

COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, October 21, 2015; 5:30 PM

City Hall, 226 West Fourth Street

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 No. ROW15-08: Request of I. H. Mississippi Valley Credit Union for the vacation (abandonment) of 4,000 square feet of public right-of-way known located immediately west of 4645 Brady Street. [Ward 7]

VII. Presentations

A. Recognition of Barbara Wommack, Senior Voice Hall of Fame

VIII. Petitions and Communications from Council Members and the Mayor

IX. Action items for Discussion

COMMUNITY DEVELOPMENT

Bill Boom, Chairman; Jason Gordon, Vice Chairman

I. COMMUNITY DEVELOPMENT

1. Third Consideration: Ordinance for Case No. REZ15-13, being the petition of Eric Wessels on behalf of Garner Independent, LP for a "PDD" Planned Development District Land Use Plan Amendment on 6.91 acres (more or less) of property located at 1531 and 1545 West 53rd Street. The purpose of the Land Use Plan Amendment is to allow for additional residential units.
[Ward 8]
2. Third Consideration: Ordinance for Case No. ROW15-07 being the petition of Park Place Five LLC for the vacation (abandonment) and subsequent relocation of a twenty (20) foot wide sanitary sewer easement (2,350+ sq.ft.) and a fifteen (15) foot wide excess stormwater passageway easement (1,730+ sq.ft.) located at 5601 Eastern Avenue. [Ward 8]

3. Third Consideration: Ordinance for Case No. ROW15-06 being the proposed Right-of-Way vacation of 6160 square feet of unimproved Pleasant Street immediately east of Clark Street.[Ward 4]
4. Second Consideration: Ordinance to amend the Hilltop Self-Supported Municipal Improvement District (SSMID) to extend the term. [Ward 3,4,5]
5. First Consideration: Ordinance for Case No. ROW15-08: Request of I.H. Mississippi Valley Credit Union for the vacation (abandonment) of 4,000 square feet of public right-of-way known located immediately west of 4645 Brady Street. [Ward 7]
6. Resolution approving Case No. FDP15-04 being the request of Eric Wessels for a PDD Final Development Plan approval for a three story, 36 unit independent living facility on the 6.916 acres. [Ward 8]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Mike Matson, Chairman; Kerri Tompkins, Vice Chairman

III. PUBLIC SAFETY

1. Second Consideration: Ordinance amending Schedule IV of Chapter 10.96 entitled “3-Way Stop Intersections” by removing the stop sign on 6th Street at Sylvan Avenue. [Ward 3]
2. First Consideration: Ordinance amending Schedule XVII of Chapter 10.96 entitled “No Stopping, Standing or Parking” by adding South Howell Street along the west side from the railroad tracks south of Rockingham Road south a distance of 550 feet, between the hours of 2:30 AM and 6:00 AM. [Ward 3]
3. Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).
4. Motion approving beer and liquor license applications.

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

Ward 2

Express Lane Gas & Food Mart #83 (ExpressLane Inc.) - 3636 Hickory Grove Rd. - License Type: C Beer

Ward 3

Express Lane Gas & Food Mart #84 (ExpressLane Inc.) - 321 N Division St. - License Type: C Beer

Ward 8

Express Lane Gas & Food Mart #86 (ExpressLane Inc.) - 7522 Northwest Blvd. -

License Type: C Beer / B Native Wine

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

Ward 1

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

Dollar General Store #2913 (Dolgencorp LLC) - 2217 Rockingham Rd. - License Type: C Beer

Ward 2

Dollar General Store #4010 (Dolgencorp LLC) - 3936 N Pine St. - License Type: C Beer

Rudy's Tacos (Majec Incorporated) - 3502 W Kimberly Rd. - Outdoor Area - License Type: C Liquor

Wal-Mart Supercenter #5115 (Wal-Mart Stores Inc.) - 3101 W Kimberly Rd. - License Type: E Liquor

Probstei Bar & Grill (Probstei Bar and Grill Inc.) - 6315 W Kimberly Rd. - License Type: C Liquor

Ward 3

Falbo Bros. Pizzeria (BMG Pizza LLC) - 131 W 2nd St. Suite 100 - License Type: C Liquor

Ward 5

Big Kmart #9359 (Kmart Corporation) - 3808 Brady St. - License Type: C Beer / B Wine

Ward 6

Dollar General Store #254 (Dolgencorp LLC) - 2170 E Kimberly Rd. - License Type: C Beer / B Wine

Wal-Mart Supercenter #1241 (Wal-Mart Stores Inc.) - 5811 Elmore Ave. - License Type: E Liquor / B Wine / C Beer

Chili's Southwest Grill (ERJ Dining IV LLC) - 4020 E 53rd St. - License Type: C Liquor

Ward 7

Dollar General Store #9381 (Dolgencorp LLC) - 109 E 50th St. - License Type: C Beer / B Wine

Columbus Club (Columbus Club of Davenport) - 1111 W 35th St. - License Type: C Liquor

The Gallery (Nelson Securities Inc.) Nelson Securities Inc. - Outdoor Area - License Type: C Liquor

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

Chuck E Cheese's #957 (CEC Entertainment Inc.) - 903 E Kimberly Rd. - License Type: B Beer

Ward 8

Casey's General Store #2168 (Casey's Marketing Company) - 1691 W 53rd St. - License Type: C Beer / B Native Wine

Residence Inn (W20015/Fargo Hotels (Pool C) Realty LP) – 120 E 55th St. – License Type: C Liquor

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Ray Ambrose, Chairman; Rick Dunn, Vice Chairman

V. PUBLIC WORKS

1. Resolution granting permission to Geneseo Communications to install buried communication fiber optic line within City right-of-way as shown on the attached map. This location is within various Oak Brook Additions along Marquette from 53rd Street to 62nd Street. The total length of fiber is approximately 7,400 feet. This is part of Geneseo's "Fiber to the Home Project" in which they plan to provide high speed access to certain neighborhoods within the City. [Wards 7&8]
2. Resolution granting permission to Geneseo Communications Services, Inc. to install a buried communications system in the City Right-of-Way for their Fiber to the Home Project located in McClellan Heights, 2015-F10. [Ward 6]
3. Resolution assessing board up buildings at various lots and tracts of real estate. [All Wards]
4. Resolution assessing brush & debris removals at various lots and tracts of real estate. [All Wards]
5. Resolution assessing building demolitions at various lots and tracts of real estate. [All Wards]

6. Resolution assessing repair sewer lateral at various lots and tracts of real estate. [All Wards]
7. Resolution assessing weed cuttings at various lots and tracts of real estate. [All Wards]
8. Motion approving the Community Services Division Community Impact Project including property demolition and neighborhood revitalization efforts. [All Wards]
9. Motion to approve the process and procedures for snow removal to ensure the safety and welfare of residents and visitors during winter weather events. This motion outlines the procedures for ticketing, towing, downtown snow pick-up, residential streets and enforcement during snow events. [All Wards]
10. Motion approving Change Order #2 to Tricon Construction in the amount of \$77,032.88 for the Central Fire Station Addition and Renovation, CIP Project #02348. This change order is for fabrication of the hand railing of the stairs and training tower. [Ward 3]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

Jeff Justin, Chairman; Bill Edmond, Vice Chairman

VII. FINANCE

1. Motion awarding contracts for snow hauling for the upcoming winter season to several local hauling companies. [All Wards]
2. Motion approving a change order to the contract with Ahern Fire Protection of Davenport to complete the sprinkler piping project at the RiverCenter Parking Ramp in the amount of \$121,152. [Ward 3]

VIII. Motion recommending discussion or consent for Finance items

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

1. KJWW Engineering Consultants - Architect services for Library chiller - Amount: \$29,000
2. Johnson Contracting - Water line for brine machine - Amount: \$21,304
3. Cummins Central Power - Emergency engine overhaul of fire truck #4 - Amount: \$12,925
4. Reed Construction - Fejervary display sign - Amount: \$10,500

XI. Other Ordinances, Resolutions and Motions

XII. Public with Business

XIII. Reports of City Officials

XIV. Adjourn

City of Davenport

Agenda Group: Community Development
Department: Community Planning and Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 7th

Action / Date
CD10/21/2015

Subject:

Public Hearing for Case No. ROW15-08: Request of I. H. Mississippi Valley Credit Union for the vacation (abandonment) of 4,000 square feet of public right-of-way known located immediately west of 4645 Brady Street. [Ward 7]

Recommendation:

The Plan and Zoning Commission accepted the listed finding(s) and forwarded Case No. ROW15-08 to the City Council for approval subject to the following condition(s):

Findings:

1. This is an excess portion of right-of-way no longer needed for roadway purposes.
2. A general utility easement will be maintained; assuring access to existing utilities, if needed.

Condition:

1. That a general utility easement be maintained upon the entire property..

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

Relationship to Goals:

Neighborhood Improvement

Background:

This Right-of-Way was dedicated to the City in the 1970's, presumably for a frontage road for Brady Street that was never built. The property is currently used for parking. Vacating the property would allow for the parking use to be maintained, while clearing the title for the land.

A public utility easement will be maintained to support facilities within the existing right-of-way.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
□ Backup Material	Background Material
□ Backup Material	Legal Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	10/14/2015 - 6:12 PM
Community Development Committee	Berger, Bruce	Approved	10/14/2015 - 6:12 PM
City Clerk	Admin, Default	Approved	10/15/2015 - 10:27 AM



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

PLAN AND ZONING COMMISSION

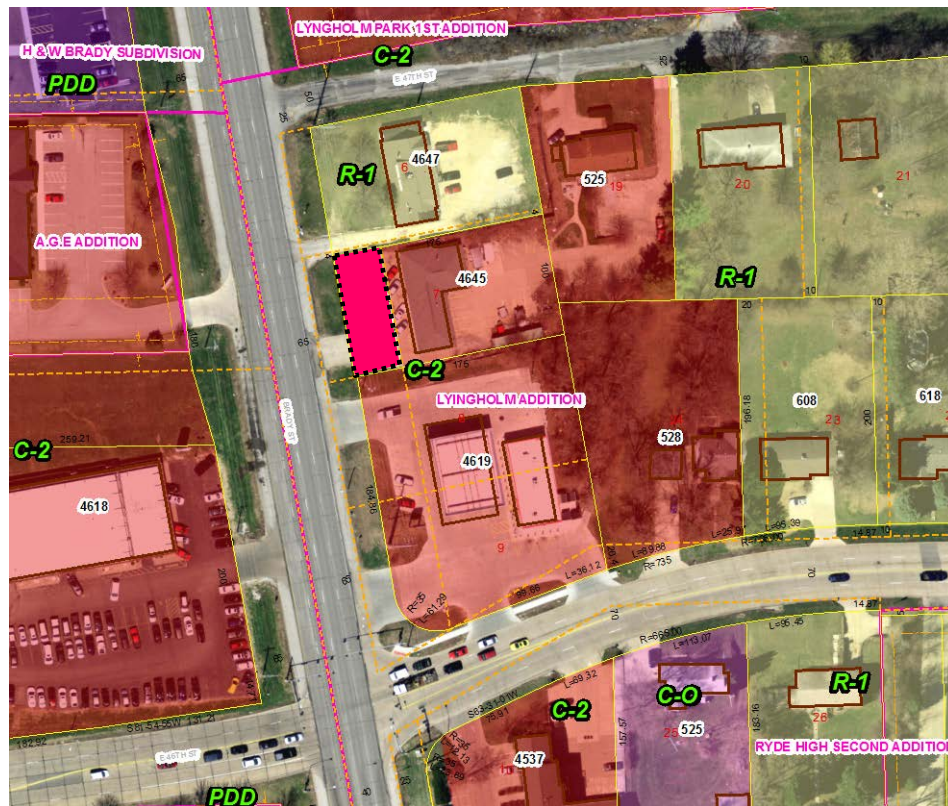
Meeting Date: October 6, 2015
Request: Right of Way Vacation
Location: 4645 Brady Street
Case No.: ROW15-08
Applicant: I.H. Mississippi Valley Credit Union

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. ROW15-08 to the City Council with a recommendation for approval, with the condition that a general utility easement be preserved upon the entire property.

Introduction:

This is a request to vacate 4000 sq. ft. (40' by 100') of excess right of way adjacent to 4645 Brady Street.



Background:**Comprehensive Plan:**

Within Urban Service Area: Yes

Proposed Land Use Designation: Right-of-Way

Zoning:

The surrounding properties are zoned "R-1" and "C-2".

Technical Review:

There are utilities located on and above this property. A general utility easement should be maintained.

Public Input:

Letters to 10 adjacent property owners were mailed. One property owner has called with questions. To date, no objections have been raised.

Discussion:

This property was dedicated to the City in 1977, presumably for a frontage road that was never constructed. The property has been used for parking for the adjacent commercial building. The owner of the building wishes to clear the title by vacating the right-of-way and acquiring the property for continued parking.

Given the utilities on-site, a general utility easement should be maintained.

Staff Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. ROW15-08 to the City Council with a recommendation for approval.

Findings:

1. This is an excess portion of right-of-way no longer needed for roadway purposes.
2. A general utility easement will be maintained; assuring access to existing utilities, if needed.

Condition:

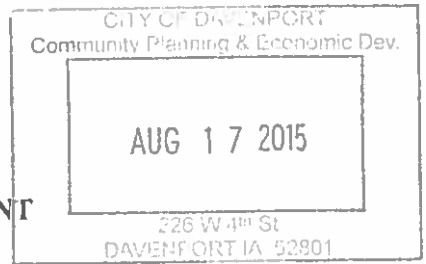
1. A general utility easement be established and maintained upon the entire property.

Prepared by:



Matthew G. Flynn, AICP
Senior Planning Manager
563-326-7743
mflynn@ci.davenport.ia.us

**CITY OF DAVENPORT
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
REQUEST FOR PUBLIC RIGHT-OF-WAY VACATION**



PETITIONER: Name: I.H. Mississippi Valley Credit Union
Address: 2127 47th St., Moline, IL 61265
Phone: (309) 793-6200 FAX: _____
Mobile Phone: _____ Email: _____
Interest in land: X title holder _____ other**
** if petitioner is other than title holder (i.e., lessee), documentation will be required to show prior approval for site development plans by owner.

CONTACT PERSON: Name: Laurie Burkholder
Address: 2127 47th St., Moline, IL 61265
Phone: (309) 793-6200 x80070 FAX: _____
Mobile Phone: _____ Email: lburkholder@ihmvacu.org

LOCATION (DESCRIPTIVE): parking lot of 4645 Brady St., Davenport, Iowa

LEGAL DESCRIPTION: The Easterly 40 feet of the Westerly 65 feet of Lot 7 in the Auditor's Plat of Lyngholm, now an Addition to the City of Davenport, Scott County, Iowa.

AREA: (in square feet) unknown

REASON FOR REQUEST: The parcel was conveyed to the City for a frontage road that was never constructed and therefore it should be conveyed back to the current owner of the adjacent property.

*(The applicant MUST be as detailed and specific as possible in completing this section. Complete and descriptive information is vital to the timely submission of the petitioner's request. Incomplete applications may delay the application process.)

SIGNATURE OF PETITIONER: Laurie Burkholder DATE: 8/14/15

PROCESSING FEE: \$400.00

DATE PAID: _____

27994-77

1977 DEC 29 AM 8:30

#550 paid
RECORDED *Richard L. Hagan*
SCOTT COUNTY, IOWA

WARRANTY DEED AND ASSESSMENT WAIVER

Recording Fee \$4.50
Transfer Fee \$1.00

KNOW ALL MEN BY THESE PRESENTS: That Truce T. Urdona and Aurora F. Urdona, husband and wife, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration (Less than Five Hundred Dollars....\$500.00) in hand paid do hereby convey unto the City of Davenport, Iowa, the following described real estate, situated in Scott County, Iowa, to-wit:

The Easterly 40 feet of the Westerly 65 feet of Lot 7 in the Auditor's Plat of Lyngholm, now an Addition to the City of Davenport, Scott County, Iowa.

And the Grantors do hereby covenant with the said Grantee, and successors in interest, that said Grantors hold said real estate by title in fee simple; that they have good and lawful authority to convey the same; that said premises are free and clear of all liens and encumbrances except for a certain mortgage dated August 2, 1977 and filed for record August 2, 1977 at Document #16339-77; and said Grantors covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

It is agreed that the foregoing conveyance of said real estate is for the purpose of the construction and maintenance of a frontage road thereon at such time as the Grantee determines it to be necessary. The undersigned, for themselves, their

respective heirs, personal representatives and assigns and for all future owners of any part of said lot 7 agree as follows:

1. At such time as said frontage road is constructed the City of Davenport, Iowa, may construct said improvements and assess the total cost thereof against said lot 7, and

2. They do hereby waive all statutory procedures relating to the making of such improvement and the assessing of the cost thereof against said Lot 1, and all notices, and rights of protest to the making of said improvement and the assessing of the cost thereof, and

3. That the entire cost of making said improvements may be assessed against said Lot 1, even though the cost thereof may exceed the amount that can otherwise legally be assessed by the City of Davenport, Iowa, and

4. At such time the frontage road shall be constructed and thereafter, that there shall no longer be any right of direct access to Brady Street from said Lot 1.

Dated this 20th day of December, 1971.

Truce T. Urdona, m.d.
Truce T. Urdona

Aurora F. Urdona
Aurora F. Urdona

State of Iowa)
) SS:
Scott County)

On this 20th day of December, 1971, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Truce T. Urdona and Aurora F. Urdona, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



John M. Brown, Notary Public in and for Scott County, Iowa



Scott County, Iowa

Date Printed: July 17, 2015

This map is for illustrative purposes only and does not represent a survey. It is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The user acknowledges and accepts all inherent limitations of the maps and data, including the fact that the maps and data are dynamic and in a constant state of maintenance, correction and revision. No liability is assumed by Scott County as to the accuracy of the data delineated hereon.



DOUGLAS R. LINDSTROM, JR.

ATTORNEY AT LAW

LANE & WATERMAN LLP

220 N. MAIN STREET, STE 600
DAVENPORT, IOWA 52801-1987
EMAIL: dlindstrom@l-wlaw.com

DIRECT: 563/333-6629
OFFICE: 563/324-3246
FAX: 563/324-1616

LANE & WATERMAN LLP

11153

KJD

CITY OF DAVENPORT

111539

Inv.No.	Matter	G/L	Description	Amount Paid	Inv.Date
08142015	14513-00020	273-001	REQUEST FOR PUBLIC RIGHT-OF-WAY VAC	400.00	08-14-2015

\$400.00

11153

LANE & WATERMAN LLP

GENERAL ACCOUNT
220 N. MAIN ST., STE. 600
DAVENPORT, IA 52801
(563) 324-3246

THE NATIONAL BANK
BETTENDORF, IOWA

70-464-711

 E-ZShield™ Check Fraud
Protection for Business

DATE

8/14/2015

CHECK NO.

111539

CHECK AMOUNT

PAY

Four Hundred and No/100 Dollars-----

\$400.00

TO THE
ORDER
OF

CITY OF DAVENPORT

LANE & WATERMAN LLP

VOID AFTER 6 MONTHS

⑈111539⑈ ⑆071104647⑆ 1497684⑈

ROW15-08 - 4645 Brady St - Adjacent Owner Notice List

Parcel#	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner:	4645 BRADY ST	I.H. MISSISSIPPI VALLEY CREDIT UNION	2121 47TH ST	MOLINE IL 61265
Ward/Ald:	7th Ward	Alderman Matson		Notices Sent: 8
P1216-01	4640 BRADY ST	AJS HOLDINGS LLC	PO BOX 1466	BETTENDORF IA 52722
P1216-07D	4619 BRADY ST	CONVENIENCE STORE INVESTMENTS	1626 OAK ST	LA CROSSE WI 54603
P1216-01G	4618 BRADY ST	GRAPE ROAD LLC	5201 N GRAPE RD	MISHAWAKA IN 46545
P1216-20B		GRAPE ROAD LLC		
P1216-20B		GRAPE ROAD LLC		
P1216-10A	528 E 46TH ST	KERRY L GRUENHAGEN	301 4TH ST W	MILAN IL 61264
P1216-02A	4710 N BRADY ST	PST PROPERTY MANAGEMENT LLC	4710 N BRADY ST	DAVENPORT IA 52806-3903
P1216-05	4647 BRADY ST	TROPICAL BEACH INVESTMENT CO	PO BOX 3708	DAVENPORT IA 52808
P1215-08	525 E 47TH ST	VOTROUBEK JOSEPH K	5130 WOODLAND CT	DAVENPORT IA 52807
P1216-12D	4811 BRADY ST	WALNUT CENTER PROPERTIES LLC	PO BOX 1627	DAVENPORT IA 52809

51

2. ACHES

4-23-54

30" E. 452.7
30" W. 453.7

8-16-77

531.3'

GORDON H. JIN
MICHELLE S. JIN

8-24-79

8-24-77

S. 86° 13' 25" E. 400.10'

5. $88^{\circ} 20' E.$ 911.1 ±

QUAD CITY TOYOTA, INC.

2.0000 ACRES

8-18-77

543'E. 5.81 370
PRIMER 12 390 ±

SWly

City of Davenport 8-10-63

9523
BENT VERSMAN 11 - 17 - 70

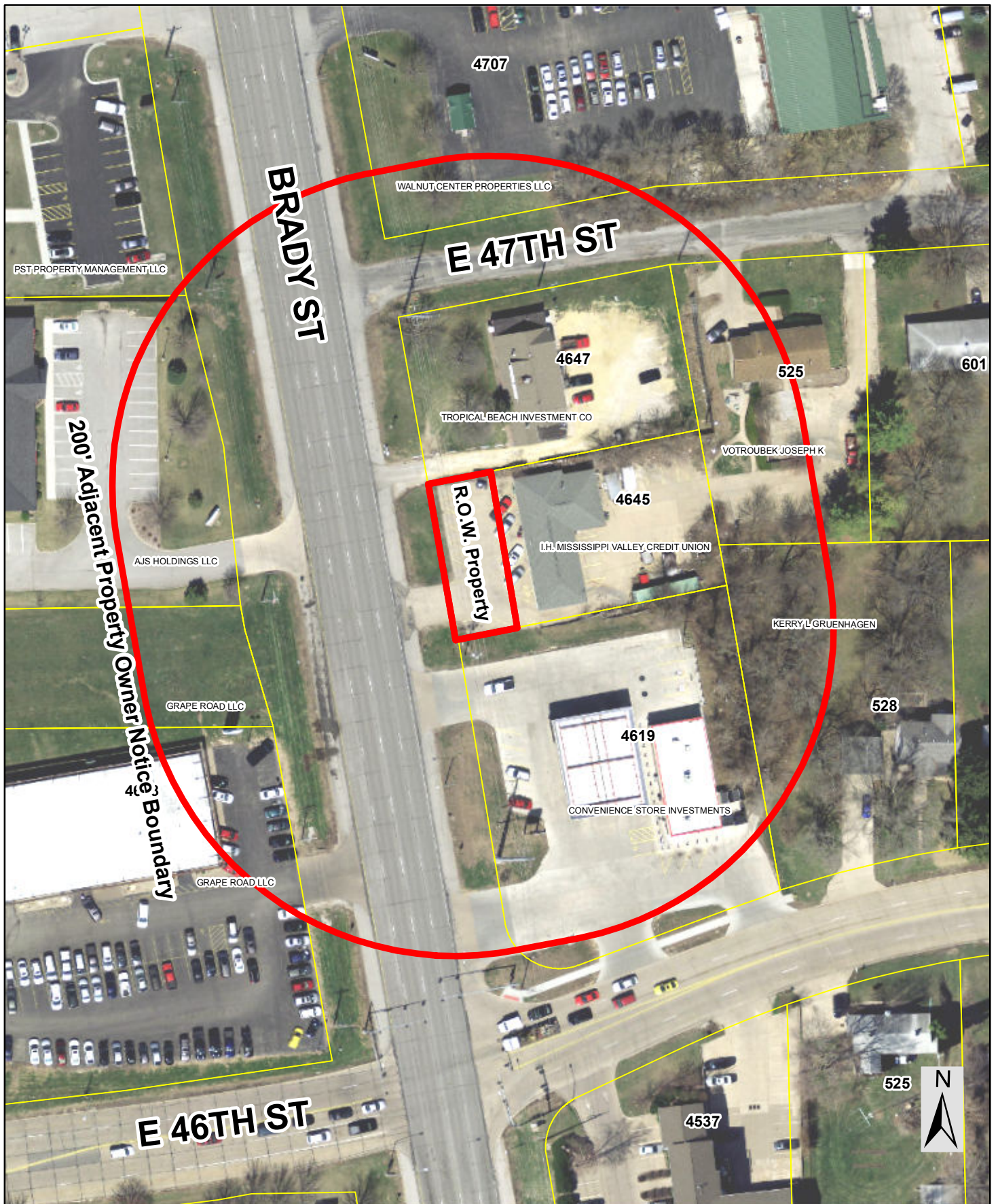
1922 12-31-60

(2)

1611.2' To S. $\frac{1}{4}$ Cor. Sec. 12

62

Plan & Zoning Commission: Adjacent Property Owner Notice Area Request for a Right-of-Way Vacation (Abandonment)



**NOTICE
PUBLIC HEARING
TUESDAY – SEPTEMBER 15, 2015 - 5:00 P.M.
DAVENPORT CITY PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

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

Case No. ROW15-08: Request of I.H. Mississippi Valley Credit Union for the right-of-way vacation of 40' by 65' portion of unimproved Brady Street currently utilized as a parking lot.

A public hearing on the above matter is scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, September 15, 2015 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Any written comments (which can be sent via email) to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s).

If you have any questions, please feel free to contact us.

Community Planning & Economic Development

E-MAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

**NOTICE
PUBLIC HEARING
WEDNESDAY – OCTOBER 21, 2015 - 5:30 P.M.
DAVENPORT COMMITTEE OF THE WHOLE
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

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

Case No. ROW15-08: Request of I.H. Mississippi Valley Credit Union for the right-of-way vacation of 40' by 65' portion of unimproved Brady Street currently utilized as a parking lot.

A public hearing on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, October 21, 2015 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Any written comments (which can be sent via email) to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s).

If you have any questions, please feel free to contact us.

Community Planning & Economic Development

E-MAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

P.O. #1605622

City of Davenport

Agenda Group:
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 8th

Action / Date
9/16/2015

Subject:

Third Consideration: Ordinance for Case No. REZ15-13, being the petition of Eric Wessels on behalf of Garner Independent, LP for a "PDD" Planned Development District Land Use Plan Amendment on 6.91 acres (more or less) of property located at 1531 and 1545 West 53rd Street. The purpose of the Land Use Plan Amendment is to allow for additional residential units. [Ward 8]

Recommendation:

Plan and Zoning Commission Findings:

1. The proposed development would achieve consistency with the subject property's Davenport 2025 Commercial Neighborhood Proposed Land Use Designation; and
2. The design of the building and site with the recommended conditions would mitigate any potential negative impacts to the single-family residential properties to the south.

The Plan and Zoning Commission accepted the listed findings and forwards case REZ15-13 to the City Council with a recommendation for approval subject to the following conditions:

1. That all building mounted and parking lot lighting be shielded so that the emitted light source cannot be seen from the adjacent single-family residential properties to the south;
2. That the dumpsters be (re)located such that they are oriented away from the single-family residential properties to the south;
3. That a three foot high landscape berm be constructed within the required 25 foot setback along the south and southeast property lines adjacent to the proposed building;
4. That a landscape berm be planted with canopy and evergreen trees to ensure that it adequately mitigates the potential negative impacts of the proposed development with the single-family properties to the south; and
5. That a stormwater management plan for the subject property at full development which achieves consistency with the requirements of Chapter 13.34 of the Davenport City Code be submitted to, and approved by, the Natural Resources Division of Public Works. In addition, the proposed new construction be required to achieve consistency with the stormwater quality provisions of Chapter 13.34.

The Commission vote was 8-yes and 0-no with 0-abstention.

THE PROTEST RATE IS 0%.

Relationship to Goals:

Neighborhood Improvements.

Background:

The property is currently zoned "PDD" Planned Development District. The subject property was part of a large rezoning (Ordinance 86-61) encompassing 97.60 acres of property on the north and south side of West 53rd Street. The overall property was rezoned from "R-1" Low density dwelling district and "R-4" Moderate Density Dwelling District to "R-4 PUD" Moderate Density

Dwelling District Planned Unit Development and “C-3” Planned Commercial District. Ordinance 86-61 and subsequent amendments limits the subject property to 16 residential units/acre.

The City recently administratively rezoned all properties from “C-3” Planned Commercial District to “PDD” Planned Development District because the “C-3” was no longer in the Zoning Ordinance. However, all conditions associated with the “C-3” Ordinance were carried to the “PDD”.

The subject property currently contains 6.916 acres, which allows for a maximum of 110 units. Currently, the subject property contains 24 and 57 unit buildings (81 total units). The “PDD” Planned Development District Land Use Plan would allow for the construction of a 29 unit building. In 2005, a Final Development Plan was approved for a three story, 24 unit building. The petitioner desires to construct a three story, 36 unit building (117 total units), which would increase the density to 16.92 units/acre. Therefore, a “PDD” Planned Development District Land Use Plan Amendment is required.

When compared to Final Development FDP5-17, the current proposal would be larger and would be closer to the residential to the single-family residential properties to the south. There is a 6 foot high wood fence along the subject property adjacent to the single family residential property to the south. The driveway would be set back a minimum of 25 feet from the property line. This would allow sufficient space for a landscape berm with canopy and evergreen tree plantings.

It appears that the existing stormwater detention area was sized to accommodate the existing and proposed development. Construction plans would be administratively reviewed to ensure consistency with Chapter 13.34 of the Davenport City Code, entitled “stormwater management”. It is unclear if the stormwater detention area would achieve consistency with all the requirements of Chapter 13.34, as amended in 2014. It is staff’s opinion that the proposed development should be subject to the stormwater quality provisions enumerated in Chapter 13.34.

ATTACHMENTS:

Type	Description
▣ Ordinance	REZ15-13 - Ordinance
▣ Backup Material	REZ15-13 - Proposed Land Use Plan
▣ Backup Material	REZ15-13 - Previously Approved Building Location Compared to Proposed Building Location
▣ Backup Material	REZ15-13 - Plan and Zoning Commission Letter
▣ Backup Material	REZ15-13 - Plan and Zoning Commission Vote Results
▣ Backup Material	REZ15-13 - Petitioner Agreement Letter

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	10/14/2015 - 4:55 PM

ORDINANCE NO.

Ordinance for Case No. REZ15-13 being the petition of Eric Wessels on behalf of Garner Independent, LP for a "PDD" Planned Development District Land Use Plan Amendment on 6.91 acres (more or less) of property located at 1531 and 1545 West 53rd Street. The purpose of the Land Use Plan Amendment is to allow for additional residential units. [8th Ward]

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

Section 1. The "PDD" Planned Development District Land Use Plan is hereby amended and adopted for the following described unit of Scott County, Iowa real estate. The property has the following legal description:

Part of the Southeast Quarter of Section 10, Township 78 North, Range 03 East of the 5th P.M. being more particularly described as follows:

Lots 1 and 2 of Garner Farms Tenth Addition Being a Replat of Lot 5 of Garner Farms Fifth Addition to the City of Davenport.

Said property contains 6.91 acres, more or less.

At its regular meeting on September 1, 2015 the City Plan and Zoning Commission forwarded Case No. REZ15-13 to the City Council with a recommendation for approval subject to the following conditions:

1. That all building mounted and parking lot lighting be shielded so that the emitted light source cannot be seen from the adjacent single-family residential properties to the south;
2. That the dumpsters be (re)located such that they are oriented away from the single-family residential properties to the south;
3. That a three foot high landscape berm be constructed within the required 25 foot setback along the south and southeast property lines adjacent to the proposed building;
4. That a landscape berm be planted with canopy and evergreen trees to ensure that it adequately mitigates the potential negative impacts of the proposed development with the single-family properties to the south; and
5. That a stormwater management plan for the subject property at full development which achieves consistency with the requirements of Chapter 13.34 of the Davenport City Code be submitted to, and approved by, the Natural Resources Division of Public Works. In addition, the proposed new construction be required to achieve consistency with the stormwater quality provisions of Chapter 13.34.

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 _____

William E. Gluba
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

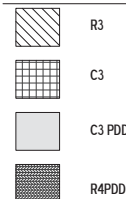
Published in the *Quad City Times* on _____

GARNER FARMS - SILVERCREST INDEPENDENT LIVING EXPANSION BEING LOT 1 & 2 OF GARNER FARMS TENTH ADDITION TO DAVENPORT, IA

TITLE HOLDER

GARNER INDEPENDENT LIVING, LP
11506 NICHOLAS STREET # 100
OMAHA, NE 68154
CONTACT: STEVEN HELD, SHELD@dialrealtycorp.com

ZONING LEGEND



BUILDING UNIT INFORMATION

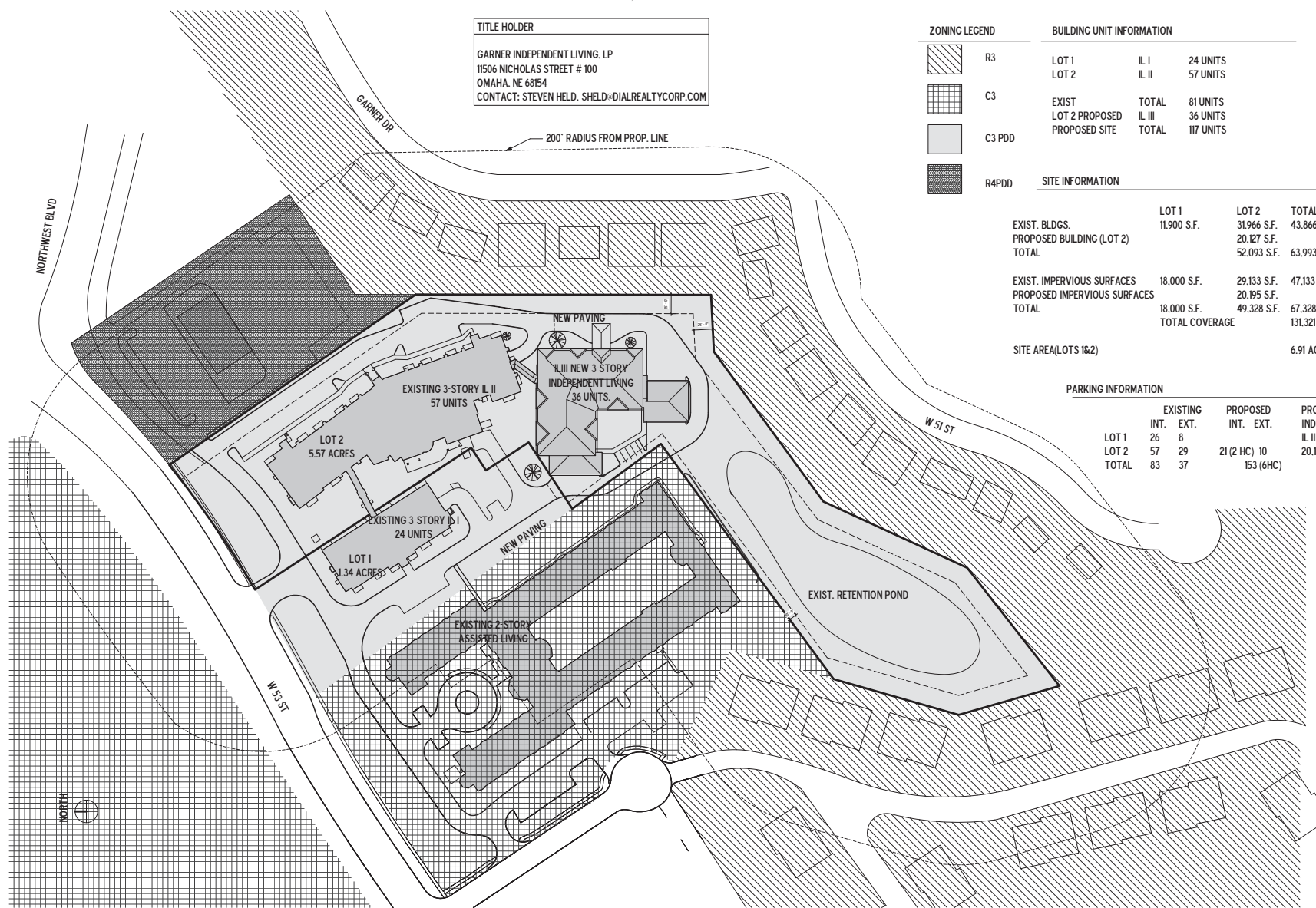
LOT 1	IL I	24 UNITS
LOT 2	IL II	57 UNITS
EXIST	TOTAL	81 UNITS
LOT 2 PROPOSED	IL III	36 UNITS
PROPOSED SITE	TOTAL	117 UNITS

R4PDD SITE INFORMATION

	LOT 1	LOT 2	TOTAL
EXIST. BLDGS.	11,900 S.F.	31,966 S.F.	43,866 S.F.
PROPOSED BUILDING (LOT 2)		20,127 S.F.	
TOTAL		52,093 S.F.	63,993 S.F. (21%)
EXIST. IMPERVIOUS SURFACES	18,000 S.F.	29,133 S.F.	47,133 S.F.
PROPOSED IMPERVIOUS SURFACES		20,195 S.F.	
TOTAL	18,000 S.F.	49,328 S.F.	67,328 S.F. (22%)
		TOTAL COVERAGE	131,321 S.F. (43%)
SITE AREA (LOTS 1&2)			6.91 ACRES-301,000 S.F.

PARKING INFORMATION

	EXISTING INT.	EXISTING EXT.	PROPOSED INT.	PROPOSED EXT.	PROPOSED 3-STORY INDEPENDENT LIVING IL III - 35' HEIGHT
LOT 1	26	8			
LOT 2	57	29	21 (2 HC)	10	20,127 SF AREA
TOTAL	83	37	153 (6HC)		



① SITE PLAN
1" = 60'-0"

ELEVATIONS



① EAST
1/16" = 1'-0"



② SOUTH
1/16" = 1'-0"



③ WEST
1/16" = 1'-0"

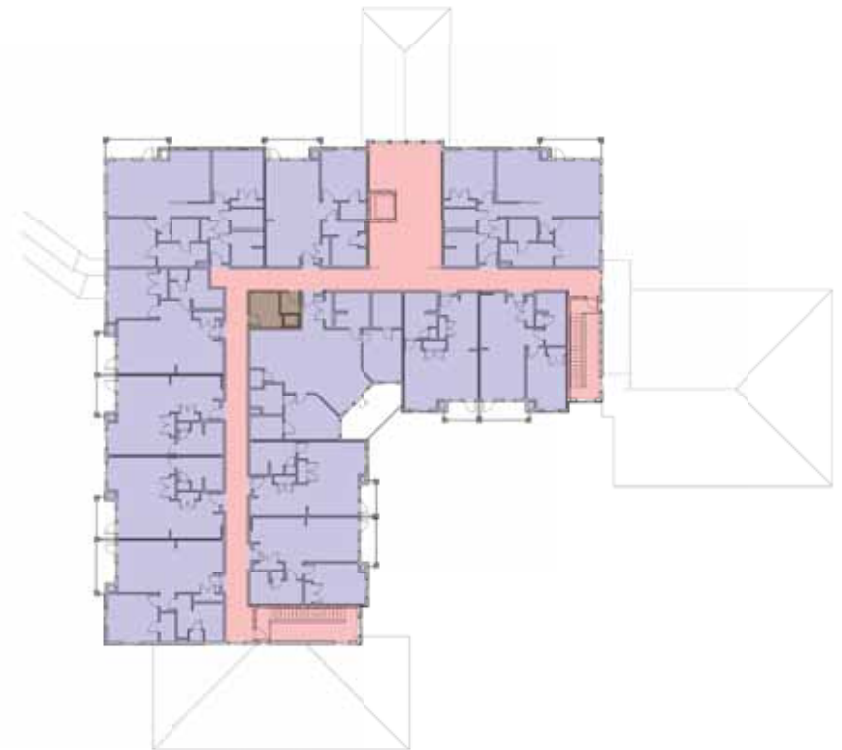


④ NORTH
1/16" = 1'-0"

- CIRCULATION
- UNITS
- STORAGE/ MECH.
- GARAGE



FIRST FLOOR



SECOND & THIRD FLOOR





Building location approved with FDP5-17 overlaid on the proposed development plan.

September 2, 2015

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

At its regular meeting of September 1, 2015, the City Plan and Zoning Commission considered Case No. REZ15-08, being the petition of Eric Wessels on behalf of Garner Independent, LP for a "PDD" Planned Development District Land Use Plan Amendment on 6.91 acres (more or less) of property located at 1531 and 1545 West 53rd Street. The purpose of the Land Use Plan Amendment is to allow for additional residential units.

Plan and Zoning Commission Findings:

1. The proposed development would achieve consistency with the subject property's *Davenport 2025 Commercial Neighborhood Proposed Land Use Designation*; and
2. The design of the building and site with the recommended conditions would mitigate any potential negative impacts to the single-family residential properties to the south.

Plan and Zoning Commission recommendation:

The Plan and Zoning Commission accepted the listed findings and forwards case REZ15-13 to the City Council with a recommendation for approval subject to the following conditions:

1. That all building mounted and parking lot lighting be shielded so that the emitted light source cannot be seen from the adjacent single-family residential properties to the south;
2. That the dumpsters be (re)located such that they are oriented away from the single-family residential properties to the south;
3. That a three foot high landscape berm be constructed within the required 25 foot setback along the south and southeast property lines adjacent to the proposed building;
4. That a landscape berm be planted with canopy and evergreen trees to ensure that it adequately mitigates the potential negative impacts of the proposed development with the single-family properties to the south; and
5. That a stormwater management plan for the subject property at full development which achieves consistency with the requirements of Chapter 13.34 of the Davenport City Code be submitted to, and approved by, the Natural Resources Division of Public Works. In addition, the proposed new construction be required to achieve consistency with the stormwater quality provisions of Chapter 13.34.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission

APPROVED									
Name:	Roll Call	REZ15-13 Wessels obo Garner Independent LP	FDP15-04 Wessels obo Garner Independent LP	F15-15 Villas at Pheasant Creek	ED15-03 Hilltop SSMID Extension				
Connell	EX								
D'Autremont	P	Y	Y	Y	Y				
Elgatian	P	Y	Y	Y	Y				
Hepner	P	Y	Y	Y	Y				
Inghram	P								
Kelling	P	Y	Y	Y	Y				
Lammers	EX								
Maness	P	Y	Y	Y	Y				
Martin	P	Y	Y	Y	Y				
Martinez	P	Y	Y	Y	Y				
Tallman	P	Y	Y	Y	Y				
		8-YES 0-NO 0-ABSTAIN	8-YES 0-NO 0-ABSTAIN	8-YES 0-NO 0-ABSTAIN	8-YES 0-NO 0-ABSTAIN				



S B & A
ARCHITECTS

1421 South Bell Avenue
Suite 101
Ames, Iowa 50010
tel 515.232.8447
fax 515.232.9521

September 3, 2015

Honorable Mayor and City Council
City Hall
Davenport, Iowa 52801

Honorable Mayor and City Council:

The undersigned, Eric Wessels, AIA, with SBA Architects., as petitioner for case *REZ15-13* does hereby agree and accept the Plan and Zoning Commission's following recommended conditions to the City Council:

1. That all building mounted and parking lot lighting be shielded so that the emitted light source cannot be seen from the adjacent single-family residential properties to the south;
2. That the dumpsters be (re)located such that they are oriented away from the single-family residential properties to the south;
3. That a three foot high landscape berm be constructed within the required 25 foot setback along the south and southeast property lines adjacent to the proposed building; and
4. That a landscape berm be planted with canopy and evergreen trees to ensure that it adequately mitigates the potential negative impacts of the proposed development with the single-family properties to the south; and
5. That a stormwater management plan for the subject property at full development which achieves consistency with the requirements of Chapter 13.34 of the Davenport City Code be submitted to, and approved by, the Natural Resources Division of Public Works. In addition, the proposed new construction be required to achieve consistency with the stormwater quality provisions of Chapter 13.34.

This agreement is pursuant to Chapter 414.5, of the Code of Iowa.

By: 
Eric Wessels, AIA (Project Manager with SBA Architects)

City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 8th

Action / Date
10/7/2015

Subject:

Third Consideration: Ordinance for Case No. ROW15-07 being the petition of Park Place Five LLC for the vacation (abandonment) and subsequent relocation of a twenty (20) foot wide sanitary sewer easement (2,350+ sq.ft.) and a fifteen (15) foot wide excess stormwater passageway easement (1,730+ sq.ft.) located at 5601 Eastern Avenue. [Ward 8]

Recommendation:

Findings:

- There is no loss of service through the vacation of these easements as they will be relocated.
- The vacation allows the completion of the multiple-family phase of the apartment complex.

Recommendation The City Plan and Zoning Commission forwards Case No. ROW15-07 to the City Council for approval subject to the following conditions:

1. That in conjunction with complying with Chapter 17.56 of the Zoning Code entitled "Site Plans" a detailed screening plan for the parking and drive access along the north property line be submitted;
2. That due to grade changes the pattern of proposed stormwater flows be shown.

The Commission vote was 9-yes and 0-no with 0-abstention.

Relationship to Goals:

Neighborhood Improvement

Background:

The developer is proposing the vacation (abandonment) and subsequent relocation of these easements to accommodate relocation of the buildings with the development. The number of buildings and units remain the same the configuration and location of the buildings is changing.

With respect to Condition No. 2 the developer has submitted revised plan showing the drainage flows and storm sewer infrastructure for the development.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
▣ Ordinance	ROW 15-07 Ordinance only
▣ Backup Material	ROW 15-07 Background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	10/14/2015 - 4:57 PM

ORDINANCE NO.

ORDINANCE for Case No. ROW15-07 being the petition of Park Place Five LLC for the vacation (abandonment) and subsequent relocation of a twenty (20) foot wide sanitary sewer easement (2,350± sq.ft.) and a fifteen (15) foot wide excess stormwater passageway easement (1,730± sq.ft.) located at 5601 Eastern Avenue. [8th Ward]

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby vacated (abandoned). The property has the following legal description:

The property has the following legal description:

Part of the Northwest Quarter of Section 7, Township 78 North, Range 04 East of the 5th P.M. being more particularly described as follows:

Sanitary Sewer Easement

Commencing at a point in the Southeast Corner of the Park Place Apartments Second Addition to the City of Davenport; thence North 00 degrees-03'-48" West along the East Line of Park Place Apartments Second Addition a distance of 5.43 feet; thence North 84 degrees-59'-06" West a distance of 237.64 feet; thence North 12 degrees-39'-13" West a distance of 208.00 feet; thence North 81 degrees-57'-46 " West a distance of 125.00 feet; thence North 06 degrees-25'-55" East a distance of 10.00 feet to the point of beginning of the tract being an easement 20.00 feet wide the centerline being described as follows: continuing North 06 degrees-25'-55" East a distance of 117.50 feet. Said easement contains 2,350 square feet, more or less.

Excess Stormwater Passage Easement

A tract of land being 15 feet wide the centerline being described as follow: beginning at a point in the Northeast Corner of Lot 8 and the Northwest Corner of Lot 9 of Park Place Apartments Second Addition to the City of Davenport; thence South 38 degrees-03'-42" East for a distance of 115.31 feet to a point in

the Southeast Corner of Lot 8 and the Southwest Corner of Lot 9 of Said Park Place Apartments Second Addition. Said easement contains 1,730 square feet, more or less.

The City Plan and Zoning Commission accepted the listed finding and forwarded Case ROW15-07 to the City Council with a recommendation for approval subject to the following conditions:

1. That in conjunction with complying with Chapter 17.56 of the Zoning Code entitled "Site Plans" a detailed screening plan for the parking and drive access along the north property line be submitted;
2. That due to grade changes the pattern of proposed stormwater flows be shown.

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 _____

William E. Gluba
Mayor

Attest: _____
Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____



September 16, 2015

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of September 15, 2015, the City Plan and Zoning Commission considered Case No. ROW15-07 being the request of Park Place Five LLC for the vacation (abandonment) and subsequent relocation of a 20-foot wide (2,350± sq. ft.) sanitary sewer easement and a 15-foot wide (1,730± sq. ft.) excess stormwater passage way located at 5601 Eastern Avenue.

The original zoning limited the development to eight unit buildings of two & one-half stories. The development plan approval did not limit the type of buildings to a specific style or look (building elevation), or to specific locations. While that is the case, the moving of at least one easement (sanitary sewer) does allow the layout of buildings to change and therefore a tie can be made to certain conditions of the development and site plan review, specifically along the north boundary of the property.

Findings:

- There is no loss of service through the vacation of these easements as they will be relocated.
- The vacation allows the completion of the multiple-family phase of the apartment complex.

The City Plan and Zoning Commission forwards Case No. ROW15-07 to the City Council for approval subject to the following conditions:

1. That in conjunction with complying with Chapter 17.56 of the Zoning Code entitled "Site Plans" a detailed screening plan for the parking and drive access along the north property line be submitted;
2. That due to grade changes the pattern of proposed stormwater flows be shown;

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission



		APPROVED	APPROVED	APPROVED					
Name:	Roll Call	ROW15-06 Pleasant St	ROW15-07 Park Place Apt Easements	F15-16 Russell- CrowValley Off Pk 6th					
Connell	P	Y	Y	Y					
D'Autremont	P	Y	Y	Y					
Elgatian	P	Y	Y	Y					
Hepner	P	Y	Y	AB					
Inghram	P								
Kelling	P	Y	Y	Y					
Lammers	P	Y	Y	Y					
Maness	P	Y	Y	Y					
Martin	P	Y	Y	Y					
Martinez	P	Y	Y	Y					
Tallman	EX								
		9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN	8-YES 0-NO 1-ABSTAIN					



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

PLAN AND ZONING COMMISSION

Meeting Date: September 15, 2015
Request: Vacate Sanitary Sewer and Stormwater Easements
Location: 5601 Eastern Avenue
Case No.: ROW15-07
Applicant: Park Place Five LLC

Recommendation:

Staff recommends the Commission forward Case No. ROW15-07 to the City Council for approval subject to the listed conditions.

Introduction:

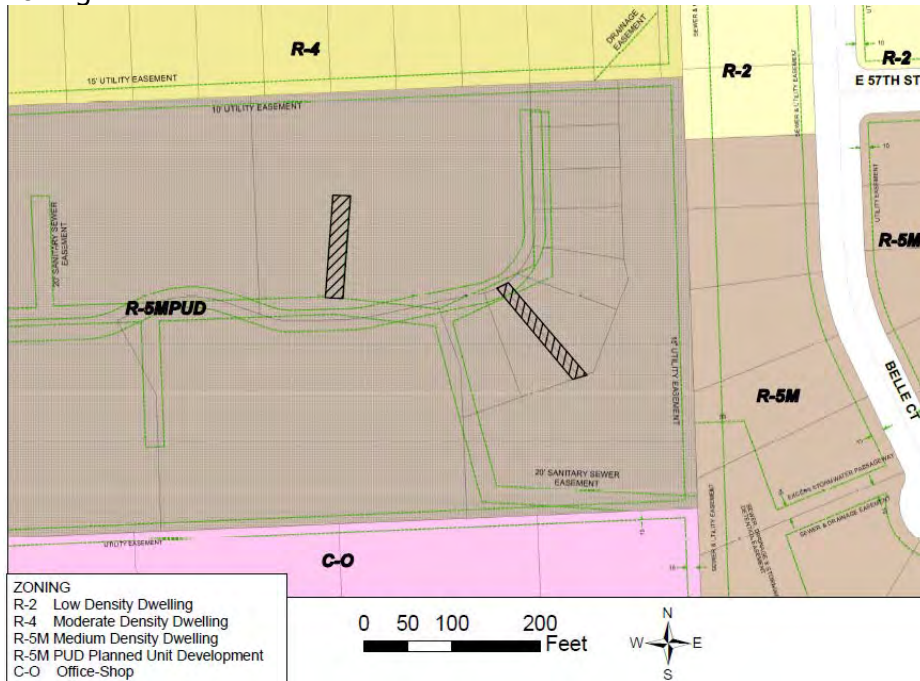
The petitioner is seeking vacation of the sanitary sewer easement to allow changes in building placement. The stormwater easement would accommodate better placement of buildings in the future.



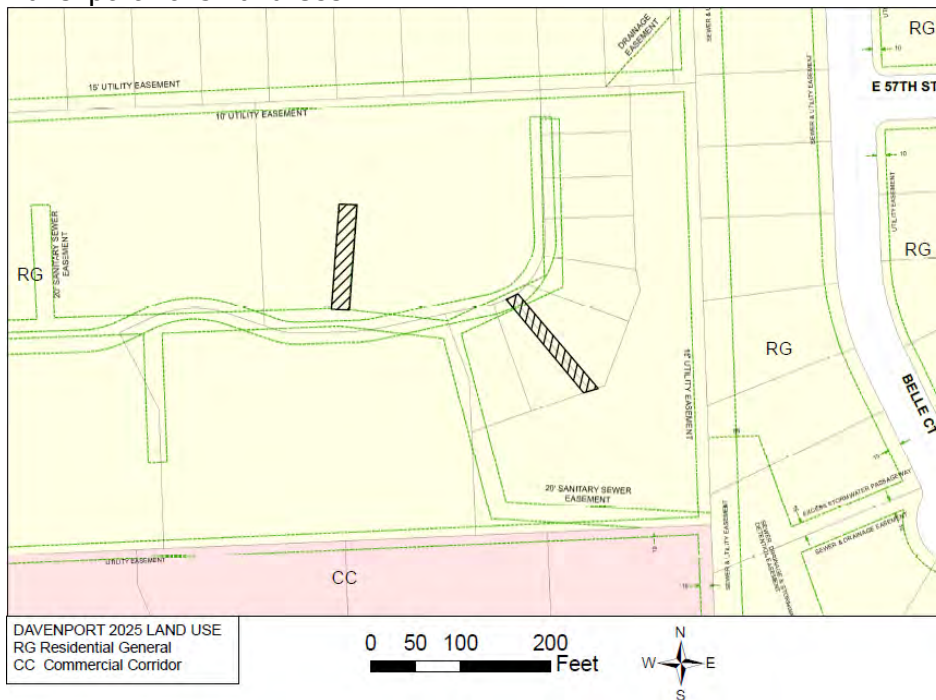
Background:

Park Place Five LLC is proposing the vacation (ultimate relocation) of the sanitary sewer easement to accommodate shifting of building locations within the multiple-family development area. There is no change in the number of units being proposed nor in the number of multi-family buildings.

Zoning



Davenport 2025 Land Use



Technical Review:

Technical review comments will be provided at the September 15, 2015 Plan and Zoning Commission regular meeting. No additional comments have been received, the two easements are for City utilities sanitary and stormwater. The easements were established as part of the original platting for Park Place Apartments and made part of the Second Addition as well. These easements will be relocated with the locations being reviewed by the Public Works Department; they do not need to be part of a plat.

Public Input & Analysis:

Notices were sent to the 12 owners of property within 200 feet of the subject easements. Comments were received from two adjacent owners. Neither comment was specifically related to the vacation (abandonment) of these easements, the process just affords a venue for comment on a development or raise other concerns. The first was from a new owner to the area (August 2015 purchase) commenting on stormwater problems in the area. Of note is that a portion of this owner's lot contains a drainage/stormwater easement. The second was commenting on specifics of the overall development which are primarily associated with the administrative site plan review such as changing grades affecting stormwater flows, vehicle lights, and overall screening. Both these comments are attached.

During staff's presentation at the public hearing the location of several detention basins and drainage easements as well as the overall drainage pattern was described. The staff review of the site plan is also attached and covers several of the concerns of the second commenter.

Discussion:

The original zoning limited the development to eight unit buildings of two & one-half stories. The development plan approval did not limit the type of buildings to a specific style or look (building elevation), or to specific locations. While that is the case, the moving of at least one easement (sanitary sewer) does allow the layout of buildings to change and therefore a tie can be made to certain conditions of the development and site plan review, specifically along the north boundary of the property.

Staff Recommendation:

Findings:

- There is no loss of service through the vacation of these easements as they will be relocated.
- The vacation allows the completion of the multiple-family phase of the apartment complex.

Recommendation: Staff recommends the Commission forward Case No. ROW15-07 to the City Council for approval subject to the following conditions:

1. That in conjunction with complying with Chapter 17.56 of the Zoning Code entitled "Site Plans" a detailed screening plan for the parking and drive access along the north property line be submitted;
2. That due to grade changes the pattern of proposed stormwater flows be shown;

Prepared by:

Wayne Wille, CFM

Planner II

Community Planning Division

PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – SEPTEMBER 01, 2015 5:00 P.M.
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Case No. ROW15-07: Request of Park Place Five LLC for the vacation (abandonment) and subsequent relocation of a 20-foot wide (2,350± sqft) sanitary sewer easement and a 15-foot wide (1,730± sqft) excess stormwater passage way located at 5601 Eastern Avenue.

The City Plan and Zoning Commission will conduct a public hearing concerning this matter at **5:00 p.m., Tuesday September 01, 2014** in the **Council Chambers of Davenport City Hall at 226 West 4th Street**, Davenport, Iowa.

This public hearing is the first step in the review/approval process. The City Plan and Zoning Commission will consider (vote on a recommendation) the petition at its regular meeting on Tuesday September 15, 2015. The Commission's report and recommendation will then be forwarded to the City Council. The City Council will then hold its own public hearing, as required by state law. You should also receive a notice of the City Council's public hearing. For the ordinance to be approved, it must be read/considered at three (3) separate City Council meetings. For the specific dates and times of subsequent meetings, please call the phone number below.

It is your privilege to submit written comments on this petition or to attend the public hearing to express your views, or both. All protests within the 200-foot notice area or the area being considered must be made in writing to be valid. Any written comments to be reported at the Commission's public hearing should be received in the office of Community Planning, City Hall, not later than 12:00 noon, on the day of the public hearing, though protests may be received up through the City Council's public hearing.

Office of Community Planning
Department of Community Planning & Economic Development
Phone: (563) 326-7765 Email: Planning@ci.davenport.ia.us

(detach here)

The undersigned opposes **does not oppose** (circle one) the Park Place Five LLC (ROW15-07)

Comments: PARK PLACE FIVE LLC SHOULD HAVE MORE "ON SITE" DETENTION ON

THEIR PROPERTY. THERE WILL BE A LOT MORE RUN OFF WATER FROM

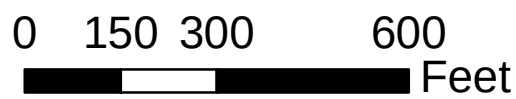
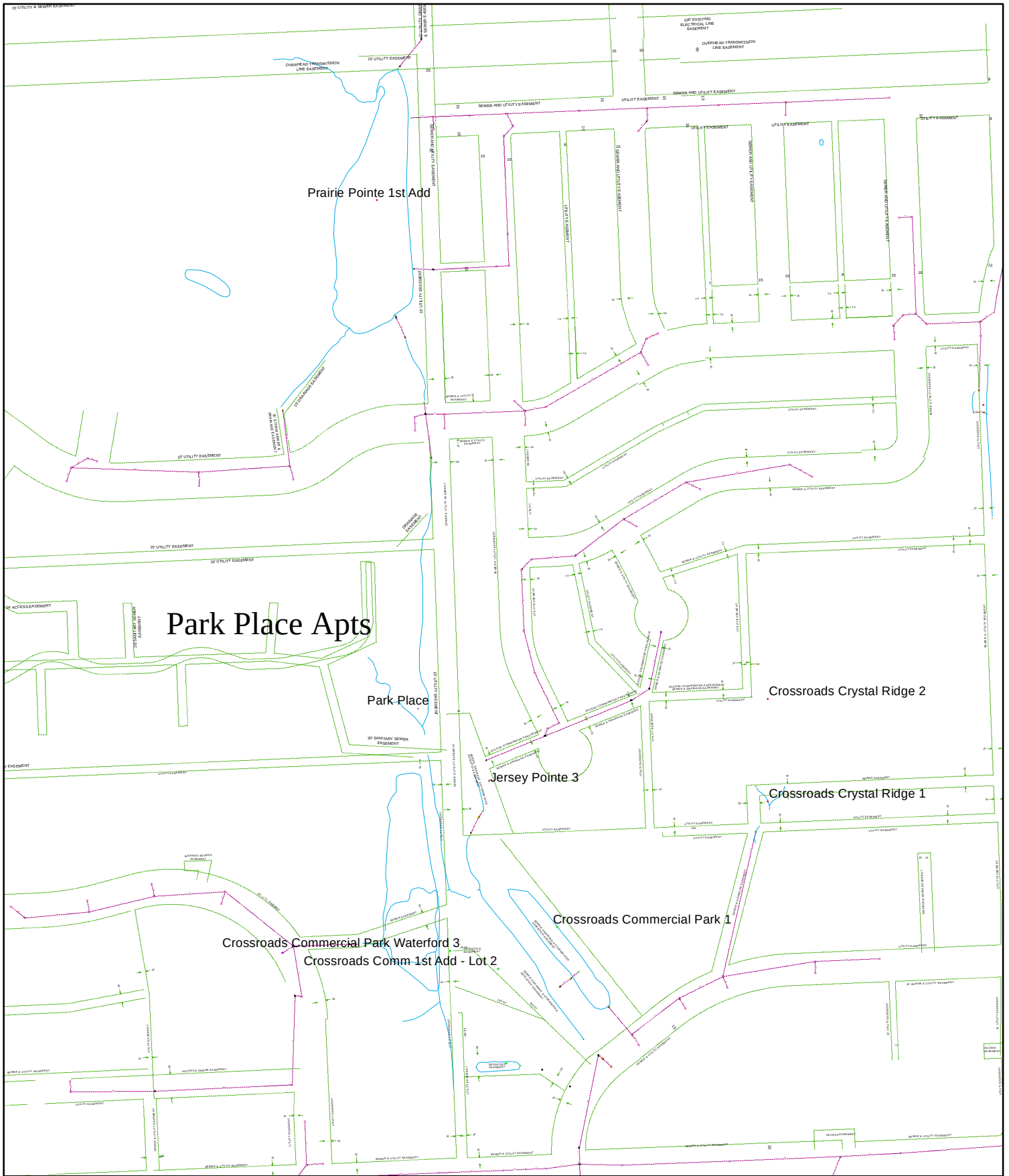
THESE NEW BUILDINGS & FINISHED CONCRETE. A UNDERGROUND DETENTION
SYSTEM SHOULD BE CONSIDERED. NORTH OF LOCATION THERE ARE STORM WATER
ISSUES, WE DO NOT NEED MORE PROBLEMS

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801

NAME FRANK CORYN
ADDRESS 5648 BELLE CT. DAV, IA 52807
DATE 8-31-15

(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS



From: [Wille, Wayne](#)
To: theking411@aol.com; [Tompkins, Kerri](#)
Cc: [Berger, Bruce](#); [Flynn, Matt](#); [Spiegel, Corri](#)
Subject: FW: Tonight's public hearing of the Davenport Plan and Zoning Commission
Date: Friday, September 04, 2015 12:02:00 PM

Mr. & Mrs. King: You have inquired of Ald. Tompkins several questions related to the Park Place Apartments development and I have been asked to respond.

First, this is one forum in which to raise questions and concern regarding a project, to the specific office or offices with authority to review of the project. Also, since the current request was before the Plan and Zoning Commission as a public hearing and will be before the City Council as a public hearing, either of those forums are also available to comment at as well.

Second, with respect to this development no additional re-zoning being necessary. The approved zoning concept and final development plan conditioned the approvals on the number of units and buildings, and the number of stories. No of these are changing so no addition Commission or Council review is required. If the zoning or development plan was conditioned upon a specific site plan or building type then this would have needed to have been brought back to the Commission and Council for review. Again that is not the case with the previous reviews.

Third, with respect to stormwater movement on the property, again it would be best to direct your questions to Brian Stineman or Billy Fisher of the City's Natural Resources office. Brian may be contacted at 563-888-2173 or bstineman@ci.davenport.ia.us and Billy at 563-888-2107 or bfisher@ci.davenport.ia.us.

Fourth the zoning ordinance chapter regarding site plans does cover most of the other concerns though maybe not to a neighboring owner's satisfaction.

- Dumpsters are required to be fenced with gate for reduce and trash blowing fee from the area. These may be located within the buildable areas of the lot with may be as close as five feet from a property line. The developer has shown a concrete knee-wall with board on board fence on top.
- There are some concerns with respect to the north parking lot placement and retaining wall as these are within a utility easement. A parking lot can be as closes as five feet to a property line but does need solid screening within that five foot setback. As part of our offices review we are requesting the utility company sign-offs allowing the placement of the retaining wall within the easement. Parking lots can be placed within an easement.
- No site lighting plan has been submitted, City Code requires no more than one foot-candle at the property line. Staff is also asking the developer for information regarding site and building security lighting. If your question is related to existing lighting in the Prairie Pointe area, such as street lighting, that question needs to be directed to our Traffic Engineering office Gary Statz 563-326-7754 or gjs@ci.davenport.ia.us.
- In addition, while the specific type of screening is not yet determined though staff will likely be requiring either a fence or additional landscaping along the north property in the area of this new construction.

Wayne Wille, CFM
Planner II
Community Planning Division
226 W 4th Street

Davenport IA 52801
563-326-6172
wtw@ci.davenport.ia.us

From: Wille, Wayne
Sent: Tuesday, September 01, 2015 4:01 PM
To: 'theking411@aol.com'
Cc: Flynn, Matt
Subject: RE: Tonight's public hearing of the Davenport Plan and Zoning Commission

Mr. & Mrs. King: We will try to have more specifics and answers as part of the staff's recommendation at the next Commission meeting scheduled for the 15th. As of now, staff will be placing conditions regarding screening of the parking area as part of the easement vacation since the building layout is driving the vacation request. Staff has other issues with this parking and retaining wall as well but those are subject to the administrative review of the site plan and not the specific vacation. It appears the stormwater for the parking would flow to the drive aisle and then to the storm sewer in the development private drive. This would be away from the common property line between you and the apartment complex. At this time I cannot be more definitive.

If you have any questions, please contact me.

Wayne Wille, CFM
Planner II
Community Planning Division
226 W 4th Street
Davenport IA 52801
563-326-6172
wtw@ci.davenport.ia.us

From: theking411@aol.com [mailto:theking411@aol.com]
Sent: Tuesday, September 01, 2015 11:37 AM
To: Wille, Wayne
Subject: Tonight's public hearing of the Davenport Plan and Zoning Commission

Dear Wayne,

Thank you for taking the time to answer some of the questions that we had yesterday concerning the new addition at the Park Place Apartments on Eastern Avenue. We do plan to attend the meeting tonight and wanted to submit some of our questions/concerns in writing.

One main concern is the water run-off plan for the new area. We would like an explanation of how that will look and, specifically, how the build up of soil and the retaining wall will impact the neighboring property with water run-off. We know how the water runs at this point in time, but are unsure how the retaining wall/build up of soil will impact that flow. Also we would like answers to the following: How much will the area be built up (what is the elevation change?) How high will the retaining wall be and how high above the parking grade will it extend?

Another concern we have is the placement of the extra parking spots on the north side. We are not sure if this hearing is the appropriate venue to discuss this. If not, could you tell us when and where that might be addressed.

If you could reply so we know you have received this email, we would appreciate it. We realize there is a deadline of noon to have these submitted and want to make sure we have met this deadline. Thank you very much for your help. See you tonight.

Francie and Ted King
2011 East 58th Street

563-940-3519 (Francie's cell if you have any questions)

September 8, 2015

**Zoning Site Plan Review
September 02, 2015
Park Place Apartments**

While there have been conflicting submittals and information which has raised concerns regarding the initial considerations regarding this phase of the development, the review is based on the plans dated 07/13/15 and 07/25/15.

Concerns which require correction (Please reference Chapter 17.56 of the Davenport Municipal Code):

- Retaining wall - A retaining wall is shown as located within a utility easement. This needs approval letters from each of the utility companies for construction of a permanent structure in their dedicated easement.
- Parking lot - The parking lot for which the above referenced retaining wall is for, is located less than ten feet from the property line. This requires a minimum of a 42 inch solid shrubbery hedge, fence or wall as a screening buffer. A portion of the parking lot is actually less than five feet from the property which is not allowed by ordinance.
- No access from overflow parking is shown to the buildings except within the drive aisles.
- Grades - The grades are not clear as to their elevations or as to what are the existing or proposed grades. This makes it difficult to determine storm water flows and the impact on the abutting properties to the north.
- Stormwater – Stormwater flows are not indicated on the plans. A concern is the elevation of the parking lot with respect to stormwater flows along the north property line.
- Landscaping – No landscaping plan has been submitted. See below for ordinance requirements. Additional screening will need to be located along the north property line to screen lights from traffic within the parking area as well as the access drive.
- Dumpster pads – While three side are shown as enclosed, the dumpster pads require gates as well.
- No exterior lighting is shown; either building mounted or parking or driveway.

Landscape review:

West – no buffer required – like impervious surface ratio
South – no buffer required – like impervious surface ratio
East – “G” buffer required
North – “G” buffer required



Required Planting:	Canopy Trees	Understory Trees	Evergreen/ Conifers	Shrubs
East Buffer -----	12	17	35	70
North Buffer -----	8	11	23	46
Parking Lot ----- (1 canopy tree/5-spaces)	9	---	---	---
Building Perimeter --- (based on # of D.U.)	13	13	---	64

Additional screening will be required along the northerly parking area and access road at a minimum.

Existing plantings within the buffer yard areas may count toward the above totals. Note: The East Buffer area contains some existing plantings.

Please submit the above information so that the administrative site plan review may be completed.

Respectfully,

Wayne Wille

Wayne Wille, CFM
Planner II
Community Planning Division

City of Davenport

Agenda Group:

Department: Community Planning and Economic Development

Contact Info: Matt Flynn, 326-7743

Wards: 4th

Action / Date

10/7/2015

Subject:

Third Consideration: Ordinance for Case No. ROW15-06 being the proposed Right-of-Way vacation of 6160 square feet of unimproved Pleasant Street immediately east of Clark Street. [Ward 4]

Recommendation:

The Plan and Zoning Commission recommends the proposed Right-of-Way vacation be approved without condition (Vote: 9-0 in favor)

Relationship to Goals:

Neighborhood Improvement

Background:

The west 68 feet of the right-of-way was platted as part of Harter's First Addition in 1960. The easterly 55 feet of the right-of-way was platted in 1964 as part of Ramirez First Addition. The intent was apparently to extend Pleasant Street further east as it existed further to the east. Also of note was the Commission letter indicating that the street was required for the new lots to meet the minimum depth requirement of 100 feet. Elimination of the right-of-way would make the two lots along Clark Street on either side of the right-of-way of Pleasant non-conforming with respect to lot depth (in the east-west dimension). The vacation would also land-lock two lots of Ramirez First Addition though all three lots are owned by the same person and could be tied together through the Assessor's office.

It is not likely the right-of-way would be extended further east through the commercial area. The proposed vacation is supported by adjoining property owners.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Backup Material	P&Z Staff Report Plus Attachments
▣ Backup Material	Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	10/14/2015 - 4:55 PM

ORDINANCE NO.

AN ORDINANCE for Case No. ROW15-06: Request of the City of Davenport for the vacation (abandonment) of 6,160 square feet of platted but undeveloped public right-of-way known as West Pleasant Street located just east of Clark Street between Locust and Laurel Streets. City of Davenport, petitioner. [4th Ward]

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby vacated (abandoned). The property has the following legal description:

Part of the Southeast Quarter of the Southwest Quarter of Section 21, Township 78 North, Range 03 East of the 5th P.M. being more particularly described as follows:

Beginning in the Northwest Corner of Lot 2 of Harter's First Addition to the City of Davenport, said corner being a point in the East Line of Clark Street as it currently exists; thence Easterly 123.44 feet, more or less along the North Line of Lot 2 of said Harter's First Addition and Lot 2 of Ramirez 1st Addition to the City of Davenport, to a point in the Northeast Corner of Lot 2 of said Ramirez 1st Addition; thence North 01 degree-15'-00" East a distance of 52.42 feet, more or less, along the East Line of said Ramirez 1st Addition to the southeast corner of Lot 1 of said Ramirez 1st Addition; thence Westerly 54.75 feet, more or less, along the South Line of said Lot 1 to a point in the Southwest Corner of said Lot 1; thence continuing Westerly 67.93 feet, more or less, along a curve concave Southerly with a radius of 392.14 feet to a point on the East Line of said Clark Street; thence South 01 degrees-15'-00" West along the East Line of Clark Street a distance of 50.02 feet, more or less, to the point of beginning.

Said property contains 6,160 square feet, more or less.

The City Plan and Zoning Commission forwarded Case ROW15-06 to the City Council with a recommendation for approval without conditions.

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 _____

William E. Gluba
Mayor

Attest: _____
Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____



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

PLAN AND ZONING COMMISSION

Meeting Date: September 15, 2015
Request: Right of Way Vacation
Location: West Pleasant Street east of Clarke Street
Case No.: ROW15-06
Applicant: City of Davenport

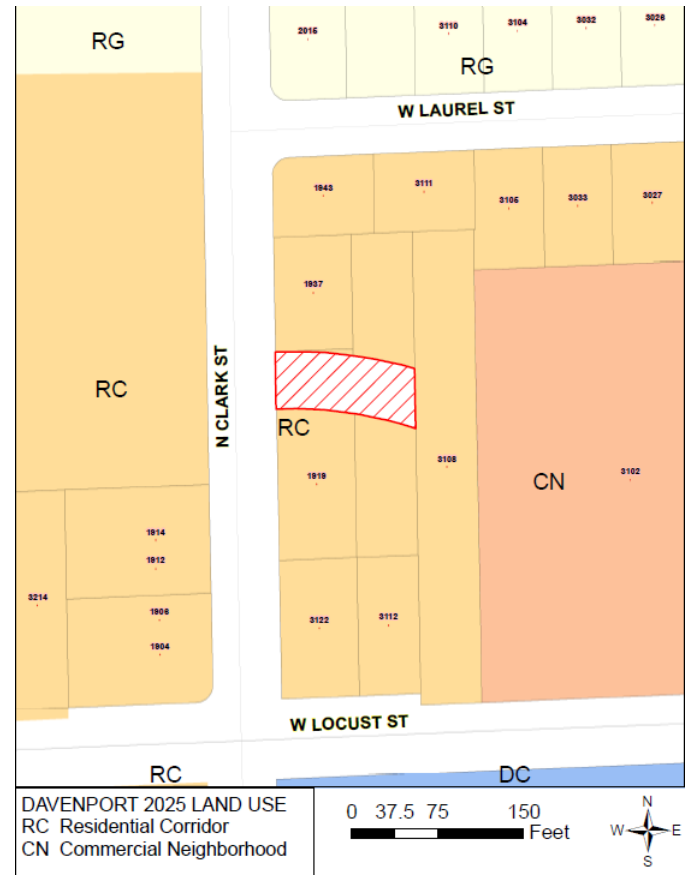
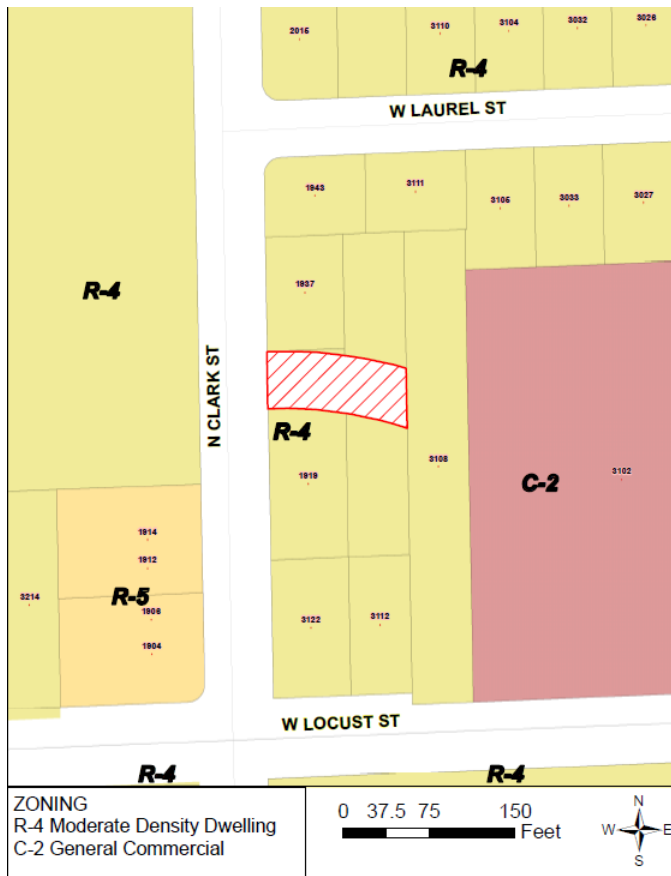
Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case ROW15-06 to the City Council with a recommendation for approval.

Introduction:

This is a request to vacate a platted but undeveloped portion of the West Pleasant Street located east of Clark Street between Locust and Laurel Streets.





Background:

Comprehensive Plan:

Within Urban Service Area: Yes

Proposed Land Use Designation: Right-of-Way

Zoning:

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

Technical Review:

Technical review comments will be provided at the September 15, 2015 Plan and Zoning Commission regular meeting.

Public Input:

The public hearing is scheduled for the September 01, 2015 meeting. Eighteen notices have been sent to property owners of property within 200 feet of the subject property. At least two property owners with frontage to the right-of-way have indicated support for the vacation.

Discussion:

The west 68 feet of the right-of-way was platted as part of Harter's First Addition in 1960. The easterly 55 feet of the right-of-way was platted in 1964 as part of Ramirez First Addition. The intent was apparently to extend Pleasant Street further east as it existed further to the east. Also of note was the Commission letter indicating that the street was required for the new lots to meet the minimum depth requirement of 100 feet. Elimination of the right-of-way would make the two lots along Clark Street on either side of the right-of-way of Pleasant non-conforming with respect to lot

depth (in the east-west dimension. The vacation would also land-lock two lots of Ramirez First Addition though all three lots are owned by the same person and could be tied together through the Assessor's office. These lots would lose any "lot of record" status since it no longer has frontage on a public right-of-way though future development could be allowed with a replat utilizing panhandle of flag lots.

It is not likely the right-of-way would be extended further east through the commercial area.

Technical review did not reveal any utilities currently within the subject property. However, it is recommended that a general utility easement be maintained in order to facilitate access to properties to the east be established.

Staff Recommendation:

Findings:

1. Pleasant Street is not needed in this location.
2. A general public utility easement will ensure any existing or future utilities in the vicinity will be protected.

Recommendation:

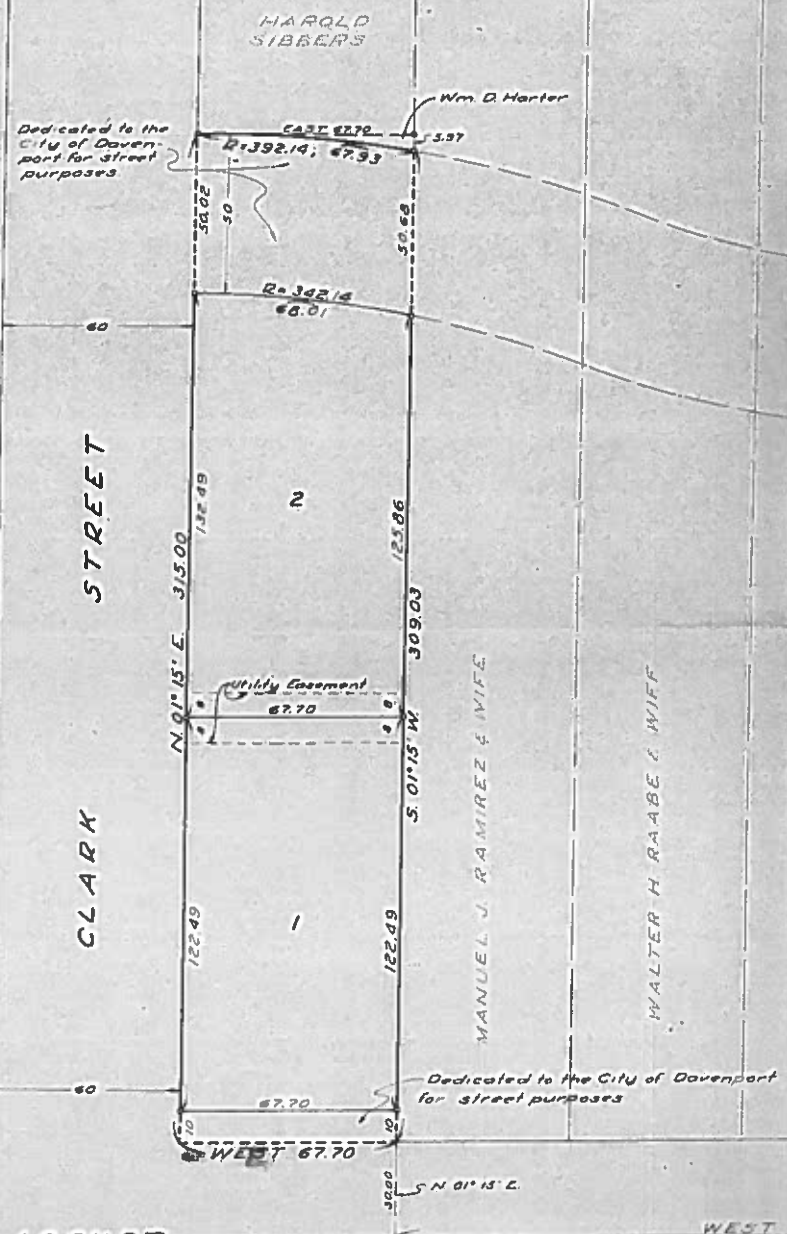
Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case ROW15-06 to the City Council with a recommendation for approval, with the following condition:

1. A general public utility easement be established and maintained on the property.

Prepared by:



Matthew G. Flynn, AICP
Senior Planning Manager
563-326-7743
mflynn@ci.davenport.ia.us



APPROVED
CITY PLAN & ZONING COMMISSION
By W. A. Harter Chairman
Date SEP 27 1960

FINAL PLAT
OF
HARTER'S FIRST ADDITION
BEING A PART OF THE SOUTHEAST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 21
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE
5TH P.M. IN THE CITY OF DAVENPORT, IOWA
MADE FOR
WILLIAM D. HARTER

30 20 10 0 10
SCALE IN FEET

UTILITIES
NORTHWESTERN BELL TELEPHONE CO.
By L. A. Baumgartner, D.P.E.
Date 8-22-60

IOWA-ILLINOIS GAS & ELECTRIC CO.
By Leo D. Miller
Date 8-22-60

15 AUGUST, 1960

CITY OF DAVENPORT
By Philip H. Tunncliffe Mayor
Attest Allyn Finner Clerk
Date DEC 21 1960

LEGEND:
All measurements are in feet & decimals thereof.
Iron monuments set at points marked.

Philip H. Tunncliffe
PHILIP H. TUNNICLIFF
TUNNICLIFF SURVEYORS & ENGINEERS
710 PUTNAM BLDG., DAVENPORT, IOWA
JOB #1928, B. PT 24, P. 40

March 9, 1960

Honorable Mayor and City Council
City Hall
Davenport, Iowa

Gentlemen:

At their regular meeting of March 8, 1960 the City Plan and Zoning Commission reviewed a letter from Mr. William D. Harter requesting that the City accept a 42 foot street through his property.

Mr. Harter infers that the Plan Commission is unreasonable in their request for a 50 foot street and for the dedication of 10 feet for widening Locust Street. These requirements are not felt to be unreasonable since all developers in this area or in any other area are required to do the same thing.

The Commission submits an adverse report on this request for the following reasons:

1. 42 feet is not adequate width to provide pavement and sidewalks within the right-of-way. Driveways could not be permitted into the property since there is not enough distance from the sidewalk to the curb to permit a proper grade.
2. Mr. Harter does not have enough land to plat an additional 2 lots over and above the one he has already sold for \$3000.00 and the one on which his house is located. All new lots would be under the minimum area requirements.

Honorable Mayor and City Council
March 9, 1960
Page 2

3. If this is allowed the lot just north of his house would be in violation of Section IV, subsection E, paragraph 2 of the Subdivision Ordinance which requires a minimum depth of 100 feet.
4. In view of number 3 above, the street required by the Plan Commission is necessary in order for Mr. Harter to subdivide his land.
5. While it is true that the subdivider has been assessed for paving and sewer, he was also paid a considerable sum in damages for the acquisition of Clark Street.

The attached plat indicates how the subdivider could subdivide his property which would provide an adequate right-of-way and lots which conform in size and shape to other lots in the general area.

Respectfully submitted,

CITY PLAN AND ZONING COMMISSION

By: _____
W. A. Priestor
Chairman

WAP:ce

CC: Mr. R. x Matthews, Director of Public Works

City Plan

CLARK STREET

LAUREL ST.

FINAL PLAT OF
RAMIREZ 1ST ADDITION
TO THE CITY OF DAVENPORT, IA
PART OF THE S.W. 1/4, SEC. 21
T-78N, R-3E, 5TH P.M.

SPIESS 1ST ADD

SUBDIVIDED BY
MANUEL J. RAMIREZ & WF.

APPROVED BY
CITY PLAN & ZONING COMMISSION

BY: [Signature] CHAIRMAN

DATE: APR 15

CITY OF DAVENPORT, IOWA

BY: [Signature] MAYOR

ATTEST: [Signature] CITY CLERK

DATE: APR 7 1965

NORTHWESTERN BELL TELE. CO.

BY: [Signature]

DATE: 4-10-64

IOWA-ILLINOIS GAS & ELEC. CO.

BY: [Signature]

DATE: 4-10-64

NOTE: Blanket overhang easement granted
for street lights & service wires.



SCALE 1"=100'

PLAT & SURVEY BY
MAJOR ENGINEERING CO.
Willard J. Johnson
IOWA L.S. NO. 3244
DATE: Mar. 23, 1964

S.E. - Cor., S.W. 1/4
Sec. 21-78-3

**NOTICE
PUBLIC HEARING
TUESDAY – SEPTEMBER 1, 2015 - 5:00 P.M.
DAVENPORT CITY PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

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

Case No. ROW15-06: Request of the City of Davenport for the right-of-way vacation of a portion of unimproved West Pleasant Street, located south of Laurel Street, north of West Locust Street and East of Clark Street.

Public hearings on the above matter is scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, September 1, 2015 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s).

If you have any questions, please feel free to contact us.

Department of Community Planning & Economic Development

Phone: (563) 326-7765 FAX: (563) 328-6714

E-MAIL: planning@ci.davenport.ia.us

PO # 1602445

This aerial map displays a residential neighborhood with property boundaries and owner names. The streets shown are W Laurel St, W Locust St, and N Clark St. A red circle highlights a specific area, and a red rectangle within it is labeled "R.O.W. Property". The map includes a north arrow and a scale bar.

Streets:

- W LAUREL ST
- W LOCUST ST
- N CLARK ST

Property Owners and Addresses:

- 2015
- 3110
- 3104
- 3032
- 3026
- 3020
- 2002
- DAVENPORT COMMUNITY SCHOOL'DI
- 3105
- 3033
- 3027
- 3019
- SCOTT LARSON
- ROBERT LANTZ
- LISA M WHITE
- DAVID L CAMPBELL
- SCHAEFFER HANSEN BRENDA J
- LUENSE SUSAN
- TODD A NEECE
- KANZAKI GEORGE A
- 3102
- MCDONALD'S CORP
- STEVEN K WAGSCHAL
- LUENSE SUSAN
- DERICK D SEBRING
- SWANSON NICHOLAS P
- 3214
- 1906
- SWANSON LISA
- 3122
- 3112
- GAIL L BRAET
- SUSAN LUENSE

Other Labels:

- R.O.W. Property
- 200' Adjacent Property Owner Notice Boundary

North Arrow:

N

ROW15-06 - Pleasant St east of N Clark St - Adjacent Owner Notice List

Parcel#	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner:		City of Davenport		
Ward/Ald:	4th Ward	Alderman Ambrose		Notices Sent: 18
Ward/Ald:	1st Ward	Alderman Dunn		Notices Sent: 18
O2115A11	2002 N CLARK ST	DAVENPORT COMMUNITY SCHOOLS	1002 W KIMBERLY RD	DAVENPORT IA 52806
O2115C13	3027 W LAUREL ST	BRENDA J SCHAEFFER HANSEN	2642 N STARK ST	DAVENPORT IA 52804
O2115C14	3033 W LAUREL ST	DAVID L CAMPBELL	3033 W LAUREL	DAVENPORT IA 52806
O2115C15	3105 W LAUREL ST	LISA M WHITE	3105 W LAUREL ST	DAVENPORT IA 52804
O2115C16	3111 W LAUREL ST	ROBERT LANTZ	PO BOX 2241	DAVENPORT IA 52809
O2115C17	1943 N CLARK ST	SCOTT LARSON	1943 N CLARK ST	DAVENPORT IA 52804
O2115C18	1937 N CLARK ST	TODD A NEECE	1937 N CLARK ST	DAVENPORT IA 52804
O2115C19	1919 N CLARK ST	DERICK D SEBRING	1919 N CLARK ST	DAVENPORT IA 52804
O2115C20	3122 W LOCUST ST	GAIL L BRAET	3122 W LOCUST ST	DAVENPORT IA 52804
O2115C21A	3112 W LOCUST ST	SUSAN LUENSE	1101 WAVERLY RD	DAVENPORT IA 52804
O2115C22	3108 W LOCUST ST	STEVEN K WAGSCHAL	3108 W LOCUST ST	DAVENPORT IA 52804
O2115C23A	3102 W LOCUST ST	MCDONALD'S CORP	3121 52ND AVE CT	BETTENDORF IA 52722
O2115C25		GEORGE A KANZAKI	6790 RIDGES CT	BETTENDORF IA 52722
O2115C26		SUSAN LUENSE	1101 WAVERLY RD	DAVENPORT IA 52804
O2115C27		SUSAN LUENSE	1101 WAVERLY RD	DAVENPORT IA 52804
O2115D01A	1912 N CLARK ST	SWANSON NICHOLAS P	1914 N CLARK ST	DAVENPORT IA 52804
O2115D03A	1904 N CLARK ST	LISA SWANSON	5420 W 11TH ST	DAVENPORT IA 52804
O2115D16	3214 W LOCUST ST	LISA SWANSON	5420 W 11TH ST	DAVENPORT IA 52804

April 15, 1964

Honorable Mayor and City Council
City Hall
Davenport, Iowa

Gentlemen:

At their regular meeting of April 14, 1964 the City Plan and Zoning Commission considered the final plat of Ramirez First Addition located on West Pleasant Street East of Clark Street.

The Commission recommends that the Subdivision be approved subject to the following conditions:

1. That all street improvements including plans, grades, and pavement shall be in accordance with City standard requirements and shall have approval of the Department of Public Works.
2. That all storm and sanitary sewers required by the City shall be installed by the Subdivider and the plans and profiles for the same shall be submitted to the Department of Public Works.
3. That deed restrictions shall require the installation of all public sidewalks and the cost thereof paid by the then owner, when so ordered by the Department of Public Works.
4. That ten feet be dedicated along the North side of Locust Street for future widening.

Respectfully submitted,

CITY PLAN AND ZONING COMMISSION

H. W. Bischman
Chairman

HWB:lw

PUBLIC HEARING NOTICE
DAVENPORT CITY COUNCIL - COMMITTEE OF THE WHOLE
WEDNESDAY, OCTOBER 7, 2015 5:00 P.M.
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Case No. ROW15-06: Request of the City of Davenport for the right-of-way vacation (abandonment) of the unimproved Pleasant Street located south of West Laurel Street, east of Clark Street and north of West Locust Street.

The City of Davenport Committee of the Whole will conduct a public hearing concerning this matter at **5:30 p.m., Wednesday October 7, 2015** in the **Council Chambers of Davenport City Hall at 226 West 4th Street**, Davenport, Iowa.

The City Council will consider this matter at its regular meeting on October 14, 2015. For the ordinance to be approved, it must be read/considered at three (3) separate City Council meetings. For the specific dates and times of subsequent meetings, please call the phone number below.

It is your privilege to submit written comments on this petition or to attend the public hearing to express your views, or both. Any written comments to be reported at the Commission's public hearing should be received in the office of Community Planning, City Hall, not later than 12:00 noon, on the day of the public hearing, though protests may be received up through the City Council's public hearing.

Office of Community Planning
Department of Community Planning & Economic Development
Phone: (563) 326-7765 Email: Planning@ci.davenport.ia.us

(detach here)

The undersigned – **opposes / does not oppose** Case No. ROW15-06: Request of the City of Davenport for the right-of-way vacation (abandonment) of the unimproved Pleasant Street located south of West Laurel Street, east of Clark Street and north of West Locust Street.

Comments: _____

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801

NAME _____
ADDRESS _____
DATE _____

(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

City of Davenport

Agenda Group: Community Development
Department: CPED
Contact Info: Bruce Berger, 326-7769
Wards: 3, 4, 5

Action / Date
CD10/7/2015

Subject:

Second Consideration: Ordinance to amend the Hilltop Self-Supported Municipal Improvement District (SSMID) to extend the term. [Ward 3,4,5]

Recommendation:

Approve First Consideration.

Relationship to Goals:

Added emphasis on economic development.

Background:

Iowa Code allows cities to establish SSMIDs (Self-Supported Municipal Improvement Districts) to improve and maintain specified districts. The source of funding for these districts is a supplemental property tax on properties within the district that can be used for both operating and capital expenses.

Signatures from at least 25 percent of the owners of the property within the proposed district, representing at least 25 percent of the total assessed valuation within the district are required by the State of Iowa code. The Hilltop Board of Directors has collected signatures in excess of 50 percent and have met this requirement.

The Hilltop SSMID was originally established in 1996 for 20 years. The Hilltop Board of Directors desire the extend the term of the SSMID for 20 years based upon the attached proposed boundaries. SSMID funds have been utilized for infrastructure, marketing, matching funds for private property owner façade improvements and maintenance of the Hilltop SSMID owned improvements in the district.

As provided by the statue, the petition was referred to the Plan and Zone Commission which approved a motion supporting the proposal at its September 1, 2015 meeting. At its September 16, 2015 meeting the Davenport City Council set a public hearing on the proposed extension. After publication and mailing of the notice to all property owners in the district as required by Chapter 386, the public hearing was held on October 7th.

State law precludes Council from adopting the ordinance for at least 30 days from the public hearing.

ATTACHMENTS:

Type	Description
▣ Ordinance	Hilltop SSMID Ordinance
▣ Exhibit	Hilltop SSMID Map

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning &			

ORDINANCE NO. _____

ORDINANCE to amend the Hilltop Self Supporting Municipal Improvement District to extend the term.

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

WHEREAS, Chapter 386 of Iowa Code allows for the establishment and amendment of Self Supporting Municipal Improvement Districts (SSMIDs) to improve and/or maintain said districts; and

WHEREAS, the Hilltop SSMID was created in 1996 for twenty years; and

WHEREAS, Hilltop SSMID leadership desires to extend the term for another 20 years; and

WHEREAS at least twenty-five percent (25%) of all owners of property within the Hilltop Self-Supporting Municipal Improvement District and being owners of property within the Hilltop SSMID having an assessed value of at least twenty-five percent (25%) of the property, pursuant to Iowa Code Chapter 386; and

WHEREAS, by authority of the Code, the City Council may extend the time for the existence of the district an additional twenty years; and

NOW THEREFORE, the Davenport Municipal Code Chapter 3.34.060 is amended to extend the period of time for the levy of taxes for the Hilltop Self-Supported Municipal Improvement District from fiscal year beginning July 2016 for twenty additional fiscal years as defined in Section 3.34.020.

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 _____.

Attest:

Approved:

Jackie E. Holecek, CMC
Deputy City Clerk

William E. Gluba
Mayor

Published in the Quad City Times on _____

Map of Hilltop area showing streets and project areas. The map includes a grid of streets with labels such as W Pleasant St, W Locust St, E Locust St, Main St, Harrison St, Brady St, Perry St, Virginia Ave, Pershing Ave, Kirkwood Blvd, and various numbered streets from W 6th to W 18th and E 9th to E 18th. A thick blue line outlines the Hilltop area, and several rectangular areas are shaded with blue diagonal lines, indicating excluded areas. A legend in the bottom right corner shows a white box for 'Hilltop' and a blue hatched box for 'Excluded'.



City of Davenport

Agenda Group: Community Development
Department: Community Planning and Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 7th

Action / Date
CD10/21/2015

Subject:

First Consideration: Ordinance for Case No. ROW15-08: Request of I.H. Mississippi Valley Credit Union for the vacation (abandonment) of 4,000 square feet of public right-of-way known located immediately west of 4645 Brady Street. [Ward 7]

Recommendation:

The Plan and Zoning Commission accepted the listed finding(s) and forwarded Case No. ROW15-08 to the City Council for approval subject to the following condition:

Findings:

1. This is an excess portion of right-of-way no longer needed for roadway purposes.
2. A general utility easement will be maintained; assuring access to existing utilities, if needed.

1. That a general utility easement be maintained upon the entire property..

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

Relationship to Goals:

Neighborhood Improvement

Background:

This Right-of-Way was dedicated to the City in the 1970's, presumably for a frontage road for Brady Street that was never built. The property is currently used for parking. Vacating the property would allow for the parking use to be maintained, while clearing the title for the land.

A public utility easement will be maintained to support facilities within the existing right-of-way.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
□ Backup Material	Background Material

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning &	Berger, Bruce	Approved	10/14/2015 - 6:11 PM

Economic Development
Community Development
Committee

Berger, Bruce

Approved

10/14/2015 - 6:12 PM

City Clerk

Admin, Default

Approved

10/15/2015 - 10:27 AM



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

PLAN AND ZONING COMMISSION

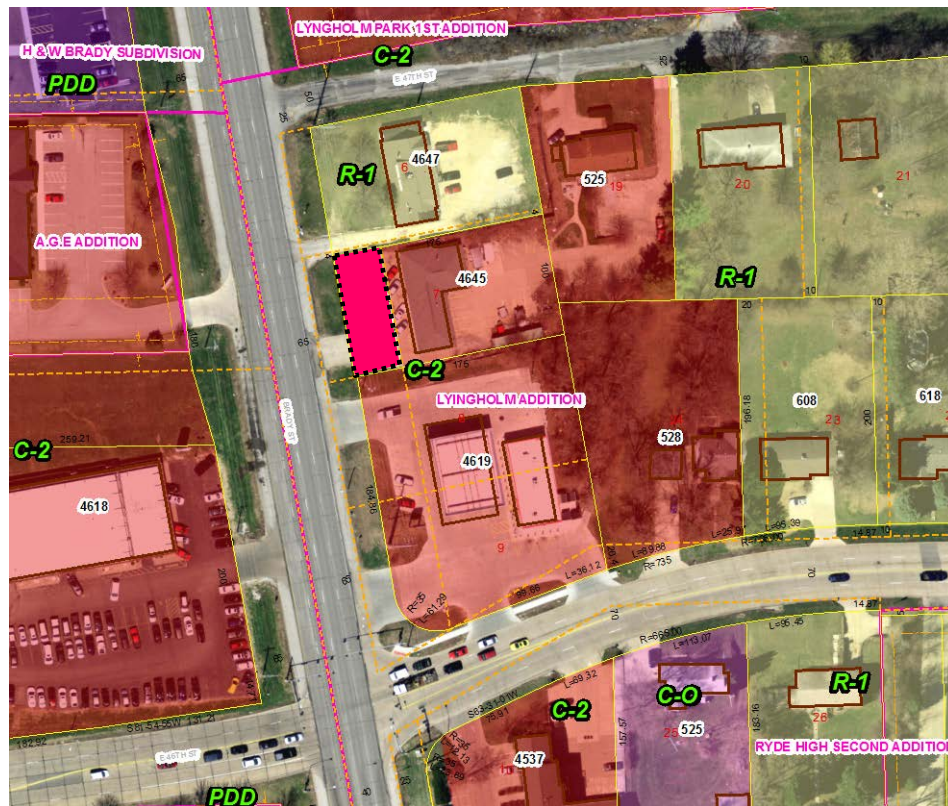
Meeting Date: October 6, 2015
Request: Right of Way Vacation
Location: 4645 Brady Street
Case No.: ROW15-08
Applicant: I.H. Mississippi Valley Credit Union

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. ROW15-08 to the City Council with a recommendation for approval, with the condition that a general utility easement be preserved upon the entire property.

Introduction:

This is a request to vacate 4000 sq. ft. (40' by 100') of excess right of way adjacent to 4645 Brady Street.



Background:**Comprehensive Plan:**

Within Urban Service Area: Yes

Proposed Land Use Designation: Right-of-Way

Zoning:

The surrounding properties are zoned "R-1" and "C-2".

Technical Review:

There are utilities located on and above this property. A general utility easement should be maintained.

Public Input:

Letters to 10 adjacent property owners were mailed. One property owner has called with questions. To date, no objections have been raised.

Discussion:

This property was dedicated to the City in 1977, presumably for a frontage road that was never constructed. The property has been used for parking for the adjacent commercial building. The owner of the building wishes to clear the title by vacating the right-of-way and acquiring the property for continued parking.

Given the utilities on-site, a general utility easement should be maintained.

Staff Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. ROW15-08 to the City Council with a recommendation for approval.

Findings:

1. This is an excess portion of right-of-way no longer needed for roadway purposes.
2. A general utility easement will be maintained; assuring access to existing utilities, if needed.

Condition:

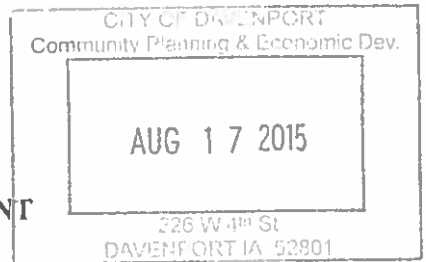
1. A general utility easement be established and maintained upon the entire property.

Prepared by:



Matthew G. Flynn, AICP
Senior Planning Manager
563-326-7743
mflynn@ci.davenport.ia.us

**CITY OF DAVENPORT
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
REQUEST FOR PUBLIC RIGHT-OF-WAY VACATION**



PETITIONER: Name: I.H. Mississippi Valley Credit Union
Address: 2127 47th St., Moline, IL 61265
Phone: (309) 793-6200 FAX: _____
Mobile Phone: _____ Email: _____
Interest in land: X title holder _____ other**
** if petitioner is other than title holder (i.e., lessee), documentation will be required to show prior approval for site development plans by owner.

CONTACT PERSON: Name: Laurie Burkholder
Address: 2127 47th St., Moline, IL 61265
Phone: (309) 793-6200 x80070 FAX: _____
Mobile Phone: _____ Email: lburkholder@ihmvacu.org

LOCATION (DESCRIPTIVE): parking lot of 4645 Brady St., Davenport, Iowa

LEGAL DESCRIPTION: The Easterly 40 feet of the Westerly 65 feet of Lot 7 in the Auditor's Plat of Lyngholm, now an Addition to the City of Davenport, Scott County, Iowa.

AREA: (in square feet) unknown

REASON FOR REQUEST: The parcel was conveyed to the City for a frontage road that was never constructed and therefore it should be conveyed back to the current owner of the adjacent property.

*(The applicant MUST be as detailed and specific as possible in completing this section. Complete and descriptive information is vital to the timely submission of the petitioner's request. Incomplete applications may delay the application process.)

SIGNATURE OF PETITIONER: Laurie Burkholder DATE: 8/14/15

PROCESSING FEE: \$400.00

DATE PAID: _____

27994-77

1977 DEC 29 AM 8:30

#550 paid
RECORDED
SCOTT COUNTY, IOWA

Recording Fee \$4.50
Transfer Fee \$1.00

WARRANTY DEED AND ASSESSMENT WAIVER

KNOW ALL MEN BY THESE PRESENTS: That Truce T. Ordona and Aurora F. Ordona, husband and wife, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration (Less than Five Hundred Dollars....\$500.00) in hand paid do hereby convey unto the City of Davenport, Iowa, the following described real estate, situated in Scott County, Iowa, to-wit:

The Easterly 40 feet of the Westerly 65 feet of Lot 7 in the Auditor's Plat of Lyngholm, now an Addition to the City of Davenport, Scott County, Iowa.

And the Grantors do hereby covenant with the said Grantee, and successors in interest, that said Grantors hold said real estate by title in fee simple; that they have good and lawful authority to convey the same; that said premises are free and clear of all liens and encumbrances except for a certain mortgage dated August 2, 1977 and filed for record August 2, 1977 at Document #16339-77; and said Grantors covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the described premises.

It is agreed that the foregoing conveyance of said real estate is for the purpose of the construction and maintenance of a frontage road thereon at such time as the Grantee determines it to be necessary. The undersigned, for themselves, their

respective heirs, personal representatives and assigns and for all future owners of any part of said lot 7 agree as follows:

1. At such time as said frontage road is constructed the City of Davenport, Iowa, may construct said improvements and assess the total cost thereof against said lot 7, and

2. They do hereby waive all statutory procedures relating to the making of such improvement and the assessing of the cost thereof against said Lot 1, and all notices, and rights of protest to the making of said improvement and the assessing of the cost thereof, and

3. That the entire cost of making said improvements may be assessed against said Lot 1, even though the cost thereof may exceed the amount that can otherwise legally be assessed by the City of Davenport, Iowa, and

4. At such time the frontage road shall be constructed and thereafter, that there shall no longer be any right of direct access to Brady Street from said Lot 1.

Dated this 20th day of December, 1971.

Truce T. Urdona, m.d.
Truce T. Urdona

Aurora F. Urdona
Aurora F. Urdona

State of Iowa)
) SS:
Scott County)

On this 20th day of December, 1971, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Truce T. Urdona and Aurora F. Urdona, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



John M. Brown, Notary Public in and for Scott County, Iowa



Scott County, Iowa

Date Printed: July 17, 2015

This map is for illustrative purposes only and does not represent a survey. It is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The user acknowledges and accepts all inherent limitations of the maps and data, including the fact that the maps and data are dynamic and in a constant state of maintenance, correction and revision. No liability is assumed by Scott County as to the accuracy of the data delineated hereon.



DOUGLAS R. LINDSTROM, JR.

ATTORNEY AT LAW

LANE & WATERMAN LLP

220 N. MAIN STREET, STE 600
DAVENPORT, IOWA 52801-1987
EMAIL: dlindstrom@l-wlaw.com

DIRECT: 563/333-6629
OFFICE: 563/324-3246
FAX: 563/324-1616

LANE & WATERMAN LLP

11153

KJD

CITY OF DAVENPORT

111539

Inv.No.	Matter	G/L	Description	Amount Paid	Inv.Date
08142015	14513-00020	273-001	REQUEST FOR PUBLIC RIGHT-OF-WAY VAC	400.00	08-14-2015

\$400.00

11153

LANE & WATERMAN LLP

GENERAL ACCOUNT
220 N. MAIN ST., STE. 600
DAVENPORT, IA 52801
(563) 324-3246

THE NATIONAL BANK
BETTENDORF, IOWA

70-464-711

 E-ZShield™ Check Fraud
Protection for Business

DATE

8/14/2015

CHECK NO.

111539

CHECK AMOUNT

PAY

Four Hundred and No/100 Dollars-----

\$400.00

TO THE
ORDER
OF

CITY OF DAVENPORT

LANE & WATERMAN LLP

VOID AFTER 6 MONTHS

⑈111539⑈ ⑆071104647⑆ 1497684⑈

ROW15-08 - 4645 Brady St - Adjacent Owner Notice List

Parcel#	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner:	4645 BRADY ST	I.H. MISSISSIPPI VALLEY CREDIT UNION	2121 47TH ST	MOLINE IL 61265
Ward/Ald:	7th Ward	Alderman Matson		Notices Sent: 8
P1216-01	4640 BRADY ST	AJS HOLDINGS LLC	PO BOX 1466	BETTENDORF IA 52722
P1216-07D	4619 BRADY ST	CONVENIENCE STORE INVESTMENTS	1626 OAK ST	LA CROSSE WI 54603
P1216-01G	4618 BRADY ST	GRAPE ROAD LLC	5201 N GRAPE RD	MISHAWAKA IN 46545
P1216-20B		GRAPE ROAD LLC		
P1216-20B		GRAPE ROAD LLC		
P1216-10A	528 E 46TH ST	KERRY L GRUENHAGEN	301 4TH ST W	MILAN IL 61264
P1216-02A	4710 N BRADY ST	PST PROPERTY MANAGEMENT LLC	4710 N BRADY ST	DAVENPORT IA 52806-3903
P1216-05	4647 BRADY ST	TROPICAL BEACH INVESTMENT CO	PO BOX 3708	DAVENPORT IA 52808
P1215-08	525 E 47TH ST	VOTROUBEK JOSEPH K	5130 WOODLAND CT	DAVENPORT IA 52807
P1216-12D	4811 BRADY ST	WALNUT CENTER PROPERTIES LLC	PO BOX 1627	DAVENPORT IA 52809

51

2. ACHES

4-23-54

30" E.	452.7
30" W.	453.7

8-16-77

531.3'

GORDON H. JIN
MICHELLE S. JIN

8-24-79

8-24-79

3. 86° 13' 25" E. 400.10'

5. $88^{\circ} 20' E.$ 911.1 ±

QUAD CITY TOYOTA, INC.

2.0000 ACRES

8-18-77

543'E. S. 81° 57' 06" W.
PRIMER 12 390 ±

City of Davenport 8-10-63

4521
BERT VERSMAN 11-17-70
LIMIT 1 1922 13-31-

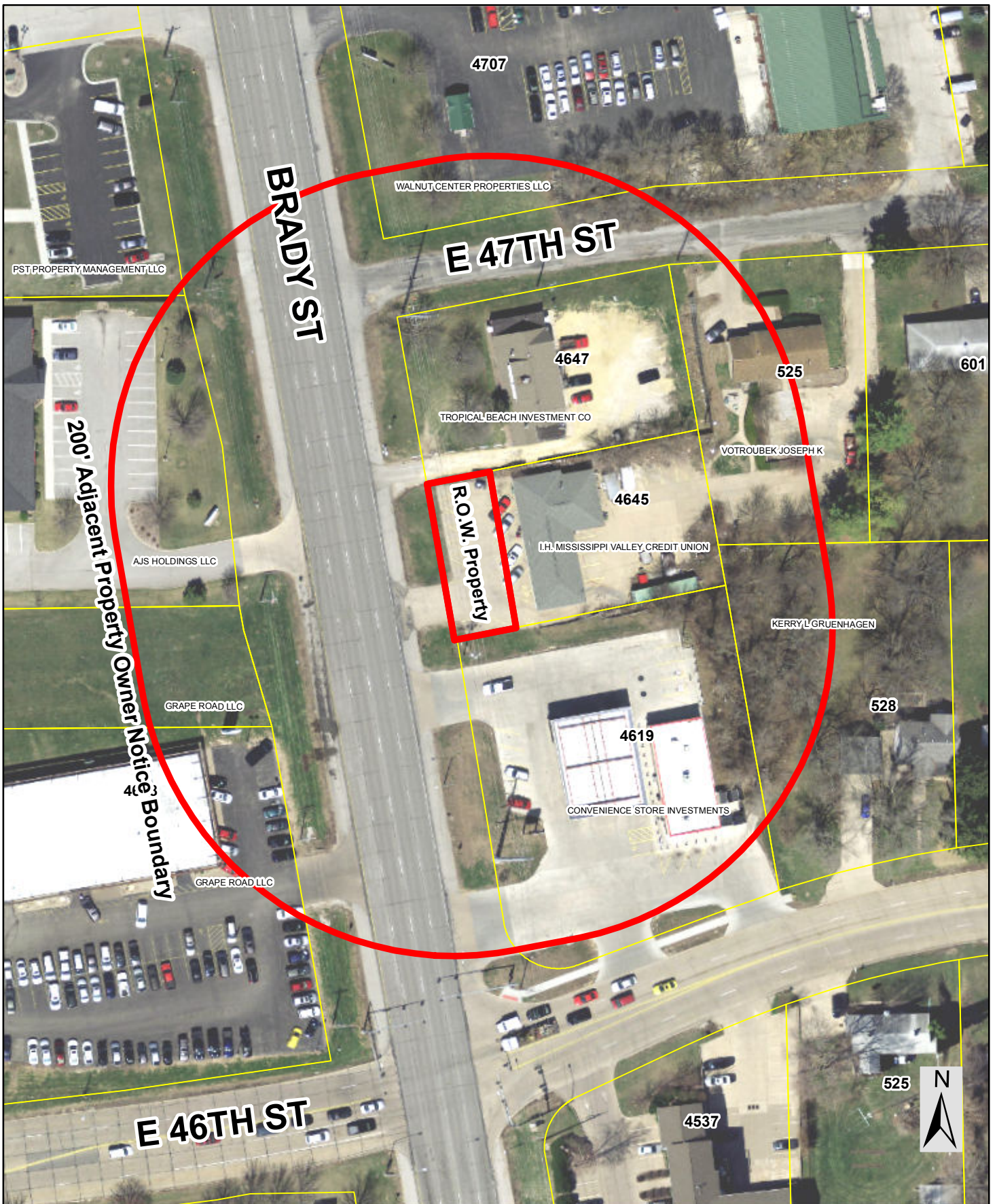
BERT VERSMAN
 LIMIT 1 1922 12-31-60

2

1611.2' To S. $\frac{1}{4}$ Cor. Sec. 12

62

Plan & Zoning Commission: Adjacent Property Owner Notice Area Request for a Right-of-Way Vacation (Abandonment)



**NOTICE
PUBLIC HEARING
TUESDAY – SEPTEMBER 15, 2015 - 5:00 P.M.
DAVENPORT CITY PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA**

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

Case No. ROW15-08: Request of I.H. Mississippi Valley Credit Union for the right-of-way vacation of 40' by 65' portion of unimproved Brady Street currently utilized as a parking lot.

A public hearing on the above matter is scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, September 15, 2015 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Any written comments (which can be sent via email) to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s).

If you have any questions, please feel free to contact us.

Community Planning & Economic Development

E-MAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

City of Davenport

Agenda Group: Committee of the Whole
Department: Community Planning and Economic Development
Contact Info: Matt Flynn, 563-326-7743
Wards: 8th

Action / Date
COW10/21/2015

Subject:

Resolution approving Case No. FDP15-04 being the request of Eric Wessels for a PDD Final Development Plan approval for a three story, 36 unit independent living facility on the 6.916 acres. [Ward 8]

Recommendation:

Plan and Zoning Commission Findings:

1. The proposed development would achieve consistency with the subject property's Davenport 2025 Commercial Neighborhood Proposed Land Use Designation; and
2. The design of the building and site with the recommended conditions would mitigate any potential negative impacts to the single-family residential properties to the south.

The Plan and Zoning Commission accepted the listed findings and forwards case FDP15-04 to the City Council with a recommendation for approval subject to the following conditions:

1. That all building mounted and parking lot lighting be shielded so that the emitted light source cannot be seen from the adjacent single-family residential properties to the south;
2. That the dumpsters be (re)located such that they are oriented away from the single-family residential properties to the south;
3. That a three foot high landscape berm be constructed within the required 25 foot setback along the south and southeast property lines adjacent to the proposed building; and
4. That a landscape berm be planted with canopy and evergreen trees to ensure that it adequately mitigates the potential negative impacts of the proposed development with the single-family properties to the south; and
5. That a stormwater management plan for the subject property at full development which achieves consistency with the requirements of Chapter 13.34 of the Davenport City Code be submitted to, and approved by, the Natural Resources Division of Public Works. In addition, the proposed new construction be required to achieve consistency with the stormwater quality provisions of Chapter 13.34.

The Commission vote for approval was 8-yes, 0-no and 0-abstention.

Relationship to Goals:

Added emphasis on economic development.

Background:

Currently, the subject property contains 24 and 57 unit buildings (81 total units). The "PDD" Planned Development District Land Use Plan would allow for the construction of a 29 unit building. In 2005, a Final Development Plan was approved for a three story, 24 unit building (FDP15-17). The petitioner desires to construct a three story, 36 unit building (117 total units), which would increase the density to 16.92 units/acre. When compared to Final Development FDP5-17, the current proposal would be larger and would be closer to the residential to the single-family residential properties to the south. There is a 6 foot high wood fence along the subject property adjacent to the single family residential property to the south. The driveway would be set back a minimum of 25 feet from the property line. This would allow sufficient

space for a landscape berm with canopy and evergreen tree plantings. Please refer to the Commission's letter and background materials for further information.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	FDP15-04 Resolution
▣ Backup Material	FDP15-04 Final Development Plan
▣ Backup Material	FDP15-04 Plan and Zoning Commission Letter
▣ Backup Material	FDP15-04 - Plan and Zoning Commission Vote Results
▣ Backup Material	FDP15-04 Plan and Zoning Commission Staff Report

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	10/14/2015 - 6:07 PM
Community Development Committee	Berger, Bruce	Approved	10/14/2015 - 6:07 PM
City Clerk	Admin, Default	Approved	10/15/2015 - 10:27 AM

Resolution No.

Resolution offered by Alderman Boom.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. FDP15-04 being the request of Eric Wessels for a PDD Final Development Plan approval for a three story, 36 unit independent living facility on the 6.916 acres. [8th Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final development plan for Garner Independent, LP (FDP15-04) is hereby approved and accepted pursuant to all the listed findings and conditions in the City Plan and Zoning Commission letter dated September 2, 2015 as follows:

1. That all building mounted and parking lot lighting be shielded so that the emitted light source cannot be seen from the adjacent single-family residential properties to the south;
2. That the dumpsters be (re)located such that they are oriented away from the single-family residential properties to the south;
3. That a three foot high landscape berm be constructed within the required 25 foot setback along the south and southeast property lines adjacent to the proposed building; and
4. That a landscape berm be planted with canopy and evergreen trees to ensure that it adequately mitigates the potential negative impacts of the proposed development with the single-family properties to the south; and
5. That a stormwater management plan for the subject property at full development which achieves consistency with the requirements of Chapter 13.34 of the Davenport City Code be submitted to, and approved by, the Natural Resources Division of Public Works. In addition, the proposed new construction be required to achieve consistency with the stormwater quality provisions of Chapter 13.34.

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

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

S:\Design 14\14026 DIAL SILVERCREST DAVENPORT\03_drawings\REVIT\DIAL-Silvercrest Davenport IL.rvt



PARKING INFORMATION					
	EXISTING		PROPOSED		PROPOSED 3-STORY
	INT.	EXT.	INT.	EXT.	INDEPENDENT LIVING
LOT 1	26	8			IL III - 35' HEIGHT
LOT 2	57	29	21 (2 HC)	10	20.127 SF AREA
TOTAL	83	37		153 (6HC)	

ELEVATIONS



① EAST
1/16" = 1'-0"



② SOUTH
1/16" = 1'-0"



③ WEST
1/16" = 1'-0"



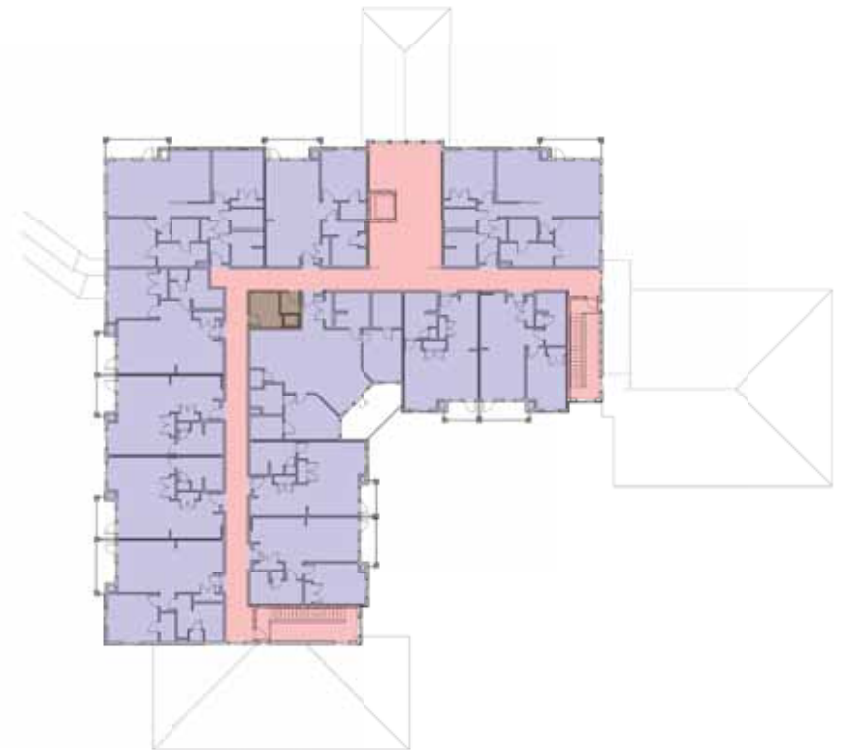
④ NORTH
1/16" = 1'-0"



- CIRCULATION
- UNITS
- STORAGE/ MECH.
- GARAGE



FIRST FLOOR



SECOND & THIRD FLOOR

September 2, 2015

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

At its regular meeting of September 1, 2015, the City Plan and Zoning Commission considered Case No. FDP15-04 being the Final Development Plan approval for a three story, 36 unit independent living facility on the 6.916 acre properties located at 1531 and 1545 West 53rd Street

Findings:

1. The proposed development would achieve consistency with the subject property's *Davenport 2025* Commercial Neighborhood Proposed Land Use Designation; and
2. The design of the building and site with the recommended conditions would mitigate any potential negative impacts to the single-family residential properties to the south.

The City Plan and Zoning Commission accepted the listed findings and forward Case No. FDP15-04 to the City Council with a recommendation for approval subject to the following conditions:

1. That all building mounted and parking lot lighting be shielded so that the emitted light source cannot be seen from the adjacent single-family residential properties to the south;
2. That the dumpsters be (re)located such that they are oriented away from the single-family residential properties to the south;
3. That a three foot high landscape berm be constructed within the required 25 foot setback along the south and southeast property lines adjacent to the proposed building; and
4. That a landscape berm be planted with canopy and evergreen trees to ensure that it adequately mitigates the potential negative impacts of the proposed development with the single-family properties to the south; and
5. That a stormwater management plan for the subject property at full development which achieves consistency with the requirements of Chapter 13.34 of the Davenport City Code be submitted to, and approved by, the Natural Resources Division of Public Works. In addition, the proposed new construction be required to achieve consistency with the stormwater quality provisions of Chapter 13.34.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission

APPROVED									
Name:	Roll Call	REZ15-13 Wessels obo Garner Independent LP	FDP15-04 Wessels obo Garner Independent LP	F15-15 Villas at Pheasant Creek	ED15-03 Hilltop SSMID Extension				
Connell	EX								
D'Autremont	P	Y	Y	Y	Y				
Elgatian	P	Y	Y	Y	Y				
Hepner	P	Y	Y	Y	Y				
Inghram	P								
Kelling	P	Y	Y	Y	Y				
Lammers	EX								
Maness	P	Y	Y	Y	Y				
Martin	P	Y	Y	Y	Y				
Martinez	P	Y	Y	Y	Y				
Tallman	P	Y	Y	Y	Y				
		8-YES 0-NO 0-ABSTAIN	8-YES 0-NO 0-ABSTAIN	8-YES 0-NO 0-ABSTAIN	8-YES 0-NO 0-ABSTAIN				



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

Meeting Date: September 1, 2015
Request: Final Development Plan approval for a three story, 36 unit independent living facility.
Address: 1531 and 1545 West 53rd Street
Case No.: FDP15-04
Applicant: Eric Wessels on behalf of Garner Independent, LP.

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case No. FDP15-04 to the City Council with a recommendation for approval subject to the conditions listed below.

Introduction:

Petition of Eric Wessels for a Final Development Plan approval for a three story, 36 unit independent living facility on the 6.916 acre properties located at 1531 and 1545 West 53rd Street.

AREA CHARACTERISTICS:

Zoning Map



Land Use Map



Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2025: Yes

Proposed Land Use Designation: Commercial Neighborhood is a mixed-use commercial designation that partners with RC (Residential Corridor). CN identifies major nodes of neighborhood scale commercial development generally along Residential Corridors or adjacent to residential areas the CN district serves. These areas are often found near the intersection of two arterial streets.

Relevant Goals to be considered in this Case: Neighborhood Improvements

The proposed use would comply with the Davenport 2025 proposed land use section.

Zoning:

The property is currently zoned "PDD" Planned Development District. The subject property was part of a large rezoning (Ordinance 86-61) encompassing 97.60 acres of property on the north and south side of West 53rd Street. The overall property was rezoned from "R-1" Low density dwelling district and "R-4" Moderate Density Dwelling District to "R-4 PUD" Moderate Density Dwelling District Planned Unit Development and "C-3" Planned Commercial District. Ordinance 86-61 and subsequent amendments limits the subject property to 16 units/acre.

The City recently administratively rezoned all properties from "C-3" Planned Commercial District to "PDD" Planned Development District because the "C-3" was no longer in the Zoning Ordinance. However, all conditions associated with the "C-3" Ordinance were carried to the "PDD".

Technical Review:

Streets. The subject property is located along the south side of West 53rd Street (a minor arterial roadway). There is a joint access allowing ingress and egress to West 53rd Street and Northwest Boulevard. The proposed development would be accessed via a looping driveway which connects to existing driveways along the west and east property lines of the subject property.

Storm Water. The subject property and some of the adjacent properties drain into the existing stormwater detention area. Construction plans for this stormwater detention area will be reviewed by the Natural Resources Division of Public Works to ensure that it is adequately sized to accommodate the proposed and existing development.

Sanitary Sewer. Sanitary sewer service is located adjacent to the southeast corner of the subject property.

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

Emergency Services. The property is located approximately 1.8 miles from Fire Station No. 7, which is located at 2302 W 67th Street.

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

Public Input:

No public hearing is required for a Final Development Plan. However, a concurrent “PDD” Planned Development District Land Use Amendment is required to allow the additional units. The petitioner held a neighborhood meeting on August 17, 2015. 12 surrounding property owners attended the meeting. Concerns raised include:

- Maintenance of the stormwater detention area;
- Some residents were told that the building to the rear would be one or two stories;
- The impact of a three story building on the adjacent single-family homes to the south; and
- Lack of landscaping between the proposed building and the adjacent homes to the south.

Discussion:

When compared to Final Development FDP5-17, the current proposal would be larger and would be closer to the residential to the single-family residential properties to the south. There is a 6 foot high wood fence along the subject property adjacent to the single family residential property to the south. The driveway would be set back a minimum of 25 feet from the property line. This would allow sufficient space for a landscape berm with canopy and evergreen tree plantings.



Building location approved with FDP5-17 overlaid on the proposed development plan.

It appears that the existing stormwater detention area was sized to accommodate the existing and proposed development. Construction plans would be administratively reviewed to ensure consistency with Chapter 13.34 of the Davenport City Code, entitled "stormwater management". It is unclear if the stormwater detention area would achieve consistency with all the requirements of Chapter 13.34, as amended in 2014. It is staff's opinion that the proposed development should be subject to the stormwater quality provisions enumerated in Chapter 13.34.

Staff Recommendation:

Findings:

1. The proposed development would achieve consistency with the subject property's *Davenport 2025* Commercial Neighborhood Proposed Land Use Designation; and
2. The design of the building and site with the recommended conditions would mitigate any potential negative impacts to the single-family residential properties to the south.

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case No. FDP15-04 to the City Council with a recommendation for approval subject to the following conditions:

1. That all building mounted and parking lot lighting be shielded so that the emitted light source cannot be seen from the adjacent single-family residential properties to the south;
2. That the dumpsters be (re)located such that they are oriented away from the single-family residential properties to the south;
3. That a three foot high landscape berm be constructed within the required 25 foot setback along the south and southeast property lines adjacent to the proposed building; and
4. That a landscape berm be planted with canopy and evergreen trees to ensure that it adequately mitigates the potential negative impacts of the proposed development with the single-family properties to the south; and
5. That a stormwater management plan for the subject property at full development which achieves consistency with the requirements of Chapter 13.34 of the Davenport City Code be submitted to, and approved by, the Natural Resources Division of Public Works. In addition, the proposed new construction be required to achieve consistency with the stormwater quality provisions of Chapter 13.34.

Staff Recommendation:

There is no recommendation at this time.

Prepared by:

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

Ryan Rusnak, AICP
Planner III

Attachments:

Proposed Final Development Plan
Approved Final Development Plan FDP5-17

SB&A
ARCHITECTS

1421 S Bell Ave, Ste. 101
Ames, Iowa 50010
phone (515) 232-8447
fax (515) 232-9521
www.sbaarchitect.com

CONTACT: STEVEN HELD, SHEL.D@DIALREALTYCORP.COM

GA

1 SITE PLAN
1" = 60'-0"

8/17/2015 10:18:24 AM

DIAL-SILVERCREST
DAVENPORT, IA

No.	Description	Date

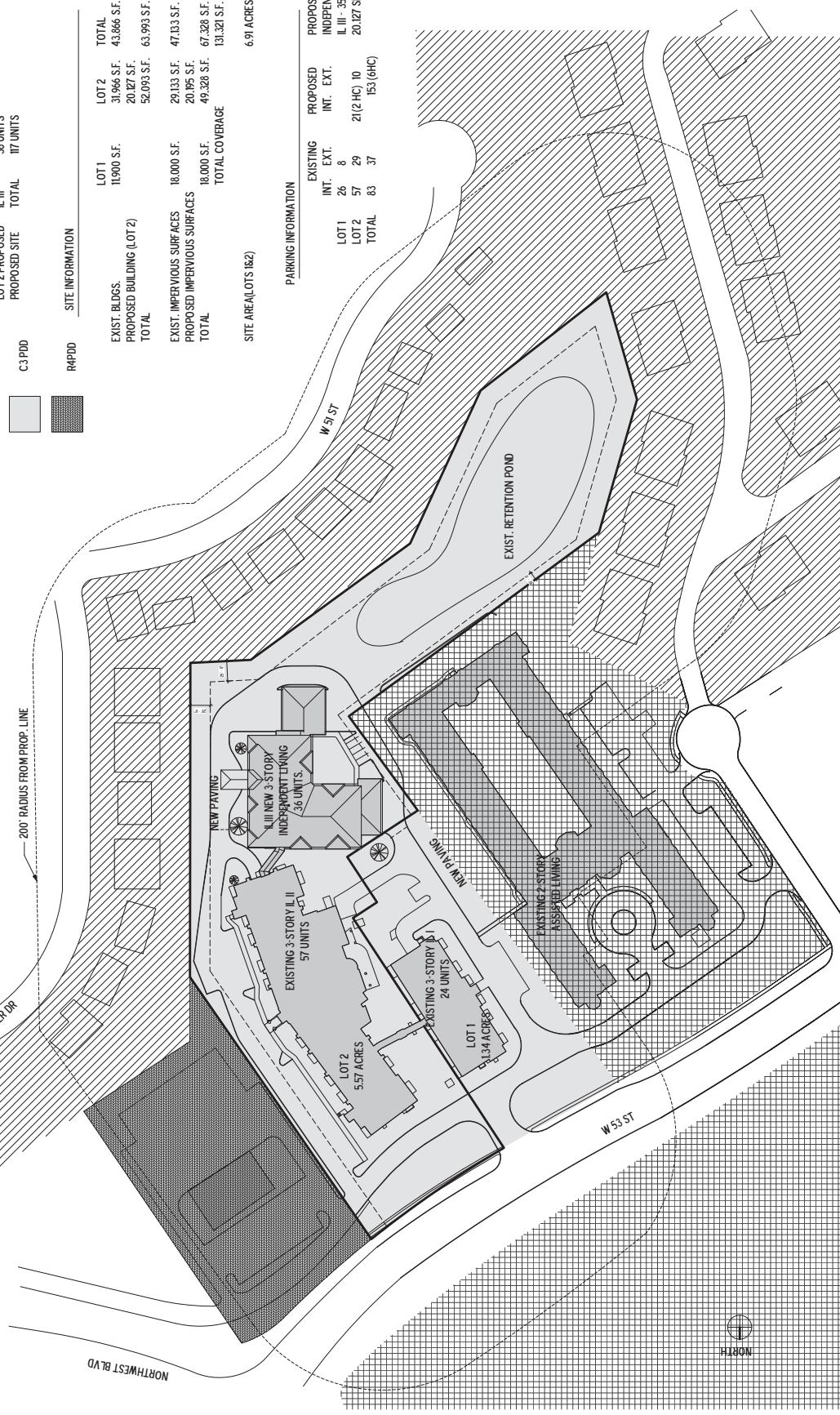
SITE PLAN

SP 1.0

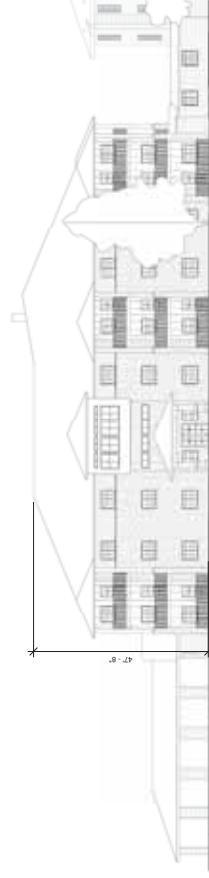
ZONING LEGEND		BUILDING UNIT INFORMATION	
	R3	LOT 1 LOT 2	IL I IL II 24 UNITS 57 UNITS
	C3	EXIST LOT 2 PROPOSED	IL III TOTAL 81 UNITS 36 UNITS
	C3 PDD	PROPOSED SITE	TOTAL 117 UNITS
	R4PDD	SITE INFORMATION	

EXIST. BLDGS.	LOT 1	LOT 2	TOTAL
PROPOSED BUILDING (LOT 2)	11,900 S.F.	31,968 S.F.	43,868 S.F.
TOTAL	20,127 S.F.	52,093 S.F.	63,993 S.F. (21%)
EXIST. IMPERVIOUS SURFACES	18,000 S.F.	29,133 S.F.	47,133 S.F.
PROPOSED IMPERVIOUS SURFACES	18,000 S.F.	20,195 S.F.	67,328 S.F. (22%)
TOTAL	18,000 S.F.	49,328 S.F.	131,328 S.F. (43%)
TOTAL COVERAGE			6.91 ACRES=301,000 S.F.
SITE AREA(LOTS 1&2)			

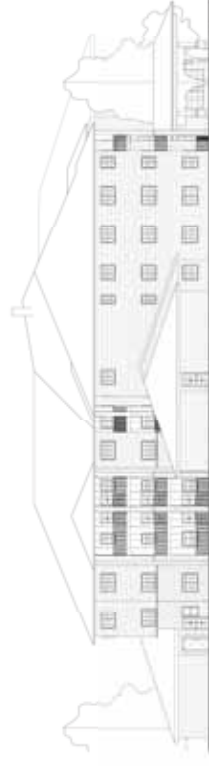
PARKING INFORMATION			EXISTING		PROPOSED		PROPOSED 3-STORY INDEPENDENT LIVING
	INT.	EXT.	INT.	EXT.	INT.	EXT.	L III - 35' HEIGHT 20,127 SF AREA
LOT 1	26	8					
LOT 2	57	29			21(2 HC)	10	
TOTAL	83	37				153(6HC)	



ELEVATIONS



① EAST
1/8" = 1'-0"



② SOUTH
1/8" = 1'-0"



③ WEST
1/8" = 1'-0"



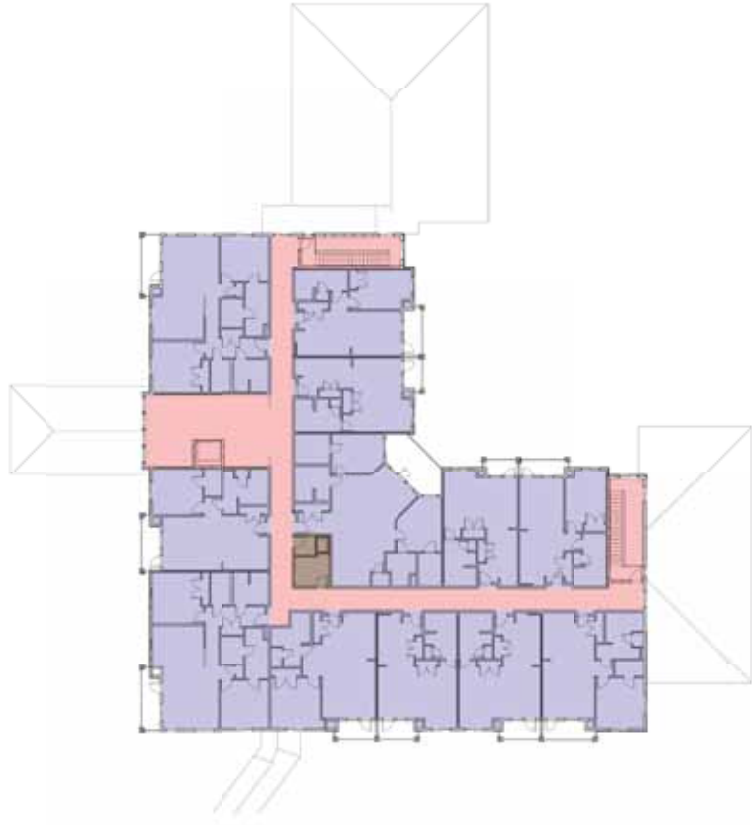
④ NORTH
1/8" = 1'-0"



- CIRCULATION
- UNITS
- STORAGE/ MECH.
- GARAGE



FIRST FLOOR



SECOND & THIRD FLOOR

COPIES LEFT
10 20 30
04 11 18 25 32

[illegible]

5002 NICHOLAS STREET
PORT JEFF
OSAGE, MO 64477-2167

6412 LALINE WELDON DRIVE COMPAK
 11200 RICHMOND STREET
 SUITE 200
 CHASBL, NE 60154
 ACCT# 14466 BRTN
 1-800-475-2000

**GARNER PLACE TWO AND THREE
BEING A PART OF LOT 2 OF GARNER FARMS 16TH ADDITION
TO THE CITY OF DAVENPORT, IOWA**

L. James E. Egan, a licensed professional engineer under the laws of the State of New York, hereby certifies that this Fund Development Plan was prepared by and to order by them pursuant thereto.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

EGGER ENGINEERING AND LAND SURVEYING, P.C.

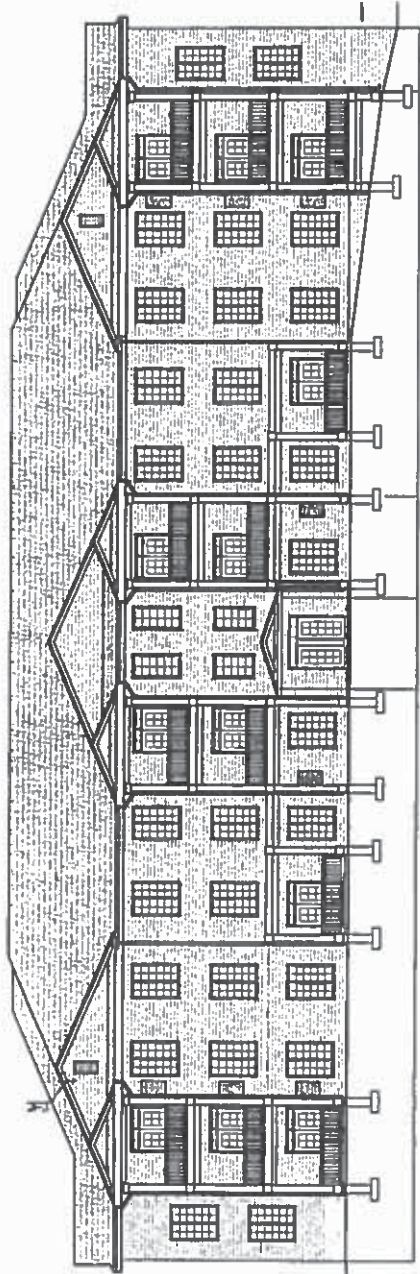


Phone 1-800-933-4799
404-607-9833 ext. 222
www.safeway.com

Dial

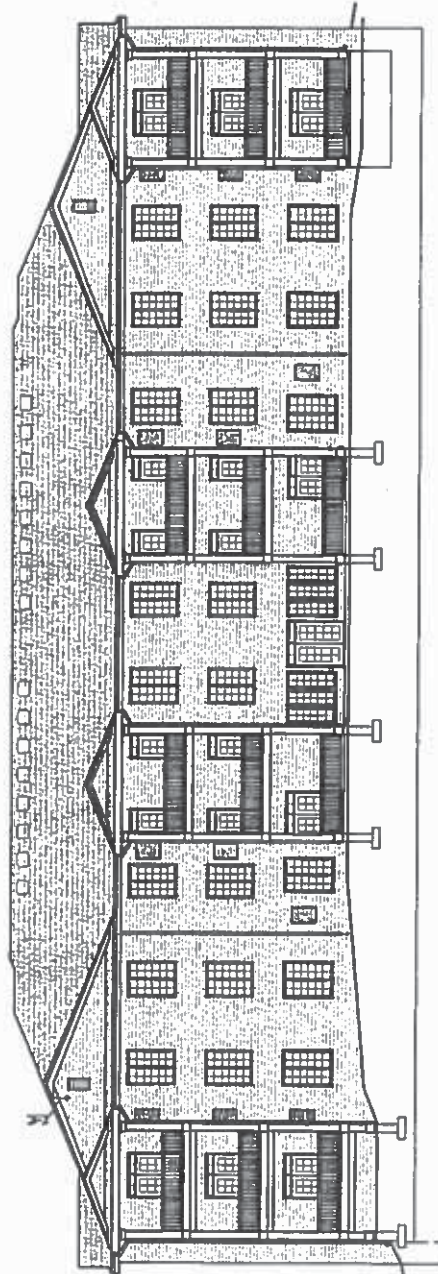
1-800-852-2626
Circle 10 on Reader Service Card
For info call 800-852-2626
Fax 603-852-2626

7-25-22
1:30



FRONT ELEVATION

SCALE: 1/16" = 1'-0"



REAR ELEVATION

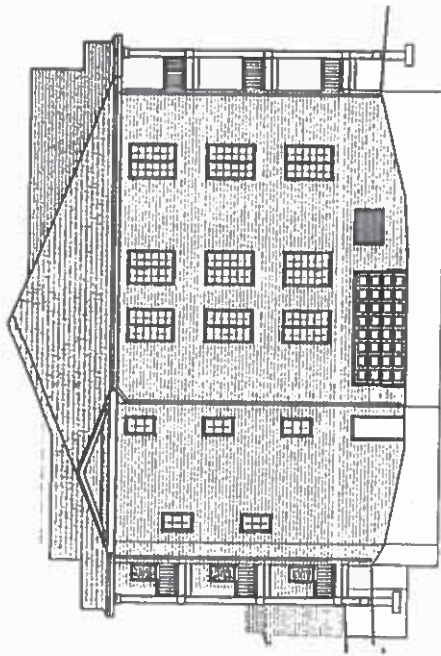
SCALE: 1/16" = 1'-0"

EXHIBIT "C"

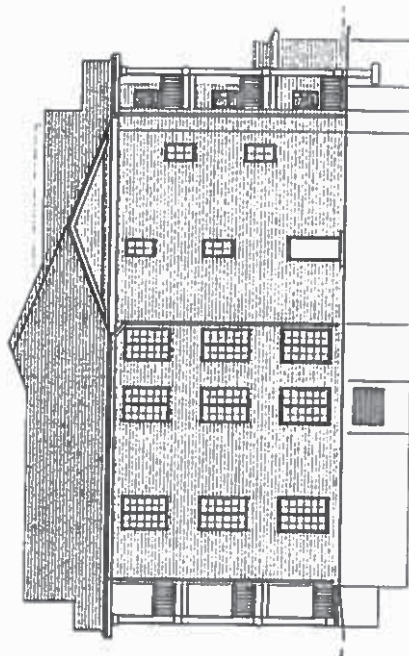
GARNER PLACE II AND III
DAVENPORT IOWA
SCALE: 1/16" = 1'-0"

DATE: 6/8/03

TSP
JULY 23, 2003



RIGHT ELEVATION
SCALE: 1/16" = 1'-0"



LEFT ELEVATION
SCALE: 1/16" = 1'-0"

"C-2"

City of Davenport

Agenda Group: Public Safety
Department: Public Works
Contact Info: Gary Statz (563) 326-7754
Wards: 3

Action / Date
PS10/7/2015

Subject:

Second Consideration: Ordinance amending Schedule IV of Chapter 10.96 entitled "3-Way Stop Intersections" by removing the stop sign on 6th Street at Sylvan Avenue. [Ward 3]

Recommendation:

Approve the ordinance.

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities

Background:

A resident who lives at the intersection of 6th and Sylvan has requested the removal of the 3-way stop from the intersection due to limited traffic on Sylvan. This would result in traffic only stopping on Sylvan. The sight distance is adequate to make this change.

ATTACHMENTS:

Type	Description
▣ Ordinance	PS_ORD_3 way stop 6th at Sylvan_Pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	10/14/2015 - 4:58 PM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE IV 3-WAY STOP INTERSECTIONS THERETO BY DELETING 6TH STREET AT SYLVAN AVENUE.

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

Section 1. That Schedule IV 3-Way Stop Intersections of the Municipal Code of Davenport Iowa, be and the same is hereby amended by deleting the following:

6th Street at Sylvan Avenue

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 _____

William E. Gluba,
Mayor

Attest: _____
Jackie Holecek, CMC
Deputy City Clerk

City of Davenport

Agenda Group: Public Safety
Department: Public Works
Contact Info: Gary Statz; (563) 326-7754
Wards: 3

Action / Date
PS10/21/2015

Subject:

First Consideration: Ordinance amending Schedule XVII of Chapter 10.96 entitled "No Stopping, Standing or Parking" by adding South Howell Street along the west side from the railroad tracks south of Rockingham Road south a distance of 550 feet, between the hours of 2:30 AM and 6:00 AM. [Ward 3]

Recommendation:

Approve the ordinance.

Relationship to Goals:

Revitalized Neighborhoods and Corridors.

Background:

Grain truck parking on S. Howell street is interrupting business operations at Iowa Precision Forge.

These trucks are waiting for Nestle to open at 6:00 AM., and operations at Iowa Precision Forge begin prior to this.

The City traffic engineer is proposing a no stopping, standing or parking zone so the drivers aren't allowed to wait in their trucks in this zone. The traffic engineer is recommending the police department to enforce between 2:30 AM and 6:00 AM.

ATTACHMENTS:

Type	Description
□ Ordinance	PS_ORD_S Howell St No Stopping_pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	10/14/2015 - 4:50 PM
Public Works Committee	Lechvar, Gina	Approved	10/14/2015 - 4:50 PM
City Clerk	Admin, Default	Approved	10/15/2015 - 10:28 AM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SECTIONS OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE XVII NO STOPPING, STANDING OR PARKING THERETO BY ADDING S HOWELL STREET ALONG THE WEST SIDE FROM THE RAILROAD TRACKS SOUTH OF ROCKINGHAM ROAD SOUTH A DISTANCE OF 550 FEET, BETWEEN THE HOURS OF 2:30 AM AND 6:00 AM.

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

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

S Howell Street along the west side from the railroad tracks south of Rockingham Road south a distance of 550 feet, between the hours of 2:30 AM and 6:00 AM.

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 _____

William E. Gluba
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the Quad City Times on _____

City of Davenport

Agenda Group: Committee of the Whole
Department: City Clerk
Contact Info: Jackie Holecek
Wards: 3

Action / Date
PS10/21/2015

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

Recommendation:
Approve the resolution.

Relationship to Goals:
Support local events.

Background:

ATTACHMENTS:

Type	Description
 Cover Memo	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	10/5/2015 - 4:55 PM

RESOLUTION NO. 2015-

Resolution offered by Alderman Matson

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

RESOLVED by the City Council of the City of Davenport.

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

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

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

Entity: All Veterans Memorial Assn

Event: Veterans Day Parade

Date: Wednesday, November 11, 2015

Time: 8 AM - Noon

Closure Location: 4th Street to Western Ave, Western Ave south to 3^d Street, 3^d Street to Main Street, Main Street south to 2nd Street; 2nd Street West to Ripley Street, Ripley Street north to 4th Street returning to Scott County Courthouse Parking Lot

Ward: 3

Entity: Genesis Health System

Event: Annual Remembrance Tree Lighting Ceremony

Date: November 13, 2015

Time: Noon to 8:00 PM

Closure Location: Iowa Street between River Drive and 2nd Street

Ward: 3

Approved this 28 day of October, 2015.



William E. Gluba, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Tom Leabhart; 563-327-5155
Wards: 7 & 8

Action / Date
PW10/7/2015

Subject:

Resolution granting permission to Geneseo Communications to install buried communication fiber optic line within City right-of-way as shown on the attached map. This location is within various Oak Brook Additions along Marquette from 53rd Street to 62nd Street. The total length of fiber is approximately 7,400 feet. This is part of Geneseo's "Fiber to the Home Project" in which they plan to provide high speed access to certain neighborhoods within the City. [Wards 7&8]

Recommendation:

Approve the resolution.

Relationship to Goals:

Davenport - *The Choice Community for Living.*

Background:

Geneseo Communications has requested permission to install buried communication fiber optic line within City right-of-way as shown on the attached map. This location is generally within various Oak Brook Additions along Marquette from 53rd Street to 62nd Street. This is part of Geneseo's "Fiber to the Home Project" in which they plan to provide high speed access to certain neighborhoods within the City.

The City's Legal, Engineering and IT Departments have reviewed and approved the proposed route and terms of the agreement. The Agreement Reference number is 2015-F11.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES pg2
▣ Cover Memo	2015-F11 Map (Oak Brook)

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	10/14/2015 - 9:09 PM
Public Works Committee	Lechvar, Gina	Approved	10/14/2015 - 9:09 PM
City Clerk	Admin, Default	Approved	10/15/2015 - 10:30 AM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION granting permission to Geneseo Communications to install buried communication fiber optic line within City right-of-way as shown on the attached map. This location is within various Oak Brook Additions along Marquette from 53rd Street to 62nd Street. The total length of fiber is approximately 7,400 feet. This is part of Geneseo's "Fiber to the Home Project" in which they plan to provide high speed access to certain neighborhoods within the City.

WHEREAS, Geneseo Communications Services, Inc. (The Owner) has submitted a request (Agreement Reference #2015-F11) to construct buried communications cable located in various Oak Brook Additions, total distance of approximately 7,400 feet, along Marquette from 53rd Street to 62nd Street as shown on the attached map, being part of their Fiber to the Home Project; and

WHEREAS, the Engineering Division as well as IT and Legal Departments of the City of Davenport, Iowa (the "City") have reviewed said plans and recommend permission be granted for the installation, as described, subject to conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA: that permission is hereby granted to The Owner to install buried communications cable in accordance with the attached plans subject to the following conditions which shall be accepted in writing by The Owner

1. That The Owner shall hold the City harmless, defend and indemnify it from any and all liability for claims of any nature arising from the granting of this authorization of the activities or work performed by The Owner as a consequence thereof, or as the result of the damage, interruption or any other matters relating to the cable and connection therewith or as a result thereof, except as otherwise limited by the provisions of paragraph 9, and that The Owner hold harmless, defend and indemnify the City from any such claims. Further, that The Owner shall name the City and its employees as additional insureds on its liability insurance coverage in limits to be set from time to time by the City Council and initially set at \$1 million each year.
2. That The Owner shall pay all costs for the construction and maintenance of their cable.
3. That The Owner shall coordinate all traffic control required for this project with the Traffic Engineering Division of the Public Works Department and shall be responsible for all costs related to traffic control.
4. That, at the direction of the City Council, The Owner shall remove and replace, relocate, or otherwise adjust said cable in order to provide for the maintenance, construction, or reconstruction of any City owned utility or public improvements within the City of Davenport, Iowa, or, for any other reasonable public cause determined at the discretion of the City Council of Davenport.

5. That all excavations for laying pipes, cable or lines shall be made in such a manner as will not interfere with any gas, sewer, water or other pipes or infrastructure theretofore laid and so as to avoid, so far as possible, obstructing any street or alley or the drainage thereof, and said streets, avenues and alleys shall be promptly repaired and restored to a condition as good as the same were in prior to the laying of said pipes and any pavement or other surfacing removed shall be repaired and restored with the same kind of material as was used in the construction of the pavement or other surfacing so removed. Settling in any street, avenue or alley caused by such excavations shall be promptly repaired by The Owner and all repairs and replacements shall be to the satisfaction of the City officials; but before opening or making any excavation with in any street or alley rights of way, The Owner shall secure from said City a written permit to do so, except in case of emergency, which permit said City shall issue to The Owner upon reasonable terms and conditions. The Owner shall be responsible for payment of the Standard Excavation Permit Fees established by City Council prior to receiving said permit. The permit fee includes a \$1.00 per foot Disruption Fee where applicable.
6. That the contractor performing the work shall comply with all City Ordinances covering the work, including permits and bonding.
7. That The Owner shall contract with a "One Call" utility notification service for receiving notice on the location of the cable for the time the cable shall be in place and in service.
8. That The Owner shall be responsible for obtaining necessary legal consent and permission from railroad companies, the Iowa Department of Transportation, private and public agencies and other persons or organizations that have a legal interest, and this Resolution is subject to such permission, consent and clearance being obtained from such entities.
9. Unless caused by gross negligence or willful, intentional or malicious conduct by city employees, The Owner releases the City and its employees for and from any and all liability for any damage or interruption, or of any other nature directly or indirectly related to the existence of the cable and related facilities, which at any time occur in the future.
10. The Owner will provide the City of Davenport as built drawings in an electronic format suitable to the City of the entire route.

Passed and approved this 28th day of October, 2015

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA: That the City Engineer is authorized to issue a permit for construction of said cable when the applicable terms and conditions have been met.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, Deputy City Clerk

ACCEPTANCE OF PROVISIONS OF RESOLUTION NO. 2015-_____, AGREEMENT REFERENCE
NUMBER 2015-F11

The undersigned hereby accepts all the terms and conditions of Resolution No. 2015-_____, and agrees that the same shall be binding upon undersigned and its successors and assigns.

Geneseo Communications Services, Inc.

By: _____

Name: _____

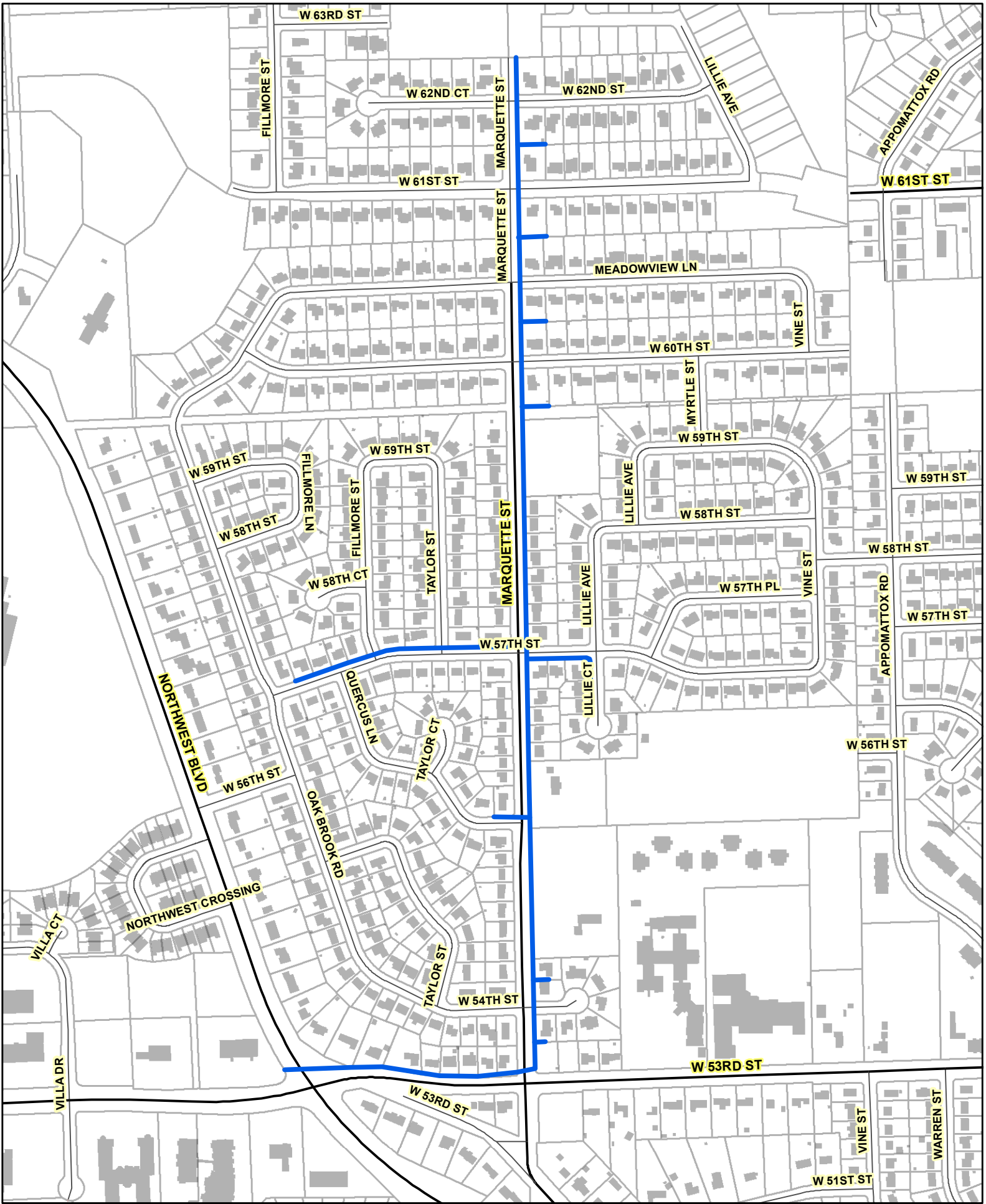
Title: _____

STATE OF _____)
) SS:
COUNTY OF _____)

On this _____ day of _____, 2015, before me, the undersigned notary public, personally appeared _____, known to me to be the _____ of Geneseo Communications Services, Inc. and the person whose name is subscribed to the fore-going instrument and acknowledged that he/she is duly authorized to execute such agreements on behalf of Iowa Health System and to commit Geneseo Communications Services, Inc. to the obligations and duties contained therein and executed the fore-going instrument as his/her voluntary act and deed and as the voluntary act and deed of Geneseo Communications Services, Inc..

In witness whereof, I have hereunto set my hand and official seal.

Notary Public



City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Tom Leabhart; (563)327-5155
Wards: 6

Action / Date
PW10/21/2015

Subject:

Resolution granting permission to Geneseo Communications Services, Inc. to install a buried communications system in the City Right-of-Way for their Fiber to the Home Project located in McClellan Heights, 2015-F10. [Ward 6]

Recommendation:

Approve the resolution.

Relationship to Goals:

Davenport - *The Choice Community for Living.*

Background:

Geneseo Communications has requested permission to install buried communication fiber optic line within City right-of-way as shown on the attached map. The location is generally within the McClellan Heights neighborhood. This is part of Geneseo's "Fiber to the Home Project" in which they plan to provide high speed access to certain neighborhoods within the City.

The City's Legal, Engineering and IT Departments have reviewed and approved the proposed route and terms of the agreement. The Agreement Reference number is 2015-F10.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES pg2
▣ Cover Memo	2015-F10 Map (McClellan)

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	10/14/2015 - 9:05 PM
Public Works Committee	Lechvar, Gina	Approved	10/14/2015 - 9:06 PM
City Clerk	Admin, Default	Approved	10/15/2015 - 10:30 AM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION granting permission to Geneseo Communications Services, Inc. to install a buried communications system in the City Right-of-Way for their Fiber to the Home Project located in McClellan Heights, 2015-F10.

WHEREAS, Geneseo Communications Services, Inc. (The Owner) has submitted a request (Agreement Reference #2015-F10) to construct buried communications cable within the McClellan Heights neighborhood as shown on the attached map, being part of their Fiber to the Home Project; and

WHEREAS, the Engineering Division as well as IT and Legal Departments of the City of Davenport, Iowa (the "City") have reviewed said plans and recommend permission be granted for the installation, as described, subject to conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA: that permission is hereby granted to The Owner to install buried communications cable in accordance with the attached plans subject to the following conditions which shall be accepted in writing by The Owner

1. That The Owner shall hold the City harmless, defend and indemnify it from any and all liability for claims of any nature arising from the granting of this authorization of the activities or work performed by The Owner as a consequence thereof, or as the result of the damage, interruption or any other matters relating to the cable and connection therewith or as a result thereof, except as otherwise limited by the provisions of paragraph 9, and that The Owner hold harmless, defend and indemnify the City from any such claims. Further, that The Owner shall name the City and its employees as additional insureds on its liability insurance coverage in limits to be set from time to time by the City Council and initially set at \$1 million each year.
2. That The Owner shall pay all costs for the construction and maintenance of their cable.
3. That The Owner shall coordinate all traffic control required for this project with the Traffic Engineering Division of the Public Works Department and shall be responsible for all costs related to traffic control.
4. That, at the direction of the City Council, The Owner shall remove and replace, relocate, or otherwise adjust said cable in order to provide for the maintenance, construction, or reconstruction of any City owned utility or public improvements within the City of Davenport, Iowa, or, for any other reasonable public cause determined at the discretion of the City Council of Davenport.
5. That all excavations for laying pipes, cable or lines shall be made in such a manner as will not interfere with any gas, sewer, water or other pipes or infrastructure theretofore laid and so as to avoid, so far as possible, obstructing any street or alley or the drainage thereof,

and said streets, avenues and alleys shall be promptly repaired and restored to a condition as good as the same were in prior to the laying of said pipes and any pavement or other surfacing removed shall be repaired and restored with the same kind of material as was used in the construction of the pavement or other surfacing so removed. Settling in any street, avenue or alley caused by such excavations shall be promptly repaired by The Owner and all repairs and replacements shall be to the satisfaction of the City officials; but before opening or making any excavation with in any street or alley rights of way, The Owner shall secure from said City a written permit to do so, except in case of emergency, which permit said City shall issue to The Owner upon reasonable terms and conditions. The Owner shall be responsible for payment of the Standard Excavation Permit Fees established by City Council prior to receiving said permit. The permit fee includes a \$1.00 per foot Disruption Fee where applicable.

6. That the contractor performing the work shall comply with all City Ordinances covering the work, including permits and bonding.
7. That The Owner shall contract with a "One Call" utility notification service for receiving notice on the location of the cable for the time the cable shall be in place and in service.
8. That The Owner shall be responsible for obtaining necessary legal consent and permission from railroad companies, the Iowa Department of Transportation, private and public agencies and other persons or organizations that have a legal interest, and this Resolution is subject to such permission, consent and clearance being obtained from such entities.
9. Unless caused by gross negligence or willful, intentional or malicious conduct by city employees, The Owner releases the City and its employees for and from any and all liability for any damage or interruption, or of any other nature directly or indirectly related to the existence of the cable and related facilities, which at any time occur in the future.
10. The Owner will provide the City of Davenport as built drawings in an electronic format suitable to the City of the entire route.

Passed and approved this 28th day of October, 2015

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA: That the City Engineer is authorized to issue a permit for construction of said cable when the applicable terms and conditions have been met.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, Deputy City Clerk

ACCEPTANCE OF PROVISIONS OF RESOLUTION NO. 2015-_____, AGREEMENT REFERENCE
NUMBER 2015-F10

The undersigned hereby accepts all the terms and conditions of Resolution No. 2015-_____, and agrees that the same shall be binding upon undersigned and its successors and assigns.

Geneseo Communications Services, Inc.

By: _____

Name: _____

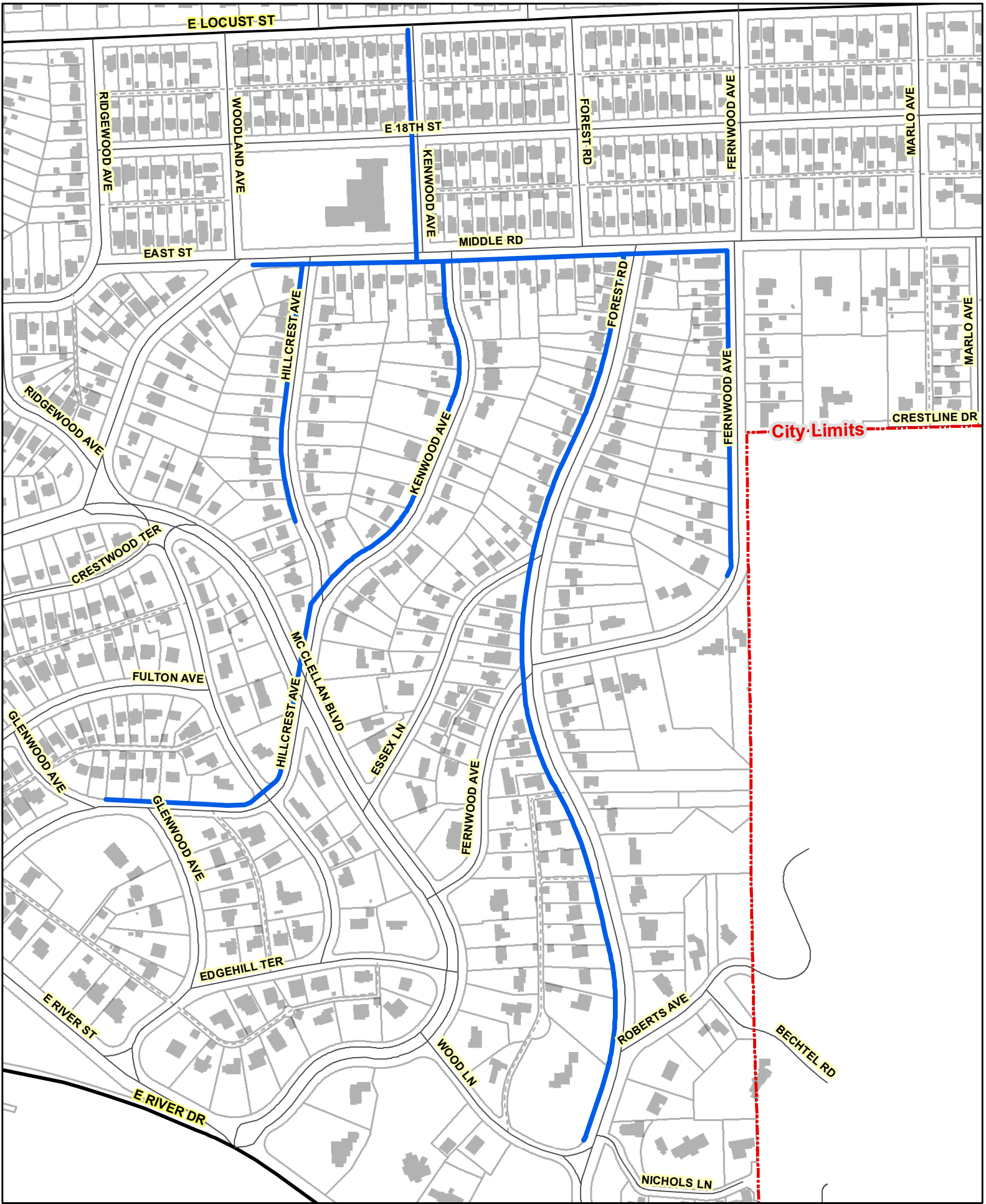
Title: _____

STATE OF _____)
) SS:
COUNTY OF _____)

On this _____ day of _____, 2015, before me, the undersigned notary public, personally appeared _____, known to me to be the _____ of Geneseo Communications Services, Inc. and the person whose name is subscribed to the fore-going instrument and acknowledged that he/she is duly authorized to execute such agreements on behalf of Iowa Health System and to commit Geneseo Communications Services, Inc. to the obligations and duties contained therein and executed the fore-going instrument as his/her voluntary act and deed and as the voluntary act and deed of Geneseo Communications Services, Inc..

In witness whereof, I have hereunto set my hand and official seal.

Notary Public



City of Davenport

Agenda Group: Public Works
Department: Finance
Contact Info: Brian Krup; (563) 326-7703
Wards: All

Action / Date
PW10/21/2015

Subject:
Resolution assessing board up buildings at various lots and tracts of real estate. [All Wards]

Recommendation:
Approve the resolution.

Relationship to Goals:
Revitalized Neighborhoods & Corridors.

Background:
The buildings were boarded up at the following locations and billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW RES - BOARD UP BUILDING

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	10/14/2015 - 4:20 PM
Public Works Committee	Lechvar, Gina	Approved	10/14/2015 - 4:20 PM
City Clerk	Admin, Default	Approved	10/14/2015 - 4:32 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

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

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

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

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

Board Up Building Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>Balance</u>
120174455	CHAPIN, ALAN	L0002-40	01310355	\$411.33
120237867	FINN-MCGEE, MICHELE L	W1001B17	01310356	\$135.00
000047918	AURELIO, ELIAH	G0020-20	01310357	\$263.70
000048152	JAMES, ERIC J	H0014-20	01310358	\$158.68
000052129	DIANA PIZANO	W0318-31	01310359	\$143.68
000009717	KELLING, RONALD F	H0009-14	01310360	\$232.05
000152013	LONGSHORE, KATHLEEN A	F0017-04	01310361	\$152.32
000152013	LONGSHORE, KATHLEEN A	F0017-03	01310362	\$184.70
300064172	COLLINS, SHERLENE	G0019-20	01310363	\$169.85
120139036	MEYER, RICHARD A	H0024-46	01310364	\$176.03
000053276	JOHNSON, JEREMIAH	F0044-23	01310365	\$281.75
300264692	LA MILLER & ASSOC	F0015-18	01310366	\$152.35
000048152	JAMES, ERIC J	H0014-20	01310369	\$245.88
000022815	SILVERS, KEITH A	G0029-16	01310370	\$151.47
300009912	HOECK, ARTHUR B	K0012-04	01310371	\$120.00
000008578	WAILES, DONALD E	G0050-12	01310372	\$120.00
000056815	PAI, RACHEL M	E0018-35	01310373	\$120.00
300214276	MT OLIVE CHURCH OF GO	G0037-08	01310374	\$120.00
000008578	WAILES, DONALD E	G0050-12	80002505	\$120.73
300009912	HOECK, ARTHUR B	K0012-04	80002541	\$176.75
300253724	ABBOTT, JILL	R0416-27	80003858	\$291.15
Number of Accounts to Levy		21	Total Balance Outstanding:	\$3,927.42

City of Davenport

Agenda Group: Public Works
Department: Finance
Contact Info: Brian Krup; (563) 326-7703
Wards: All

Action / Date
PW10/21/2015

Subject:
Resolution assessing brush & debris removals at various lots and tracts of real estate. [All Wards]

Recommendation:
Approve the resolution.

Relationship to Goals:
Revitalized Neighborhoods & Corridors.

Background:
The brush and debris was removed at the following locations and were billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW RES - BRUSH & DEBRIS

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	10/14/2015 - 4:38 PM
Public Works Committee	Lechvar, Gina	Approved	10/14/2015 - 4:38 PM
City Clerk	Admin, Default	Approved	10/14/2015 - 4:40 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

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

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

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

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

Brush and Debris Invoices for Levy

CUST ACCT	NAME	PARCELID	INVOICE	BALANCE
000011962	COLLINS, SHERLENE E	G0019-20	80002506	\$271.00
000059365	FRANK PATTERSON	W0427-45	80002520	\$239.75
000061941	BANK OF AMERICA NA	O2107D47	80002528	\$231.00
000151057	HICKMAN, ALBERTA	F0037-07	80002529	\$478.75
120198726	MCDEVITT, THOMAS E	H0004-44	80002535	\$239.75
300009912	HOECK, ARTHUR B	K0012-04	80002540	\$231.50
300022776	CARPENTER, BARBARA	G0020-14	80002543	\$231.25
300022776	CARPENTER, BARBARA	G0020-14	80002544	\$279.00
300258044	SKUARED PROPERTIES LLC	G0025-14	80002554	\$231.50
300264495	MARLIER, JEFFREY M	B0043-31	80002556	\$231.00
000054422	WALDRIP, SHILO	K0006-36	80002619	\$239.75
300113893	MUNN, ROBERT G	W0332-04	80002620	\$367.75
300264631	QC RENTAL PROPS	I0057-28	80002621	\$231.50
120226676	WILLIAMS, DON	G0046-06	80002622	\$239.75
000055002	FOURTH&DIVISION BUILDING	K0005-18A	80002623	\$223.25
000055972	REI PROPERTIES	G0046-23	80002624	\$223.25
000004462	WEBSTER PROPERTIES LLC	F0016-34	80002625	\$231.25
300159463	MANNHARDT, KELSEY	E0020-11	80002626	\$231.00
400004784	GEARHEAD LC	F0004-05	80002627	\$231.25
000060075	RUSTY SUITER	E0019-30	80002628	\$223.25
120182751	OHP 1 LC	E0017-19	80002629	\$239.50
300260100	JTL REAL ESTATE HOLDING	G0056-13	80002630	\$231.25
300206831	NUCI, MARIA	F0032-36	80002631	\$231.50
300187638	JULY, DONALD	O2112D37	80002632	\$231.50
000043714	FAISON, JOE D	F0021-04	80002701	\$231.25
000048645	NEWBERRY INVESTMENT PROP	O1619D17	80002705	\$223.25
000050997	H L CONSTRUCTION	O2107B10	80002709	\$239.75
120165410	THOMAS, STACEY L	E0017-28	80002762	\$527.50
120174455	CHAPIN, ALAN	L0002-40	80002764	\$231.50
120234332	PAI, RACHEL M	E0018-35	80002772	\$456.00
300062404	KLEMMME, MARCY	P1403B27	80002785	\$322.25
300150019	GIMM, LEO	J0008-24	80002793	\$223.25

300264692	LA MILLER & ASSOC	F0015-18	80002839	\$273.25
400001608	GARCIA, RUBEN	K0008-21	80002849	\$239.75
400003111	ZEILNER, MICHAEL	G0019-21	80002854	\$239.00
000050484	MARK JOHNSTON	C0030-24	80003808	\$231.50
000057832	BLAKOAI LLC	K0031-01	80003815	\$224.50
000061268	WARD, JOSPEH	W0421-40	80003820	\$239.75
120091704	TEEL, MARY M	K0006-14	80003830	\$268.00
300223402	WINTERS, FRANCIS E	F0011-03	80003851	\$231.50
400000500	FAISON, JOE D	J0007-10	80003867	\$239.25
300223502	TAPPA, LORIE	D0054-22A	80001204	\$265.00

Number of Accounts to Levy

42

Total Balance Outstanding: 10,946.50

City of Davenport

Agenda Group: Public Works
Department: Finance
Contact Info: Brian Krup; (563) 326-7703
Wards: All

Action / Date
PW10/21/2015

Subject:
Resolution assessing building demolitions at various lots and tracts of real estate. [All Wards]

Recommendation:
Approve the resolution.

Relationship to Goals:
Revitalized Neighborhoods & Corridors.

Background:
The buildings were demolished at the following locations and billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▯ Cover Memo	PW RES - BUILDING DEMO

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	10/14/2015 - 4:40 PM
Public Works Committee	Lechvar, Gina	Approved	10/14/2015 - 4:40 PM
City Clerk	Admin, Default	Approved	10/14/2015 - 4:40 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

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

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

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

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

Building Demolition Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>Balance</u>
300258698	JOHNSON, EWALD E	F0033-16	01310383	\$11954.00
300255562	TURNER, DARRELL	F0018-01	01310384	\$17814.00
000008168	FISHER, MICHAEL	F0044-30	01310385	\$12314.00
120223710	WALKER, MARY L	F0023-23	01310386	\$11574.00
000026214	DAVIS, GLEN O	F0044-04	01310387	\$14504.00
Number of Accounts to Levy		5	Total Balance Outstanding:	#####

City of Davenport

Agenda Group: Public Works
Department: Finance
Contact Info: Brian Krup; (563) 326-7703
Wards: All

Action / Date
PW10/21/2015

Subject:
Resolution assessing repair sewer lateral at various lots and tracts of real estate. [All Wards]

Recommendation:
Approve the resolution.

Relationship to Goals:
Revitalized Neighborhoods & Corridors.

Background:
The sewer laterals at the following locations were replaced and billed to the property owners.
The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW RES - REPAIR SEWER

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	10/14/2015 - 4:37 PM
Public Works Committee	Lechvar, Gina	Approved	10/14/2015 - 4:37 PM
City Clerk	Admin, Default	Approved	10/14/2015 - 4:41 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport,

RESOLUTION assessing the cost of repairing sewer lateral at various locations.

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

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

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 0%. All assessments bear interest at the current rate of 0%.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

Repair Sewer Lateral Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
300199172	LEDGER, JASON M	G0014-25	01310431	\$757.00
Number of Accounts to Levy 1			Total Balance Outstanding:	\$757.00

City of Davenport

Agenda Group: Public Works
Department: Finance
Contact Info: Brian Krup; (563) 326-7703
Wards: All

Action / Date
PW10/21/2015

Subject:
Resolution assessing weed cuttings at various lots and tracts of real estate. [All Wards]

Recommendation:
Approve the resolution.

Relationship to Goals:
Revitalized Neighborhoods & Corridors.

Background:
The weeds were cut at various lots and tracts of real estate and were billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▢ Cover Memo	PW RES - WEED CUTTING

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	10/14/2015 - 4:21 PM
Public Works Committee	Lechvar, Gina	Approved	10/14/2015 - 4:21 PM
City Clerk	Admin, Default	Approved	10/14/2015 - 4:32 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

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

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

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

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

Weed Cutting Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
000014712	NINO, KIM C	S2923-02A	80002507	\$215.00
000015549	HIBBS, MICHAEL A	G0046-17	80002508	\$215.00
000019818	MAY, THIRI	H0054-01	80002509	\$215.00
000028137	POSTON, CHARLES SAMUEL	E0032-10	80002511	\$215.00
000035573	BRENNAN, PAMELA I	C0005-12	80002513	\$215.00
000047918	AURELIO, ELIAH	G0020-20	80002514	\$215.00
000047955	TL PROPERTIES IA 2010 LLC	U0851-01B	80002515	\$1,075.00
000050707	BELLE ESTATES	W1019B28A	80002516	\$215.00
000054422	WALDRIP, SHILO	K0006-36	80002517	\$215.00
000061260	MCCLEAN, MATTHEW	F0011-38	80002522	\$215.00
000061356	THE BANK OF NEW YORK MELLON	W1017A16	80002523	\$215.00
000061900	MUDDY WATER LLC	E0018-03	80002524	\$215.00
000151186	KRABBENHOFT, EUGENE E	C0034-43	80002531	\$215.00
120144072	BURNS, JAMES A	G0052-30	80002533	\$215.00
120165410	THOMAS, STACEY L	E0017-28	80002534	\$215.00
120229741	MORETTI, MARNA J	F0031-28	80002536	\$215.00
120236886	MCCLANAHAN, LELA J	H0006-16	80002537	\$215.00
120242609	WHITAKER, SUZANNE L	F0030-25	80002538	\$215.00
300091354	PHELAN, PATRICK T	A0035-36	80002545	\$215.00
300099398	HOUCK, ALAN W	W0907D06	80002546	\$215.00
300106546	SWANK, LORI A	B0011-23	80002547	\$215.00
300113893	MUNN, ROBERT G	W0332-04	80002548	\$215.00
300199741	TAYLOE, JAMES W	F0040-20	80002549	\$215.00
300220454	TAYLOR, JODI L	F0007-39	80002551	\$215.00
300225404	THOMAS, CHRISTOPHER	F0038-24	80002552	\$215.00
300258865	JOHNSON, JUSTIN A	M1049-28E	80002555	\$215.00
300264692	LA MILLER & ASSOC	F0015-18	80002557	\$215.00
400001469	MORELAND, KEN	H0064-02	80002559	\$215.00
800000562	WALKER, JEFFERY A	R0508-36	80002566	\$215.00
800002184	JONES, MARK W	31705-35	80002567	\$215.00
800003560	WIESE, JAYNE	J0049-01	80002568	\$430.00
800003560	WIESE, JAYNE	J0048-10	80002569	\$430.00
800003560	WIESE, JAYNE	J0048-09	80002570	\$215.00
800003560	WIESE, JAYNE	J0048-08B	80002571	\$430.00
800003560	WIESE, JAYNE	J0047-04	80002572	\$215.00
000018462	THE BEAUTY OF NEW BEGINNINGS L	G0037-19	80002633	\$215.00
120091704	TEEL, MARY M	G0021-12	80002634	\$215.00
300238446	NORTHPARK INVESTMENTS LLC	P1301-15H	80002635	\$430.00
300245460	ESQUIVEL, ROSETA	G0029-13	80002636	\$215.00
000056721	CAHILL, JAMES T	G0036-18	80002637	\$215.00
120136461	WYATT, DARIN A	G0043-25	80002638	\$215.00
000151725	STEVERSON, MARVELL	G0043-28	80002639	\$215.00
800002602	SCHUTTER, NIKKI L	F0027-15	80002640	\$430.00
120218086	VANZUIDEN, DARON D	G0028-13	80002641	\$215.00
000048884	NEIGHBORHOOD HOUSING SERVICE	G0037-15	80002642	\$215.00
300239607	MEISENBURG, DENNIS	H0064-48	80002643	\$215.00

400004198	VARGAS, HENRY P	G0024-41	80002644	\$215.00
000150800	JBB ENTERPRISES LLC	F0016-22	80002645	\$215.00
000057840	VALE LLC	F0002-23	80002646	\$215.00
000054478	NEWMANN-WEEKS, AARON	F0013-08	80002647	\$215.00
000151489	ANDREWS, MILTON E SR	E0016-38	80002648	\$215.00
300251174	BOCKSTEDT, LOUISA	F0026-09	80002649	\$215.00
300095597	MCPHERSON, RENA K	F0026-08	80002650	\$215.00
000151057	HICKMAN, ALBERTA	F0037-07	80002651	\$215.00
300237193	WILLIAMS, LINDA	D0062-37	80002652	\$215.00
300161485	BURROUGHS, MIGNON R	F0011-37	80002653	\$215.00
000011962	COLLINS, SHERLENE E	G0019-20	80002654	\$430.00
300210201	CRESS, DANIEL E	L0004-49	80002655	\$215.00
800003560	WIESE, JAYNE	J0047-04	80002656	\$645.00
300210912	SPRING MEDICAL PARK	N1816C01	80002664	\$215.00
000005254	BRANNAM, SCOTT P	H0056-25	80002665	\$215.00
000008415	WHITTEMORE, LORA	G0035-41	80002668	\$215.00
000009717	KELLING, RONALD F	H0009-14	80002669	\$215.00
000013827	S & J REALTY	G0019-15A	80002672	\$215.00
000014414	QUILTY, CHRISTOPHER T	I0041-07	80002674	\$215.00
000015549	HIBBS, MICHAEL A	G0046-44	80002675	\$215.00
000015549	HIBBS, MICHAEL A	G0035-11	80002676	\$215.00
000015549	HIBBS, MICHAEL A	G0035-12	80002677	\$215.00
000015549	HIBBS, MICHAEL A	G0035-10	80002678	\$215.00
000015549	HIBBS, MICHAEL A	G0045-39	80002679	\$215.00
000015658	WRIGHT, JOYCE E	K0018-27	80002680	\$215.00
000056814	CORPORATION, B B & T	G0027-29	80002681	\$215.00
000021555	BLACKWELL, JODI	K0051-09	80002683	\$215.00
000024076	THOMPSON, TODD	A0064-15	80002686	\$215.00
000024585	RALEY, DAN O	G0021-32	80002687	\$215.00
000026598	DECKLAR, DEBRA L	H0048-24	80002689	\$215.00
000026619	LACY, ARGUSTIA	H0048-23	80002690	\$215.00
000031877	PIEPER, ETHEL J	K0007-16	80002697	\$215.00
000036296	SCHULZ, THOMAS A	J0023-01	80002698	\$215.00
000043220	GRACE ASSETS LLC	H0049-10	80002699	\$215.00
000043229	COBERLY, ELIJAH J	G0046-28	80002700	\$215.00
000047918	AURELIO, ELIAH	G0020-20	80002702	\$215.00
000048271	HODGES, RYAN	H0047-01	80002704	\$215.00
000049311	DEE ROBERTS	M1053A30	80002706	\$215.00
000049582	GOF LLC	K0007-38	80002707	\$215.00
000049643	HINES, ROBERT E SR	H0055-50	80002708	\$215.00
000053276	JOHNSON, JEREMIAH	F0044-23	80002720	\$215.00
000054452	WARICK, KRIS	F0035-05	80002721	\$215.00
000054478	NEWMANN-WEEKS, AARON	F0013-08	80002722	\$215.00
000055074	GARCIA, NICOLAS F	G0051-48	80002723	\$215.00
000055411	LVS TITLE TRUST 1	J0053-17	80002724	\$215.00
000059365	FRANK PATTERSON	W0427-45	80002729	\$215.00
000059532	WHITE, NIKE	F0034-07	80002730	\$215.00
000059871	PW HOMES LLC	J0012-05	80002731	\$215.00
000060474	REBARSTATE LLC	H0052-01	80002732	\$215.00
000060830	FOSTER, RONALD L II	P1110D11	80002733	\$215.00
000061260	MCCLEAN, MATTHEW	F0011-38	80002734	\$215.00
000061900	MUDDY WATER LLC	E0018-03	80002737	\$215.00
000062010	TIGER R R INVESTMENTS	E0021-33	80002739	\$215.00
000062013	WESTMARLAN LLC SERIES C	F0017-19	80002742	\$215.00

000150516	MAY, THIRI	J0020-11	80002748	\$215.00
000151068	PETRE, JOHN	E0020-45	80002756	\$215.00
000151272	RODENBECK, RICHARD H	B0009-19	80002757	\$215.00
000152013	LONGSHORE, KATHLEEN A	F0017-03	80002758	\$215.00
000152013	LONGSHORE, KATHLEEN A	F0017-04	80002759	\$215.00
120139036	MEYER, RICHARD A	H0024-46	80002761	\$215.00
120186045	CROW, LAURA	H0054-13	80002765	\$215.00
120214048	WYATT FOUNDATION INC	H0022-08	80002767	\$215.00
120223808	MCDOWELL, MICHELE L	K0018-22	80002768	\$215.00
120225147	NORWOOD, MARION	G0046-26	80002769	\$215.00
120225814	SMITH, MICHAEL J	J0037-27	80002770	\$215.00
120234332	PAI, RACHEL M	E0018-35	80002773	\$215.00
120237867	FINN-MCGEE, MICHELE L	W1001B17	80002774	\$215.00
120237885	HOUSTON, RICHARD W	G0034-25	80002775	\$215.00
120247594	PEACOCK, GREGORY A	F0032-31	80002777	\$215.00
120253646	CARLSON, DUANE A	G0035-16	80002778	\$215.00
300009912	HOECK, ARTHUR B	K0012-04	80002780	\$215.00
300021877	FRUEH, JOHN L	G0051-52	80002781	\$215.00
300026777	DENKLAU, EDWARD A	V0703-19	80002782	\$215.00
300026777	DENKLAU, EDWARD A	V0651-16	80002783	\$215.00
300062404	KLEMME, MARCY	P1403B27	80002786	\$215.00
300082449	WYATT, KAREN A	E0017-10	80002787	\$215.00
300118262	BROWN, W L	G0027-38	80002789	\$215.00
300128408	DREW-PEEPLS, BRENDA	F0005-53	80002790	\$215.00
300135400	LACY, LINDA L	F0047-34	80002791	\$215.00
300141740	COHEN, JACK	F0021-07	80002792	\$215.00
300152724	JORDAN, AUBREY	G0037-30	80002794	\$215.00
300158744	HTMS INC	G0049-38	80002795	\$215.00
300165633	LARD, BROWNIE	H0050-22	80002796	\$215.00
300170562	COULSON, ROBERT	F0006-07	80002797	\$215.00
300174804	HATHAWAY, REGINAL	G0048-06	80002799	\$215.00
300183298	CASSINI, NISA M	G0047-18	80002800	\$215.00
300185295	JONES, REDMOND	G0051-32A	80002801	\$215.00
300187509	NGUYEN, THANH HUU	H0052-14	80002802	\$215.00
300191428	CLAYTON, AMY J	W1019B09	80002803	\$215.00
300197140	HALL, NATHAN	G0019-10	80002804	\$215.00
300200878	HAWLEY, WALTER C	J0036-10	80002805	\$215.00
300203641	JONES, JAMES	E0012-09	80002807	\$215.00
300203641	JONES, JAMES	E0014-27B	80002808	\$215.00
300204488	HAGEN, MARI	K0016-15	80002809	\$215.00
300209633	KAPINSKI, MICHAEL	W0422-11	80002811	\$215.00
300210410	BLACKWELL, RODNEY A	K0051-11	80002812	\$215.00
300210410	BLACKWELL, RODNEY A	K0051-10	80002813	\$215.00
300213863	MCCRACKEN, GREGORY S	G0046-25	80002814	\$215.00
300213863	MCCRACKEN, GREGORY S	G0046-24	80002815	\$215.00
300219395	OLSON, ROLLAND	H0061-33	80002816	\$215.00
300227729	LUND, SANDRA	F0012-11	80002817	\$215.00
300227731	VOGT, ELIZABETH	F0013-15	80002818	\$215.00
300231138	VERNER, JEFF	E0018-08	80002819	\$215.00
300234472	JOHNSON, RICHARD	H0063-11	80002820	\$215.00
300235332	KINNAIRD, DANIEL	G0036-15	80002821	\$215.00
300241142	ALANIZ, OLGA	H0056-65	80002824	\$215.00
300249248	TRUDE, JOSHUA	C0003-10	80002825	\$215.00
300253759	STEWART, TERELL M	J0018-31	80002829	\$215.00

300253813	FREEMAN, LAURA J	B0006-31	80002830	\$215.00
300256138	BERGER, TRAVIS G	C0056-15	80002835	\$215.00
300257288	GSD PETROLEUM LLC	K0051-03A	80002836	\$645.00
300258716	TAWNEY, TERRAH J	G0056-19	80002837	\$215.00
300264495	MARLIER, JEFFREY M	B0043-31	80002838	\$215.00
400000356	LONGSHORE, KATHLEEN A	G0029-14	80002842	\$215.00
400000356	LONGSHORE, KATHLEEN A	G0044-02	80002843	\$215.00
400001301	NGUYEN INC	F0048-11	80002848	\$215.00
400004094	BERTHYL HOLDINGS	F0011-13	80002858	\$215.00
400004503	AHMANN, RANDY	A0059-07	80002860	\$215.00
400004902	WASHINGTON, LEWIS	G0019-26	80002863	\$215.00
800002220	HUMES, GLEN S	F0032-14	80002865	\$215.00
000008578	WAILES, DONALD E	G0050-12	80002946	\$215.00
000008751	CARRINGTON, TONIE A	G0009-01	80002947	\$215.00
000019141	REJUVENATE DAVENPORT INC	L0003-34	80002949	\$215.00
000021005	BECK, ANITA K	R0416-30	80002951	\$215.00
000031320	KHAN, SAJID	M1507-42	80002953	\$215.00
000032879	DUONG, KIM	H0056-72	80002955	\$215.00
000035573	BRENNAN, PAMELA I	C0005-12	80002956	\$345.00
000039263	SENG, JOSEPH M	G0051-54A	80002957	\$215.00
000047720	EASTWOOD, DUSTIN A	G0052-39	80002958	\$215.00
000047887	MADRONE ASSETS LLC SERIES 1	F0019-47	80002959	\$215.00
000050376	HOLST PAUL	C0056-16	80002964	\$215.00
000050530	315 PERSHING LLC	L0001A05	80002965	\$215.00
000053216	TRAN, DUNG	X0251B05	80002966	\$215.00
000053369	RAWLS, TABITHA M	F0033-31	80002967	\$215.00
000054422	WALDRIP, SHILO	K0006-36	80002968	\$215.00
000056047	JACKSON, CONSTANCE ANN	H0049-07	80002969	\$215.00
000061356	THE BANK OF NEW YORK MELLON	W1017A16	80002974	\$215.00
000062610	LUDLOFF, WESLEY H	E0031-01	80002975	\$215.00
000151272	RODENBECK, RICHARD H	B0009-21	80002981	\$215.00
120102187	KOSTH, TERRI L	F0025-07	80002984	\$215.00
120137861	TOOLATE, AILEMA	H0037-08	80002985	\$215.00
120223102	KURSCHAT, CLAUDIO W	F0048-18	80002987	\$215.00
120233698	OLKA, BARBARA A	G0012-31	80002988	\$215.00
120246246	HIDDEN VALLEY DEVELOPMENT	T2039-OL2A	80002989	\$215.00
300021877	FRUEH, JOHN L	G0051-31	80002990	\$215.00
300113893	MUNN, ROBERT G	W0332-04	80002992	\$215.00
300122415	KUMAR, NARINDER	C0030-34	80002993	\$215.00
300154625	FURNESS, KEITH	Y0537-17A	80002994	\$215.00
300205382	CLARK, STEVEN	W0335-14	80002996	\$370.00
300211059	GOVIND INC	N2002-02B	80002997	\$370.00
300223407	KEMPER, MATT	F0019-36	80002998	\$215.00
300224837	BOSTICK, CHANTAL	G0015-06	80002999	\$215.00
300225404	THOMAS, CHRISTOPHER	F0038-24	80003000	\$215.00
300229459	LINENBERGER, RUTH	W0318-10	80003001	\$215.00
300233458	FREDERICK, MATTHEW	C0026-44	80003002	\$215.00
300250175	SHAFFER, RALPH	T2055-07	80003004	\$245.00
300253724	ABBOTT, JILL	R0416-27	80003005	\$215.00
300255661	SAMUELSON, MICHEAL	M1511C43	80003008	\$215.00
300258202	KIRK, ALBERT	O2107A06	80003010	\$215.00
300263369	WEBSTER PROPERTIES LLC	E0013-03	80003012	\$215.00
300264327	S & H RENTAL PROPERTIES II LLC	F0019-41	80003013	\$215.00
300264692	LA MILLER & ASSOC	F0015-18	80003014	\$215.00

400001469	MORELAND, KEN	H0064-39	80003018	\$215.00
800002602	SCHUTTER, NIKKI L	F0027-15	80003025	\$215.00
000017021	HANSEN, CHRISTINE	M1512A02	80003792	\$215.00
000018143	SOPHIE VENTURES LLC	B0008-51	80003793	\$215.00
000018462	THE BEAUTY OF NEW BEGINNINGS L	G0037-19	80003794	\$215.00
000018468	HARRELL, ADAM D	G0037-11	80003795	\$345.00
000019818	MAY, THIRI	H0054-01	80003796	\$215.00
000021692	PATTERSON, JOSHUA R	B0034-31	80003797	\$215.00
000027157	NEW DAY INVESTMENTS LLC SERIES P	1408D09	80003799	\$215.00
000043143	AUMILLER, JOSHUA	F0050-13	80003802	\$215.00
000048033	IH MISSISSIPPI CREDIT UNION	R0508-32	80003803	\$215.00
000049643	HINES, ROBERT E SR	H0055-50	80003806	\$215.00
000050104	ZACHARY HEALEY	J0051-32	80003807	\$215.00
000051232	C & C ASSETS LLC	G0027-21	80003809	\$215.00
000052052	FIRST FINANCIAL GROUP	J0029-01	80003810	\$215.00
000053216	TRAN, DUNG	J0047A11	80003811	\$215.00
000053245	K W PROPERTY LLC	J0027-22A	80003812	\$215.00
000059572	YUNUA, KOWI	P1414C14A	80003816	\$215.00
000059572	YUNUA, KOWI	P1414C15C	80003817	\$215.00
000060802	LUCKY & RICH LLC	G0020-30	80003818	\$215.00
000061264	CARTER, LESLEY	G0044-01	80003819	\$215.00
000061274	CALHOUN, NICOLE R	P1313C44	80003821	\$215.00
000061591	BRYANT, DELBERT	F0053-05	80003822	\$215.00
000062674	DAVEN WEST FOUTH LAND TRUST	H0062-06	80003824	\$215.00
000062675	MAYERS, ROBERT F	I0005D17	80003825	\$215.00
000151191	LEWIN PROPERTIES LLC	B0058-05	80003828	\$215.00
000152089	SIMMONS, JAMES E	20619-24	80003829	\$215.00
120136461	WYATT, DARIN A	G0043-25	80003831	\$215.00
120163008	BENSON, GERALD A	B0049-24	80003832	\$215.00
120186045	CROW, LAURA	H0054-13	80003835	\$215.00
120225079	STEUERWALD, JARED	F0052-55	80003836	\$215.00
120230849	SUCAR PROPERTIES LLC	J0049-04	80003838	\$215.00
120234332	PAI, RACHEL M	E0032-31	80003839	\$215.00
300061714	KRULIK, MICHAEL	A0044-10	80003840	\$215.00
300077257	CARPENTER, EVELYN	R0417-19	80003841	\$215.00
300100191	MILLS, RICHARD	J0026-23	80003842	\$215.00
300106546	SWANK, LORI A	B0011-23	80003843	\$215.00
300128712	MCGIVERN, ROBERT	B0024-36	80003845	\$215.00
300147035	LOWERY, CLIFFORD	G0030-30	80003846	\$215.00
300192987	MUHS, DAVID	B0055-28A	80003848	\$215.00
300202797	MILLER, JEANNIE M	R0417-14	80003849	\$215.00
300224095	SNYDER, TOM	I0005A20	80003852	\$215.00
300238664	CANTU, JOSHUA	K0019-22	80003855	\$215.00
300253810	CROWN VENTURES IOWA INC	K0033-07	80003859	\$215.00
300257096	RAMEREZ, URIEL	G0020-21	80003860	\$215.00
300260086	MOCHA MAYA LLC	C0064-34	80003861	\$215.00
400004208	ROUSSEAU MGMT LLC	F0045-11	80003875	\$215.00

Number of Accounts to Levy

255

Total Balance Outstanding:

\$58435.00

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Mike McGee; (563)326-7923
Wards: All

Action / Date
PW10/21/2015

Subject:

Motion approving the Community Services Division Community Impact Project including property demolition and neighborhood revitalization efforts. [All Wards]

Recommendation:

Approve the motion.

Relationship to Goals:

Revitalized Neighborhoods & Corridors.

Background:

The City, through its Community Services Division, maintains a list of properties that are eligible for demolition due to lack of maintenance and/or insufficient private investment to restore the property to a habitable condition. Currently there are more than 30 properties that are in the final phase of the "Intent to Demolish" process.

A multi-disciplined team, anchored by the Public Works and Police Departments, has developed a strategic approach to making a significant impact in the community's inner core neighborhoods through the demolition, clean up, and revitalization of blighted properties. The team has categorized the properties into high and medium priority and intends to prepare consolidated bid packages based on both priority and geographic proximity. The goal of bundling projects is to reduce mobilization costs thus creating cost and service-delivery efficiencies.

The team is requesting Council approval of this pilot Community Impact Project estimated to cost no more than \$575,000 which will be funded by Local Option Sales Tax fund through the FY 2016 Demolition CIP with an available balance of \$75,000 and the one-time use of \$500,000 of fund balance reserves. The team is anticipating that \$375,000 of this project fund be dedicated to the demolition of properties identified in this action. The remaining \$200,000 would be dedicated to neighborhood clean-up and revitalization efforts such as sidewalks, curbs, landscaping enhancements, etc.

Staff will bring back the bid packages, a finalized demolition list, and the clean-up and revitalization strategy for Council approval.

High Priority

1011 Scott St
1011 Warren St
1020 Western Av
1224 Pershing Av
1224 Pershing Av
1230 Spring St
1311 Gaines St
1640 W 2nd St

405 Kirkwood Bd
415 W 9th St
519 W 11th St
524 E 10th St
750 E 6th St*
805 E 15th St
814 W 8th St
816 W 8th St
817 W 9th St
822 Tremont Av
936 Brown St

Medium Priority
1102 E 18th St
1115 W 4 1/2 St
1323 W 7th St
1605 E 11th St
1911 E 13th St
2120 Glaspell St
2623 Diehn Ave
327 E 11th St
421 W 6th St
505 E 12th St
712 Sylvan Av*
716 W 5th St
815 W 3rd St
844 Charlotte St

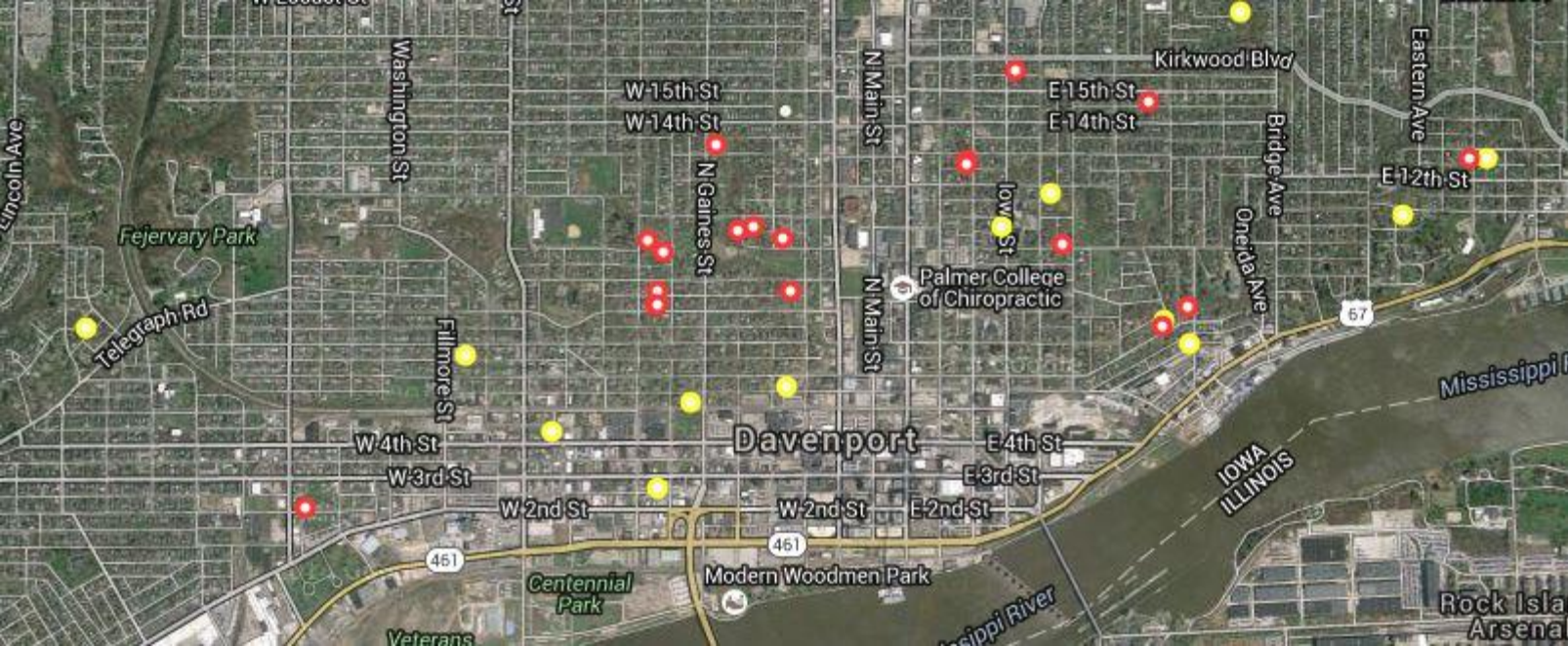
*denotes City-owned property

ATTACHMENTS:

Type	Description
▣ Cover Memo	Demolition Map
▣ Cover Memo	FY2016 Demo Program property list

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	10/15/2015 - 12:51 PM
Public Works Committee	Lechvar, Gina	Approved	10/15/2015 - 12:51 PM
City Clerk	Admin, Default	Approved	10/15/2015 - 12:52 PM



FY - 2016 Demolition Program

City of Davenport

Program details

- The City allocates funding each year in the CIP for demolition of abandoned buildings. On a program basis CASE inspects, tracks and evaluates the condition of structures pursuant to the Neighborhood Enhancement - Property Maintenance Code Chapter 8.15 of the 2000 Davenport Municipal Code.
- Structures that are identified as non-compliant with the legal notice to abate or demolish are eligible for demolition by the City.
- Funding allocations allow for a limited number of contracts for demolition each year. The properties are presented for review and prioritization by the City Council for demolition during the current fiscal year. On average, the City demos 8 properties per year two (2) or which are committed as required by the office of CPED. **This will leave funding for approximately 6 additional candidates.**
- Properties identified are ranked based on a series of criteria as outlined below. Each of the properties is vacant. The City is burdened with the cost of maintaining security and property maintenance including mowing and snow removal.

Demolition Rating Criteria

- Critical Factors – life, health safety structural integrity, security and fire hazard
- Neighborhood Support – rate of resident concern
- Public Health and Safety – rate of first responder calls
- Neighborhood Reinvestment – likelihood of promoting reinvestment after demolition
- Site Access – practical assessment as to difficulty of completing demolition
- Historic Preservation – requires Certificate of Approval by the preservation commission

Project Prioritization Matrix

Prioritization Matrix		Most Critical Factor			
		Nuisance	Unsafe	Hazardous	
Other Factors	High	3A	2A	1A	Urgent
	Moderate	3B	2B	1B	Very Critical
	Low	3C	2C	1C	Critical
					Less Critical
					Needed

750 E. 6th St.



City Owned CPED
Exchange



712 Sylvan AV.



City Owned CPED
Exchange



1640 W. 2nd Street



 City Ordered Demolition Program Rating Sheet Projects are individually rated and prioritized based on their rating	
Project Location	1640 W. 2nd Street
Critical Factor – Life, Health, Safety	
Structural integrity compromised, known fire and structural hazards	Hazardous (1)
Semi-secured, structural defects are accelerating degradation	Unsafe (2)
Secured with few, to no, signs of structural degradation	Nuisance (3)
Other Factors	
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)	
Many residents have expressed their quality of life is being affected	8 to 10 Pts
Some adjacent property owners have voiced concern	3 to 7 Pts
Support is from one source, not necessarily a neighbor	0 to 2 Pts
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?	
Numerous code and law enforcement responses	8 to 10 Pts
Some code and law enforcement response	3 to 7 Pts
Few to no requests for public safety response	0 to 2 Pts
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?	
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts
Demolition of structure may promote reinvestment.	3 to 7 Pts
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts
Site Access. Is the site readily accessed by construction equipment?	
Needed access is available	10 Pts
Access can be obtained from adjacent landowners	6 to 9 Pts
Access will disrupt adjacent landowners	3 to 5 Pts
Some opposition to getting access is anticipated	0 to 2 Pts
Historic Preservation. Does the structure require HPC approval?	
No HPC approval required	10 Pts
Requires HPC Certificate of Compliance	5 Pts
Total Points Other Factors. The total # of points possible is 50.	
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)	
Total Points/Rating	
25 C	
Priority of this Project Based on Critical Factor Rating and Other Factor Rating	
Critical Factor Rating	Nuisance (3)
Other Factor Rating	Low (25)
Priority	Needed (3C)
Completed By	mgn
Date	9/8/15

815 W. 3rd St.



 City Ordered Demolition Program Rating Sheet Projects are individually rated and prioritized based on their rating	
Project Location	815 W. 3rd St.
Critical Factor – Life, Health, Safety	
Structural integrity compromised, known fire and structural hazards	Hazardous (1)
Semi-secured, structural defects are accelerating degradation	Unsafe (2)
Secured with few, to no, signs of structural degradation	Nuisance (3)
Other Factors	
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)	
Many residents have expressed their quality of life is being affected	8 to 10 Pts
Some adjacent property owners have voiced concern	3 to 7 Pts
Support is from one source, not necessarily a neighbor	0 to 2 Pts
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?	
Numerous code and law enforcement responses	8 to 10 Pts
Some code and law enforcement response	3 to 7 Pts
Few to no requests for public safety response	0 to 2 Pts
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?	
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts
Demolition of structure may promote reinvestment.	3 to 7 Pts
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts
Site Access. Is the site readily accessed by construction equipment?	
Needed access is available	10 Pts
Access can be obtained from adjacent landowners	6 to 9 Pts
Access will disrupt adjacent landowners	3 to 5 Pts
Some opposition to getting access is anticipated	0 to 2 Pts
Historic Preservation. Does the structure require HPC approval?	
No HPC approval required	10 Pts
Requires HPC Certificate of Compliance	5 Pts
Total Points Other Factors. The total # of points possible is 50.	
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)	
Total Points/Rating	
35 B	
Priority of this Project Based on Critical Factor Rating and Other Factor Rating	
Critical Factor Rating	Nuisance (3)
Other Factor Rating	Moderate (35)
Priority	Less Critical (3B)
Completed By	
Date	9/11/15

1113 W. 4-1/2 St.



DPW DAVENPORT PUBLIC WORKS		City Ordered Demolition Program Rating Sheet			
Projects are individually rated and prioritized based on their rating					
Project Location	1113 W. 4-1/2 St.				
Critical Factor – Life, Health, Safety					
Structural integrity compromised, known fire and structural hazards	Hazardous (1)	2			
Semi-secured, structural defects are accelerating degradation	Unsafe (2)				
Secured with few, to no, signs of structural degradation	Nuisance (3)				
Other Factors					
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)					
Many residents have expressed their quality of life is being affected	8 to 10 Pts	3			
Some adjacent property owners have voiced concern	3 to 7 Pts				
Support is from one source, not necessarily a neighbor	0 to 2 Pts				
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?					
Numerous code and law enforcement responses	8 to 10 Pts	2			
Some code and law enforcement response	3 to 7 Pts				
Few to no requests for public safety response	0 to 2 Pts				
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?					
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts	2			
Demolition of structure may promote reinvestment.	3 to 7 Pts				
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts				
Site Access. Is the site readily accessed by construction equipment?					
Needed access is available	10 Pts	10			
Access can be obtained from adjacent landowners	6 to 9 Pts				
Access will disrupt adjacent landowners	3 to 5 Pts				
Some opposition to getting access is anticipated	0 to 2 Pts				
Historic Preservation. Does the structure require HPC approval?					
No HPC approval required	10 Pts	10			
Requires HPC Certificate of Compliance	5 Pts				
Total Points Other Factors. The total # of points possible is 50.			Total Points/Rating		
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)			27 B		
Priority of this Project Based on Critical Factor Rating and Other Factor Rating					
Critical Factor Rating	Unsafe (2)	Other Factor Rating	Moderate (27)	Priority	Critical (2B)
Completed By			Date	10/10/15	

1115 W. 4-1/2 St.



DPW DAVENPORT PUBLIC WORKS		City Ordered Demolition Program Rating Sheet	
Projects are individually rated and prioritized based on their rating			
Project Location	1115 W. 4-1/2 Street		
Critical Factor – Life, Health, Safety			
Structural integrity compromised, known fire and structural hazards	Hazardous (1)		3
Semi-secured, structural defects are accelerating degradation	Unsafe (2)		
Secured with few, to no, signs of structural degradation	Nuisance (3)		
Other Factors			
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)			
Many residents have expressed their quality of life is being affected	8 to 10 Pts		3
Some adjacent property owners have voiced concern	3 to 7 Pts		
Support is from one source, not necessarily a neighbor	0 to 2 Pts		
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?			
Numerous code and law enforcement responses	8 to 10 Pts		3
Some code and law enforcement response	3 to 7 Pts		
Few to no requests for public safety response	0 to 2 Pts		
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?			
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts		2
Demolition of structure may promote reinvestment.	3 to 7 Pts		
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts		
Site Access. Is the site readily accessed by construction equipment?			
Needed access is available	10 Pts		10
Access can be obtained from adjacent landowners	6 to 9 Pts		
Access will disrupt adjacent landowners	3 to 5 Pts		
Some opposition to getting access is anticipated	0 to 2 Pts		
Historic Preservation. Does the structure require HPC approval?			
No HPC approval required	10 Pts		10
Requires HPC Certificate of Compliance	5 Pts		
Total Points Other Factors. The total # of points possible is 50.			Total Points/Rating
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)			28 B
Priority of this Project Based on Critical Factor Rating and Other Factor Rating			
Critical Factor Rating	Nuisance (3)	Other Factor Rating	Moderate (28) Priority Less Critical (3B)
Completed By		Date	10/8/15

716 W. 5th St.



DPW DAVENPORT PUBLIC WORKS		City Ordered Demolition Program Rating Sheet	
		Projects are individually rated and prioritized based on their rating	
Project Location	716 W. 5th		
Critical Factor – Life, Health, Safety			
Structural integrity compromised, known fire and structural hazards	Hazardous (1)	32	
Semi-secured, structural defects are accelerating degradation	Unsafe (2)		
Secured with few, to no, signs of structural degradation	Nuisance (3)		
Other Factors			
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)			
Many residents have expressed their quality of life is being affected	8 to 10 Pts	3	
Some adjacent property owners have voiced concern	3 to 7 Pts		
Support is from one source, not necessarily a neighbor	0 to 2 Pts		
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?			
Numerous code and law enforcement responses	8 to 10 Pts	3	
Some code and law enforcement response	3 to 7 Pts		
Few to no requests for public safety response	0 to 2 Pts		
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?			
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts	2	
Demolition of structure may promote reinvestment.	3 to 7 Pts		
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts		
Site Access. Is the site readily accessed by construction equipment?			
Needed access is available	10 Pts	10	
Access can be obtained from adjacent landowners	6 to 9 Pts		
Access will disrupt adjacent landowners	3 to 5 Pts		
Some opposition to getting access is anticipated	0 to 2 Pts		
Historic Preservation. Does the structure require HPC approval?			
No HPC approval required	10 Pts	5	
Requires HPC Certificate of Compliance	5 Pts		
Total Points Other Factors. The total # of points possible is 50.			Total Points/Rating
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)			23 C
Priority of this Project Based on Critical Factor Rating and Other Factor Rating			
Critical Factor Rating	Nuisance (3)	Other Factor Rating	Low (23) Priority Less Critical (32C)
Completed By		Date	10/8/15

421 W. 6th St.



DPW DAVENPORT PUBLIC WORKS		City Ordered Demolition Program Rating Sheet	
		Projects are individually rated and prioritized based on their rating	
Project Location	421 W. 6th St		
Critical Factor – Life, Health, Safety			
Structural integrity compromised, known fire and structural hazards	Hazardous (1)	3	
Semi-secured, structural defects are accelerating degradation	Unsafe (2)		
Secured with few, to no, signs of structural degradation	Nuisance (3)		
Other Factors			
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)			
Many residents have expressed their quality of life is being affected	8 to 10 Pts	5	
Some adjacent property owners have voiced concern	3 to 7 Pts		
Support is from one source, not necessarily a neighbor	0 to 2 Pts		
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?			
Numerous code and law enforcement responses	8 to 10 Pts	2	
Some code and law enforcement response	3 to 7 Pts		
Few to no requests for public safety response	0 to 2 Pts		
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?			
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts	2	
Demolition of structure may promote reinvestment.	3 to 7 Pts		
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts		
Site Access. Is the site readily accessed by construction equipment?			
Needed access is available	10 Pts	10	
Access can be obtained from adjacent landowners	6 to 9 Pts		
Access will disrupt adjacent landowners	3 to 5 Pts		
Some opposition to getting access is anticipated	0 to 2 Pts		
Historic Preservation. Does the structure require HPC approval?			
No HPC approval required	10 Pts	5	
Requires HPC Certificate of Compliance	5 Pts		
Total Points Other Factors. The total # of points possible is 50.			Total Points/Rating
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)			24 C
Priority of this Project Based on Critical Factor Rating and Other Factor Rating			
Critical Factor Rating	Nuisance (3)	Other Factor Rating	Low (24) Priority Needed (3C)
Completed By			Date 10/8/15

1323 W. 7th St.



 City Ordered Demolition Program Rating Sheet Projects are individually rated and prioritized based on their rating	
Project Location	1323 W. 7th St.
Critical Factor – Life, Health, Safety	
Structural integrity compromised, known fire and structural hazards	Hazardous (1)
Semi-secured, structural defects are accelerating degradation	Unsafe (2)
Secured with few, to no, signs of structural degradation	Nuisance (3)
Other Factors	
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)	
Many residents have expressed their quality of life is being affected	8 to 10 Pts
Some adjacent property owners have voiced concern	3 to 7 Pts
Support is from one source, not necessarily a neighbor	0 to 2 Pts
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?	
Numerous code and law enforcement responses	8 to 10 Pts
Some code and law enforcement response	3 to 7 Pts
Few to no requests for public safety response	0 to 2 Pts
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?	
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts
Demolition of structure may promote reinvestment.	3 to 7 Pts
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts
Site Access. Is the site readily accessed by construction equipment?	
Needed access is available	10 Pts
Access can be obtained from adjacent landowners	6 to 9 Pts
Access will disrupt adjacent landowners	3 to 5 Pts
Some opposition to getting access is anticipated	0 to 2 Pts
Historic Preservation. Does the structure require HPC approval?	
No HPC approval required	10 Pts
Requires HPC Certificate of Compliance	5 Pts
Total Points Other Factors. The total # of points possible is 50.	
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)	
Total Points/Rating	
26 B	
Priority of this Project Based on Critical Factor Rating and Other Factor Rating	
Critical Factor Rating	Nuisance (3)
Other Factor Rating	Moderate (26)
Priority	Less Critical (3B)
Completed By	Date

814 W. 8th St.



DPW DAVENPORT PUBLIC WORKS		City Ordered Demolition Program Rating Sheet	
Projects are individually rated and prioritized based on their rating			
Project Location	814 W. 8th St.		
Critical Factor – Life, Health, Safety			
Structural integrity compromised, known fire and structural hazards	Hazardous (1)	2	
Semi-secured, structural defects are accelerating degradation	Unsafe (2)		
Secured with few, to no, signs of structural degradation	Nuisance (3)		
Other Factors			
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)			
Many residents have expressed their quality of life is being affected	8 to 10 Pts	3	
Some adjacent property owners have voiced concern	3 to 7 Pts		
Support is from one source, not necessarily a neighbor	0 to 2 Pts		
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?			
Numerous code and law enforcement responses	8 to 10 Pts	3	
Some code and law enforcement response	3 to 7 Pts		
Few to no requests for public safety response	0 to 2 Pts		
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?			
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts	2	
Demolition of structure may promote reinvestment.	3 to 7 Pts		
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts		
Site Access. Is the site readily accessed by construction equipment?			
Needed access is available	10 Pts	10	
Access can be obtained from adjacent landowners	6 to 9 Pts		
Access will disrupt adjacent landowners	3 to 5 Pts		
Some opposition to getting access is anticipated	0 to 2 Pts		
Historic Preservation. Does the structure require HPC approval?			
No HPC approval required	10 Pts	10	
Requires HPC Certificate of Compliance	5 Pts		
Total Points Other Factors. The total # of points possible is 50.			Total Points/Rating
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)			28
Priority of this Project Based on Critical Factor Rating and Other Factor Rating			
Critical Factor Rating	Unsafe (2)	Other Factor Rating	Moderate (28)
Priority		Critical (2B)	
Completed By		Date	10/8/15

816 W. 8th St.



DPW DAVENPORT PUBLIC WORKS		City Ordered Demolition Program Rating Sheet			
		Projects are individually rated and prioritized based on their rating			
Project Location	816 W. 8th Street				
Critical Factor – Life, Health, Safety					
Structural integrity compromised, known fire and structural hazards	Hazardous (1)	2			
Semi-secured, structural defects are accelerating degradation	Unsafe (2)				
Secured with few, to no, signs of structural degradation	Nuisance (3)				
Other Factors					
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)					
Many residents have expressed their quality of life is being affected	8 to 10 Pts	9			
Some adjacent property owners have voiced concern	3 to 7 Pts				
Support is from one source, not necessarily a neighbor	0 to 2 Pts				
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?					
Numerous code and law enforcement responses	8 to 10 Pts	8			
Some code and law enforcement response	3 to 7 Pts				
Few to no requests for public safety response	0 to 2 Pts				
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?					
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts	5			
Demolition of structure may promote reinvestment.	3 to 7 Pts				
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts				
Site Access. Is the site readily accessed by construction equipment?					
Needed access is available	10 Pts	10			
Access can be obtained from adjacent landowners	6 to 9 Pts				
Access will disrupt adjacent landowners	3 to 5 Pts				
Some opposition to getting access is anticipated	0 to 2 Pts				
Historic Preservation. Does the structure require HPC approval?					
No HPC approval required	10 Pts	5			
Requires HPC Certificate of Compliance	5 Pts				
Total Points Other Factors. The total # of points possible is 50.			Total Points/Rating		
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)			37 B		
Priority of this Project Based on Critical Factor Rating and Other Factor Rating					
Critical Factor Rating	Unsafe (2)	Other Factor Rating	Moderate (37)	Priority	Critical (2B)
Completed By			Date		

415 W. 9th St.



 City Ordered Demolition Program Rating Sheet Projects are individually rated and prioritized based on their rating	
Project Location	415 W. 9th St.
Critical Factor – Life, Health, Safety	
Structural integrity compromised, known fire and structural hazards	Hazardous (1)
Semi-secured, structural defects are accelerating degradation	Unsafe (2)
Secured with few, to no, signs of structural degradation	Nuisance (3)
Other Factors	
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)	
Many residents have expressed their quality of life is being affected	8 to 10 Pts
Some adjacent property owners have voiced concern	3 to 7 Pts
Support is from one source, not necessarily a neighbor	0 to 2 Pts
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?	
Numerous code and law enforcement responses	8 to 10 Pts
Some code and law enforcement response	3 to 7 Pts
Few to no requests for public safety response	0 to 2 Pts
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?	
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts
Demolition of structure may promote reinvestment.	3 to 7 Pts
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts
Site Access. Is the site readily accessed by construction equipment?	
Needed access is available	10 Pts
Access can be obtained from adjacent landowners	6 to 9 Pts
Access will disrupt adjacent landowners	3 to 5 Pts
Some opposition to getting access is anticipated	0 to 2 Pts
Historic Preservation. Does the structure require HPC approval?	
No HPC approval required	10 Pts
Requires HPC Certificate of Compliance	5 Pts
Total Points Other Factors. The total # of points possible is 50.	
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)	
Total Points/Rating	
25 c	
Priority of this Project Based on Critical Factor Rating and Other Factor Rating	
Critical Factor Rating	Unsafe (2)
Other Factor Rating	Low (25)
Priority	Less Critical (2C)
Completed By	Date

815 W. 9th St.



City Ordered Demolition Program Rating Sheet

Projects are individually rated and prioritized based on their rating

Project Location 815 W. 9th St.

Critical Factor – Life, Health, Safety

Structural integrity compromised, known fire and structural hazards	Hazardous (1)	2
Semi-secured, structural defects are accelerating degradation	Unsafe (2)	
Secured with few, to no, signs of structural degradation	Nuisance (3)	

Other Factors

Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)

Many residents have expressed their quality of life is being affected	8 to 10 Pts	3
Some adjacent property owners have voiced concern	3 to 7 Pts	
Support is from one source, not necessarily a neighbor	0 to 2 Pts	

Public Health and Safety. Has the property required property code enforcement? Law enforcement response?

Numerous code and law enforcement responses	8 to 10 Pts	3
Some code and law enforcement response	3 to 7 Pts	
Few to no requests for public safety response	0 to 2 Pts	

Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?

Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts	2
Demolition of structure may promote reinvestment.	3 to 7 Pts	
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts	

Site Access. Is the site readily accessed by construction equipment?

Needed access is available	10 Pts	10
Access can be obtained from adjacent landowners	6 to 9 Pts	
Access will disrupt adjacent landowners	3 to 5 Pts	
Some opposition to getting access is anticipated	0 to 2 Pts	

Historic Preservation. Does the structure require HPC approval?

No HPC approval required	10 Pts	10
Requires HPC Certificate of Compliance	5 Pts	

Total Points Other Factors. The total # of points possible is 50.

0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)	28	B
---	----	---

Priority of this Project Based on Critical Factor Rating and Other Factor Rating

Critical Factor Rating	Unsafe (2)	Other Factor Rating	Moderate (28)	Priority	Critical (2B)
------------------------	------------	---------------------	---------------	----------	---------------

Completed By		Date	10/8/15
--------------	--	------	---------



524 E. 10th St.



 City Ordered Demolition Program Rating Sheet Projects are individually rated and prioritized based on their rating	
Project Location	524 E. 10th St.
Critical Factor – Life, Health, Safety	
Structural integrity compromised, known fire and structural hazards	Hazardous (1)
Semi-secured, structural defects are accelerating degradation	Unsafe (2)
Secured with few, to no, signs of structural degradation	Nuisance (3)
Other Factors	
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)	
Many residents have expressed their quality of life is being affected	8 to 10 Pts
Some adjacent property owners have voiced concern	3 to 7 Pts
Support is from one source, not necessarily a neighbor	0 to 2 Pts
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?	
Numerous code and law enforcement responses	8 to 10 Pts
Some code and law enforcement response	3 to 7 Pts
Few to no requests for public safety response	0 to 2 Pts
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?	
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts
Demolition of structure may promote reinvestment.	3 to 7 Pts
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts
Site Access. Is the site readily accessed by construction equipment?	
Needed access is available	10 Pts
Access can be obtained from adjacent landowners	6 to 9 Pts
Access will disrupt adjacent landowners	3 to 5 Pts
Some opposition to getting access is anticipated	0 to 2 Pts
Historic Preservation. Does the structure require HPC approval?	
No HPC approval required	10 Pts
Requires HPC Certificate of Compliance	5 Pts
Total Points Other Factors. The total # of points possible is 50.	
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)	
Total Points/Rating	
28 B	
Priority of this Project Based on Critical Factor Rating and Other Factor Rating	
Critical Factor Rating	Unsafe (2)
Other Factor Rating	Moderate (28)
Priority	Critical (2B)
Completed By	
Date	10/8/15

327 E. 11th St.



DPW DAVENPORT PUBLIC WORKS		City Ordered Demolition Program Rating Sheet		
		Projects are individually rated and prioritized based on their rating		
Project Location	327 E. 11th St.			
Critical Factor – Life, Health, Safety				
Structural integrity compromised, known fire and structural hazards	Hazardous (1)	3		
Semi-secured, structural defects are accelerating degradation	Unsafe (2)			
Secured with few, to no, signs of structural degradation	Nuisance (3)			
Other Factors				
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)				
Many residents have expressed their quality of life is being affected	8 to 10 Pts	5		
Some adjacent property owners have voiced concern	3 to 7 Pts			
Support is from one source, not necessarily a neighbor	0 to 2 Pts			
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?				
Numerous code and law enforcement responses	8 to 10 Pts	1		
Some code and law enforcement response	3 to 7 Pts			
Few to no requests for public safety response	0 to 2 Pts			
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?				
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts	2		
Demolition of structure may promote reinvestment.	3 to 7 Pts			
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts			
Site Access. Is the site readily accessed by construction equipment?				
Needed access is available	10 Pts	10		
Access can be obtained from adjacent landowners	6 to 9 Pts			
Access will disrupt adjacent landowners	3 to 5 Pts			
Some opposition to getting access is anticipated	0 to 2 Pts			
Historic Preservation. Does the structure require HPC approval?				
No HPC approval required	10 Pts	10		
Requires HPC Certificate of Compliance	5 Pts			
Total Points Other Factors. The total # of points possible is 50.			Total Points/Rating	
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)			28 8	
Priority of this Project Based on Critical Factor Rating and Other Factor Rating				
Critical Factor Rating	Nuisance (3)	Other Factor Rating	Moderate (28) Priority	Less Critical (3B)
Completed By			Date	10/10/15

519 W. 11th St.



 City Ordered Demolition Program Rating Sheet Projects are individually rated and prioritized based on their rating	
Project Location	519 W. 11th St.
Critical Factor – Life, Health, Safety	
Structural integrity compromised, known fire and structural hazards	Hazardous (1)
Semi-secured, structural defects are accelerating degradation	Unsafe (2)
Secured with few, to no, signs of structural degradation	Nuisance (3)
Other Factors	
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)	
Many residents have expressed their quality of life is being affected	8 to 10 Pts
Some adjacent property owners have voiced concern	3 to 7 Pts
Support is from one source, not necessarily a neighbor	0 to 2 Pts
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?	
Numerous code and law enforcement responses	8 to 10 Pts
Some code and law enforcement response	3 to 7 Pts
Few to no requests for public safety response	0 to 2 Pts
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?	
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts
Demolition of structure may promote reinvestment.	3 to 7 Pts
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts
Site Access. Is the site readily accessed by construction equipment?	
Needed access is available	10 Pts
Access can be obtained from adjacent landowners	6 to 9 Pts
Access will disrupt adjacent landowners	3 to 5 Pts
Some opposition to getting access is anticipated	0 to 2 Pts
Historic Preservation. Does the structure require HPC approval?	
No HPC approval required	10 Pts
Requires HPC Certificate of Compliance	5 Pts
Total Points Other Factors. The total # of points possible is 50.	
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)	
Total Points/Rating	
30 B	
Priority of this Project Based on Critical Factor Rating and Other Factor Rating	
Critical Factor Rating	Nuisance (3)
Other Factor Rating	Moderate (30)
Priority	Less Critical (3B)
Completed By	Date 9/11/15

1605 E. 11th Street



 City Ordered Demolition Program Rating Sheet Projects are individually rated and prioritized based on their rating	
Project Location	1605 E. 11th St.
Critical Factor – Life, Health, Safety	
Structural integrity compromised, known fire and structural hazards	Hazardous (1)
Semi-secured, structural defects are accelerating degradation	Unsafe (2)
Secured with few, to no, signs of structural degradation	Nuisance (3)
Other Factors	
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)	
Many residents have expressed their quality of life is being affected	8 to 10 Pts
Some adjacent property owners have voiced concern	3 to 7 Pts
Support is from one source, not necessarily a neighbor	0 to 2 Pts
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?	
Numerous code and law enforcement responses	8 to 10 Pts
Some code and law enforcement response	3 to 7 Pts
Few to no requests for public safety response	0 to 2 Pts
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?	
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts
Demolition of structure may promote reinvestment.	3 to 7 Pts
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts
Site Access. Is the site readily accessed by construction equipment?	
Needed access is available	10 Pts
Access can be obtained from adjacent landowners	6 to 9 Pts
Access will disrupt adjacent landowners	3 to 5 Pts
Some opposition to getting access is anticipated	0 to 2 Pts
Historic Preservation. Does the structure require HPC approval?	
No HPC approval required	10 Pts
Requires HPC Certificate of Compliance	5 Pts
Total Points Other Factors. The total # of points possible is 50.	
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)	
Total Points/Rating	
39 B	
Priority of this Project Based on Critical Factor Rating and Other Factor Rating	
Critical Factor Rating	Unsafe (2)
Other Factor Rating	Moderate (39)
Priority	Critical (28)
Completed By	Date 9/8/15

505 E. 12th St.



DPW DAVENPORT PUBLIC WORKS		City Ordered Demolition Program Rating Sheet			
Projects are individually rated and prioritized based on their rating					
Project Location	505 E. 12th St.				
Critical Factor – Life, Health, Safety					
Structural integrity compromised, known fire and structural hazards	Hazardous (1)	3			
Semi-secured, structural defects are accelerating degradation	Unsafe (2)				
Secured with few, to no, signs of structural degradation	Nuisance (3)				
Other Factors					
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)					
Many residents have expressed their quality of life is being affected	8 to 10 Pts	3			
Some adjacent property owners have voiced concern	3 to 7 Pts				
Support is from one source, not necessarily a neighbor	0 to 2 Pts				
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?					
Numerous code and law enforcement responses	8 to 10 Pts	2			
Some code and law enforcement response	3 to 7 Pts				
Few to no requests for public safety response	0 to 2 Pts				
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?					
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts	2			
Demolition of structure may promote reinvestment.	3 to 7 Pts				
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts				
Site Access. Is the site readily accessed by construction equipment?					
Needed access is available	10 Pts	10			
Access can be obtained from adjacent landowners	6 to 9 Pts				
Access will disrupt adjacent landowners	3 to 5 Pts				
Some opposition to getting access is anticipated	0 to 2 Pts				
Historic Preservation. Does the structure require HPC approval?					
No HPC approval required	10 Pts	5			
Requires HPC Certificate of Compliance	5 Pts				
Total Points Other Factors. The total # of points possible is 50.			Total Points/Rating		
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)			22 C		
Priority of this Project Based on Critical Factor Rating and Other Factor Rating					
Critical Factor Rating	Nuisance (3)	Other Factor Rating	Low (22)	Priority	Needed (3C)
Completed By			Date	10/8/15	

1911 E. 13th St.



DPW DAVENPORT PUBLIC WORKS		City Ordered Demolition Program Rating Sheet	
Projects are individually rated and prioritized based on their rating			
Project Location	1911 E. 13th St.		
Critical Factor – Life, Health, Safety			
Structural integrity compromised, known fire and structural hazards	Hazardous (1)	2	
Semi-secured, structural defects are accelerating degradation	Unsafe (2)		
Secured with few, to no, signs of structural degradation	Nuisance (3)		
Other Factors			
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)			
Many residents have expressed their quality of life is being affected	8 to 10 Pts	3	
Some adjacent property owners have voiced concern	3 to 7 Pts		
Support is from one source, not necessarily a neighbor	0 to 2 Pts		
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?			
Numerous code and law enforcement responses	8 to 10 Pts	3	
Some code and law enforcement response	3 to 7 Pts		
Few to no requests for public safety response	0 to 2 Pts		
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?			
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts	2	
Demolition of structure may promote reinvestment.	3 to 7 Pts		
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts		
Site Access. Is the site readily accessed by construction equipment?			
Needed access is available	10 Pts	10	
Access can be obtained from adjacent landowners	6 to 9 Pts		
Access will disrupt adjacent landowners	3 to 5 Pts		
Some opposition to getting access is anticipated	0 to 2 Pts		
Historic Preservation. Does the structure require HPC approval?			
No HPC approval required	10 Pts	10	
Requires HPC Certificate of Compliance	5 Pts		
Total Points Other Factors. The total # of points possible is 50.			Total Points/Rating
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)			28 B
Priority of this Project Based on Critical Factor Rating and Other Factor Rating			
Critical Factor Rating	Unsafe (2)	Other Factor Rating	Moderate (28) Priority Critical (2B)
Completed By		Date	10/8/15

805 E. 15th St.



DPW DAVENPORT PUBLIC WORKS		City Ordered Demolition Program Rating Sheet	
		Projects are individually rated and prioritized based on their rating	
Project Location	805 e. 15th St.		
Critical Factor – Life, Health, Safety			
Structural integrity compromised, known fire and structural hazards	Hazardous (1)	2	
Semi-secured, structural defects are accelerating degradation	Unsafe (2)		
Secured with few, to no, signs of structural degradation	Nuisance (3)		
Other Factors			
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)			
Many residents have expressed their quality of life is being affected	8 to 10 Pts	3	
Some adjacent property owners have voiced concern	3 to 7 Pts		
Support is from one source, not necessarily a neighbor	0 to 2 Pts		
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?			
Numerous code and law enforcement responses	8 to 10 Pts	3	
Some code and law enforcement response	3 to 7 Pts		
Few to no requests for public safety response	0 to 2 Pts		
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?			
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts	2	
Demolition of structure may promote reinvestment.	3 to 7 Pts		
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts		
Site Access. Is the site readily accessed by construction equipment?			
Needed access is available	10 Pts	10	
Access can be obtained from adjacent landowners	6 to 9 Pts		
Access will disrupt adjacent landowners	3 to 5 Pts		
Some opposition to getting access is anticipated	0 to 2 Pts		
Historic Preservation. Does the structure require HPC approval?			
No HPC approval required	10 Pts	10	
Requires HPC Certificate of Compliance	5 Pts		
Total Points Other Factors. The total # of points possible is 50.			Total Points/Rating
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)			28 B
Priority of this Project Based on Critical Factor Rating and Other Factor Rating			
Critical Factor Rating	Unsafe (2)	Other Factor Rating	Moderate (28) Priority Critical (28)
Completed By		Date	10/8/15

1102 E. 18th St.



 City Ordered Demolition Program Rating Sheet Projects are individually rated and prioritized based on their rating	
Project Location	1102 E. 18th St.
Critical Factor – Life, Health, Safety	
Structural integrity compromised, known fire and structural hazards	Hazardous (1)
Semi-secured, structural defects are accelerating degradation	Unsafe (2)
Secured with few, to no, signs of structural degradation	Nuisance (3)
Other Factors	
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)	
Many residents have expressed their quality of life is being affected	8 to 10 Pts
Some adjacent property owners have voiced concern	3 to 7 Pts
Support is from one source, not necessarily a neighbor	0 to 2 Pts
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?	
Numerous code and law enforcement responses	8 to 10 Pts
Some code and law enforcement response	3 to 7 Pts
Few to no requests for public safety response	0 to 2 Pts
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?	
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts
Demolition of structure may promote reinvestment.	3 to 7 Pts
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts
Site Access. Is the site readily accessed by construction equipment?	
Needed access is available	10 Pts
Access can be obtained from adjacent landowners	6 to 9 Pts
Access will disrupt adjacent landowners	3 to 5 Pts
Some opposition to getting access is anticipated	0 to 2 Pts
Historic Preservation. Does the structure require HPC approval?	
No HPC approval required	10 Pts
Requires HPC Certificate of Compliance	5 Pts
Total Points Other Factors. The total # of points possible is 50.	
Total Points/Rating	
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)	
40 B	
Priority of this Project Based on Critical Factor Rating and Other Factor Rating	
Critical Factor Rating	Hazardous (1)
Other Factor Rating	Moderate (40)
Priority	Very Critical (1B)
Completed By	
Date	9/14/15



936 Brown St.



 City Ordered Demolition Program Rating Sheet Projects are individually rated and prioritized based on their rating	
Project Location	936 Brown Street
Critical Factor – Life, Health, Safety	
Structural integrity compromised, known fire and structural hazards	Hazardous (1)
Semi-secured, structural defects are accelerating degradation	Unsafe (2)
Secured with few, to no, signs of structural degradation	Nuisance (3)
Other Factors	
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)	
Many residents have expressed their quality of life is being affected	8 to 10 Pts
Some adjacent property owners have voiced concern	3 to 7 Pts
Support is from one source, not necessarily a neighbor	0 to 2 Pts
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?	
Numerous code and law enforcement responses	8 to 10 Pts
Some code and law enforcement response	3 to 7 Pts
Few to no requests for public safety response	0 to 2 Pts
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?	
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts
Demolition of structure may promote reinvestment.	3 to 7 Pts
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts
Site Access. Is the site readily accessed by construction equipment?	
Needed access is available	10 Pts
Access can be obtained from adjacent landowners	6 to 9 Pts
Access will disrupt adjacent landowners	3 to 5 Pts
Some opposition to getting access is anticipated	0 to 2 Pts
Historic Preservation. Does the structure require HPC approval?	
No HPC approval required	10 Pts
Requires HPC Certificate of Compliance	5 Pts
Total Points Other Factors. The total # of points possible is 50.	
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)	44
Priority of this Project Based on Critical Factor Rating and Other Factor Rating	
Critical Factor Rating	Nuisance (3)
Other Factor Rating	High (44)
Priority	Critical (3A)
Completed By	
Date	9/14/15

2623 Diehn Av.



		City Ordered Demolition Program Rating Sheet Projects are individually rated and prioritized based on their rating	
Project Location	2623 Diehn Av.		
Critical Factor – Life, Health, Safety			
Structural integrity compromised, known fire and structural hazards	Hazardous (1)	3	
Semi-secured, structural defects are accelerating degradation	Unsafe (2)		
Secured with few, to no, signs of structural degradation	Nuisance (3)		
Other Factors			
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)			
Many residents have expressed their quality of life is being affected	8 to 10 Pts	6	
Some adjacent property owners have voiced concern	3 to 7 Pts		
Support is from one source, not necessarily a neighbor	0 to 2 Pts		
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?			
Numerous code and law enforcement responses	8 to 10 Pts	5	
Some code and law enforcement response	3 to 7 Pts		
Few to no requests for public safety response	0 to 2 Pts		
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?			
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts	5	
Demolition of structure may promote reinvestment.	3 to 7 Pts		
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts		
Site Access. Is the site readily accessed by construction equipment?			
Needed access is available	10 Pts	10	
Access can be obtained from adjacent landowners	6 to 9 Pts		
Access will disrupt adjacent landowners	3 to 5 Pts		
Some opposition to getting access is anticipated	0 to 2 Pts		
Historic Preservation. Does the structure require HPC approval?			
No HPC approval required	10 Pts	10	
Requires HPC Certificate of Compliance	5 Pts		
Total Points Other Factors. The total # of points possible is 50.			Total Points/Rating
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)			36 8
Priority of this Project Based on Critical Factor Rating and Other Factor Rating			
Critical Factor Rating	Nuisance (3)	Other Factor Rating	Moderate (36) Priority Less Critical (3B)
Completed By			Date 9/11/15

617 Douglas Ct.



DPW DAVENPORT PUBLIC WORKS		City Ordered Demolition Program Rating Sheet	
Projects are individually rated and prioritized based on their rating			
Project Location	617 Douglas Ct.		
Critical Factor – Life, Health, Safety			
Structural integrity compromised, known fire and structural hazards	Hazardous (1)	3	
Semi-secured, structural defects are accelerating degradation	Unsafe (2)		
Secured with few, to no, signs of structural degradation	Nuisance (3)		
Other Factors			
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)			
Many residents have expressed their quality of life is being affected	8 to 10 Pts	3	
Some adjacent property owners have voiced concern	3 to 7 Pts		
Support is from one source, not necessarily a neighbor	0 to 2 Pts		
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?			
Numerous code and law enforcement responses	8 to 10 Pts	3	
Some code and law enforcement response	3 to 7 Pts		
Few to no requests for public safety response	0 to 2 Pts		
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?			
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts	2	
Demolition of structure may promote reinvestment.	3 to 7 Pts		
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts		
Site Access. Is the site readily accessed by construction equipment?			
Needed access is available	10 Pts	10	
Access can be obtained from adjacent landowners	6 to 9 Pts		
Access will disrupt adjacent landowners	3 to 5 Pts		
Some opposition to getting access is anticipated	0 to 2 Pts		
Historic Preservation. Does the structure require HPC approval?			
No HPC approval required	10 Pts	10	
Requires HPC Certificate of Compliance	5 Pts		
Total Points Other Factors. The total # of points possible is 50.			Total Points/Rating
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)			28 B
Priority of this Project Based on Critical Factor Rating and Other Factor Rating			
Critical Factor Rating	Nuisance (3)	Other Factor Rating	Moderate (28) Priority Less Critical (3B)
Completed By		Date	10/8/15

1311 Gaines St.



 City Ordered Demolition Program Rating Sheet Projects are individually rated and prioritized based on their rating	
Project Location	1311 Gaines St.
Critical Factor – Life, Health, Safety	
Structural integrity compromised, known fire and structural hazards	Hazardous (1)
Semi-secured, structural defects are accelerating degradation	Unsafe (2)
Secured with few, to no, signs of structural degradation	Nuisance (3)
Other Factors	
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)	
Many residents have expressed their quality of life is being affected	8 to 10 Pts
Some adjacent property owners have voiced concern	3 to 7 Pts
Support is from one source, not necessarily a neighbor	0 to 2 Pts
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?	
Numerous code and law enforcement responses	8 to 10 Pts
Some code and law enforcement response	3 to 7 Pts
Few to no requests for public safety response	0 to 2 Pts
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?	
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts
Demolition of structure may promote reinvestment.	3 to 7 Pts
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts
Site Access. Is the site readily accessed by construction equipment?	
Needed access is available	10 Pts
Access can be obtained from adjacent landowners	6 to 9 Pts
Access will disrupt adjacent landowners	3 to 5 Pts
Some opposition to getting access is anticipated	0 to 2 Pts
Historic Preservation. Does the structure require HPC approval?	
No HPC approval required	10 Pts
Requires HPC Certificate of Compliance	5 Pts
Total Points Other Factors. The total # of points possible is 50.	
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)	
Total Points/Rating	
40 B	
Priority of this Project Based on Critical Factor Rating and Other Factor Rating	
Critical Factor Rating	Unsafe (2)
Other Factor Rating	Moderate (40)
Priority	Critical (28)
Completed By	
Date	9/14/15

2120 Glaspell Av.



DPW DAVENPORT PUBLIC WORKS		City Ordered Demolition Program Rating Sheet			
Projects are individually rated and prioritized based on their rating					
Project Location	2120 Glaspell Av.				
Critical Factor – Life, Health, Safety					
Structural integrity compromised, known fire and structural hazards	Hazardous (1)	2			
Semi-secured, structural defects are accelerating degradation	Unsafe (2)				
Secured with few, to no, signs of structural degradation	Nuisance (3)				
Other Factors					
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)					
Many residents have expressed their quality of life is being affected	8 to 10 Pts	7			
Some adjacent property owners have voiced concern	3 to 7 Pts				
Support is from one source, not necessarily a neighbor	0 to 2 Pts				
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?					
Numerous code and law enforcement responses	8 to 10 Pts	7			
Some code and law enforcement response	3 to 7 Pts				
Few to no requests for public safety response	0 to 2 Pts				
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?					
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts	8			
Demolition of structure may promote reinvestment.	3 to 7 Pts				
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts				
Site Access. Is the site readily accessed by construction equipment?					
Needed access is available	10 Pts	10			
Access can be obtained from adjacent landowners	6 to 9 Pts				
Access will disrupt adjacent landowners	3 to 5 Pts				
Some opposition to getting access is anticipated	0 to 2 Pts				
Historic Preservation. Does the structure require HPC approval?					
No HPC approval required	10 Pts	10			
Requires HPC Certificate of Compliance	5 Pts				
Total Points Other Factors. The total # of points possible is 50.			Total Points/Rating		
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)			42 A		
Priority of this Project Based on Critical Factor Rating and Other Factor Rating					
Critical Factor Rating	Unsafe (2)	Other Factor Rating	High (42)	Priority	Very Critical (2A)
Completed By				Date	9/14/15

405 Kirkwood Blvd.



		City Ordered Demolition Program Rating Sheet Projects are individually rated and prioritized based on their rating	
Project Location	405 Kirkwood Blvd.		
Critical Factor – Life, Health, Safety			
Structural integrity compromised, known fire and structural hazards	Hazardous (1)	1	
Semi-secured, structural defects are accelerating degradation	Unsafe (2)		
Secured with few, to no, signs of structural degradation	Nuisance (3)		
Other Factors			
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)			
Many residents have expressed their quality of life is being affected	8 to 10 Pts	5	
Some adjacent property owners have voiced concern	3 to 7 Pts		
Support is from one source, not necessarily a neighbor	0 to 2 Pts		
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?			
Numerous code and law enforcement responses	8 to 10 Pts	5	
Some code and law enforcement response	3 to 7 Pts		
Few to no requests for public safety response	0 to 2 Pts		
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?			
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts	7	
Demolition of structure may promote reinvestment.	3 to 7 Pts		
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts		
Site Access. Is the site readily accessed by construction equipment?			
Needed access is available	10 Pts	7	
Access can be obtained from adjacent landowners	6 to 9 Pts		
Access will disrupt adjacent landowners	3 to 5 Pts		
Some opposition to getting access is anticipated	0 to 2 Pts		
Historic Preservation. Does the structure require HPC approval?			
No HPC approval required	10 Pts	10	
Requires HPC Certificate of Compliance	5 Pts		
Total Points Other Factors. The total # of points possible is 50.			Total Points/Rating
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)			34 B
Priority of this Project Based on Critical Factor Rating and Other Factor Rating			
Critical Factor Rating	Hazardous (1)	Other Factor Rating	Moderate (34) Priority Very Critical (18)
Completed By			Date 9/8/15

1224 Pershing Av



 City Ordered Demolition Program Rating Sheet Projects are individually rated and prioritized based on their rating	
Project Location	1224 Pershing Av.
Critical Factor – Life, Health, Safety	
Structural integrity compromised, known fire and structural hazards	Hazardous (1)
Semi-secured, structural defects are accelerating degradation	Unsafe (2)
Secured with few, to no, signs of structural degradation	Nuisance (3)
Other Factors	
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)	
Many residents have expressed their quality of life is being affected	8 to 10 Pts
Some adjacent property owners have voiced concern	3 to 7 Pts
Support is from one source, not necessarily a neighbor	0 to 2 Pts
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?	
Numerous code and law enforcement responses	8 to 10 Pts
Some code and law enforcement response	3 to 7 Pts
Few to no requests for public safety response	0 to 2 Pts
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?	
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts
Demolition of structure may promote reinvestment.	3 to 7 Pts
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts
Site Access. Is the site readily accessed by construction equipment?	
Needed access is available	10 Pts
Access can be obtained from adjacent landowners	6 to 9 Pts
Access will disrupt adjacent landowners	3 to 5 Pts
Some opposition to getting access is anticipated	0 to 2 Pts
Historic Preservation. Does the structure require HPC approval?	
No HPC approval required	10 Pts
Requires HPC Certificate of Compliance	5 Pts
Total Points Other Factors. The total # of points possible is 50.	
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)	
Total Points/Rating	
19 C	
Priority of this Project Based on Critical Factor Rating and Other Factor Rating	
Critical Factor Rating	Unsafe (2)
Other Factor Rating	Low (19)
Priority	Less Critical (2C)
Completed By	Date

1226 Pershing Av.



DPW DAVENPORT PUBLIC WORKS		City Ordered Demolition Program Rating Sheet	
Projects are individually rated and prioritized based on their rating			
Project Location	1226 Pershing Av.		
Critical Factor – Life, Health, Safety			
Structural integrity compromised, known fire and structural hazards	Hazardous (1)	2	
Semi-secured, structural defects are accelerating degradation	Unsafe (2)		
Secured with few, to no, signs of structural degradation	Nuisance (3)		
Other Factors			
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)			
Many residents have expressed their quality of life is being affected	8 to 10 Pts	3	
Some adjacent property owners have voiced concern	3 to 7 Pts		
Support is from one source, not necessarily a neighbor	0 to 2 Pts		
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?			
Numerous code and law enforcement responses	8 to 10 Pts	3	
Some code and law enforcement response	3 to 7 Pts		
Few to no requests for public safety response	0 to 2 Pts		
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?			
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts	3	
Demolition of structure may promote reinvestment.	3 to 7 Pts		
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts		
Site Access. Is the site readily accessed by construction equipment?			
Needed access is available	10 Pts	6	
Access can be obtained from adjacent landowners	6 to 9 Pts		
Access will disrupt adjacent landowners	3 to 5 Pts		
Some opposition to getting access is anticipated	0 to 2 Pts		
Historic Preservation. Does the structure require HPC approval?			
No HPC approval required	10 Pts	5	
Requires HPC Certificate of Compliance	5 Pts		
Total Points Other Factors. The total # of points possible is 50.			Total Points/Rating
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)			20 C
Priority of this Project Based on Critical Factor Rating and Other Factor Rating			
Critical Factor Rating	Unsafe (2)	Other Factor Rating	Low (20) Priority Less Critical (2C)
Completed By			Date

1011 Scott St.

 City Ordered Demolition Program Rating Sheet Projects are individually rated and prioritized based on their rating	
Project Location	1011 Scott St.
Critical Factor – Life, Health, Safety	
Structural integrity compromised, known fire and structural hazards	Hazardous (1)
Semi-secured, structural defects are accelerating degradation	Unsafe (2)
Secured with few, to no, signs of structural degradation	Nuisance (3)
Other Factors	
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)	
Many residents have expressed their quality of life is being affected	8 to 10 Pts
Some adjacent property owners have voiced concern	3 to 7 Pts
Support is from one source, not necessarily a neighbor	0 to 2 Pts
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?	
Numerous code and law enforcement responses	8 to 10 Pts
Some code and law enforcement response	3 to 7 Pts
Few to no requests for public safety response	0 to 2 Pts
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?	
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts
Demolition of structure may promote reinvestment.	3 to 7 Pts
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts
Site Access. Is the site readily accessed by construction equipment?	
Needed access is available	10 Pts
Access can be obtained from adjacent landowners	6 to 9 Pts
Access will disrupt adjacent landowners	3 to 5 Pts
Some opposition to getting access is anticipated	0 to 2 Pts
Historic Preservation. Does the structure require HPC approval?	
No HPC approval required	10 Pts
Requires HPC Certificate of Compliance	5 Pts
Total Points Other Factors. The total # of points possible is 50.	
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)	
Total Points/Rating	
29 B	
Priority of this Project Based on Critical Factor Rating and Other Factor Rating	
Critical Factor Rating	Hazardous (1)
Other Factor Rating	Moderate (29)
Priority	Very Critical (1B)
Completed By	
Date	10/10/15



1230 Spring Street



 City Ordered Demolition Program Rating Sheet Projects are individually rated and prioritized based on their rating	
Project Location	1230 Spring Street
Critical Factor – Life, Health, Safety	
Structural integrity compromised, known fire and structural hazards	Hazardous (1)
Semi-secured, structural defects are accelerating degradation	Unsafe (2)
Secured with few, to no, signs of structural degradation	Nuisance (3)
2	
Other Factors	
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)	
Many residents have expressed their quality of life is being affected	8 to 10 Pts
Some adjacent property owners have voiced concern	3 to 7 Pts
Support is from one source, not necessarily a neighbor	0 to 2 Pts
7	
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?	
Numerous code and law enforcement responses	8 to 10 Pts
Some code and law enforcement response	3 to 7 Pts
Few to no requests for public safety response	0 to 2 Pts
5	
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?	
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts
Demolition of structure may promote reinvestment.	3 to 7 Pts
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts
5	
Site Access. Is the site readily accessed by construction equipment?	
Needed access is available	10 Pts
Access can be obtained from adjacent landowners	6 to 9 Pts
Access will disrupt adjacent landowners	3 to 5 Pts
Some opposition to getting access is anticipated	0 to 2 Pts
7	
Historic Preservation. Does the structure require HPC approval?	
No HPC approval required	10 Pts
Requires HPC Certificate of Compliance	5 Pts
5	
Total Points Other Factors. The total # of points possible is 50.	
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)	
29	
8	
Priority of this Project Based on Critical Factor Rating and Other Factor Rating	
Critical Factor Rating	Unsafe (2)
Other Factor Rating	Moderate (29)
Priority	Critical (28)
Completed By	mgm
Date	9/8/15

822 Tremont Av.



		City Ordered Demolition Program Rating Sheet Projects are individually rated and prioritized based on their rating	
Project Location	822 Tremont Av.		
Critical Factor – Life, Health, Safety			
Structural integrity compromised, known fire and structural hazards	Hazardous (1)	2	
Semi-secured, structural defects are accelerating degradation	Unsafe (2)		
Secured with few, to no, signs of structural degradation	Nuisance (3)		
Other Factors			
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)			
Many residents have expressed their quality of life is being affected	8 to 10 Pts	7	
Some adjacent property owners have voiced concern	3 to 7 Pts		
Support is from one source, not necessarily a neighbor	0 to 2 Pts		
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?			
Numerous code and law enforcement responses	8 to 10 Pts	5	
Some code and law enforcement response	3 to 7 Pts		
Few to no requests for public safety response	0 to 2 Pts		
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?			
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts	7	
Demolition of structure may promote reinvestment.	3 to 7 Pts		
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts		
Site Access. Is the site readily accessed by construction equipment?			
Needed access is available	10 Pts	10	
Access can be obtained from adjacent landowners	6 to 9 Pts		
Access will disrupt adjacent landowners	3 to 5 Pts		
Some opposition to getting access is anticipated	0 to 2 Pts		
Historic Preservation. Does the structure require HPC approval?			
No HPC approval required	10 Pts	10	
Requires HPC Certificate of Compliance	5 Pts		
Total Points Other Factors. The total # of points possible is 50.			Total Points/Rating
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)			39 8
Priority of this Project Based on Critical Factor Rating and Other Factor Rating			
Critical Factor Rating	Unsafe (2)	Other Factor Rating	Moderate (39)
		Priority	Critical (2B)
Completed By			Date 9/14/15

1011 Warren St.



DPW DAVENPORT PUBLIC WORKS		City Ordered Demolition Program Rating Sheet			
Projects are individually rated and prioritized based on their rating					
Project Location	1011 Warren St				
Critical Factor – Life, Health, Safety					
Structural integrity compromised, known fire and structural hazards	Hazardous (1)	1			
Semi-secured, structural defects are accelerating degradation	Unsafe (2)				
Secured with few, to no, signs of structural degradation	Nuisance (3)				
Other Factors					
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)					
Many residents have expressed their quality of life is being affected	8 to 10 Pts	5			
Some adjacent property owners have voiced concern	3 to 7 Pts				
Support is from one source, not necessarily a neighbor	0 to 2 Pts				
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?					
Numerous code and law enforcement responses	8 to 10 Pts	2			
Some code and law enforcement response	3 to 7 Pts				
Few to no requests for public safety response	0 to 2 Pts				
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?					
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts	2			
Demolition of structure may promote reinvestment.	3 to 7 Pts				
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts				
Site Access. Is the site readily accessed by construction equipment?					
Needed access is available	10 Pts	10			
Access can be obtained from adjacent landowners	6 to 9 Pts				
Access will disrupt adjacent landowners	3 to 5 Pts				
Some opposition to getting access is anticipated	0 to 2 Pts				
Historic Preservation. Does the structure require HPC approval?					
No HPC approval required	10 Pts	10			
Requires HPC Certificate of Compliance	5 Pts				
Total Points Other Factors. The total # of points possible is 50.			Total Points/Rating		
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)			29 B		
Priority of this Project Based on Critical Factor Rating and Other Factor Rating					
Critical Factor Rating	Hazardous (1)	Other Factor Rating	Moderate (29)	Priority	Very Critical (1B)
Completed By			Date	10/10/15	

1020 Western Av.



 City Ordered Demolition Program Rating Sheet Projects are individually rated and prioritized based on their rating	
Project Location	1020 Western Av.
Critical Factor – Life, Health, Safety	
Structural integrity compromised, known fire and structural hazards	Hazardous (1)
Semi-secured, structural defects are accelerating degradation	Unsafe (2)
Secured with few, to no, signs of structural degradation	Nuisance (3)
Other Factors	
Neighborhood Support. How strongly do surrounding neighbors feel the property is having a blighting effect on the value and livability of their neighborhood? (Complaints, meetings, neighborhood plans, etc.)	
Many residents have expressed their quality of life is being affected	8 to 10 Pts
Some adjacent property owners have voiced concern	3 to 7 Pts
Support is from one source, not necessarily a neighbor	0 to 2 Pts
Public Health and Safety. Has the property required property code enforcement? Law enforcement response?	
Numerous code and law enforcement responses	8 to 10 Pts
Some code and law enforcement response	3 to 7 Pts
Few to no requests for public safety response	0 to 2 Pts
Neighborhood Reinvestment. How likely is proposed demolition to enhance neighborhood reinvestment?	
Demolition of structure will or is very likely to promote reinvestment.	8 to 10 Pts
Demolition of structure may promote reinvestment.	3 to 7 Pts
Demolition is not likely to spur reinvestment activity.	0 to 2 Pts
Site Access. Is the site readily accessed by construction equipment?	
Needed access is available	10 Pts
Access can be obtained from adjacent landowners	6 to 9 Pts
Access will disrupt adjacent landowners	3 to 5 Pts
Some opposition to getting access is anticipated	0 to 2 Pts
Historic Preservation. Does the structure require HPC approval?	
No HPC approval required	10 Pts
Requires HPC Certificate of Compliance	5 Pts
Total Points Other Factors. The total # of points possible is 50.	
0 to 25 Points, Low (C) // 25 to 40 Points, Moderate (B) // 41 to 50 Points, High (A)	
34 B	
Priority of this Project Based on Critical Factor Rating and Other Factor Rating	
Critical Factor Rating	Unsafe (2) Other Factor Rating Moderate (34) Priority Critical (2B)
Completed By	Date 9/8/15

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Nicole Gleason; (563)326-7923
Wards: All

Action / Date
PW10/21/2015

Subject:

Motion to approve the process and procedures for snow removal to ensure the safety and welfare of residents and visitors during winter weather events. This motion outlines the procedures for ticketing, towing, downtown snow pick-up, residential streets and enforcement during snow events. [All Wards]

Recommendation:

Approve the motion.

Relationship to Goals:

Davenport - *The Choice Community for Living.*

Background:

The snow removal proposal is as follows:

- Enforcement of Ordinance 10.28.020 (Ticketing). Vehicles parked on snow routes, including downtown pickup, during a declared emergency will be ticketed and / or towed with no forgiveness.
- Businesses, including downtown, that push snow into the streets will be fined, Ordinance 12.56.010.
- Downtown pick-up will occur after residential zones are cleared, only after a 4" event, designated area for downtown pick up is 5th to River Drive from LeClaire to Gaines.
- Residential streets will be plowed in a snow event of 1" or greater.
- Due to the number of driveways along City streets and limited resources, Public Works is unable to remove snow from the end of driveways by citizen complaint. Citizens needing special assistance may contact Public Works to see if they qualify for special services or assistance signing up for the the Snow Angel program. This program connects citizens needing special assistance with a volunteer. Volunteers and citizens may contact Public Works at 563-326-7923.

ATTACHMENTS:

Type	Description
□ Cover Memo	Winter Snow Guide

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	10/15/2015 - 12:48 PM
Public Works Committee	Lechvar, Gina	Approved	10/15/2015 - 12:48 PM
City Clerk	Admin, Default	Approved	10/15/2015 - 12:50 PM

Changes to our Snow and Ice Control Program.

- **Earlier Plowing in Residential Areas.** We have re-evaluated, reprioritized and restructured our plan. Because of some significant scheduling changes residents should see plows sooner than they may have in the past.
- **Predictable Response.** Unless melting is expected to occur following a snow event, crews will be dispatched for response to all snow events greater than 1/4".
- **Changes to Sidewalk Snow Removal Enforcement.** We will not enforce the sidewalk snow removal policy until 24 hours after the cessation of snowfall. Just be mindful, it is easier to shovel often and early and that the goal of sidewalk snow removal is pedestrian safety.



www.cityofdavenportiowa.com/winter

Text Alerts, Snow Emergencies, Parking Prohibition, Tips to Reduce Windrow on Driveways and walks, Posted Snow Routes, Snow Angel Program, Emergency Preparedness and more.

Below is a plow squeezing between two parked vehicles. Remember, parking off-street will prevent you from being plowed in and help crews clear roads faster and safer.



B

Be Informed. Sign-up for text alerts, Like Us on Facebook, Follow Us on Twitter, Local News, Visit our Website cityofdavenportiowa.com/winter.

R

Remove Your Vehicle from the Street. Avoid being ticketed, towed and being plowed in. Removing vehicles helps crews clear roads faster and safer.

R

Relax. Leave early and drive with caution. Increase your following distance. It can take up to three times longer to stop on snow and ice.

R

Reach-out to Others. Get to know your neighbors. Help clear sidewalks if you are able. Consider volunteering to be a snow angel.

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Jim Bengé; (563) 327-5141
Wards: 3

Action / Date
PW10/21/2015

Subject:

Motion approving Change Order #2 to Tricon Construction in the amount of \$77,032.88 for the Central Fire Station Addition and Renovation, CIP Project #02348. This change order is for fabrication of the hand railing of the stairs and training tower. [Ward 3]

Recommendation:

Pass the motion.

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities.

Background:

This change order approves the additional construction services to fabricate the interior hand railings at the stairs and training tower. The work will be performed by Tricon. The funding of this change order is from the current CIP and was provided for by the overall savings that occurred during the bid process of April 2015.

SUMMARY OF CONTRACT AMOUNT:

Original Contract:	\$ 996,000.00
Previous Change Orders #1	\$ 0.00
<u>Change Order #2</u>	<u>\$ 77,032.88</u>

Amended Contract Amount: \$ 1,073,032.88

ATTACHMENTS:

Type	Description
□ Backup Material	CFS_PW_CHANGE ORDER #2 Tricon - Structural Steel-Erection-Metal Fab

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	10/14/2015 - 8:59 PM
Public Works Committee	Lechvar, Gina	Approved	10/14/2015 - 8:59 PM
City Clerk	Admin, Default	Approved	10/15/2015 - 10:29 AM



City of Davenport

Public Works Department

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

CERTIFICATIONS

CITY ENGINEER _____
(Work is Required)

CIP MANAGEMENT ANALYST _____
(Funds are Available)

CHIEF OF CONSTRUCTION _____
(Work is Constructible)

PUBLIC WORKS DIRECTOR _____
(Approval)

Mr. Ron Richard
Tricon Construction Group
2245 Kerper Boulevard
Dubuque, IA 52001

RE: Central Fire Station – BP05A – Structural Steel, Erection, & Metal Fabrication - Change Order # 2
CIP 02348 – Contract# 787301528

Dear Mr. Richard:

This change order is for the additional materials, labor and equipment related to the scope of work additions as detailed and described within the ACR #1 (Architectural Change Request #1). This additional scope of work was an add alternate that had been designed by The Galante Architectural Studio and then priced during the post bid process. Reference ACR#1 details SKA-007, SKA-012, SKA-013, SKA-014 & SKA-015 which show the different railings at the stairs/hose tower.

CHANGE ORDER DESCRIPTION:

1. This change order represents a net increase or a change in price for the said project scope of work. Schedule adjustment or change in overall schedule is not foreseen and is noted.
Cost: (+) \$77,032.88 (increase) - Working Days Adjustment: 0 Days/Schedule adjustment for the overall scope of work. The remaining \$60,000 cost in Tricon proposal of 9/30/15 for this work scope is accounted for within both contract contingency and contract allowance.

SUMMARY OF CONTRACT AMOUNT:

Original Contract:	\$ 996,000.00
Previous Change Orders	\$ 0.00
<u>This Change Order</u>	<u>\$ 77,032.88</u>
Non-Amended Contract Amount:	\$1,073,032.88

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

Date: _____

Recommend/Approved: _____
Contractor

Date: _____

Recommend/Approved: _____
(Up to \$15,000) Michael Clarke, Public Works Director

Date: _____

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

Date: _____

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

Date: _____

Required: Green Sheet Motion to Approve

Council Meeting Date: _____

Recommend/Approved: _____
(Over \$100,000) N.A.
City Clerk, City of Davenport

Date: _____ N.A.

Required: Green Sheet Resolution to Approve

Council Meeting Date: _____ N.A.

City of Davenport

Agenda Group: Finance
Department: Public Works
Contact Info: Michael Clarke - 326-7734
Wards: All

Action / Date
FIN10/7/2015

Subject:
Motion awarding contracts for snow hauling for the upcoming winter season to several local hauling companies. [All Wards]

Recommendation:
Approve the Motion.

Relationship to Goals:
Financially Responsible City Government.

Background:
An Invitation to Bid was issued and sent to 77 contractors on September 9, 2015. Purchasing received and opened 11 bids on September 28, 2015. A bid tabulation is attached.

The bid was done on an hourly rate. The Streets Division of Public Works has asked to award to all the vendors that submitted bids. In the event of heavy snow this winter, the City will have haulers under contract. Last winter approximately \$50,000 was spent on hauling snow.

Funding for this project is available from the FY16 Street Maintenance Budget, account #54702031 520217, with an available budget of \$97,342. The source of funding is the Road Use Tax Fund.

ATTACHMENTS:

Type	Description
□ Cover Memo	Bid Tab - Snow Hauling 2015-2016 Season

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	10/13/2015 - 4:02 PM
Finance Committee	Watson-Arnould, Kathe	Approved	10/13/2015 - 4:03 PM
City Clerk	Admin, Default	Approved	10/13/2015 - 4:19 PM

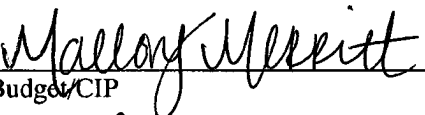
CITY OF DAVENPORT, IOWA
TABULATION OF BIDS

DESCRIPTION: SNOW HAULING 2015-2016
BID NUMBER: 16-24
OPENING DATE: SEPTEMBER 9, 2015
RECOMMENDATION: AWARD THE SNOW HAULING TO ALL VENDORS

<u>VENDOR NAME</u>	<u>BID AMOUNT</u>
KranaScapes LLC of Buffalo, IA	\$76.00/hour
Cozad Trucking of Davenport, IA	\$76.00/hour
Hermiston Trucking & Excavating of Wheatland	\$78.00/hour
Gerald A Boldt LLC of Davenport	\$78.00/hour
Hawkeye Paving Corporation of Bettendorf	\$79.75/hour
River Valley Trucking of Stockton, IA	\$80.00/hour
Tim Baclet Trucking of Princeton, IA	\$80.00/hour
Kendall Trucking of Bettendorf	\$80.00/hour
McCabe Trucking of Davenport	\$80.00/hour
Needham Excavating Inc. of Walcott	\$80.00/hour
Surfacers of Port Byron, IL	\$81.00/hour

Approved By 
Purchasing

Approved By 
Department Director

Approved By 
Budget/CIP

Approved By 
Finance Director

City of Davenport

Agenda Group: Finance
Department: Public Works - Facilities Maintenance
Contact Info: Chris Dibbern 326-7891
Wards: 3

Action / Date
FIN10/21/2015

Subject:

Motion approving a change order to the contract with Ahern Fire Protection of Davenport to complete the sprinkler piping project at the RiverCenter Parking Ramp in the amount of \$121,152. [Ward 3]

Recommendation:

Approve the motion.

Relationship to Goals:

Financially Responsible City Government.

Background:

The project is located at the RiverCenter Parking Ramp. Phase I included the replacement of the worst-conditioned areas first and fixing troubled drip-drums. Additional CIP funds became available for FY16 and the contractor agreed to complete the project. The contractor reduced the cost of pipe to current market values saving the City additional money on installed piping cost. This will be Phase II of the project and will completely replace the remainder of sprinkler piping and sprinkler heads for the RiverCenter Parking Ramp.

Funds for this project are from CIP #10430 with an available amount of \$244,625.00.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	10/15/2015 - 10:27 AM
Finance Committee	Admin, Default	Approved	10/15/2015 - 10:27 AM
City Clerk	Admin, Default	Approved	10/15/2015 - 10:28 AM