L124	3.29'	S 02°15'04" E
L125	104.54'	S 65°04'40" W
L126	209.37'	S 88°04'20" W
L127	22.23'	N 02°15'04" W
L128	143.47'	N 75°06'40" W
L129	189.39'	N 88°00'39" E
L130	52.91'	S 40°49'06" W

LINE TABLE		
LINE	LENGTH	DIRECTION
L131	16.16'	S 87°44'56" W
L132	2.77'	S 02°15'04" E
L133	25.00'	S 02°15'04" E
L134	25.00'	N 87°44'56" E
L135	43.02'	S 76°33'44" E
L136	141.72'	S 50°09'02" W
L137	52.29'	N 02°11'10" W
L138	64.78'	N 42°44'56" E
L139	10.01'	S 87°44'56" W
L140	302.25'	S 05°09'58" E
L141	6.93'	S 86°41'31" W
L142	314.87'	N 16°50'18" W
L143	15.79'	N 02°15'04" W
L144	61.33'	S 82°49'05" E
L145	8.47'	S 02°15'04" E
L146	10.36'	N 87°44'56" E
L147	10.00'	S 87°44'56" W
L148	5.30'	S 87°44'56" W
L149	189.21'	N 46°13'28" W
L150	134.14'	N 86°19'57" E
L151	139.50'	S 03°18'29" E

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana | Nebraska

FINAL PLAT
SCRABBLE ADDITION

SEEFRIED PROPERTIES

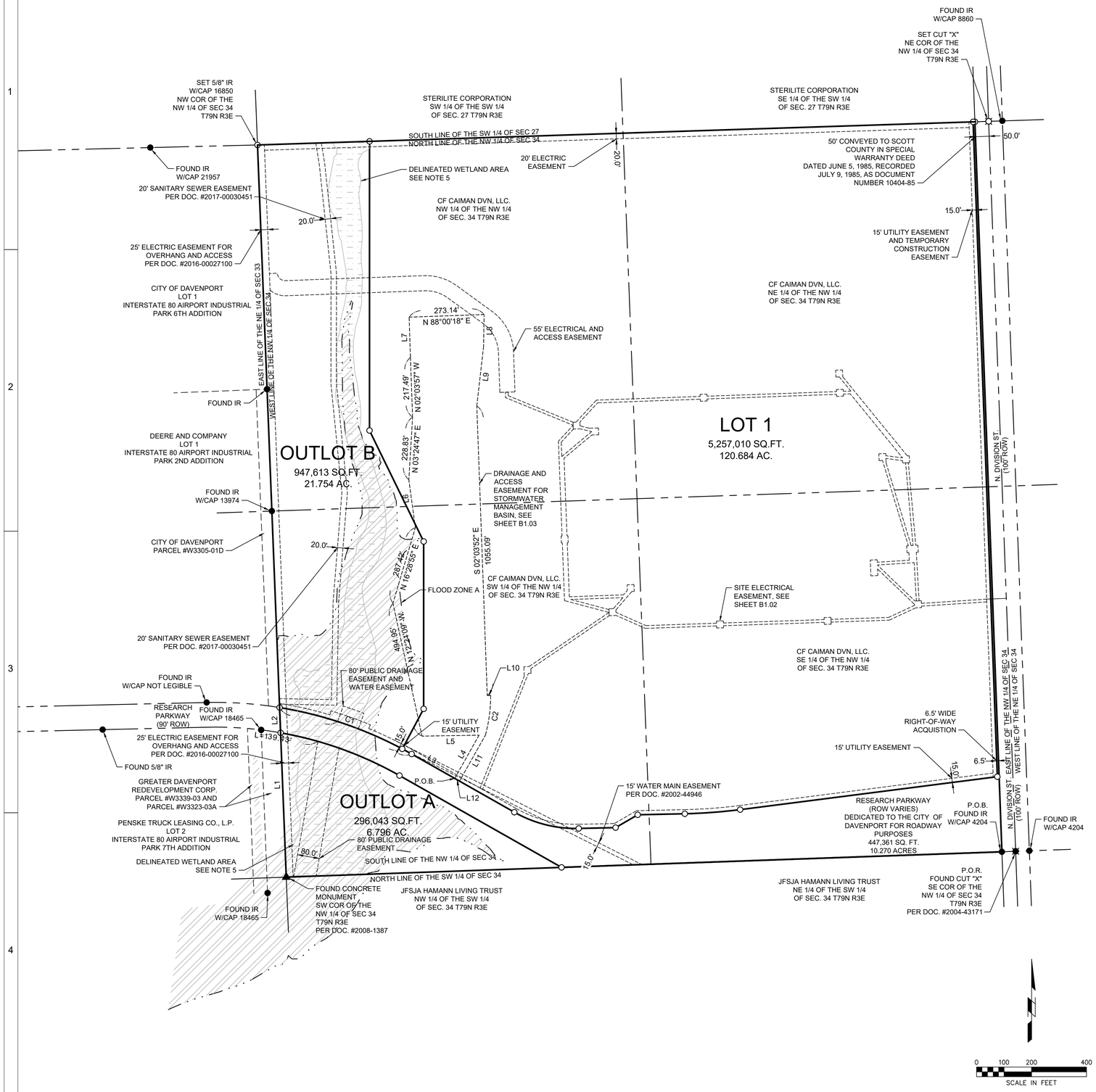
DAVENPORT, IOWA

DRAWN: JJB
APPROVED: JSB
ISSUED FOR: REVIEW
DATE: 07/25/2022
PROJECT NO: 421192-0
FIELD BOOK: 654
CLIENT NO:

FINAL PLAT

B1.02

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Printed: 7/25/2022 11:55:41 AM



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	525.84'	N 02°15'04" W
L2	91.96'	N 02°15'04" W
L3	180.06'	S 60°27'11" E
L4	180.61'	N 29°23'20" E
L5	207.54'	S 89°02'29" W
L6	175.30'	N 07°46'30" W
L7	146.62'	N 01°51'55" W
L8	116.78'	S 01°01'28" W
L9	217.04'	S 06°30'33" W
L10	12.61'	N 88°42'32" E
L11	192.37'	S 29°23'20" W
L12	20.00'	N 60°27'11" W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG	CHORD
C1	512.21'	1445.00'	S 70°36'29" E	509.53'
C2	145.91'	551.31'	S 07°34'21" W	145.49'

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
4125 Westown Pkwy, Suite 100 | West Des Moines, Iowa 50266
515.223.8104 | www.shive-hattery.com
Iowa | Illinois | Indiana | Nebraska

FINAL PLAT
SCRABBLE ADDITION

SEEFRIED PROPERTIES

DAVENPORT, IOWA

DRAWN: JJB
APPROVED: JSB
ISSUED FOR: REVIEW
DATE: 07/25/2022
PROJECT NO: 421192-0
FIELD BOOK: 654
CLIENT NO:

FINAL PLAT

B1.03

P:\Projects\DM\421192\Deliverables\Drawings\1a_Survey\Research Pkwy ROW & Scrabble Easment Plats\DRAINAGE AND ACCESS EASEMENT PLAT.dwg
Printed: 7/25/2022 11:56:27 AM



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

Property Address* 2022 Research Parkway Davenport, IA 52806
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)

Name:	Adam Goldberg
Company:	Seefried Properties
Address:	3333 Riverwood Parkway SE Suite 200
City/State/Zip:	Atlanta, GA 30339
Phone:	404-272-6030
Email:	adamg@seefriedproperties.com

Owner (if different from Applicant)

Name:	CF Caiman DVN LLC
Company:	c/o Fortress Investment Group
Address:	1345 Avenue of the America's, 46th Fl
City/State/Zip	New York, NY 10105
Phone:	
Email:	wturner@fortress.com

Engineer (if applicable)

Name:	Mark Harpole
Company:	Shive-Hattery, Inc.
Address:	2144 56th Ave. W
City/State/Zip	Bettendorf, IA 52722
Phone:	563-635-7244
Email:	mharpole@shive-hattery.com

Architect (if applicable)

Name:	Kevin Gates
Company	Macgregor Architects
Address:	12747 Olive Blvd Suite 150
City/State/Zip:	St. Louis, MO 63141
Phone:	314-218-2953
Email:	gates@mha.us.com

Attorney (if applicable)

Name:	Kyle Day
Company:	Lane and Waterman, LLP
Address:	220 North Main St Suite 600
City/State/Zip:	Davenport, IA 52801
Phone:	563-333-6686
Email:	kday@L-WLaw.com

Application Form Type:

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

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

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

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

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

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

Property Location:

NW 1/4 Sec. 34, T 79 N, R 3 E, 5th Principal Meridian, Except Division Street right of way.

Total Land Area: 159.505 Acres

Total Number of Lots: 1

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

Submittal Requirements:

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

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

Property Location:

NW 1/4 Sec. 34, T 79 N, R 3 E, 5th Principal Meridian, Except Division Street right of way.

Total Land Area: 159.505 Acres
Total Number of Lots: 1
Linear Feet of Streets Added: 2750
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☑ Yes ☐ No

Submittal Requirements:

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

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

(1) Application:
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the proposed preliminary plat:
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

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

(1) Application:
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission's consideration of the proposed final plat:
- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the final plat:
- Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
  - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
  - Executed platting certificate.
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

(4) Recordation:
- After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
- After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
- It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

City of Davenport

Department: Public Safety **Action / Date**
Contact Info: Gary Statz | 563-326-7754 **11/9/2022**

Subject:
Third Consideration: Ordinance amending Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by amending Schedule I Snow Routes thereto by adding various streets in the Westport Addition subdivision. [Ward 1]

Recommendation:
Adopt the Ordinance.

Background:
Many new streets and homes have been added to Westport Addition and this snow route would connect these streets to Locust Street and to Wisconsin Avenue. The existing snow routes east of there would be connected by extending Shawnee Drive one block to Westport Drive. Then the route would head north and west back to Locust Street. The additions are:

- Shawnee Drive from Rhinelander Court/Drive to Westport Drive.
- Westport Drive from Shawnee Drive to Alec Avenue.
- Alec Avenue from Westport Drive to Jenna Drive.
- Jenna Drive from Alec Avenue to Locust Street.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	9/28/2022 - 3:55 PM
Public Works Committee	Moses, Trish	Approved	9/28/2022 - 3:55 PM
City Clerk	Admin, Default	Approved	9/29/2022 - 1:17 PM

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED "SCHEDULES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY AMENDING SCHEDULE I SNOW ROUTES THERETO BY ADDING VARIOUS STREETS IN THE WESTPORT ADDITION SUBDIVISION.

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

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

Shawnee Drive from Rhinelander Court/Drive to Westport Drive.
Westport Drive from Shawnee Drive to Alec Avenue.
Alec Avenue from Westport Drive to Jenna Drive.
Jenna Drive from Alec Avenue to Locust Street.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

_____
Mike Matson
Mayor

_____
Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
11/9/2022

Subject:
Second Consideration: Ordinance amending Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by amending Schedule VII No Parking thereto by adding Denison Avenue along both sides from Bridge Avenue east to the dead end. [Ward 5]

Recommendation:
Adopt the Ordinance.

Background:
Genesis Health Systems now owns all of the property along both sides of this block which dead ends at their property. They requested to have all of the parking removed from this block. This will replace the current no parking zone that only prohibits parking along the south side of the street.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	9/28/2022 - 3:54 PM
Public Works Committee	Moses, Trish	Approved	9/28/2022 - 3:55 PM
City Clerk	Admin, Default	Approved	9/29/2022 - 1:17 PM

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED "SCHEDULES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY AMENDING SCHEDULE VII NO PARKING THERETO BY ADDING DENISON AVENUE ALONG BOTH SIDES FROM BRIDGE AVENUE EAST TO THE DEAD END.

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

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

Denison Avenue along both sides from Bridge Avenue east to the dead end.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

_____
Mike Matson
Mayor

_____
Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
11/9/2022

Subject:
Motion approving noise variance requests for outdoor events on the listed dates and times.

Davenport Parks and Recreation; Holiday Lights; Fejervary Learning Center | 1800 West 12th Street; 5:00 p.m. - 10:00 p.m. every evening Saturday, November 26, 2022 - Sunday, January 8, 2023; Outdoor music, over 50 dBA. [Ward 4]

Freight House Farmers' Market; Christkindlmarkt; Freight House | 421 West River Drive; 4:00 p.m. - 10:00 p.m. Friday, December 2, 2022; 10:00 a.m. - 10:00 p.m. Saturday, December 3, 2022; and 10:00 a.m. - 4:00 p.m. Sunday, December 4, 2022; Outdoor music/band, over 50 dBA. [Ward 3]

Recommendation:
Pass the Motion.

Background:
These requests for noise variances have been received pursuant to the Davenport Municipal Code Chapter 8.19 Noise Abatement, Section 8.19.090 Special Variances.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Holiday Lights Letter to Residents

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	10/27/2022 - 1:17 PM

DAVENPORT
PARKS & RECREATION

Subject: Fejervary Holiday Light Display

Dear Davenport Resident,

Davenport Parks and Recreation is excited for the return of the Holiday Lights Show at the Fejervary Learning Center. The holiday lights display is scheduled to run from 5 PM-10 PM, Monday through Sunday from November 26 through January 8. Shows will last 15 minutes and run every half-hour beginning at 5 PM. There will be music broadcast via radio as well as a speaker in the park.

In addition to entering and exiting the park at 12th and Wilkes, this year the second entry and access point will be available on the south end of the park by the aquatics center. When snow events happen the south entrance will be closed and reopened when snow is cleared. During good weather we hope this second entry point will help traffic flow before and after each show, reducing traffic congestion.

We are expecting record numbers of visitors this year and are so excited to roll out three new songs for the 2022 holiday season. On top of adding new songs we are expanding the size of our show. Thank you for your cooperation in bringing this special event to Fejervary Park. Please reach out with questions or concerns to:

Amanda Randerson, Events, Education & Aquatics Supervisor
(563) 326-7860 or amanda.randerson@davenportiowa.com

Best,

Chad Dyson

Chad Dyson
Director of Davenport Parks and Recreation

City of Davenport

Department: Public Safety **Action / Date**
Contact Info: Jamie Swanson | 563-326-7795 **11/9/2022**

Subject:
Motion approving beer and liquor license applications.

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

Ward 3

Palmer College of Chiropractic (Palmer College Foundation) - 1003 North Brady Street - Temporary License December 8-12 - License Type: Beer/Wine

Ward 7

The Christmas Cottage (The Christmas Cottage) - 902 West Kimberly Road - Temporary License November 10-23 - License Type: Class B Native Wine

Division Mart (Preet Liquor, LLC) - 3721 North Division Street - New License/Owners - License Type: Class E Liquor

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

Ward 2

Wal-Mart Supercenter #5115 (Wal-Mart Stores, Inc) - 3101 West Kimberly Road - License Type: Class E Liquor

Ward 3

Cathedral Ale (Sacred Heart Cathedral of Davenport, Iowa) - 422 East 10th Street - License Type: Class B Beer

Quad Cities River Bandits (Main Street Iowa, LLC) - 209 South Gaines Street - Outdoor Area - License Type: Class C Liquor

Ward 5

Aldi, Inc #15 (Aldi, Inc) - 1702 Brady Street (Midtown Plaza) - License Type: Class C Beer

Ward 8

Express Lane Gas & Food Mart #86 (ExpressLane, Inc) - 7522 Northwest Boulevard - License Type: Class C Beer

Kwik Star #167 (Kwik Trip, Inc) - 2050 East 53rd Street - License Type: Class C Beer

Recommendation:
Pass the Motion.

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

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Merritt, Mallory	Approved	10/26/2022 - 5:11 PM
Public Safety Committee	Merritt, Mallory	Approved	10/26/2022 - 5:11 PM
City Clerk	Admin, Default	Approved	10/27/2022 - 2:16 PM

City of Davenport

Department: Public Works - Admin
Contact Info: Brian Schadt | 563-326-7734

Action / Date
11/9/2022

Subject:
Third Consideration: Ordinance amending Section 13.16.060 entitled "Local limits for specific pollutants" of the Municipal Code of Davenport, Iowa. [All Wards]

Recommendation:
Adopt the Ordinance.

Background:
This Ordinance will amend Chapter 13.16.060 of the Davenport Municipal Code to revise the Local Limits for specific pollutants as required by the City's National Pollutant Discharge Elimination System (NPDES) Permit. Revised local discharge limits shall regulate the amounts of certain pollutants that may be discharged to the sanitary sewer system from industrial and hauled waste sources. This will alter Tables 1, 3, and 4 in the Chapter 13.16.060, B. Headworks Limits – Average Mass. The local limits Headworks allowable loading and allocation of pollutant loading to industries has been calculated according to Iowa Department of Natural Resources (DNR)/Environmental Protection Agency specifications and has been approved by Iowa DNR representatives. This revision also removes the former Kraft Oscar Meyer facility and includes the local limits for the current Kraft Heinz facility.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance
🗋	Backup Material	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	9/28/2022 - 2:50 PM

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 13.16.060 ENTITLED "LOCAL LIMITS FOR SPECIFIC POLLUTANTS" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA.

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

Section 1. That Chapter 13.16.060 of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

13.16.060. Local limits for specific pollutants.

A. General Provisions.

(1) Dilution. Users shall not increase the use of process water or, in any way; attempt to dilute a discharge as a partial or complete substitute for adequate pretreatment to achieve compliance with the limitations contained in the NCPS, or with any other pollutant specific limitation developed by the City.

(2) Sample Location. Measurement of pollutant concentrations to determine compliance shall be made at the point immediately following the pretreatment facility and before mixture with other waters, unless another point is designated by the Water Pollution Control Plant Manager. If necessary, the concentrations so measured shall be recomputed to exclude the effect of any dilution that is improper using the combined waste stream formula.

B. Headworks Limits - Average Mass. The average composite loading of all users contributing the following specific pollutants to the POTW shall not exceed the allowable total pounds. The allocation of pollutants between industrial and non-industrial sources may be adjusted by the Water Pollution Control Plant Manager provided that allowable total loading for any pollutant at the headworks of the POTW treatment plant is not exceeded.

Table 1	
Davenport Water Pollution Control Plant	
2606 South Concord Street	
Head Works Allowable Loading	
Pollutant	30 Day Average (lbs)
Al	5408.728
As	15.763
Ba	NA
Cd	3.037
Total Cr	11.252
Cu	46.237
Fe	682.836
Pb	36.657
Hg	1.004
Mo	44.749
Ni	183.286
Se	3.828
Ag	2.662
Zn	147.974
Total Phenols	3018.538
Total Cyanide	16.446

Table 2	
Davenport Water Pollution Control Lagoon	
West Locust Street	
Head Works Allowable Loading	
Pollutant	30 Day Average (lbs)
Al	NA
As	NA
Ba	NA
Cd	0.002
Total Cr	0.062
Cu	0.084
Fe	NA
Pb	0.011

Hg	NA
Mo	NA
Ni	0.072
Se	NA
Ag	0.002
Zn	8.338
Total Phenols	NA
Total Cyanide	0.002

Table 3			
Davenport Water Pollution Control Plant			
2606 South Concord Street			
Tier 1 Significant Industrial User Local Limits			
	PB Leiner USA	**Nestle Purina**	**Kraft Heinz**
Pollutant	30 Day Average	30 Day Average	30 Day Average
Al	NA	NA	NA
As	0.14 Pounds	0.037 Pounds	0.08 Pounds
Ba	NA	NA	NA
Cd	0.070 Pounds	0.018 Pounds	0.04 Pounds
Total Cr	0.110 Pounds	0.03 Pounds	0.03 Pounds
Cu	0.320 Pounds	0.09 Pounds	0.19 Pounds
Fe	NA	NA	NA
Pb	0.070 Pounds	0.02 Pounds	0.04 Pounds
Hg	NA	NA	NA
Mo	NA	NA	NA
Ni	0.080 Pounds	0.02 Pounds	0.04 Pounds
Se	0.08 Pounds	0.02 Pounds	0.05 Pounds
Ag	0.07 Pounds	0.018 Pounds	0.04 Pounds
Zn	1.20 Pounds	0.32 Pounds	0.70 Pounds
Total Phenols	0.27 Pounds	0.071 Pounds	0.15 Pounds
Total Cyanide	0.081 Pounds	0.022 Pounds	0.05 Pounds

Table 4	
Davenport Water Pollution Control Plant	
2606 South Concord Street	
Tier 2 Significant Industrial User Local Limits	
Pollutant	30 Day Average
Al	NA
As	0.581 mg/L
Ba	NA
Cd	0.098 mg/L
Total Cr	0.199 mg/L
Cu	1.475 mg/L
Fe	NA
Pb	1.180 mg/L
Hg	NA
Mo	NA
Ni	6.937 mg/L
Se	0.127 mg/L
Ag	0.074 mg/L
Zn	4.801 mg/L
Total Phenols	115.833 mg/L
Total Cyanide	0.621 mg/L

Table 5	
Davenport Water Pollution Control Lagoon	
West Locust Street	
Significant Industrial User Local Limits	
Pollutant	30 Day Average
Al	NA
As	NA
Ba	NA
Cd	0.024 mg/L
Total Cr	0.924 mg/L
Cu	1.282 mg/L
Fe	NA
Pb	0.173 mg/L

Hg	NA
Mo	NA
Ni	1.099 mg/L
Se	NA
Ag	0.029 mg/L
Zn	5.00 mg/L
Total Phenols	NA mg/L
Total Cyanide	0.027 mg/L

C. Discharge Concentration Limits and Review Criteria.

(1) The admission into the POTW of any materials, water or waste having a pollutant concentration or poundage greater than the limits in Tables 1 through 5 above, or containing pollutants not listed herein, shall be subject to the review and approval of the Water Pollution Control Plant Manager. After review of the proposed discharges, the Water Pollution Control Plant Manager may:

(i) Reject the waste for reasons consistent with section 13.16.020.

(ii) Require pre-treatment to an acceptable pollutant concentration for discharge to the POTW.

(iii) Require control of the quantities and rates of discharge of the water or waste.

(iv) Require payment to cover the added cost of handling and treatment of water and waste or any combination thereof.

(v) Reduce the maximum or average mass loading of present and prospective individual users on any reasonable prorated basis to meet headworks loading limits at the POTW treatment plant.

(vi) Require the user to obtain a wastewater discharge permit and be subject to any of the rules and regulations contained therein.

(vii) Require the user to meet local limits or NCPS in cases where local limits are more restrictive than NCPS provided that headworks loading limits are met.

(viii) Initiate enforcement action in response to any non-compliance with this ordinance using the enforcement procedures outlined in this ordinance.

(ix) Take any combination of steps (i) through (viii) as appropriate.

(2) Users discharging wastewater to the POTW having pollutant concentrations or flows greater than the limits in table 8 shall be considered non domestic for purposes of sewer charges and may be regulated or permitted by the Water Pollution Control Plant Manager as appropriate:

Table 8	
Domestic Pollutant Levels	
Pollutant	Domestic Limit
BOD	250 mg/L
TSS	300 mg/L

D. No provision of this section shall be construed to provide lesser discharge standards than are presently or may hereafter be imposed and required by USEPA or IDNR, nor to allow the average allowable total loading for any pollutant at the headworks of the POTW treatment plant to be exceeded.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

Table 1	
Davenport Water Pollution Control Plant	
2606 South Concord Street	
Head Works Allowable Loading	
Pollutant	30 Day Average (lbs)
Al	5408.728
As	15.763
Ba	NA
Cd	3.037
Total Cr	11.252
Cu	46.237
Fe	682.836
Pb	36.657
Hg	1.004
Mo	44.749
Ni	183.286
Se	3.828
Ag	2.662
Zn	147.974
Total Phenols	3018.538
Total Cyanide	16.446

Table 3			
Davenport Water Pollution Control Plant			
2606 South Concord Street			
Tier 1 Significant Industrial User Local Limits			
	PB Leiner USA	**Nestle Purina**	**Kraft Heinz**
Pollutant	30 Day Average	30 Day Average	30 Day Average
Al	NA	NA	NA
As	0.14 Pounds	0.037 Pounds	0.08 Pounds
Ba	NA	NA	NA
Cd	0.070 Pounds	0.018 Pounds	0.04 Pounds
Total Cr	0.110 Pounds	0.03 Pounds	0.03 Pounds
Cu	0.320 Pounds	0.09 Pounds	0.19 Pounds

Fe	NA	NA	NA
Pb	0.070 Pounds	0.02 Pounds	0.04 Pounds
Hg	NA	NA	NA
Mo	NA	NA	NA
Ni	0.080 Pounds	0.02 Pounds	0.04 Pounds
Se	0.08 Pounds	0.02 Pounds	0.05 Pounds
Ag	0.07 Pounds	0.018 Pounds	0.04 Pounds
Zn	1.20 Pounds	0.32 Pounds	0.70 Pounds
Total Phenols	0.27 Pounds	0.071 Pounds	0.15 Pounds
Total Cyanide	0.081 Pounds	0.022 Pounds	0.05 Pounds

Table 4	
Davenport Water Pollution Control Plant	
2606 South Concord Street	
Tier 2 Significant Industrial User Local Limits	
Pollutant	30 Day Average
Al	NA
As	0.581 mg/L
Ba	NA
Cd	0.098 mg/L
Total Cr	0.199 mg/L
Cu	1.475 mg/L
Fe	NA
Pb	1.180 mg/L
Hg	NA
Mo	NA
Ni	6.937 mg/L
Se	0.127 mg/L
Ag	0.074 mg/L
Zn	4.801 mg/L
Total Phenols	115.833 mg/L
Total Cyanide	0.621 mg/L

City of Davenport

Department: Public Works - Admin
Contact Info: Laura Berkley | 563-888-3553

Action / Date
11/9/2022

Subject:
Second Consideration: Ordinance amending Chapter 15.44 entitled "Flood Damage Prevention" of the Municipal Code of Davenport, Iowa by amending various subsections thereto. [All Wards]

Recommendation:
Adopt the Ordinance.

Background:
The Federal Emergency Management Agency release an Addendum to the 2017 Community Rating System manual which revised prerequisites from holding a maintaining different Class levels within the program. Currently the City of Davenport is a Class 7 which provides a 15% discount on National Flood Insurance Program premiums.

In order to maintain eligibility as a Class 7, the City must amend the Flood Damage Prevention Ordinance to include protecting all machinery and equipment to one foot above base flood elevation for all new construction or substantially improved or substantially damaged buildings within Special Flood Hazard Areas. The proposed amendment also includes requirements for enclosed areas below base flood elevation for residential structures.

A Public Hearing prior to City Council action on amendments in Chapter 15.44 is required and was held at the October 19, 2022 Committee of the Whole Meeting. A notice was published in the *Quad-City Times* on October 1, 2022.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance
🗋	Backup Material	Ordinance With Strike-Through

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	10/14/2022 - 8:57 AM

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 15.44 ENTITLED "FLOOD DAMAGE PREVENTION" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY AMENDING VARIOUS SUBSECTIONS THERETO.

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

Section 1. That a new subsection 15.44.080(R) of the Municipal Code of Davenport, Iowa be added to read as follows:

R. All New and Substantially Improved Structures

1. Fully enclosed areas below the "lowest floor" (not including basements) that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must be certified by a registered professional engineer or architect or meet and/or exceed the following criteria:

    a. A minimum of two openings having a total net opening of not less than one square inch for every square foot of enclosed area subject to flooding.

    b. The bottom of all openings shall be no higher than one foot above grade.

    c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

    Such areas shall be used solely for parking of vehicles, building access, and low damage potential storage.

2. New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

3. New and substantially improved structures shall be constructed with electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork), and similar machinery and equipment elevated or floodproofed to a minimum of one foot above Base Flood Elevation.

4. New and substantially improved structures shall be constructed with plumbing, gas lines, water/gas meters and other similar service utilities either elevated or floodproofed to a minimum of one foot above Base Flood Elevation or designed to be watertight and withstand inundation to such a level.

Section 2. That the current Subsection 15.44.080(R) Residential Construction of the Municipal Code of Davenport, Iowa, shall be re-lettered as 15.44.080(S).

Section 3. That the current Subsection 15.44.080(S) Nonresidential Construction of the Municipal Code of Davenport, Iowa, shall be re-lettered as subsection 15.44.080(T) and amended to read as follows:

T. Nonresidential Construction.

1. All new construction or substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to a minimum of one foot above the base flood elevation or, together with attendant utility and sanitary facilities, be floodproofed to that level so that the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

    a. A registered professional engineer or architect shall develop and/or review structural design specifications, and plans for the construction, and shall certify that the designs and methods of construction are in accordance with accepted standards of practice for meeting the applicable standards.

    b. Such certification shall be provided to and maintained by the official as set forth in Section 15.44.180.

2. If the structure is elevated through the use of fill, all fill shall be offset by corresponding grade reductions or cuts in order that there be no net loss of flood plain as measured in net cubic yards; however, the requirement stated in the preceding sentence shall have no application to the Mississippi River flood plain.

3. All new construction or substantial improvement that contains fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must be certified by a registered professional engineer or architect or meet and/or exceed the following criteria:

    a. A minimum of two openings having a total net opening of not less than one square inch for every square foot of enclosed area subject to flooding.

    b. The bottom of all openings shall be no higher than one foot above grade.

    c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

4. New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
5. New and substantially improved structures shall be constructed with electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork), and similar machinery and equipment elevated or floodproofed to a minimum of one foot above Base Flood Elevation.
6. New and substantially improved structures shall be constructed with plumbing, gas lines, water/gas meters and other similar service utilities either elevated or floodproofed to a minimum of one foot above Base Flood Elevation or designed to be watertight and withstand inundation to such a level.

Section 4. That the current subsection 15.44.080(T) Factory-Built Housing of the Municipal Code of Davenport, Iowa, shall be re-lettered as 15.44.080(U).

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 15.44 OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, ENTITLED "FLOOD DAMAGE PREVENTION", BY AMENDING VARIOUS SUBSECTIONS THERETO.

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

Section 1. That a new subsection 15.44.080(R) of the Municipal Code of Davenport, Iowa, be added to read as follows:

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    c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

    Such areas shall be used solely for parking of vehicles, building access, and low damage potential storage.

2. New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

3. New and substantially improved structures shall be constructed with electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork), and similar machinery and equipment elevated

or floodproofed to a minimum of one foot above Base Flood Elevation.

4. New and substantially improved structures shall be constructed with plumbing, gas lines, water/gas meters and other similar service utilities either elevated or floodproofed to a minimum of one foot above Base Flood Elevation or designed to be watertight and withstand inundation to such a level.

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    a. A registered professional engineer or architect shall develop and/or review structural design specifications, and plans for the construction, and shall certify that the designs and methods of construction are in accordance with accepted standards of practice for meeting the applicable standards.

    b. Such certification shall be provided to and maintained by the official as set forth in Section 15.44.180.

2. If the structure is elevated through the use of fill, all fill shall be offset by corresponding grade reductions or cuts in order that there be no net loss of flood plain as measured in net cubic yards. However, the requirement stated in the preceding sentence shall have no application to the Mississippi River flood plain.

3. All new construction or substantial improvement that contains fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must be certified by a registered professional engineer or architect or meet and/or exceed the following criteria:

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    b. The bottom of all openings shall be no higher than one foot above grade.

c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

4. New and substantially improved structures must be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

5. New and substantially improved structures shall be constructed with ~~electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities~~ electric meter, electrical service panel box, hot water heater, heating, air conditioning, ventilation equipment (including ductwork), and similar machinery and equipment elevated or floodproofed to a minimum of one foot above Base Flood Elevation.

6. New and substantially improved structures shall be constructed with plumbing, gas lines, water/gas meters and other similar service utilities either elevated or floodproofed to a minimum of one foot above Base Flood Elevation or designed to be watertight and withstand inundation to such a level.

Section 4. That the current subsection 15.44.080(T) Factory-Built Housing of the Municipal Code of Davenport, Iowa, shall be re-lettered as 15.44.080(U).

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 _____

_____
Mike Matson
Mayor

Attest: _____

Brian Krup
Deputy City Clerk

Published in the *Quad City Times* on _____

City of Davenport

Department: Public Works - Engineering **Action / Date**
Contact Info: Zach Peterson | 563-328-6709 **11/9/2022**

Subject:
Resolution accepting work completed under the River Heritage Park | Phase III project by Bill Bruce Builders, Inc of Eldridge, Iowa in the amount of $853,924.57, CIP #68013. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
River Heritage Park | Phase III construction has been completed. Project upgrades as part of this phase included the following:

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

The project was completed in accordance with the City of Davenport and Iowa DOT requirements with a final contract amount of $853,924.57.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	10/26/2022 - 2:37 PM
Public Works Committee	Moses, Trish	Approved	10/26/2022 - 2:38 PM
City Clerk	Admin, Default	Approved	10/28/2022 - 10:34 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION accepting work completed under the River Heritage Park | Phase III project by Bill Bruce Builders, Inc of Eldridge, Iowa in the amount of $853,924.57, CIP #68013.

WHEREAS, the City of Davenport entered into a contract with Bill Bruce Builders, Inc of Eldridge, Iowa for the River Heritage Park | Phase III project; and

WHEREAS, work on the project has been satisfactorily completed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the River Heritage Park | Phase III project by Bill Bruce Builders, Inc of Eldridge, Iowa in the amount of $853,924.57 is hereby accepted.

Passed and approved this 9th day of November, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering
Contact Info: Brian Schadt | 563-326-7923

Action / Date
11/9/2022

Subject:
Resolution accepting work completed under the Ripley Street (51st Street to 53rd Street) Reconstruction project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of $388,633.90, CIP #35054. [Ward 7]

Recommendation:
Adopt the Resolution.

Background:
This pavement reconstruction project included over-excavation of poor subsoil, installation of drain tile, driveway approaches and new concrete pavement. The total project cost was $388,633.90 which was funded by Capital Improvements Program funds for local roads using a combination of Local Option Sales Tax, Road Use Tax, and General Obligation Bond proceeds.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	10/26/2022 - 3:38 PM
Public Works Committee	Moses, Trish	Approved	10/26/2022 - 3:38 PM
City Clerk	Admin, Default	Approved	10/28/2022 - 10:41 AM

Resolution No. _____

RESOLUTION offered by Alderman Dunn.

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

RESOLUTION accepting work completed under the Ripley Street (51st Street to 53rd Street) Reconstruction project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of $388,633.90.

WHEREAS, the City entered into a contract with Hawkeye Paving Corporation of Davenport, Iowa for the Ripley Street (51st Street to 53rd Street) Reconstruction project; and

WHEREAS, the scope of work included pavement removal, subdrain installation, ADA upgrades, new concrete pavement, and driveway approaches; and

WHEREAS, the final cost of the contract was $388,633.90; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the Ripley Street (51st Street to 53rd Street) Reconstruction project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of $388,633.90 is hereby accepted.

Passed and approved this 9th day of November, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering
Contact Info: Brian Schadt | 563-326-7923

Action / Date
11/9/2022

Subject:
Resolution accepting work completed under the CDBG Alley Program: 1310 Kirkwood Boulevard to 1810 Esplanade Avenue Reconstruction project by Emery Construction Group, Inc of Moline, Illinois in the amount of $250,433.86, CIP #BG-250. [Ward 5]

Recommendation:
Adopt the Resolution.

Background:
This project was funded by Community Development Block Grant (CDBG) funds and involved removal and reconstruction of an alley using concrete. The L-shaped alley connects Kirkwood Boulevard and Esplanade Avenue. The total project cost was $250,433.86 and work was completed by Emery Construction Group of Moline, Illinois.

ATTACHMENTS:

	Type	Description
	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	10/26/2022 - 10:25 AM
Public Works Committee	Moses, Trish	Approved	10/26/2022 - 10:25 AM
City Clerk	Admin, Default	Approved	10/27/2022 - 3:08 PM

Resolution No. _____

RESOLUTION offered by Alderman Dunn.

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

RESOLUTION accepting work completed under the CDBG Alley Program: 1310 Kirkwood Boulevard to 1810 Esplanade Avenue Reconstruction project by Emery Construction Group, Inc of Moline, Illinois in the amount of $250,433.86, CIP #BG-250.

WHEREAS, the City entered into contract with Emery Construction Group of Moline, Illinois; and

WHEREAS, the project limits were the alley between 1310 Kirkwood Boulevard and 1810 Esplanade Avenue; and

WHEREAS, the scope of work included pavement removal, concrete construction, and an ADA-compliant sidewalk at both ends of the project; and

WHEREAS, the final cost of the contract was $250,433.86; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the CDBG Alley Program: 1310 Kirkwood Boulevard to 1810 Esplanade Avenue Reconstruction project by Emery Construction Group, Inc of Moline, Illinois in the amount of $250,433.86 is hereby accepted.

Passed and approved this 9th day of November, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering **Action / Date**
Contact Info: Brian Schadt | 563-326-7923 **11/9/2022**

Subject:
Resolution accepting work completed under the FY 2023 Brick Street Patching Program by Kelly Construction of Davenport, Inc of Davenport, Iowa in the amount of $159,602.08, CIP #35054. [Wards 3 & 5]

Recommendation:
Adopt the Resolution.

Background:
This project was patching of historically-protected brick streets. Work included patching of ruts and removal of temporary HMA or PCC patches. Work was authorized until budgeted funds were exhausted.

Work was completed on:

- College Avenue between River Drive and 12th Street
- 9th Street between Bridge Avenue and Mississippi Avenue
- 10th Street between College Avenue and Mississippi Avenue
- 7th Street between Farnam Street and Grand Avenue
- 8th Street between Iowa Street and Farnam Street
- 9th Street between Pershing Avenue and Iowa Street
- 10th Street between Pershing Avenue and Farnam Street
- Arlington Avenue between 12th Street and 13th Street
- Carey Avenue between 13th Street and 14th Street

The total contract cost was $159,602.08, which was funded by Capital Improvement Program funds for local roads using a combination of Local Option Sales Tax, Road Use Tax, and General Obligation Bond proceeds.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Exhibit	location map

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	10/26/2022 - 10:28 AM
Public Works Committee	Moses, Trish	Approved	10/26/2022 - 10:29 AM
City Clerk	Admin, Default	Approved	10/28/2022 - 10:40 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION accepting work completed under the FY 2023 Brick Street Patching Program by Kelly Construction of Davenport, Inc of Davenport, Iowa in the amount of $159,602.08, CIP #35054.

WHEREAS, the City entered into contract with Kelly Construction of Davenport, Inc of Davenport, Iowa; and

WHEREAS, work was completed on various historically-protected streets; and

WHEREAS, the scope of work included removal of bricks or temporary patching material, repair of the aggregate subbase, and patching using historic bricks; and

WHEREAS, the final cost of the contract was $159,602.08; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the FY 2023 Brick Street Patching Program by Kelly Construction of Davenport, Inc of Davenport, Iowa in the amount of $159,602.08 is hereby accepted.

Passed and approved this 9th day of November, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

THE CITY OF DAVENPORT
IOWA | USA

Brick Patching Bid

Locations, Patches, and SY

Location: 1

Feet
0 420



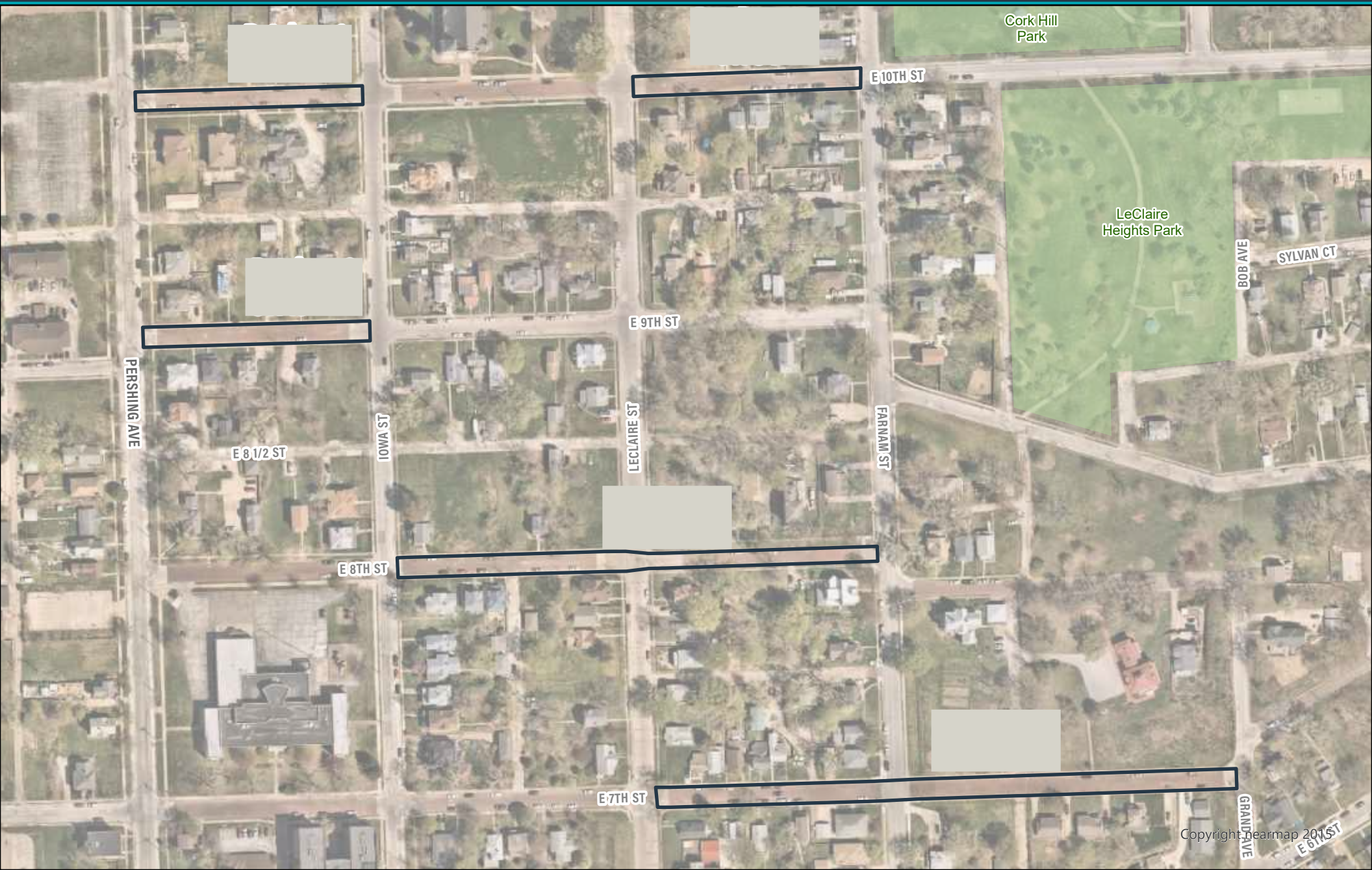
THE CITY OF DAVENPORT
IOWA | USA

Brick Patching Bid

Locations, Patches, and SY

Location: 2

Feet
0 300



THE CITY OF DAVENPORT
IOWA | USA

Brick Patching Bid

Locations, Patches, and SY

Location: 5

Feet
0 200



City of Davenport

Department: Public Works - Engineering
Contact Info: Brian Schadt | 563-326-7923

Action / Date
11/9/2022

Subject:
Resolution accepting work completed under the FY 2023 DOT Full Depth Patching project by Centennial Contractors of the Quad Cities, Inc of Moline, Illinois in the amount of $149,321, CIP #35045. [Wards 1, 2, & 7]

Recommendation:
Adopt the Resolution.

Background:
This project entailed full depth concrete patching on the following State routes: Highway 6 (West Kimberly Rd from Fairmount Street to Marquette Street), Iowa 461 (West River Drive from Stark Street to Concord Street), and Highway 22 (southwest of River Drive). 99% of the work completed under this contract is reimbursable by the Iowa DOT; 1% was curb replacement to be paid by the City. Work has been satisfactorily completed by Centennial Contractors of the Quad Cities, Inc of Moline, Illinois. The total project cost was $149,321. Upon formal City acceptance and release of retainage to the contractor, staff will submit a reimbursement request to the Iowa DOT.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	10/26/2022 - 10:30 AM
Public Works Committee	Moses, Trish	Approved	10/26/2022 - 2:31 PM
City Clerk	Admin, Default	Approved	10/27/2022 - 3:08 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION accepting work completed under the FY 2023 DOT Full Depth Patching Project by Centennial Contractors of the Quad Cities, Inc of Moline, Illinois in the amount of $149,321, CIP #35045.

WHEREAS, the City entered into contract with Centennial Contractors of the Quad Cities, Inc of Moline, Illinois; and

WHEREAS, the project entailed targeted concrete patching of State routes located within City limits; and

WHEREAS, the work was completed under an Addendum to the City's Maintenance Agreement with the Iowa Department of Transportation; and

WHEREAS, the final cost was $149,321 of which 99 percent is reimbursable by the Iowa Department of Transportation; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the FY 2023 DOT Full Depth Patching Project by Centennial Contractors of the Quad Cities, Inc of Moline, Illinois in the amount of $149,321 is hereby accepted.

Passed and approved this 9th day of November, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
11/9/2022

Subject:
Resolution accepting work completed under the 2022 Contract Milling Program by Manatt's Inc – Eastern Iowa Division of Camanche, Iowa in the amount of $124,392.29, CIP #35041. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This program is a partnership effort with local contractors to provide pavement scarification ahead of the City's in-house asphalt resurfacing crew. All work has been satisfactorily completed. The total cost was $124,392.29 paid from CIP #35041.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	10/26/2022 - 10:26 AM
Public Works Committee	Moses, Trish	Approved	10/26/2022 - 10:26 AM
City Clerk	Admin, Default	Approved	10/28/2022 - 10:40 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION accepting work completed under the 2022 Contract Milling Program by Manatt's Inc – Eastern Iowa Division of Camanche, Iowa in the amount of $124,392.29, CIP #35041.

WHEREAS, the City of Davenport entered into a contract with Manatt's Inc – Eastern Iowa Division of Camanche, Iowa for pavement scarification services; and

WHEREAS, work performed under the above-named program has been duly and fully completed by the contractor in accordance with the terms of the contract; and

WHEREAS, the final cost of the work performed under this contract was $124,392.29.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the 2022 Contract Milling Program by Manatt's Inc – Eastern Iowa Division of Camanche, Iowa in the amount of $124,392.29 is hereby accepted.

Passed and approved this 9th day of November, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
11/9/2022

Subject:
Resolution awarding a one-year contract with two possible two-year renewals for security services at various City locations to Global Security Services of Davenport, Iowa. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
On July 22, 2022 a Request for Proposals was issued and sent to 269 vendors. On August 19, 2022 the Purchasing Division opened and read two proposals. See attached tabulation.

The proposals were evaluated on the following criteria: 1) Creativeness of proposed solution - 20 points, 2) Management team qualifications - 20 points, 3) Solution includes verification that work is being completed accurately - 20 points, 4) Pricing - 40 points, 5) References - 10 points. After the evaluations, it was decided to interview both firms. After the interviews, Global Security Services was determined to be the firm that best fits the City's needs and is recommended for award.

This contract will provide contracted security services in three major areas: General Downtown (parking ramps, Sky Walk, Skybridge), Ground Transportation Center, and the Main Library.

Funding for this service comes from each department's operating budget.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Cover Memo	Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	10/27/2022 - 8:14 AM
Public Works Committee	Moses, Trish	Approved	10/27/2022 - 8:14 AM
City Clerk	Admin, Default	Approved	10/28/2022 - 10:43 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION awarding a one-year contract with two possible two-year renewals for security services at various City locations to Global Security Services of Davenport, Iowa.

WHEREAS, the City needs to contract for security services; and

WHEREAS, Global Security Services of Davenport, Iowa was selected as the firm to best fit the City's needs.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a one-year contract with two possible two-year renewals for security services is hereby awarded to Global Security Services of Davenport, Iowa.

Passed and approved this 9th day of November, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: Security Services

BID NUMBER: 23-3

OPENING DATE: August 19, 2022

FUNDING: 50301835 520225
51301730 520225
50301835 520225
51352122 520225
51352121 520217
50265021 520217

RECOMMENDATION: Award the contract to Global Security Services of Davenport, Iowa

VENDOR NAME	**LOCATION**
Global Security Services	**Davenport, Iowa**
Securitas Security Services US	Bettendorf, Iowa

Approved By Kari Thoren 10/24/2022
Purchasing Date

Approved By Nicole Gleason Oct 24, 2022
Dept Director Date

Approved By Jamie Watt 10/24/2022
Budget/CIP Date

Approved By Mallory J. Merritt 10/26/2022
Assist. City Administrator/ CFO Date

City of Davenport

Department: Public Works - Engineering
Contact Info: Brian Schadt | 563-326-7923

Action / Date
11/9/2022

Subject:
Resolution approving a preconstruction agreement with the Iowa Department of Transportation for the replacement of the Brady Street bridge over Duck Creek. [Ward 7]

Recommendation:
Adopt the Resolution.

Background:
This project includes a complete replacement of the Brady Street Bridge over Duck Creek. This bridge is owned and maintained by the Iowa Department of Transportation (IDOT). The project will be designed and constructed by the IDOT. All funding for design and construction of the project will be borne by the IDOT.

The project is scheduled to be bid later this winter with construction to be complete before the end of the 2023 construction season.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Agreement

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	10/27/2022 - 11:59 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION approving a preconstruction agreement with the Iowa Department of Transportation for the replacement of the Brady Street bridge over Duck Creek.

WHEREAS, this project will include a complete replacement of the Brady Street bridge over Duck Creek; and

WHEREAS, this bridge is owned and maintained by the Iowa Department of Transportation (IDOT), and will be designed and constructed by IDOT; and

WHEREAS, all funding for design and construction of the project will be borne by IDOT.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a preconstruction agreement with the Iowa Department of Transportation for the replacement of the Brady Street bridge over Duck Creek is hereby approved.

Passed and approved this 9th day of November, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

July 2014

IOWA DEPARTMENT OF TRANSPORTATION
Preconstruction Agreement
For Primary Road Project

County	Scott
City	Davenport
Project No.	BRF-461-1(9)--38-82
Iowa DOT Agreement No.	2023-12-024
Staff Action No.	N/A

This Agreement, is entered into by and between the Iowa Department of Transportation, hereinafter designated the "DOT", and City of Davenport, Iowa, a Local Public Agency, hereafter designated the "LPA" in accordance with Iowa Code Chapters 28E, 306, 306A and 313.4 as applicable;

The DOT proposes to establish or make improvements to Iowa 461 within Scott County, Iowa; and

The DOT and the LPA are willing to jointly participate in said project, in the manner hereinafter provided; and

This Agreement reflects the current concept of this project which is subject to modification by mutual agreement between the LPA and the DOT; and

Therefore, it is agreed as follows:

1. Project Information

a. The DOT will design, let, and inspect construction of the following described project in accordance with the project plans and DOT standard specifications:
Replacement of the northbound Iowa 461 bridge (Maint No. 8229.1R061) over Duck Creek, 0.4 miles south of U.S. 6 in Davenport. 5-foot sidewalk on the east side of the bridge and 11.4-foot sidewalk on the west side of the bridge will be constructed as part of the project.

b. All storm sewers constructed by the DOT as part of the project will become the property of the LPA, which will be responsible for their maintenance and operations. The LPA will not make any connections to said storm sewers without the prior written approval of the DOT. The LPA will prevent use of such storm sewers as a sanitary sewer.

c. Upon completion of construction, the LPA agrees to accept ownership and jurisdiction of the following referenced improvements. The LPA shall also assume responsibility for all future maintenance operations associated therewith, all at no additional expense or obligation to the DOT:

i. Approximately 577 feet of existing PCC Pedestrian Trail will be reconstructed as part of the project to construct the new bridge, and will be replaced in-kind with PCC pavement. See Exhibit B for details.

2. Project Costs

a. The DOT will bear all costs except those allocated to the LPA under other terms of this Agreement.

3. Traffic Control

a. Iowa 461 through-traffic will be maintained during the construction.

4. Right of Way and Permits

a. Subject to the provisions hereof, the LPA in accordance with 761 Iowa Administrative Code Chapter 150.3(1)c and 150.4(2) will remove or cause to be removed (within the corporate limits) all encroachments or obstructions in the existing primary highway right of way. The LPA will also prevent the erection and/or placement of any structure or obstruction on said right of way or any additional right of way which is acquired for this project including but not limited to private signs, buildings, pumps, and parking areas.

b. The DOT will be responsible for the coordination of utility facility adjustments for the primary road project.

c. The LPA agrees to relocate all city-owned utilities necessary for construction which are located within the existing street or alley right of way, subject to the approval of and without expense to the DOT and in accordance with 761 Iowa Administrative Code Chapter 150.4(5) and the DOT Utility Accommodation Policy.

d. With the exception of service connections no new or future utility occupancy of project right of way, nor any future relocations of or alterations to existing utilities within said right of way will be permitted or undertaken by the LPA without the prior written approval of the DOT. All work will be performed in accordance with the Utility Accommodation Policy and other applicable requirements of the DOT.

e. Access rights may be acquired by the DOT along all public road intersections within the project limits. Access rights, if acquired, will be in the name of the State of Iowa. The acquisition of access rights will be in accordance with 761 Iowa Administrative Code Chapter 112 and the DOT Access Management Policy. If access rights are required, the LPA shall not permit any third party to use the controlled portion of the side road without the prior written consent from the DOT. If the LPA feels that it is in the best interest of the parties involved to modify the access rights in any way, they may petition the DOT District 6 Engineer to do so.

5. Construction & Maintenance

a. Upon completion of the project, no changes in the physical features thereof will be undertaken or permitted without the prior written approval of the DOT.

b. Future maintenance of the primary highway within the project area will be carried out in accordance with the terms and conditions contained in 761 Iowa Administrative Code Chapter 150.

c. New lighting and/or traffic signal construction for this project shall be provided under guidelines established in 761 Iowa Administrative Code Chapter 150. The DOT shall construct traffic signal installations all at no cost to the LPA. Lighting installations will not be constructed as part of the project unless specifically requested by the LPA. Lighting which is requested by the LPA will also be paid for entirely by the LPA at no cost to the DOT or project. If constructed, the LPA shall accept ownership of and responsibility for future energy and maintenance costs of those lighting and/or traffic signal units which lie within the corporate boundaries.

Structures built by the DOT over or under a primary road will be maintained structurally sound by the DOT, including repairs to floors and railing and painting. For structures serving roadways which are not on the primary road system, the cleaning and removal of snow, debris and foreign objects from local road traffic lanes, sidewalks or walkways within the project limits (if any) including pedestrian overpasses or underpasses will be the responsibility of the LPA.

6. General Provisions

a. If the LPA has completed a Flood Insurance Study (FIS) for an area which is affected by the proposed Primary Highway project and the FIS is modified, amended or revised in an area affected by the project after the date of this Agreement, the LPA shall promptly provide notice of the modification, amendment or revision to the DOT. If the LPA does not have a detailed Flood Insurance Study (FIS) for an area which is affected by the proposed Primary Highway project and the LPA does adopt an FIS in an area affected by the project after the date of this Agreement, the LPA shall promptly provide notice of the FIS to the DOT.

b. The LPA will comply with all provisions of the equal employment opportunity requirements prohibiting discrimination and requiring affirmative action to assure equal employment opportunity as required by Iowa Code Chapter 216. No person will, on the grounds of age, race, creed, color, sex, sexual orientation, gender identity, national origin, religion, pregnancy, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which State funds are used.

c. It is the intent of both (all) parties that no third-party beneficiaries be created by this Agreement.

d. If any section, provision, or part of this Agreement shall be found to be invalid or unconstitutional, such finding shall not affect the validity of the Agreement as a whole or any section, provision, or part thereof not found to be invalid or unconstitutional, except to the extent that the original intent of the Agreement cannot be fulfilled.

e. This Agreement may be executed in (two) counterparts, each of which so executed will be deemed to be an original.

f. This Agreement, as well as the unaffected provisions of any previous agreement(s), addendum(s), and/or amendment(s); represents the entire Agreement between the LPA and DOT regarding this project. All previously executed agreements will remain in effect except as amended herein. Any subsequent change or modification to the terms of this Agreement will be in the form of a duly executed amendment to this document.

IN WITNESS WHEREOF, each of the parties hereto has executed Agreement No. 2023-12-024 as of the date shown opposite its signature below.

CITY OF DAVENPORT:

By: _____ Date_____, 20___.
Title: Mayor

I,_____, certify that I am the Clerk of the City, and that

_____, who signed said Agreement for and on behalf of

the City was duly authorized to execute the same on the ____ day of_____, 20___.

Signed: _____
City Clerk of Davenport, Iowa

IOWA DEPARTMENT OF TRANSPORTATION:

By:_____ Date_____, 20___.
James R. Schnoebelen, P.E.
District Engineer
District 6

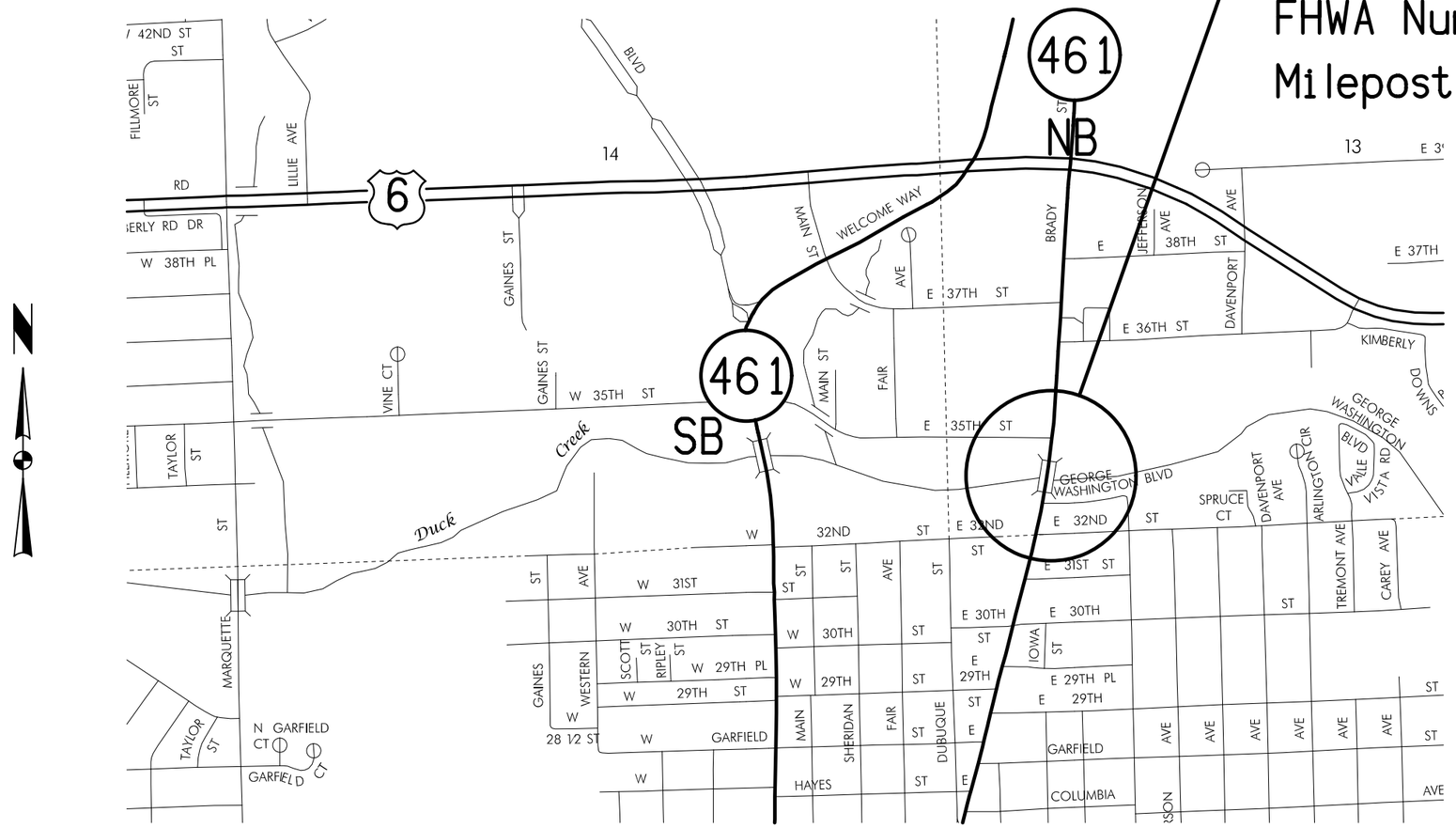
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Project Location

Maint. Number: 8220.1R061

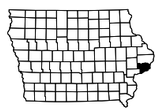
FHWA Number 46941

Milepost:



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CITY OF DAVENPORT



LOCATION MAP SCALE

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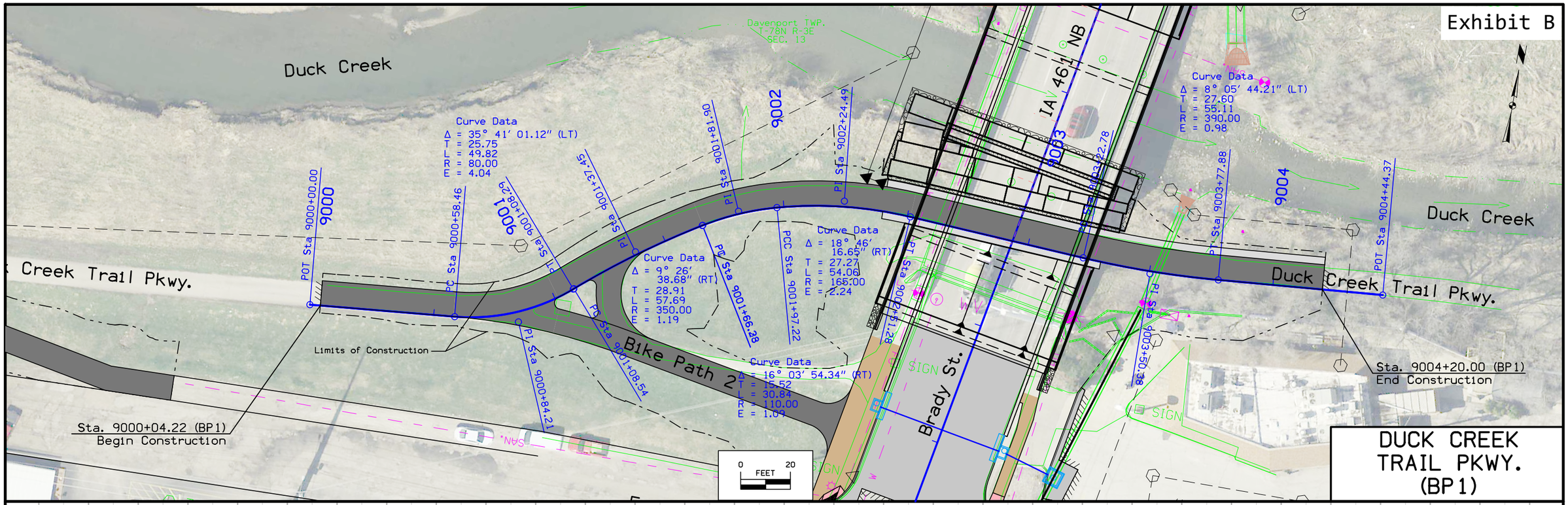
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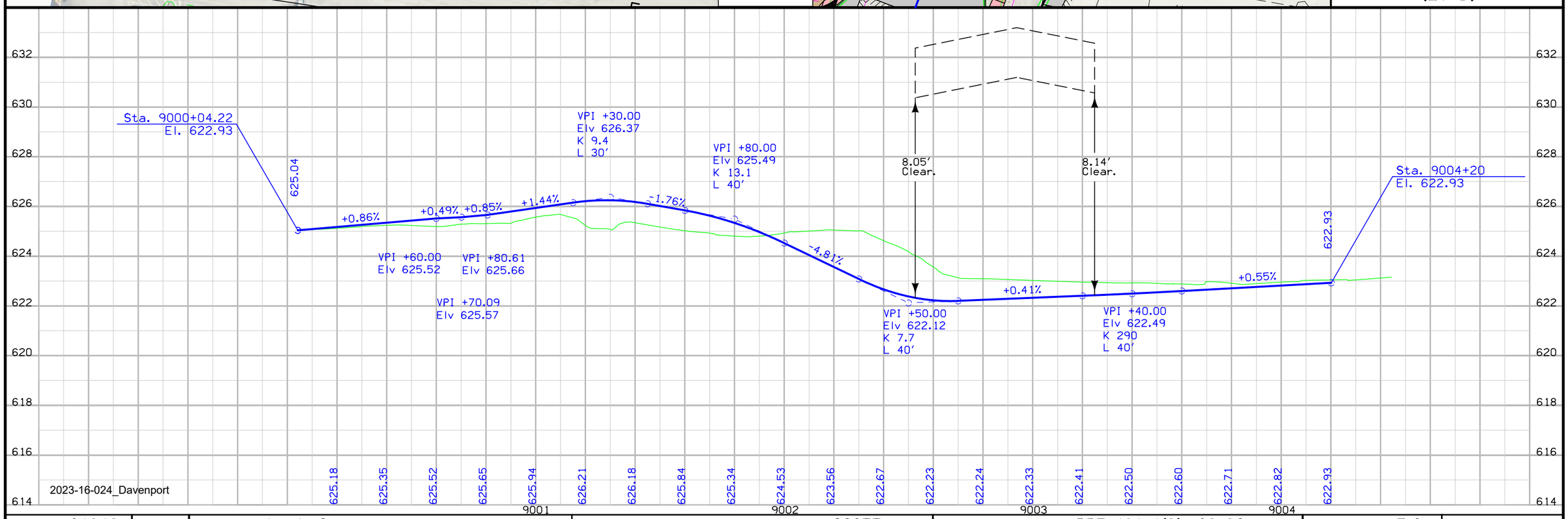
FILE NO. 31849	ENGLISH	DESIGN TEAM J1a \ Fullarton \ Koch	SCOTT COUNTY	PROJECT NUMBER BRF-461-1(9)--38-82	SHEET NUMBER A.2

2:15:02 PM 5/7/2020 jkoch pw:\\ntPwInt1.dot.int.lan:PWMain\Documents\Projects\8246101016\Design\CADD\Sheet_Files\82461009_A01.dgn

Exhibit B

DUCK CREEK TRAIL PKWY. (BP1)

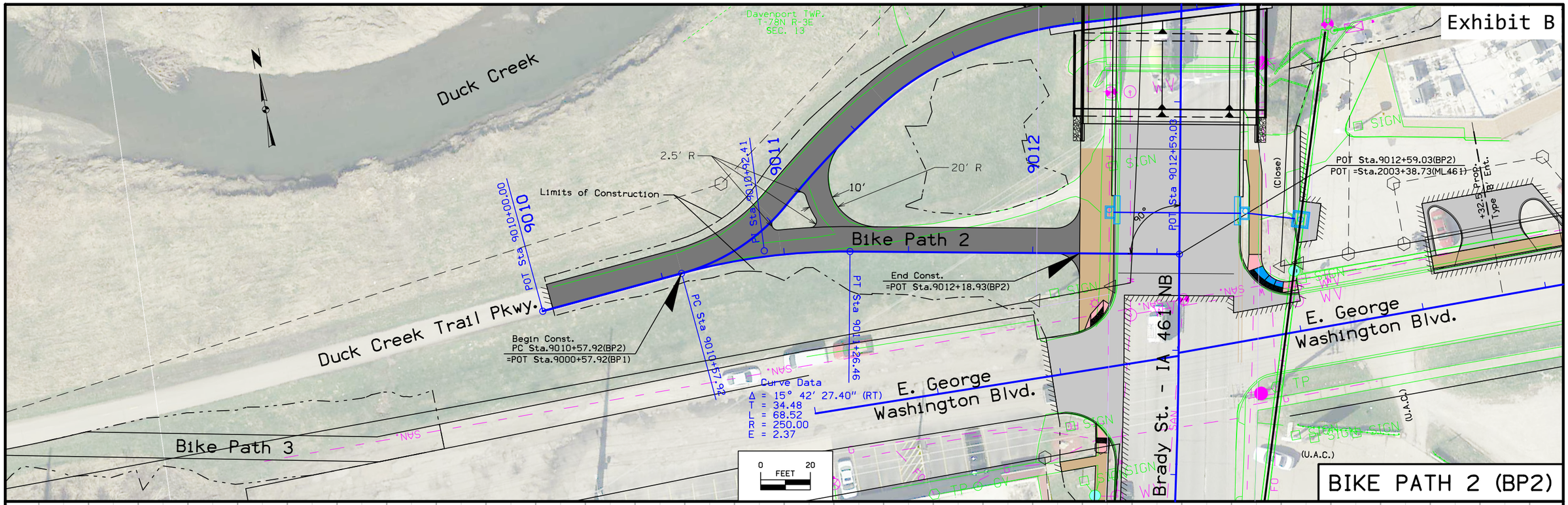




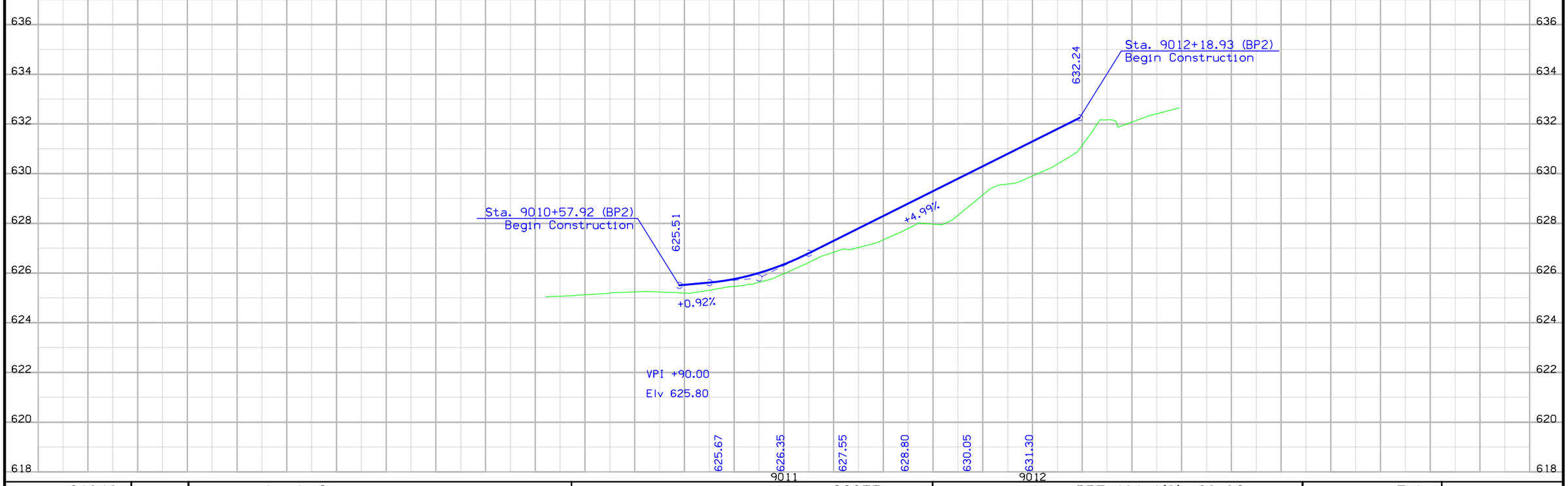
FILE NO.	ENGLISH	DESIGN TEAM		COUNTY	PROJECT NUMBER	SHEET NUMBER
31849		Jia \ Cooper		SCOTT	BRF-461-1(9)--38-82	E.3

3:23:40 PM 8/23/2022 hcooper pw:\\NTPwint1.dot.int.lan:PWMain\Documents\Projects\8246101016\Design\CADD\Sheet_Files\82461009_E03.dgn

Exhibit B



BIKE PATH 2 (BP2)



FILE NO. 31849	ENGLISH	DESIGN TEAM J1a \ Cooper	SCOTT COUNTY	PROJECT NUMBER BRF-461-1(9)--38-82	SHEET NUMBER E.4

2023-RR24 Davenport

3:23:54 PM 8/23/2022 hcooper pw:\\NTPwint1.dot.int.lan:PWMain\Documents\Projects\8246101016\Design\CADD\Sheet_Files\82461009_E04.dgn

City of Davenport

Department: Public Works - Engineering **Action / Date**
Contact Info: Brian Schadt | 563-326-7923 **11/9/2022**

Subject:
Motion determining property values for the 2023 Alley Resurfacing Program. [Wards 3, 5, & 6]

Recommendation:
Pass the Motion.

Background:
This Motion begins the alley reconstruction assessment program for next calendar year's construction. Costs are shared according to the following percentages:

Residential - 25% property owner/ 75% City funds
Commercial - 50% property owner/ 50% City funds

The below alleys have requested to be included in the upcoming program.

1. The east-west residential alley between Elm Street and East High Street from Lorton Avenue to alley end.
2. The east-west residential alley from Kenwood Avenue to Forest Road between East Locust Street and East 18th Street.
3. The north-south residential alley between Bridge Avenue and College Avenue from East Locust Street to Kirkwood Boulevard.
4. The east-west residential alley from Kenwood Avenue to Forest Road between East 18th Street and Middle Road.
5. The north-south residential alley south of Hildreth Street from East 11th Street.
6. The east-west named commercial alley (Emerson Place) from Pershing Avenue to Iowa Street between East River Drive and East 2nd Street.

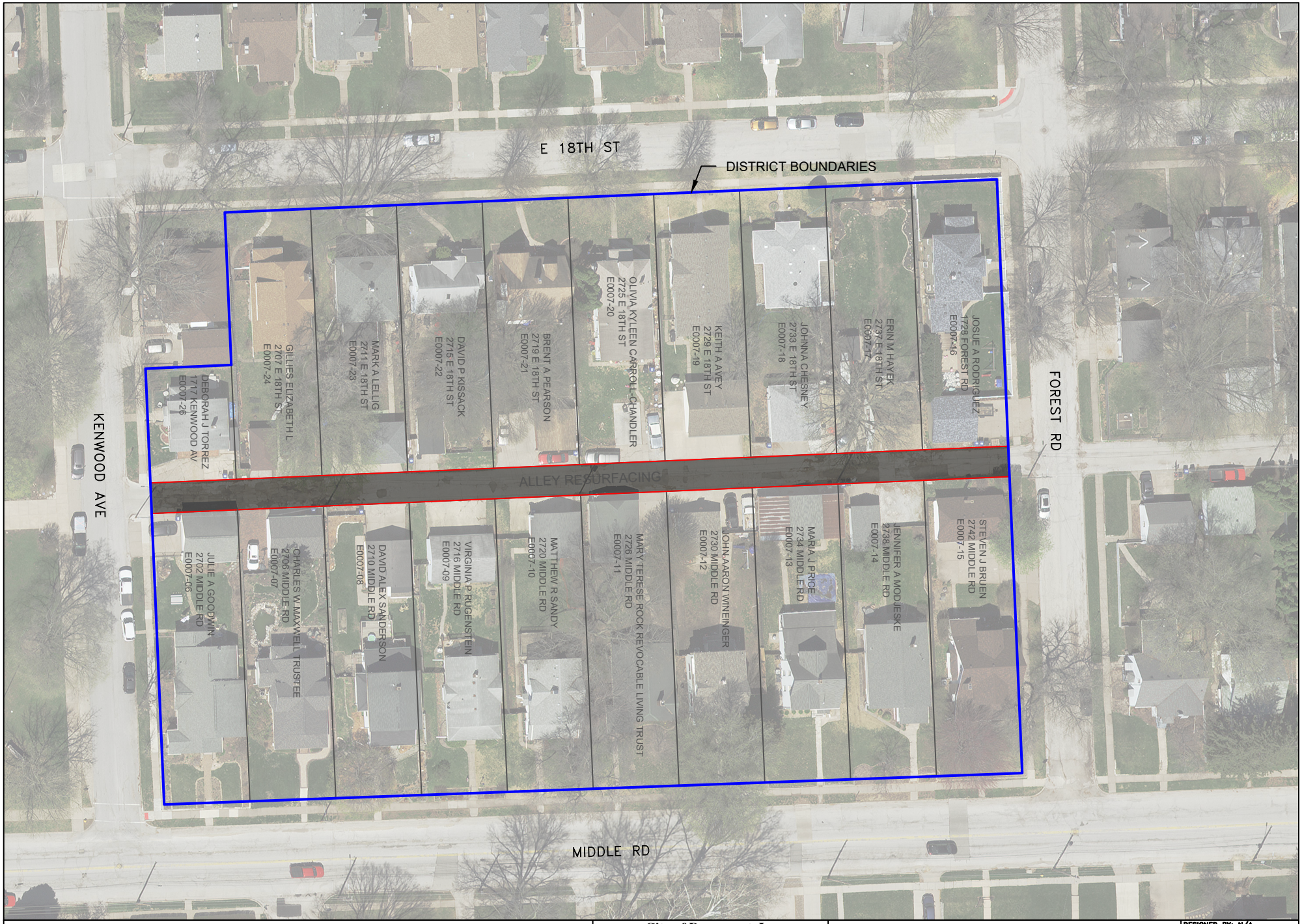
During the process, if greater than 50% of the adjacent property owners declare they wish to opt out of the program, that alley will be removed from the program. Alleys removed during the process are eligible to participate in future years. The total estimated cost of these improvements is $600,000.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Preliminary Plat
🗋	Backup Material	Preliminary Schedule

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	10/26/2022 - 10:24 AM
Public Works Committee	Moses, Trish	Approved	10/26/2022 - 10:25 AM
City Clerk	Admin, Default	Approved	10/28/2022 - 10:54 AM



City of Davenport, Iowa
Engineering Division
1200 E. 46th Street Davenport, Iowa 52807
(563) 326-7729 Fax (563) 327-5182

2023 ALLEY RESURFACING PROGRAM

DESIGNED BY: N/A
DRAWN BY: NHK
CHECKED BY: N/A
DWG.FILE:
SCALE: 1"=50'

SCOTT COUNTY

PROJECT NUMBER

PLAT

STATE	FHWA REGION	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
IOWA	7	FY	1	1



City of Davenport, Iowa
Engineering Division
1200 E. 46th Street Davenport, Iowa 52807
(563) 326-7729 Fax (563) 327-5182

2023 ALLEY RESURFACING PROGRAM

DESIGNED BY:	N/A
DRAWN BY:	NHK
CHECKED BY:	N/A
DWG.FILE:	
SCALE:	1"=50'

SCOTT COUNTY

PROJECT NUMBER	PLAT	STATE	FHWA REGION	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
		IOWA	7	FY	1	1



City of Davenport, Iowa
Engineering Division
1200 E. 46th Street Davenport, Iowa 52807
(563) 326-7729 Fax (563) 327-5182

2023 ALLEY RESURFACING PROGRAM

DESIGNED BY: N/A
DRAWN BY: NHK
CHECKED BY: N/A
DWG.FILE:
SCALE: 1"=50'

SCOTT COUNTY

PROJECT NUMBER

PLAT

STATE	FHWA REGION	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
IOWA	7	FY	1	1



City of Davenport, Iowa
Engineering Division
1200 E. 46th Street Davenport, Iowa 52807
(563) 326-7729 Fax (563) 327-5182

2023 ALLEY RESURFACING PROGRAM

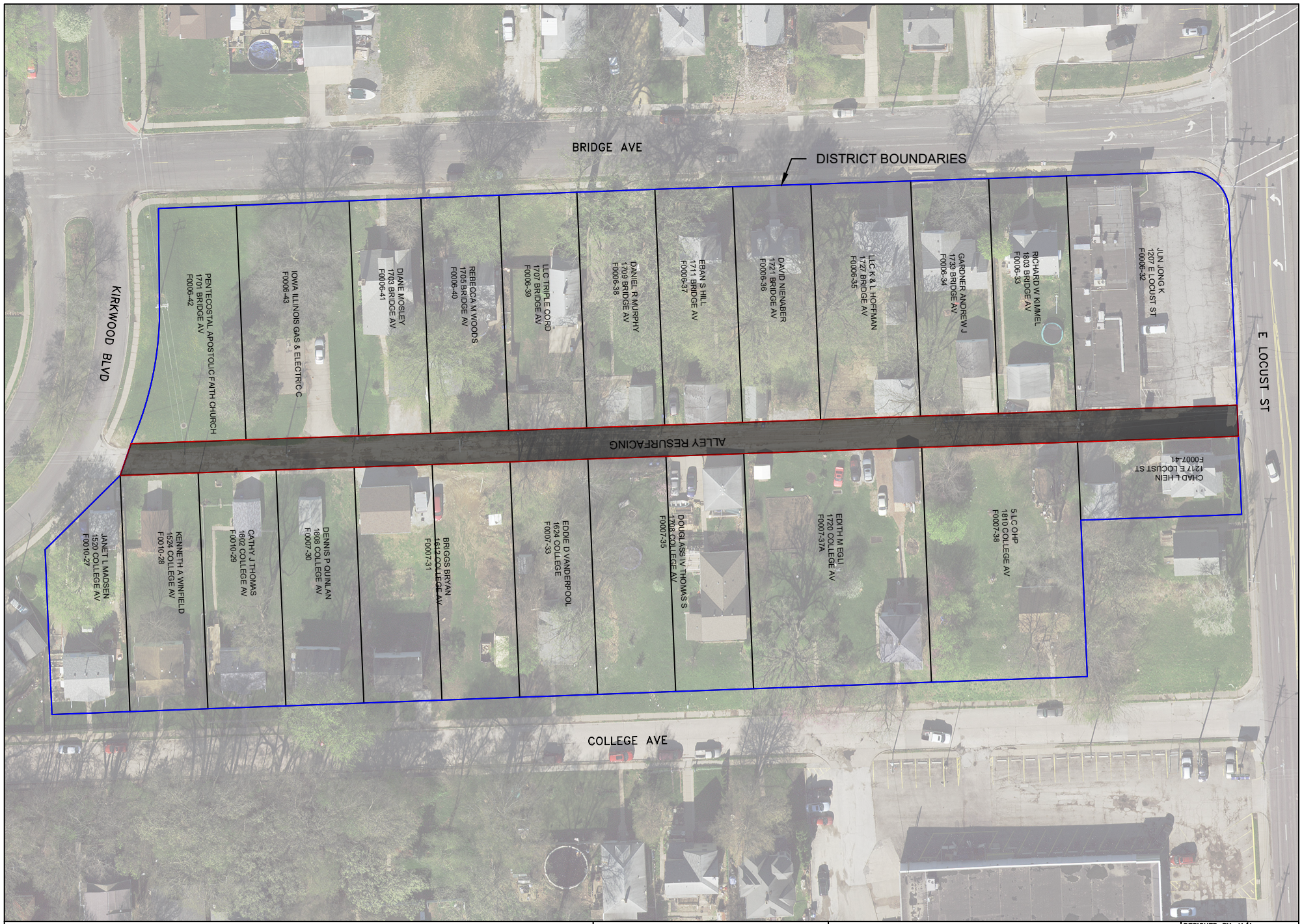
DESIGNED BY: N/A
DRAWN BY: NHK
CHECKED BY: N/A
DWG.FILE:
SCALE: 1"=50'

SCOTT COUNTY

PROJECT NUMBER

PLAT

STATE	FHWA REGION	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
IOWA	7	FY	1	1



City of Davenport, Iowa
Engineering Division
1200 E. 46th Street Davenport, Iowa 52807
(563) 326-7729 Fax (563) 327-5182

2023 ALLEY RESURFACING PROGRAM

DESIGNED BY: N/A
DRAWN BY: NHK
CHECKED BY: N/A
DWG.FILE:
SCALE: 1"=50'

SCOTT COUNTY

PROJECT NUMBER

PLAT

STATE	FHWA REGION	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
IOWA	7	FY	1	1



City of Davenport, Iowa
Engineering Division
1200 E. 46th Street Davenport, Iowa 52807
(563) 326-7729 Fax (563) 327-5182

2023 ALLEY RESURFACING PROGRAM

DESIGNED BY: N/A
DRAWN BY: NHK
CHECKED BY: N/A
DWG.FILE:
SCALE: 1"=50'

SCOTT COUNTY

PROJECT NUMBER

PLAT

STATE	FHWA REGION	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
IOWA	7	FY	1	1

2023 Alley Resurfacing - Alley 1

Parcel	Address	Deed1 Name	Deed1 Addr	Deed1 CSZ	Assessed Value	Property Value Limit	Allocated Proportion	Assessment Amount	Deficiency
D0055-15	2704 E HIGH ST	MARK S ZAPUTIL	1626 PINEACRE AV	DAVENPORT IA 52803	$ 142,290.00	$ 35,572.50	$ 1,040.00	$ 1,040.00	$ -
D0055-16	2708 E HIGH ST	KURT B GEHRING	2708 E HIGH ST	DAVENPORT IA 52803-3442	$ 104,720.00	$ 26,180.00	$ 1,040.00	$ 1,040.00	$ -
D0055-17	2712 E HIGH ST	MICHAEL P MCKINNEY	2712 E HIGH ST	DAVENPORT IA 52803-3442	$ 99,200.00	$ 24,800.00	$ 1,040.00	$ 1,040.00	$ -
D0055-18	2716 E HIGH ST	JAKOB L WETHINGTON	2716 E HIGH ST	DAVENPORT IA 52803-3442	$ 132,210.00	$ 33,052.50	$ 1,040.00	$ 1,040.00	$ -
D0055-19	2720 E HIGH ST	KAILEY CLAIRE MULLIN	2720 E HIGH ST	DAVENPORT IA 52803-3442	$ 150,440.00	$ 37,610.00	$ 1,040.00	$ 1,040.00	$ -
D0055-20	2724 E HIGH ST	JOHN R COPP	2724 E HIGH ST	DAVENPORT IA 52803-3442	$ 130,100.00	$ 32,525.00	$ 1,040.00	$ 1,040.00	$ -
D0055-21	2728 E HIGH ST	JOANNE R STICE	2728 E HIGH ST	DAVENPORT IA 52803-3442	$ 127,450.00	$ 31,862.50	$ 1,040.00	$ 1,040.00	$ -
D0055-22	2732 E HIGH ST	SAMANTHA J CAWIEZELL	2732 E HIGH ST	DAVENPORT IA 52803	$ 132,430.00	$ 33,107.50	$ 1,040.00	$ 1,040.00	$ -
D0055-23	2736 E HIGH ST	RANDY L KEARNEY	2736 E HIGH ST	DAVENPORT IA 52803	$ 121,200.00	$ 30,300.00	$ 1,040.00	$ 1,040.00	$ -
D0055-24	2740 E HIGH ST	JILL A RIEDESEL	2740 E HIGH ST	DAVENPORT IA 52803-3442	$ 149,700.00	$ 37,425.00	$ 1,040.00	$ 1,040.00	$ -
D0055-25	2742 E HIGH ST	DIANE L OVERSTREET TYLER	3834 26TH ST	ROCK ISLAND IL 61201-6906	$ 148,750.00	$ 37,187.50	$ 1,040.00	$ 1,040.00	$ -
D0055-26	2746 E HIGH ST	MICHAEL L LAURITSEN	4025 ASPEN HILLS DR	BETTENDORF IA 52722-2165	$ 120,730.00	$ 30,182.50	$ 1,040.00	$ 1,040.00	$ -
D0055-27A	2754 E HIGH ST	MARTIN D REYHONS	2754 E HIGH ST	DAVENPORT IA 52803-3442	$ 264,300.00	$ 66,075.00	$ 520.00	$ 520.00	$ -
D0055A31A	2743 ELM ST	CHRISTINE A SZALO	2743 ELM ST	DAVENPORT IA 52803-2330	$ 231,220.00	$ 57,805.00	$ 2,236.00	$ 2,236.00	$ -
D0055A32	2733 ELM ST	ANTHONY E PEET	2733 ELM ST	DAVENPORT IA 52803-2330	$ 288,840.00	$ 72,210.00	$ 2,600.00	$ 2,600.00	$ -
D0055A34A	2727 ELM ST	WARREN FIERCE	2727 ELM ST	DAVENPORT IA 52803-2330	$ 264,320.00	$ 66,080.00	$ 2,600.00	$ 2,600.00	$ -
D0055A35	2713 ELM ST	TED J REICHER	2713 ELM ST	DAVENPORT IA 52803	$ 163,850.00	$ 40,962.50	$ 2,340.00	$ 2,340.00	$ -
D0055A36	2121 LORTON AV	JANET L PETERSON	2121 LORTON AV	DAVENPORT IA 52803	$ 198,450.00	$ 49,612.50	$ 2,600.00	$ 2,600.00	$ -

2023 Alley Resurfacing - Alley 2

Parcel	Address	Deed1 Name	Deed1 Addr	Deed1 CSZ	Assessed Value	Property Value Limit	Allocated Proportion	Assessment Amount	Deficiency
E0007-35	2702 E 18TH ST	TRACE A TIMMONS	2702 E 18TH ST	DAVENPORT IA 52803-3405	$ 155,020.00	$ 38,755.00	$ 1,000.00	$ 1,000.00	$ -
E0007-36	2708 E 18TH ST	PATRICIA M STEPHENSON	2708 E 18TH ST	DAVENPORT IA 52803-3405	$ 177,540.00	$ 44,385.00	$ 1,000.00	$ 1,000.00	$ -
E0007-37	2712 E 18TH ST	DAVID E HARNAGE	2712 E 18TH ST	DAVENPORT IA 52803-3405	$ 130,060.00	$ 32,515.00	$ 1,000.00	$ 1,000.00	$ -
E0007-38	2716 E 18TH ST	DIXIE L HARRINGTON TRUST	2716 E 18TH ST	DAVENPORT IA 52803-3405	$ 142,380.00	$ 35,595.00	$ 1,000.00	$ 1,000.00	$ -
E0007-39	2720 E 18TH ST	MICHAEL R LINTZ	2720 E 18TH ST	DAVENPORT IA 52803-3405	$ 159,110.00	$ 39,777.50	$ 1,000.00	$ 1,000.00	$ -
E0007-40	2726 E 18TH ST	SARAH E STAHL	2726 E 18TH ST	DAVENPORT IA 52803-3405	$ 176,050.00	$ 44,012.50	$ 1,000.00	$ 1,000.00	$ -
E0007-41	2728 E 18TH ST	LLC VORTEX PROPERTIES	3208 E 18TH PL	DAVENPORT IA 52803-3505	$ 137,680.00	$ 34,420.00	$ 1,000.00	$ 1,000.00	$ -
E0007-42	2732 E 18TH ST	DEBORAH L ORTH	2732 E 18TH ST	DAVENPORT IA 52803-3405	$ 158,630.00	$ 39,657.50	$ 1,000.00	$ 1,000.00	$ -
E0007-43	2736 E 18TH ST	TOM SWANSON	5420 W 11TH ST	DAVENPORT IA 52804-4606	$ 199,590.00	$ 49,897.50	$ 1,000.00	$ 1,000.00	$ -
E0007-44	1806 FOREST RD	ALAN M MENDOZA-CARRILLO	1806 FOREST RD	DAVENPORT IA 52803-3460	$ 117,250.00	$ 29,312.50	$ 1,000.00	$ 1,000.00	$ -
E0007-45	2739 E LOCUST ST	LLC MW HOMES	2820 E LOCUST ST	DAVENPORT IA 52803-3430	$ 107,380.00	$ 26,845.00	$ 1,000.00	$ 1,000.00	$ -
E0007-46A	2735 E LOCUST ST	THERESA A NORMAN	3516 CENTRAL AV	BETTENDORF IA 52722	$ 97,140.00	$ 24,285.00	$ 1,000.00	$ 1,000.00	$ -
E0007-47	2731 E LOCUST ST	BELLA VENTURA PROPERTIES LLC	PO BOX 579	SEAL BEACH CA 90740-0579	$ 133,430.00	$ 33,357.50	$ 1,000.00	$ 1,000.00	$ -
E0007-48	2729 E LOCUST ST	JORDAN Z HARMS	2729 E LOCUST ST	DAVENPORT IA 52803-3414	$ 178,430.00	$ 44,607.50	$ 1,000.00	$ 1,000.00	$ -
E0007-49	2727 E LOCUST ST	SCOTT A ALLEN	2727 E LOCUST ST	DAVENPORT IA 52803	$ 107,180.00	$ 26,795.00	$ 1,000.00	$ 1,000.00	$ -
E0007-50	2723 E LOCUST ST	KELLY BURNS	2723 E LOCUST ST	DAVENPORT IA 52803-3414	$ 101,930.00	$ 25,482.50	$ 1,000.00	$ 1,000.00	$ -
E0007-51	2715 E LOCUST ST	MIGUEL DELGADO	2715 E LOCUST ST	DAVENPORT IA 52803-3414	$ 146,420.00	$ 36,605.00	$ 1,000.00	$ 1,000.00	$ -
E0007-52	2711 E LOCUST ST	GATOR PROPERTIES 13 LLC	2435 KIMBERLY RD STE 40N	BETTENDORF IA 52722	$ 113,030.00	$ 28,257.50	$ 1,000.00	$ 1,000.00	$ -
E0007-53	2705 E LOCUST ST	MEGAN ROSE LINK	2705 E LOCUST ST	DAVENPORT IA 52803-3414	$ 111,500.00	$ 27,875.00	$ 1,000.00	$ 1,000.00	$ -
E0007-54A	2701 E LOCUST ST	KERYN L HANSMEIER	2701 E LOCUST ST	DAVENPORT IA 52803-3414	$ 109,930.00	$ 27,482.50	$ 1,000.00	$ 1,000.00	$ -

2023 Alley Resurfacing - Alley 3

Parcel	Address	Deed1 Name	Deed1 Addr	Deed1 CSZ	Assessed Value	Property Value Limit	Allocated Proportion	Assessment Amount	Deficiency
E0007-06	2702 MIDDLE RD	JULIE A GOODWIN	2702 MIDDLE RD	DAVENPORT IA 52803-3417	$ 173,310.00	$ 43,327.50	$ 1,000.00	$ 1,000.00	$ -
E0007-07	2706 MIDDLE RD	CHARLES W MAXWELL TRUSTEE	2706 MIDDLE RD	DAVENPORT IA 52803	$ 148,410.00	$ 37,102.50	$ 1,000.00	$ 1,000.00	$ -
E0007-08	2710 MIDDLE RD	DAVID ALEX SANDERSON	2710 MIDDLE RD	DAVENPORT IA 52803-3417	$ 147,800.00	$ 36,950.00	$ 1,000.00	$ 1,000.00	$ -
E0007-09	2716 MIDDLE RD	VIRGINIA P RUGENSTEIN	2716 MIDDLE RD	DAVENPORT IA 52803-3417	$ 134,090.00	$ 33,522.50	$ 1,000.00	$ 1,000.00	$ -
E0007-10	2720 MIDDLE RD	MATTHEW R SANDY	2720 MIDDLE RD	DAVENPORT IA 52803-3417	$ 167,360.00	$ 41,840.00	$ 1,000.00	$ 1,000.00	$ -
E0007-11	2726 MIDDLE RD	MARY TERESE ROCK REVOCABLE LIVING	2726 MIDDLE RD	DAVENPORT IA 52803-3417	$ 176,370.00	$ 44,092.50	$ 1,000.00	$ 1,000.00	$ -
E0007-12	2730 MIDDLE RD	JOHN AARON WINEINGER	2730 MIDDLE RD	DAVENPORT IA 52803-3417	$ 155,660.00	$ 38,915.00	$ 1,000.00	$ 1,000.00	$ -
E0007-13	2734 MIDDLE RD	MARIA J PRICE	2734 MIDDLE RD	DAVENPORT IA 52803	$ 151,280.00	$ 37,820.00	$ 1,000.00	$ 1,000.00	$ -
E0007-14	2738 MIDDLE RD	JENNIFER A MODJESKE	2738 MIDDLE RD	DAVENPORT IA 52803-3417	$ 134,480.00	$ 33,620.00	$ 1,000.00	$ 1,000.00	$ -
E0007-15	2742 MIDDLE RD	STEVEN J BRUEN	2742 MIDDLE RD	DAVENPORT IA 52803	$ 214,000.00	$ 53,500.00	$ 1,000.00	$ 1,000.00	$ -
E0007-16	1728 FOREST RD	JOSUE A RODRIGUEZ	1728 FOREST RD	DAVENPORT IA 52803-3450	$ 220,590.00	$ 55,147.50	$ 1,000.00	$ 1,000.00	$ -
E0007-17	2737 E 18TH ST	ERIN M HAYEK	2737 E 18TH ST	DAVENPORT IA 52803-3404	$ 88,690.00	$ 22,172.50	$ 1,000.00	$ 1,000.00	$ -
E0007-18	2733 E 18TH ST	JOHNNA CHESNEY	1938 E 47TH PL	DAVENPORT IA 52807-1269	$ 182,270.00	$ 45,567.50	$ 1,000.00	$ 1,000.00	$ -
E0007-19	2729 E 18TH ST	KEITH A AVEY	2729 E 18TH ST	DAVENPORT IA 52803-3404	$ 150,210.00	$ 37,552.50	$ 1,000.00	$ 1,000.00	$ -
E0007-20	2725 E 18TH ST	OLIVIA KYLEEN CARROLL-CHANDLER	2725 E 18TH ST	DAVENPORT IA 52803-3404	$ 189,810.00	$ 47,452.50	$ 1,000.00	$ 1,000.00	$ -
E0007-21	2719 E 18TH ST	BRENT A PEARSON	2719 E 18TH ST	DAVENPORT IA 52803-3404	$ 189,130.00	$ 47,282.50	$ 1,000.00	$ 1,000.00	$ -
E0007-22	2715 E 18TH ST	DAVID P KISSACK	2715 E 18TH ST	DAVENPORT IA 52803-3404	$ 141,000.00	$ 35,250.00	$ 1,000.00	$ 1,000.00	$ -
E0007-23	2711 E 18TH ST	MARK A LELLIG	2711 E 18TH ST	DAVENPORT IA 52803	$ 169,650.00	$ 42,412.50	$ 1,000.00	$ 1,000.00	$ -
E0007-24	2707 E 18TH ST	GILLIES ELIZABETH L	2707 E 18TH ST	DAVENPORT IA 52803-3404	$ 164,480.00	$ 41,120.00	$ 1,000.00	$ 1,000.00	$ -
E0007-26	1717 KENWOOD AV	DEBORAH J TORREZ	1717 KENWOOD AV	DAVENPORT IA 52803-3457	$ 104,930.00	$ 26,232.50	$ 1,000.00	$ 1,000.00	$ -

2023 Alley Resurfacing - Alley 4

Parcel	Address	Deed1 Name	Deed1 Addr	Deed1 CSZ	Assessed Value	Property Value Limit	Allocated Proportion	Assessment Amount	Deficiency
F0006-32	1207 E LOCUST ST	JUN JONG K	1590 CARPENTER CT	BETTENDORF IA 52722	$ 276,630.00	$ 69,157.50	$ 6,200.00	$ 6,200.00	$ -
F0006-33	1803 BRIDGE AV	RICHARD W KIMMEL	3420 CENTRAL AVE	BETTENDORF IA 52722-5145	$ 85,500.00	$ 21,375.00	$ 1,300.00	$ 1,200.00	$ -
F0006-34	1733 BRIDGE AV	DACHELLE PROPERTIES LLC	1733 BRIDGE AV	DAVENPORT IA 52803-3137	$ 107,310.00	$ 26,827.50	$ 1,300.00	$ 1,200.00	$ -
F0006-35	1727 BRIDGE AV	LLC K & L HOFFMAN	318 35TH ST	BETTENDORF IA 52722	$ 93,540.00	$ 23,385.00	$ 1,600.00	$ 1,600.00	$ -
F0006-36	1721 BRIDGE AV	DAVID NIENABER	1721 BRIDGE AVE	DAVENPORT IA 52803-3137	$ 85,250.00	$ 21,312.50	$ 1,300.00	$ 1,200.00	$ -
F0006-37	1711 BRIDGE AV	EBAN S HILL	1711 BRIDGE AV	DAVENPORT IA 52803	$ 83,330.00	$ 20,832.50	$ 1,300.00	$ 1,200.00	$ -
F0006-38	1709 BRIDGE AV	DANIEL R MURPHY	1709 BRIDGE AV	DAVENPORT IA 52803	$ 76,930.00	$ 19,232.50	$ 1,300.00	$ 1,200.00	$ -
F0006-39	1707 BRIDGE AV	BRANDON E DAVIS	1707 BRIDGE AVE	DAVENPORT IA 52803-3137	$ 63,650.00	$ 15,912.50	$ 1,300.00	$ 1,200.00	$ -
F0006-40	1705 BRIDGE AV	REBECCA M WOODS	1705 BRIDGE AVE	DAVENPORT IA 52803-3137	$ 45,960.00	$ 11,490.00	$ 1,300.00	$ 1,200.00	$ -
F0006-41	1703 BRIDGE AV	DIANE MOSLEY	1703 BRIDGE AV	DAVENPORT IA 52803	$ 54,870.00	$ 13,717.50	$ 1,200.00	$ 1,100.00	$ -
F0006-42	1701 BRIDGE AV	PENTECOSTAL APOSTOLIC FAITH CHURCH	700 E 6TH ST	DAVENPORT IA 52803	$ 9,720.00	$ 2,430.00	$ 1,800.00	$ 1,800.00	$ -
F0006-43		IOWA ILLINOIS GAS & ELECTRIC C	666 GRAND AVE	DES MOINES IA 50303-0657	$ 15,130.00	$ 3,782.50	$ 1,800.00	$ 1,800.00	$ -
F0007-30	1608 COLLEGE AV	DENNIS P QUINLAN	1608 COLLEGE ST	DAVENPORT IA 52803	$ 49,590.00	$ 12,397.50	$ 1,300.00	$ 1,200.00	$ -
F0007-31	1612 COLLEGE AV	BRYAN BRIGGS	1535 FAIRLANE DR	BETTENDORF IA 52722	$ 67,160.00	$ 16,790.00	$ 2,220.00	$ 2,120.00	$ -
F0007-33	1624 COLLEGE AV	EDDIE D VANDERPOOL	1701 COLLEGE AV	DAVENPORT IA 52803	$ 56,590.00	$ 14,147.50	$ 1,300.00	$ 1,200.00	$ -
F0007-35	1708 COLLEGE AV	DOUGLASS IV THOMAS S	1708 COLLEGE AV	DAVENPORT IA 52803	$ 75,890.00	$ 18,972.50	$ 2,500.00	$ 2,400.00	$ -
F0007-37A	1720 COLLEGE AV	EDITH M EGLI	1720 COLLEGE AVE	DAVENPORT IA 52803	$ 61,130.00	$ 15,282.50	$ 2,600.00	$ 2,500.00	$ -
F0007-38	1810 COLLEGE AV	5 LC OHP	C/O OAK HELM PARTNERS	DAVENPORT IA 52803	$ 51,370.00	$ 12,842.50	$ 2,500.00	$ 2,400.00	$ -
F0007-41	1217 E LOCUST ST	CHAD L HEIN	1217 E LOCUST ST	DAVENPORT IA 52803-3121	$ 67,720.00	$ 16,930.00	$ 1,300.00	$ 1,200.00	$ -
F0010-27	1520 COLLEGE AV	MADSEN JANET L	1520 COLLEGE AV	DAVENPORT IA 52803	$ 79,890.00	$ 19,972.50	$ 700.00	$ 600.00	$ -
F0010-28	1524 COLLEGE AV	KENNETH A WINFIELD	PO BOX 1693	DAVENPORT IA 52809-1693	$ 75,910.00	$ 18,977.50	$ 1,300.00	$ 1,200.00	$ -
F0010-29	1602 COLLEGE AV	CATHY J THOMAS	1602 COLLEGE AV	DAVENPORT IA 52803	$ 82,590.00	$ 20,647.50	$ 1,300.00	$ 1,200.00	$ -

2023 Alley Resurfacing - Alley 5

Parcel	Address	Deed1 Name	Deed1 Addr	Deed1 CSZ	Assessed Value	Property Value Limit	Allocated Proportion	Assessment Amount	Deficiency
E0034-02	2001 E 11TH ST	ESTES DAVID R	10801 95TH ST	COAL VALLEY IL 61240-9364	$ 77,390.00	$ 19,347.50	$ 4,100.00	$ 4,100.00	$ -
E0034-03	1931 E 11TH ST	THE CHRISTOPHER SCHNEIDER REVOCABL	224 PROSPECT TER	DAVENPORT IA 52803-3943	$ 147,090.00	$ 36,772.50	$ 3,600.00	$ 3,600.00	$ -

2023 Alley Resurfacing - Alley 6

Parcel	Address	Deed1 Name	Deed1 Addr	Deed1 CSZ	Assessed Value	Property Value Limit	Allocated Proportion	Assessment Amount	Deficiency
L0016A23A	308 E RIVER DR	RANZOW LLC	PO BOX 4927	DAVENPORT IA 52808	$ 179,920.00	$ 44,980.00	$ 15,400.00	$ 15,400.00	$ -
L0016A28B	324 E RIVER DR	VESOLE ASSOCIATES LLLP	532 W 3RD ST	DAVENPORT IA 52801	$ 67,560.00	$ 16,890.00	$ 9,600.00	$ 9,600.00	$ -
L0016A11	325 E 2ND ST	325 PARTNERS LLC	1940 CROMWELL CIR	DAVENPORT IA 52807-2839	$ 124,580.00	$ 31,145.00	$ 5,000.00	$ 5,000.00	$ -
L0016A12	321 E 2ND ST	321 PARTNERS LLC	220 EMERSON PL STE 101	DAVENPORT IA 52801-1627	$ 1,075,200.00	$ 268,800.00	$ 7,300.00	$ 7,300.00	$ -
L0016A13B	311 E 2ND ST	311 PARTNERS LLC	1940 CROMWELL CIR	DAVENPORT IA 52807-2839	$ 213,720.00	$ 53,430.00	$ 5,200.00	$ 5,200.00	$ -
L0016A14		PETERSON HTC LLC	811 W 2ND ST	DAVENPORT IA 52808	$ 23,280.00	$ 5,820.00	$ 2,400.00	$ 2,400.00	$ -
L0016A15		PETERSON HTC LLC	811 W 2ND ST	DAVENPORT IA 52802-1409	$ 52,370.00	$ 13,092.50	$ 1,900.00	$ 1,900.00	$ -
L0016A16	301 E 2ND ST	PETERSON HTC LLC	811 W 2ND ST	DAVENPORT IA 52802-1409	$ 562,770.00	$ 140,692.50	$ 3,300.00	$ 3,300.00	$ -

City of Davenport

Department: Public Works - Admin **Action / Date**
Contact Info: Clay Merritt | 563-888-3055 **11/9/2022**

Subject:
Motion approving a contract for design and preparation of bid documents for the 2023 Sanitary Sewer Lining and Manhole Rehabilitation Program to Strand Associates, Inc of Madison, Wisconsin in an amount not-to-exceed $63,160, CIP #30057. [All Wards]

Recommendation:
Pass the Motion.

Background:
The technical specifications and engineering drawings will address repairs needed to reduce inflow and infiltration in the City's sanitary sewer collection system. Through televising and field inspections, pipe structural deficiencies, open joints, and manhole repairs were found that are allowing inflow and infiltration (I & I) into the collection system. The technical specifications/engineering drawings will include various strategies such as cured-in-place pipe lining (CIPP), pipe repairs, spray-applied materials, casting and adjusting ring replacement, chimney seals and manhole cover replacement to address the deficiencies.

Rehabilitation of the sanitary sewer collection system is needed to comply with the Iowa Department of Natural Resources (IDNR) Administrative Consent Order.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	10/27/2022 - 8:13 AM
Public Works Committee	Moses, Trish	Approved	10/27/2022 - 8:13 AM
City Clerk	Admin, Default	Approved	10/28/2022 - 10:56 AM

City of Davenport

Department: Public Works - Admin **Action / Date**
Contact Info: Clay Merritt | 563-888-3055 **11/9/2022**

Subject:
Motion ratifying Change Orders #3, #4, and #5 to Langman Construction of Rock Island, Illinois in the amount of $69,505.28 for the Veterans Memorial Park Improvement project, CIP #68016. [Ward 3]

Recommendation:
Pass the Motion.

Background:
Langman Construction is providing the sitework portion of the improvements occurring at Veterans Memorial Park. Change Orders #3 and #4 were in relation to the installation of a temporary detour path for the riverfront trail system and for additional removal of unsuitable material; these changes to the contract have been previously approved by City staff per the City Purchasing Policy.

Change order #5 provides additional quantities to the contract for the installation of the park's amphitheater, located in the northwest portion of the site. This cost includes hauling in additional dirt and the equipment and labor necessary to shape it per the site plan. Funding for these Change Orders is from the Veterans Memorial Park improvement project, and the overall project remains within the approved budget.

CONTRACT SUMMARY:

Revised Contract Amount	$171,423.75 (Approved)
Change Order #3	$5,020.00 (Staff approved)
Change Order #4	$17,385.28 (Staff approved)
Change Order #5	$47,100.00 (Staff approved & Council ratification)
Total Amended Contract	$240,929.03

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	10/27/2022 - 1:00 PM
Public Works Committee	Moses, Trish	Approved	10/27/2022 - 1:00 PM
City Clerk	Admin, Default	Approved	10/28/2022 - 10:59 AM

City of Davenport

Department: Finance
Contact Info: Mike Atchley | 563-327-5149

Action / Date
11/9/2022

Subject:
Resolution authorizing the Mayor to execute the necessary documents to grant a 10-foot wide utility access easement to Scott County from the Scott Emergency Communications Center north to the Emergency Management storage building in the southeast corner of parcel P1214-07I. [Ward 7]

Recommendation:
Adopt the Resolution.

Background:
The purpose of the easement is to provide generator backed power to the Scott Emergency Communications Center/Emergency Management Storage Building located on the north side of the drive from SECC. This building houses emergency response equipment that is used throughout the entire county. Previously it was fed from the now demolished warehouse. SECC needs to get power restored as soon possible to that location.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution
Cover Memo	Easement Agreement
Cover Memo	Easement Plat

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	10/12/2022 - 4:34 PM
Finance Committee	Merritt, Mallory	Approved	10/12/2022 - 4:34 PM
City Clerk	Admin, Default	Approved	10/27/2022 - 3:10 PM

Resolution No. _____

Resolution offered by Alderman Condon.

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

RESOLUTION authorizing the Mayor to execute the necessary documents to grant a 10-foot wide utility and access easement to Scott County from the Scott Emergency Communications Center north tothe Emergency Management storage building in the southeast corner of parcel P1214-07I.

WHEREAS, the warehouse that housed the power and backup emergency power to the Emergency Management Storage Building was demolished; and

WHEREAS, the Scott Emergency Communications Center has the necessary power and emergency backup power sufficient for both facilities.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the Mayor is hereby authorized to execute the necessary documents to grant a 10-foot wide utility and access easement to Scott County from the Scott Emergency Communications Center north to the EmergencyManagement storage building in the southeast corner of parcel P1214-07I.

Passed and approved this 9th day of November, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

Prepared By & Return To:
Leslie E. Aboud, 5119 Utica Ridge Road, Davenport, Iowa 52807

ACCESS AND UTILITY EASEMENT AGREEMENT

This Agreement entered into this _____ day of _____, 2022, by and between the City of Davenport, Iowa ("Grantor") and Scott County, Iowa ("Grantee").

WHEREAS, Grantor is the owner of the real estate described as:

Lot 3 of Public Works Facility 1st Addition to the City of Davenport, Iowa

("Grantor's Real Estate")

WHEREAS, Grantee is the owner of the real estate described as:

Part of the South Half of Section 12, Township 78 North, Range 3 East of the 5th Principal Meridian in Davenport, Scott County, Iowa and more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of Section 12, Township 78 North, Range 3 East of the 5th Principal Meridian, said corner also being the intersection of 53rd Street and Eastern Avenue; thence along the North line of said Southeast Quarter and the centerline of 53rd Street, North 89º 59' 48" West a distance of 1974.30 feet; thence South 01º 00' 16" West a distance of 1845.01 feet to the point of beginning; thence along the South line of Lot 9B of the Replat of Lots 8 and 9 of Park 53 1st Addition as shown on the Final Plat thereof filed in the Scott County Recorder's Office, North 89º 59' 48" West a distance of 568.55 feet to a point on the Easterly right-of-way line of Tremont Avenue; thence South 00º 00' 12" West a distance of 25.00 feet along said right-of-way line extended; thence South 89º 59' 48" East a distance of 568.11 feet; thence North 01º 00' 16" East a distance of 25.00 feet to the point of beginning and containing 0.33 acres (14,208 square feet) more ore less.

("Grantee's Real Estate")

WHEREAS, Grantor agrees to give Grantee an easement over Grantor's Real Estate, more specifically described as:

The private road extending easterly from Tremont Avenue along the northern border of Grantor's Real Estate, together with the three (3) driveways extending from said private road, as indicated on Plat of

Survey recorded on _____, 2022 as Document #2022-_____ in the Office of the Recorder of Scott County, Iowa ("Easement Area 1").

for the purposes of providing additional access to Grantee's Real Estate and access to the commercial building located on Grantor's Real Estate.

AND

Utility easement as indicated on Plat of Survey recorded on _____, 2022 as Document #2022-_____ in the Office of the Recorder of Scott County, Iowa, running north and south between Grantor and Grantee's Real Estate, for purposes of having utilities provided to Grantee's Real Estate ("Easement Area 2").

(collectively referred to as the "Easement Areas").

NOW THEREFORE, it is hereby agreed as follows:

For value received, Grantor grants, transfers, and conveys to Grantee permanent and perpetual easements ("Easements") over, across, and through Easement Area for the purposes of providing additional access to Grantee's Real Estate and access to the commercial building located on Grantor's Real Estate Avenue and through Easement Area 2 for purposes of having utilities provided to Grantee's Real Estate.

1. The consideration for each of these Easements does not exceed $500.00.

2. Grantor, for themselves, reserves the right to use the Easement Areas for any and all legal purposes, but Grantor shall not hinder Grantee's use or access to the Easement Areas.

3. These Easements shall run with the land and is nonexclusive.

4. Whenever Grantor or their assignees or invitees use the Easements, Grantor shall repair any damage Grantor or their assignees or invitees cause to Easement Areas.

5. Grantor's obligations to repair damages to the Easement Areas include, but are not limited to, doing such things reasonably required to return the Easement Areas to substantially the same condition as it existed before the Grantor or their assignees or invitees damaged the Easement Areas. Grantee shall be liable for any damages to any property of Grantor caused by Grantee while using the Easement Areas.

6. Grantor reserves the title to the Easement Areas, and Grantee's use of the Easement Areas for the above purposes, however long continued, shall not vest in Grantee's rights adverse to those of Grantor other than those granted by these Easements.

7. Grantee shall be responsible for all maintenance and repairs to the Easement Areas.

8. If either or both of the Easement Areas or any part of it shall at any time cease to be used for the above referenced purposes, Grantee's interest in the non-utilized Easement Area shall cease, and Grantor, their successors and assigns, may retake the non-utilized Easement Area

without compensation to Grantee for any improvements removed or destroyed, or liable for damage to any of the non-utilized Easement Area or the improvements thereon abutting on the non-utilized Easement Area.

9. Grantor and Grantee agree to hold harmless each other from any liability, claims or lawsuits pertaining to injuries or damages suffered as the result of the use of said Easement Areas. However, Grantor and Grantee retain the right to call for a larger contribution from the other owner under any rule of law regarding liability for negligent and/or willful acts or omission on the part of any owner or its agents.

GRANTOR – CITY OF DAVENPORT

_____

By:

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this __ day of _____, 2022, before, me the undersigned, a Notary Public in and for said State, personally appeared and _____, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

_____

Notary Public

GRANTEE – SCOTT COUNTY, IOWA

_____

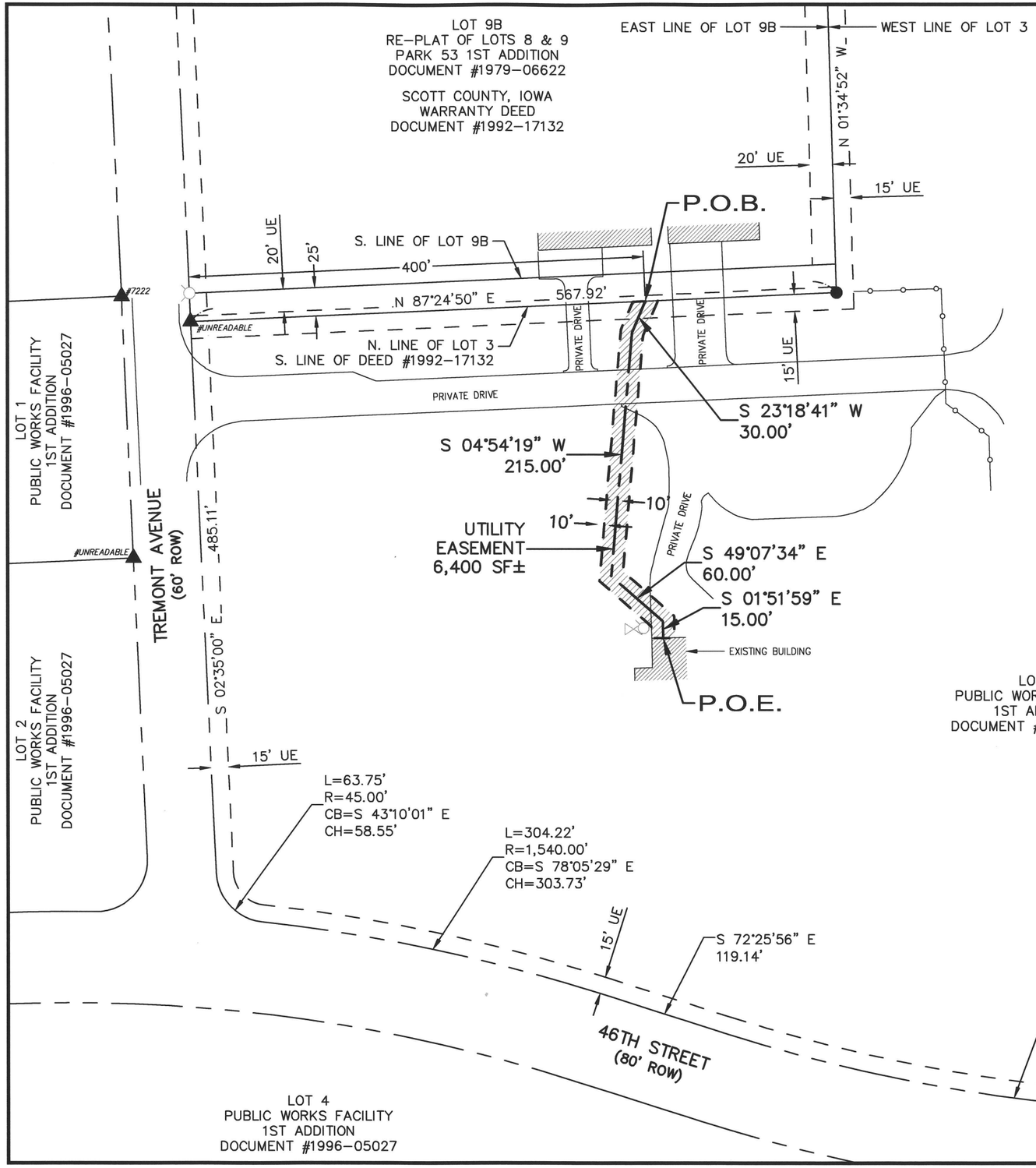
By:

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this __ day of _____, 2022, before, me the undersigned, a Notary Public in and for said State, personally appeared_____, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

_____

Notary Public



RESERVED FOR RECORDER

Location:	Part of Lot 3 in Public Works Facility 1st Add.
City:	Davenport
County:	Scott
Requestor:	Scott County, Iowa
Proprietor:	City of Davenport
Surveyor:	Daryl A. Brickner
Surveyor Company:	IMEG Corp.
Return to :	IMEG Corp. 1717 State St. Suite 201 Bettendorf, IA 52807 Attn: Daryl Brickner

BEARINGS ARE BASED ON THE IOWA
STATE PLANE COORDINATE SYSTEM SOUTH
ZONE NORTH AMERICAN DATUM OF 1983
(2011 ADJUSTMENT)

0 100'

SCALE: 1" = 100'

LEGEND

- REBAR, FOUND
- REBAR WITH CAP #_____, FOUND
- HYDRANT AT PROPERTY CORNER
- P.O.B. POINT OF BEGINNING
- P.O.E. POINT OF ENDING
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- R.O.W. LINE

DARYL A. BRICKNER LICENSED 13581 IOWA LAND SURVEYOR

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

Daryl A. Brickner, PLS No. 13581 — Date 9/14/22

My license renewal date is December 31, 2023

No. of sheets covered by this seal: 1

REVISIONS

No.	DESCRIPTION	DATE

IMEG
1717 STATE STREET
SUITE 201
BETTENDORF, IA 52722
PH: 563.344.0260
www.imegcorp.com

Scott County Iowa / City of Davenport
DAVENPORT, IOWA

Utility Easement Plat

IMEG Project No: 22006532.00
File Name: 22006532.00 Easement.dwg
© COPYRIGHT 2022
ALL RIGHTS RESERVED
Field Book No:
Drawn By: DAB
Checked By: CEJ
Date: 9/13/2022

Sheet 1 of 1

Wednesday, September 14, 2022 9:45:38 AM
G:\2022\22006532.00\DESIGN\CIVIL\C3D\SURVEY\22006532.00 EASEMENT.DWG

City of Davenport

Department: Finance
Contact Info: Bruce Berger | 563-326-7769

Action / Date
11/9/2022

Subject:
Resolution amending the North Urban Renewal Plan to include the Internal TIF. [Wards 2, 6, 7, & 8]

Recommendation:
Adopt the Resolution.

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

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

As required by State Code, notice of this meeting was published in the *Quad-City Times* on October 27, 2022.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Amended North URA Plan
🗋	Backup Material	Notice of Public Hearing

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	10/26/2022 - 5:09 PM
Finance Committee	Merritt, Mallory	Approved	10/26/2022 - 5:09 PM
City Clerk	Admin, Default	Approved	10/27/2022 - 3:10 PM

Resolution No. _____

Resolution offered by Alderman Condon.

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

RESOLUTION amending the North Urban Renewal Plan to include the Internal TIF.

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

WHEREAS, the City has undertaken various urban renewal projects (the "Projects") within the Urban Renewal Areas for the promotion of economic development and has incurred in FY 2022, and will incur in FY 2023, substantial administrative costs (the "Administrative Costs") in connection with carrying out these projects; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that it is hereby directed that an amount not-to-exceed Two Hundred and Seventy-Five Thousand Dollars ($275,000) be advanced to the Tax Increment Fund from the General Fund (the "Advance") for the payment of the Administrative Costs. The Advance shall be repaid to the General Fund without interest out of future incremental property tax revenues received into the Tax Increment Fund. This amount authorized is to ensure continuity of programming in the event of a future reduction of federal funding and to cover additional marketing efforts; and

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

BE IT FURTHER RESOLVED that a copy of this Resolution shall be filed in the office of the County Auditor of Scott County, Iowa to evidence the Advance. Pursuant to Section 403.19 of the Code of Iowa,the City Clerk is hereby directed to certify, no later than December 1, 2022, the full original amount of the Advance as provided for herein; and

BE IT FURTHER RESOLVED that all resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this 9th day of November, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

City of Davenport, Iowa

Urban Renewal Plan Amendment
North Urban Renewal Area

October 2022

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

1) **Identification of Projects** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following described project descriptions:
    a. **Name:** Internal TIF
    Cost: $275,000
    Rationale: To reimburse the General Fund for Economic Development staff costs and other economic development related activities such as economic research tools and training.

    b. **Name:** Fair Oaks Foods
    Cost: Approximately $6,403,000
    Rationale: To support creation of a new 134,000 square foot food manufacturing facility at 2951 Enterprise Way.

2) **Required Financial Information** The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:
    Outstanding General Obligation Debt of the City: $202,220,000
    Remaining Constitutional Debt Capacity of the City: $180,023,391
    Proposed Debt to be incurred in the Urban Renewal Area: $6,678,000

NOTICE OF PUBLIC HEARING ON PROPOSED URBAN RENEWAL PLAN AMENDMENT

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

North Urban Renewal Plan Amendment
1) Internal TIF: 275,000
2) Fair Oaks Foods: $6,403,000

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

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

Community & Economic Development CED.info@davenportiowa.com 563-326-7765

City of Davenport

Department: Finance
Contact Info: Jim Odean | 563-326-7739

Action / Date
11/9/2022

Subject:
Resolution awarding a one-year contract with four possible one-year renewals for towing services to Fred's Towing, Inc of Davenport, Iowa. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
On September 13, 2022 a Request for Proposals was issued and sent to local towing companies. On October 10, 2022 the Purchasing Division opened and read two (2) proposals. See attached tabulation.

There are two sections of this RFP. Firms had that option to submit proposals for either or both sections. The scope of service of Section I is towing and emergency road services for City vehicles. The scope of service of Section II is Towing, Storage, and Auction Services for the Police Department.

Proposals were evaluated on the following criteria: 1) Prices proposed for services - 40%, 2) Ability/experience - 25%, 3) Equipment/facility/site - 25%, 4) Licensing/permits/certification requirements - 5%, and 5) Responsiveness to RFP requirements - 5%). Fred's Towing, Inc was the firm ranking highest in the evaluation.

Funding for this services is from the General Fund. The City is reimbursed for a portion of the car auction costs by the State.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Cover Memo	Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	10/26/2022 - 5:10 PM
Finance Committee	Merritt, Mallory	Approved	10/26/2022 - 5:10 PM
City Clerk	Admin, Default	Approved	10/27/2022 - 3:11 PM

Resolution No. _____

Resolution offered by Alderman Condon.

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

RESOLUTION awarding a one-year contract with four possible one-year renewals for towing services to Fred's Towing, Inc of Davenport, Iowa.

WHEREAS, the City needs to contract for towing services; and

WHEREAS, Fred's Towing, Inc was the firm scoring highest in the evaluation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a one-year contract with four possible one-year renewals for towing services is hereby awarded to Fred's Towing, Inc of Davenport, Iowa.

Passed and approved this 9th day of November, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: Towing Services

BID NUMBER: 23-27

OPENING DATE: October 10, 2022

FUNDING: 50102090 520290
50106610 520244

RECOMMENDATION: Award the contract to Fred's Towing, Inc. of Davenport, Iowa

VENDOR NAME	LOCATION
Fred's Towing, Inc.	**Davenport, Iowa**
Jack's Break & Alignment/JBA Towing & Roadside Service	Davenport, Iowa

Approved By Kari Lorenz 10/21/2022
Purchasing Date

Approved By 10/24/22
Asst Dept Director Date

Approved By Hanna Welsh 10/21/2022
Budget/CIP Date

Approved By Wallace Gilpatrick 10/20/2022
Assist. City Administrator/ CFO Date

City of Davenport

Department: Public Works - Admin
Contact Info: Jim Erwin | 563-326-7922

Action / Date
11/9/2022

Subject:
Resolution approving the purchase of four 2023 Ford F-250 trucks equipped with plow kits from Stivers Ford of Waukee, Iowa in the amount of $209,124 using State of Iowa Department of Administrative Services contract #23033. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
These trucks will replace similar trucks from model years 1999, 2000, 2003, and 2005 that have reached the end of their useful lives for the Sewer and Street Divisions.

Funding for this purchase will come from Road Use Tax and Sewer funds.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	City of Davenport 2023 F-250 Vehicle Specifications

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	10/27/2022 - 7:15 AM

Resolution No. _____

Resolution offered by Alderman Condon.

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

RESOLUTION approving the purchase of four 2023 Ford F-250 trucks equipped with plow kits from Stivers Ford of Waukee, Iowa in the amount of $209,124 using State of Iowa Department of Administrative Services contract #23033.

WHEREAS, the City needs to purchase four 2023 Ford F-250 trucks equipped with plow kits for the Sewer and Street Divisions to replace vehicles that have reached the end of their useful lives; and

WHEREAS, Stivers Ford of Waukee, Iowa was awarded State Bid #23033 as the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the purchase of four 2023 Ford F-250 trucks equipped with plow kits from Stivers Ford of Waukee, Iowa in the amount of $209,124 using State of Iowa Department of Administrative Services contract #23033 is hereby approved.

Passed and approved this 9th day of November, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

HPU Group 4 - Extended Cab 4X4 Heavy Pickup, Short and Long Box, Automatic Transmission

Examples: Ford 250

STIVERS

	Shortbox	Longbox
Make:	FORD	FORD
Model Name:	F250	F250
Exact Model Code:	X2B	X2B
Trim Pkg. Common Name:	XL	XL
Exact Trim Pkg. Code:	600A	600A
Engine Code:	996	996
Transmission Code:	44S	44S
Payload Capacity:	3550	3360
Towing Capacity:	12600	12500

BASE VEHICLE SPECIFICATIONS

Body & Chassis	Minimum Requirements	Mfg. Codes - Specs (Note STD for standard)	
Gross Vehicle Weight Rating	9,500 lb. GVWR minimum	**STATE GVWR:** 10000	
Wheelbase length (SHORT BOX)	Minimum 140 inches	**STATE LENGTH: 148**	
Wheelbase length (LONG BOX)	Minimum 158 inches	**STATE LENGTH: 162**	
Engine			
Engine Size (Cylinder/Liter)	Base V8 Engine (E85 FFV, if available in V8, must be provided); include all required options and other pertinent information.	**Cylinders: 8** **Liters: 6.2** **HP: 385** **Torque: 420**	
	E85 FFV Engine?	Y	
Engine Block Heater		Y	
Drive Axle			
Rear Axle	Locking differential must be provided if available; limited slip acceptable if locking differential not available.	**STATE RATIO: 3.73**	Locking or Limited Slip provided?Y
Transfer Case	With Hi/Lo ranges	STD	
Transfer Case	Shift-on-the-fly	STD	
Electrical			
Power Point	Located in Driver Area	STD	
Doors & Windows			
Doors	Power locks with remote keyless entry	90L	
Key Sets with Fobs	2 Fobs with push button start; 2 keys and fobs w/o push button start	90L	
Windows	Power	90L	
Window	Rear defroster, if available must provide	43B	Rear Defroster Included? Y
Wipers	Intermittent	STD	
Exterior			
Bumper	Rear Step	STD	
License Plate Holders	Front and Rear License Plate Holders	STD	
Mirrors	Power, if available must provide; manual acceptable if power not available	90L	Power Included? Y
Recovery Hooks	Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	STD	
Tailgate	Locking, if not standard	STD	
Floor			
Floor Covering	Full floor covering, rubber or vinyl acceptable.	STD	
Interior			
Air Conditioning	AC with all required options.	STD	
Bluetooth	Factory preferred but dealer installed acceptable	STD	
Gauge Package	Tachometer, oil pressure, coolant temperature, voltmeter and /or transmission temperature.	STD	
Radio	AM/FM with internal clock	STD	
Steering Column	Tilt / Cruise Control	525	
Trim Package	Interior, with insulating headliner, full door and back of cab panels, dome lamp. Split bench seat (3-pass) w/cloth upholstery, folding center seat/armrest/storage box.	STD	
Safety			
Brakes	Power 4 Wheel Anti-lock	STD	
Daytime Running Lights	if available must provide	942	
Rearview Camera	Factory installed only	STD	
Suspension			
Suspension Package	Heavy Duty 4x4 off-road suspension and undercarriage protection package (heavy-duty shocks, skid plates, etc.); skid plates only acceptable in lieu of suspension package only when suspension package is not available.	17X	
Tires & Wheels			
Tires	Heavy-duty, "LT" ("P" passenger not acceptable) all-terrain radial tires; All-season M&S tires acceptable only when "LT" all terrain radials not available.	All Terrain or M&S provided? Y	
Spare	if available must provide	Is spare full size? Y	

	BASE VEHICLE PRICE CONFIGURED AS 4X4 SHORT BOX PER ABOVE:	**$42,905.00**
	Delivery Cost to Department of Administrative Services, Des Moines:	**$0.00**
HPU GROUP 4.1	**TOTAL VEHICLE PRICE FOR 4X4 SHORT BOX INCLUDING BASE COST AND DELIVERY:**	**$42,905.00** Final Bid Price

	BASE VEHICLE PRICE CONFIGURED AS 4X4 LONG BOX PER ABOVE:	**$43,288.00**
	Delivery Cost to Department of Administrative Services, Des Moines:	**$0.00**
HPU GROUP 4.2	**TOTAL VEHICLE PRICE FOR 4X4 LONG BOX INCLUDING BASE COST AND DELIVERY:**	**$43,288.00** Final Bid Price

Examples: Ford 250

STIVERS

ADDITIONAL OPTIONS					
Engine	**Minimum Requirements**	**Mfg. Codes - Specs (Note STD for standard)**			**Cost**
Engine Block Heater				**DEDUCT COST:**	
Engine Upgrade	Turbocharged Diesel, minimum 6.6L displacement - Must be rated minimum 350 HP, minimum 750 lb./ft. torque with HD automatic transmission. Include all required options and other pertinent information.	**Cylinders: 8**	**Liters:6.7** **HP: 475**	**Torque: 1050**	**$10,750.00**
Doors & Windows					
Key Sets, Additional	2 Fobs with push button start; 2 keys and fobs w/o push button start				
Exterior					
Bed Liner	Spray In, Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	85S		Factory installed? Y	595
Bed Insert	Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	85L		Factory installed? Y	350
Bed Mat	Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	85M		Factory installed? Y	150
Cargo Tie Downs	Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	STD		Factory installed?	0
Mud flaps	OEM or OEM authorized flexible heavy duty, behind all wheels. No dealer logo on mud flaps. Dealer installed acceptable.	61S			$130.00
Running Boards	Tubular, Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	STD		Factory installed?	$0.00
Tonneau Cover	Soft material style, rolling or trifold; dealer installed acceptable	18B		Factory installed? Y	$400.00
Tonneau Cover	Hard surface, locking; dealer installed acceptable	DLR			$595.00
Trailer Brake Controller	OEM integrated; Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	DLR			$1,200.00
Trailer tow mirrors	Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	52B		Factory installed? Y	$325.00
Trailer tow package #1	Class IV receiver hitch, 2-inch shaft, 7-wire trailer wiring receptacle at hitch. Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	STD		Factory installed?	$0.00
Trailer tow package #2	Gooseneck Trailer Hitch; Includes 7 way trailer wiring, steel, powder coated finish(if available must provide), must meet all OEM fastening requirements, Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	15J		Factory installed?	895
Interior					
Outiffer Switch		66S			200
Floor					
Floor Mats	All Weather; dealer installed acceptable	DLR			**$200.00**
Safety					
Alarm	Backup alarm, Factory preferred but dealer installed acceptable	43C		Factory installed? Y	**$200.00**
Reverse Sensing System	Factory preferred but dealer installed acceptable	76R		Factory installed? Y	**$250.00**
Suspension					
Snow Plow Prep Package	Increased capacity front suspension and other components necessary for increased load caused by installation of a front snow plow. Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	473		Factory installed? Y	**$300.00**
Other					
Options not listed above	Discount percentage off MSRP for options $2,000 or less as specified in the Vehicle Specifications Terms and Conditions document attached to the bid. Engine and powertrain options excluded.			**Enter Percentage Discount MSRP:**	**1**

DELIVERY				
Delivery FOB	Price per mile to deliver vehicle anywhere in State of Iowa		**Per Mile Charge**	**$3.50**
Delivery Cost	Delivery Cost to Department of Administrative Services, in Des Moines, IA	**Enter miles in whole number:**	**0.00**	

Base Price: $42,905
Options: $830
Delivery: $630
Plow Installation: $7,916

Each Cost: $52,281

4 Trucks Total: $209,124.00

City of Davenport

Department: Public Works - Admin
Contact Info: Jim Erwin | 563-326-7922

Action / Date
11/9/2022

Subject:
Motion approving the purchase of one 2023 Ford F-450 truck equipped with a utility bed from Stivers Ford of Waukee, Iowa in the amount of $73,349 using State of Iowa Department of Administrative Services contract #23033. [All Wards]

Recommendation:
Pass the Resolution.

Background:
This purchase is to replace a truck for the Streets Division that is a 2003 model year. Funding for this purchase is from the Streets Motor Vehicle Replacement account 54702090 530302. These funds are from Road Use Tax.

ATTACHMENTS:

	Type	Description
	Backup Material	City of Davenport 2023 F-450 Vehicle Specifications

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	10/27/2022 - 7:14 AM

HDC Group 2 - Crew Cab DRW 4X4 CHASSIS 450/4500 Series
Examples: F450

Make:	FORD
Model Name:	F450
Exact Model Code:	W4H
Trim Pkg. Common Name:	XL
Exact Trim Pkg. Code:	650A
Engine Code:	99N
Transmission Code:	44G
Towing Capacity:	17500

Dealer Name Here

BASE VEHICLE SPECIFICATIONS			
Body & Chassis	**Minimum Requirements**	**Mfg. Codes - Specs (Note STD for standard)**	
Gross Vehicle Weight Rating	15,000 lb. GVWR minimum	**STATE GVWR:** 16500	
Wheelbase length	84 inch CA only	**STATE WHEELBASE: 203**	
Engine			
Engine Size (Cylinder/Liter)	Base V8 or V10 Engine (E85 FFV, if available, must be provided) **E85 FFV Engine?**	**Cylinders: 8** **Liters: 7.3** **HP:** **Torque:** N **Notes:**	
Engine Block Heater		41H	
Drive Axle			
Axles	Optional lower ratio (numerically higher).	**STATE RATIO: X8L**	
Rear Axle	Limited Slip / Locking Differential	**LOCKING OR LIMITED SLIP PROVIDED?: Y**	
Transfer Case	With Hi/Lo ranges	STD	
Transmission			
Transmission	Automatic; Power take-off provision	62R	
Doors & Windows			
Doors	Power door locks with remote keyless entry	90L	
Key Sets with Fobs	2 Fobs with push button start or 2 keys and fobs w/o push button start	90L	
Windows	Power	90L	
Wipers	Intermittent	STD	
Electrical			
Power Point	Located in Driver Area	STD	
Exterior			
Fuel Tank	Highest capacity fuel tank package available. If option exists, must be provided.	Y **STATE CAPACITY: 40**	
Fuel Filler Neck Kit	Filler cab set-back adapter kit(s), factory type suitable for flush mounting neck(s) into flat side of body	STD	
Rear Taillights	Cab/Chassis	STD	
Floor			
Floor Covering	Full floor covering, rubber preferred - if available it must be provided. OEM Floor Mats only provided if floor covering must be carpet.	STD	
Interior			
Air Conditioning	AC with all required options.	STD	
Bluetooth	Dealer installed when factory installed is not available.	STD **Factory installed? Y**	
Gauge Package	Tachometer, oil pressure, coolant temperature, voltmeter and/or transmission temperature.	STD	
Radio	AM/FM with internal clock	STD	
Steering Column	Tilt / Cruise Control	525	
Trim Package	Interior, with insulating headliner, full door and back of cab panels, dome lamp. Split bench seat with cloth upholstery, folding center seat/armrest/storage box.	1S	
Safety			
Brakes	Power 4 Wheel Anti-lock	STD	
Daytime Running Lights		942	
Tires & Wheels			
Tires	All Terrain rating only (no all-season M&S rating) radial.	TGK	
Spare	Full Size tire and wheel. Tire secured to prevent theft.	State YES if tire and wheel are included in the bid and the tire is secured to the vehicle by chain or other method upon delivery: YES	

	BASE VEHICLE PRICE CONFIGURED AS PER ABOVE:	**$51,454.00**
	Delivery Cost to Department of Administrative Services, Des Moines	**$0.00**
HDC Group 2.1	**TOTAL VEHICLE PRICE INCLUDING BASE COST AND DELIVERY:**	**$51,454.00** Final Bid Price

Examples: F450

Dealer Name Here

ADDITIONAL OPTIONS

Instructions: Bidder should enter the additional cost for the options listed below. If "Deduct Cost" is noted for an option, it is indicating the deletion of an option in the base vehicle specifications and Bidder should enter the amount deducted for the deletion of the option from the base vehicle.

Engine	**Minimum Requirements**	**Mfg. Codes - Specs (Note STD for standard)**	**Cost**
Engine Upgrade	Turbocharged Diesel, minimum 6.6L displacement - Must be rated minimum 350 HP, minimum 750 lb./ft. torque with HD automatic transmission. Include all required options and other pertinent information.	**Cylinders: 8** **Liters: 6.7** **HP:** **Torque:**	**$9,350.00**
Electrical			
Upfitter Interface Module		18A	**$295.00**
Upgraded Charging System	Minimum 130 amp alternator, dual batteries (only be available with Diesel Engine.)	86M	**$250.00**
Doors & Windows			
Key Sets, Additional	2 Fobs with push button start or 2 keys and fobs w/o push button start	DLR	**$350.00**
Safety			
Alarm	Backup Alarm, Factory preferred but dealer installed acceptable	76C **Factory installed? Y**	**$200.00**
Audible Lane Change Departure Warning		60C	**$120.00**

Pre-Collision Assist with Automatic Emergency Braking (AEB)		94P		$120.00
Rearview Camera and Prep Kit		872		$420.00
Special Packages				
Ambulance Prep Package		47A		$1,205.00
Fire/Rescue Prep Package		NA		
Snow Plow Prep Package	Increased capacity front suspension and other components necessary for increased load caused by installation of a front snow plow. Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	473	Factory installed? Y	$250.00
Trailer Tow Package	OEM integrated; Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	52B	Factory installed?Y	$350.00
Suspension				
Heavy Service Front Suspension Package		67H		$125.00
Extra Heavy Service Front Suspension Package		67P		$285.00
Extra Heavy Duty Front End Suspension		67H		$125.00
Other				**Percentage**
Options not listed above	Discount percentage off MSRP for options $2,000 or less as specified in the Vehicle Specifications Terms and Conditions document attached to the bid. Engine and powertrain options excluded unless approved by DAS.	**Enter Percentage Discount MSRP:**		1
DELIVERY				
Delivery FOB	Price per mile to deliver vehicle anywhere in State of Iowa		**Per Mile Charge**	$3.50
Delivery Cost	Delivery Cost to Department of Administrative Services, in Des Moines, IA	**Enter miles in whole number:**		$0.00

Base Price: $51,454
Options: $1,265
Delivery: $630
Utility Body: $20,000

Total Cost: $73,349

City of Davenport

Department: Finance
Contact Info: Bruce Berger | 563-326-7769

Action / Date
11/9/2022

Subject:
Motion approving submission of the City of Davenport Annual Urban Renewal Report for FY 2022. [All Wards]

Recommendation:
Pass the Motion.

Background:
All Iowa cities and counties utilizing TIF are required to report TIF expenditures and obligations into the Iowa Department of Management's online Annual Urban Renewal Report annually December 1st. The report looks at the most recent fiscal year ending June 30, 2022.

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

The Davenport TIF Summary sheet is attached.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	TIF Summary Sheet

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	10/26/2022 - 5:08 PM
Finance Committee	Merritt, Mallory	Approved	10/26/2022 - 5:08 PM
City Clerk	Admin, Default	Approved	10/27/2022 - 3:11 PM

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: DAVENPORT
Local Government Number: 82G773

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
DAVENPORT DOWNTOWN URBAN RENEWAL	82003	6
DAVENPORT WEST INDUSTRIAL URBAN RENEWAL	82005	3
DAVENPROT NICHOLS HOMESHIELD URBAN RENEWAL	82008	1
DAVENPORT NORTH URBAN RENEWAL	82013	30
DAVENPORT HORMEL URBAN RENEWAL	82020	1
DAVENPORT TRI-CITY FABRICATING URBAN RENEWAL	82026	1
DAVENPORT AIRPORT URBAN RENEWAL	82027	1
DAVENPORT M A FORD MFG URBAN RENEWAL	82031	1
DAVENPORT BRAMMER MANUFACTURING URBAN RENEWAL	82032	1
DAVENPORT EIIC URBAN RENEWAL	82038	1
DAVENPORT SEARS MANUFACTURING URBAN RENEWAL	82042	1
DAVENPORT WEST END CLINIC URBAN RENEWAL	82043	1
HILLTOP URBAN RENEWAL AREA	82053	3
EAST VILLAGE URBAN RENEWAL AREA	82054	2

TIF Debt Outstanding: **77,930,752**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	**8,038,517**	**0**	**Amount of 07-01-2021 Cash Balance Restricted for LMI**
TIF Revenue:	7,553,396		
TIF Sp. Revenue Fund Interest:	50,801		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	124,317		
Total Revenue:	**7,728,514**		
Rebate Expenditures:	4,961,986		
Non-Rebate Expenditures:	3,176,126		
Returned to County Treasurer:	0		
Total Expenditures:	**8,138,112**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	**7,628,919**	**0**	**Amount of 06-30-2022 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: **62,163,721**