

COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, October 16, 2019; 5:30 PM

City Hall, 226 W 4th Street, Council Chambers

****REVISED OCTOBER 15, 2019****

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public Hearing for the Ordinance for case ORD19-03 being the request of the City of Davenport to reduce the maximum building height in portions of the C-E, Elmore Corners zoning district from 120 feet to 55 feet. [Ward 6]
2. Public Hearing for the Ordinance for case REZ19-10 being the request of Larry Whitty on behalf of KJTLJ, LLC to rezone .73 acres, more or less, of property located at the southeast corner of W Locust St and Ripley St from R-4C Single-Family and Two-Family Central Residential Zoning District to C-1 Neighborhood Commercial Zoning District. [Ward 4]

B. Finance

1. Public Hearing authorizing the City to convey City-owned parcel G0049-40, 1125 W 7th St, to Brian Morris and Maria Parrow of 1123 W 7th St. [Ward 3]

VII. Presentations

VIII. Petitions and Communications from Council Members and the Mayor

A. Community Engagement Update - Alderwoman Meginnis

IX. Action items for Discussion

COMMUNITY DEVELOPMENT

Rita Rawson, Chairman; Ray Ambrose, Vice Chairman

I. COMMUNITY DEVELOPMENT

1. First Consideration: Ordinance for Case ORD19-03 being the request of the City of Davenport to reduce the maximum building height in portions of the C-E, Elmore

Corners zoning district from 120 feet to 55 feet. [Ward 6]

2. First Consideration: Ordinance for case REZ19-10 being the request of Larry Whitty of behalf of KJTLJ, LLC to rezone .73 acres, more or less, of property located at the southeast corner of W Locust St and Ripley St from R-4C Single-Family and Two-Family Central Residential Zoning District to C-1 Neighborhood Commercial Zoning District. [Ward 4]
3. Resolution of support of Hilltop Campus Village as a participant in the Main Street Iowa Program. [Wards 3, 4, & 5]
4. Resolution for Case F19-12 being the request of Premier Commercial Condos for a final plat for a 3-lot subdivision on 3.88 acres more or less of property located on the north side of W 83rd St and the east side of N Fairmount St. [Ward 8]
5. Resolution for Case F19-08 being the request of J+M Civil Design for a final plat for a 2-lot subdivision located north of E Kimberly Road between Brady St and Welcome Way. [Ward 7]
6. Resolution for Case F19-03 being the request of HOA Development, LLC for a final plat for a 3-lot subdivision located east of Elmore Ave and southeast of the terminus of E 46th St. [Ward 6]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Kyle Gripp, Chairman; Maria Dickmann, Vice Chairman

III. PUBLIC SAFETY

1. Third Consideration: Ordinance amending Chapter 5.24 of the Davenport Municipal Code entitled "Massage Business Information Requirement." [All Wards]
2. Resolution closing various street(s), lane(s), or public grounds on the listed date(s) to hold outdoor events.

Brittany Hall; Neighborhood Block Party; 2312 E 29th St; Saturday, October 26, 2019 2:00 p.m. - 8:00 p.m.; **Closure:** E 29th St between Jersey Ridge Rd and Belle Ave. [Ward 5]

Tom Simmons; Veterans Day Parade; Monday, November 11, 2019 10:00 a.m. - 11:00 a.m.; **Closure for staging:** 7:00 a.m. - 11:30 a.m. Western Ave from 4th St to 5th St; **Parade route (Police controlled):** south on Western Ave from 4th St to 2nd St; east on 2nd St from Western Ave to Main St; north on Main St from 2nd St to 4th St; west on 4th St from Main St to finish at the Scott County Courthouse parking lot. [Ward 3]

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

Tom Simmons; Veterans Day Parade; Downtown; Monday, November 11, 2019 10:00 a.m. - 11:00 a.m.; Outdoor music/performances, over 50 dBa. [Ward 3]

4. Motion approving the petition for a street light in front of 4510 N Lincoln Ave. [Ward 2]

5. Motion approving beer and liquor license applications.

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

Ward 4

Firehouse Bar & Grill (Firehouse Bar & Grill, Inc) - 2006 Hickory Grove Rd - Outdoor Area - License Type: C Liquor

The Gypsy Highway Bar and Grill (The Gypsy Highway Corp) - 2606 W Locust St - Outdoor Area - License Type: C Liquor

Stoeger's Bar & Grill (Stoeger's, Inc) - 1520 Washington St - License Type: C Liquor

Ward 6

Bad Boy'Z Pizza & Pub (2 Bad Girl'Z LTD) - 5266 Utica Ridge Rd - Outdoor Area - License Type: C Liquor

Ward 7

The Gallery (Nelson Securities, Inc) - 3727 Esplanade Ave - Outdoor Area - License Type: C Liquor

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

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chairman; JJ Condon, Vice Chairman

V. PUBLIC WORKS

1. Third Consideration: Ordinance amending Chapter 13.34 entitled "Stormwater Management" by including a waiver process for detention in redevelopment areas where otherwise infeasible, including verbiage for a flat rate stormwater fee for the CD and congruently adjacent I-1, I-2, and I-MU districts, clarifying grading expectations, inclusion of Chapter 15.44 Flood Damage Prevention and clarification on the Unified Sizing Criteria staged release rates. [All Wards]
2. Resolution setting the general fee-in-lieu of waiver for stormwater management. [Ward 3]
3. Resolution of acceptance covering an assessment for the north south alley between Farnam and LeClaire from Garfield to Columbia and the east west alley between Glaspell and Schricker from Pine to Belmont in accordance with the Alley Resurfacing Program. [Wards 3 & 5]
4. Resolution accepting the Miracle Field of the Quad Cities Phase I project completed

by NJ Miller, Inc of Bettendorf, IA. This project was completed with a final contract amount of \$357,319.05, CIP #64030. [Ward 8]

5. Resolution exercising the second year option and awarding a one year continuation of the FY19 Contract Sewer Repair Program to Hagerty Earthworks, LLC of Muscatine, IA in the amount of \$250,000 for FY20 budgeted in CIP #30044 and #33001. [All Wards]
6. Resolution exercising the second year option and awarding a one year continuation of the FY19 Contract Sewer Repair Program to Hometown Plumbing and Heating Company of Davenport, IA in the amount of \$250,000 for FY20 budgeted in CIP #30044 and #33001. [All Wards]
7. Resolution exercising the second year option and awarding a one year continuation of the FY19 Contract Sewer Repair Program to Legacy Corporation of East Moline, IL in the amount of \$250,000 for FY20 budgeted in CIP #30044 and #33001. [All Wards]
8. Resolution authorizing the submission of an Iowa Clean Air Attainment Program application for grant assistance to replace the Elm Street Bridge over the Canadian Pacific Railway. [Ward 5]
9. Resolution of acceptance for the 46th St & Fillmore Ln Reconstruction, completed by N.J. Miller Inc of Bettendorf, IA with a final cost of \$251,678.85 budgeted in CIP #35036. [Ward 7]
10. Resolution of acceptance for the Federal Street Permeable Alley Reconstruction, completed by Emery Construction Group Inc of Moline, IL with a final cost of \$206,498.06 budgeted in CIP #33032. [Ward 3]
11. Resolution accepting the Davenport Airport Runway 15/33 Reconstruction Project completed by Langman Construction, Inc of Rock Island, IL. The project was completed with a final contract amount of \$6,739,164.29, CIP #20010. [Ward 8]
12. Resolution approving change order #1 and #2 to the WPCP UV Disinfection Infrastructure Project to Strand Associates, Inc of Madison, WI in the amount of \$254,400 funded in CIP #39005. [All Wards]
13. Motion determining property values for the Alley Resurfacing Program, CIP #35038. [Ward 4]
14. Motion approving change order #1 to the FY20 Sidewalk Program to Kelly Construction, Inc of Davenport, Iowa in the amount of \$75,000 funded in CIP #28021. [All Wards]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

Mike Matson, Chairman; Rich Clewell, Vice Chairman

VII. FINANCE

1. Resolution authorizing the Mayor to execute conveyance documents for City-owned parcel G0049-40, 1125 W 7th St, to Brian Morris and Maria Parrow of 1123 W 7th St.

[Ward 3]

2. Resolution authorizing the Finance Director to make the appropriate inter-fund transfers for the City's FY19 financial records as required by the Iowa Administrative Code, City Finance Committee Agency Chapter 2. [All Wards]
3. Resolution approving the payment of \$149,395.03 to Tyler Technologies, Inc of Falmouth, ME for the support and maintenance of the Munis software system for the period of November 1, 2019 through October 31, 2020. [All Wards]
4. Resolution awarding the purchase of six truck chassis with trades from Truck Country of Iowa of Davenport, IA in the amount of \$370,970 and six truck bodies with options from TriState Truck Equipment of Dubuque, IA in the amount of \$377,466, CIP #24014. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

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

1. Lane & Waterman LLP - legal services - Amount: \$14,632.39
2. Wired Production Group Inc - audio/lighting equipment rental for Adler Theatre - Amount: \$16,286
3. Karl Chevrolet - Chevy Malibu for Police Department - Amount: \$17,395.14
4. GL Ankeny Ford LLC - Ford Escape for Police Department - Amount: \$24,278.06
5. Stew Hansen Dodge City - Ram truck for Police Department - Amount: \$25,073
6. WRS Construction - Emeis Golf Clubhouse restroom renovation - Amount: \$31,090

XI. Other Ordinances, Resolutions and Motions

XII. Public with Business

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

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

XIII. Reports of City Officials

XIV. Adjourn

City of Davenport

Agenda Group:
Department: Community Development Committee
Contact Info: Matt Flynn 563-888-2286
Wards:

Action / Date
10/1/2019

Subject:

Public Hearing for the Ordinance for case ORD19-03 being the request of the City of Davenport to reduce the maximum building height in portions of the C-E, Elmore Corners zoning district from 120 feet to 55 feet. [Ward 6]

Recommendation:

Hold the Public Hearing.

Background:

Upon the request of the Jersey Farms neighborhood, the City Council has directed staff to prepare an Ordinance amendment reducing the maximum height in a portion of the Elmore Corners zoning district, namely the area to the west and south of Elmore Avenue.

The current height limit for the district is 120 feet which ensures Rhythm City Casino remains conforming in that regard.

Reducing the height to 55 feet in the suggested area would ensure buildings are not higher than approximately 4 stories through the Zoning Ordinance rather than through the Elmore Corners Area Plan and Design Guidelines.

Affected property owners have been contacted by phone and mailed notice of the hearing. The Jersey Farms neighborhood has been contacted as well.

There are five property owners directly affected by the proposed change.

At the Public Hearing at the Plan and Zoning Commission on September 17, 2019, a representative of VTS Farm Parcel A, LLC, spoke in opposition to the request. The letter stating the objection is attached.

At the Public Hearing, the Commission requested topographical information on the area. It is attached.

At its October 1, 2019 meeting, the Plan and Zoning Commission unanimously voted to forward this case to the City Council for approval.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Backup Material	Council Presentation
▣ Backup Material	Notice to property owners
▣ Exhibit	Pastrnak Letter
▣ Backup Material	2009 Topographical Information

- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material

P&Z Letter
COW Notice to Property Owners
Publication Proof

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	10/10/2019 - 11:38 AM
Community Development Committee	Berger, Bruce	Approved	10/10/2019 - 11:38 AM
City Clerk	Admin, Default	Approved	10/10/2019 - 1:41 PM

ORDINANCE NO. 2019-

An ORDINANCE to amend Title 17 of the Davenport Municipal Code, specifically by amending Table 17.05-5: C-E District Dimensional Standards, by amending the Maximum Building Height requirement to read, "120 feet, 55 feet west and south of Elmore Avenue". City of Davenport, petitioner; Case No. 19-03. [Ward 6]

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

Section 1. That Table 17.05-5 of the Davenport Municipal Code be added to read as follows:

Table 17.05-5: C-E District Dimensional Standards	
Bulk	C-E
Minimum Lot Area	20,000 sf
Minimum Lot Width	80'
Maximum Building Height	120'; 55' west and south of Elmore Avenue
Minimum Setbacks	
Front Setback	25'
Interior Side Setback	10', unless abutting a residential district then 25'
Corner Side Setback	20'
Rear Setback	10', unless abutting a residential district then 25'

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 upon final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch, Mayor

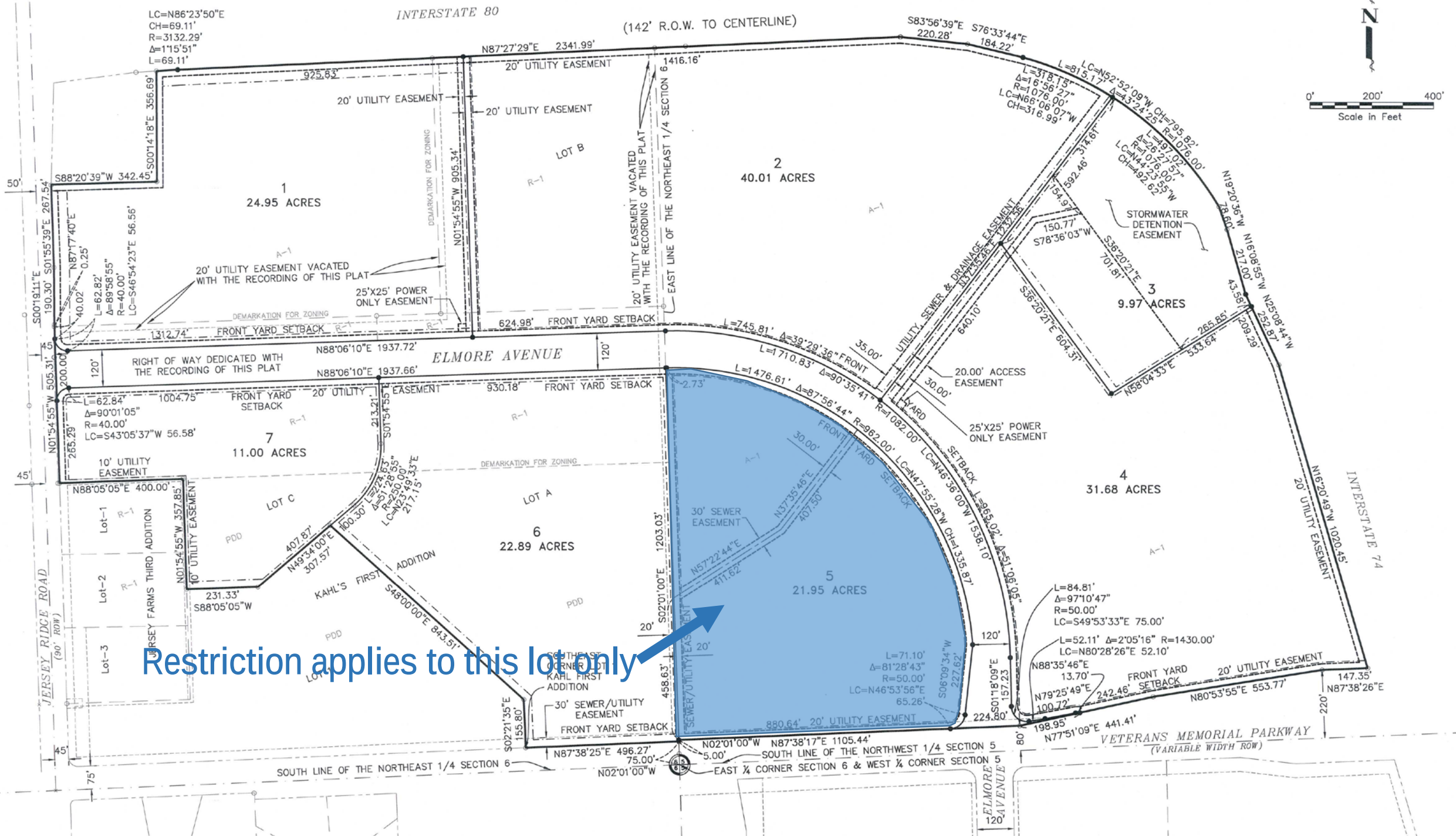
Attest: _____

Brian Krup
Deputy City Clerk

Published in the *Quad City Times* on _____

City Council Added this Condition to the River 80 First Addition Final Plat in 2014:

“Building height on Lot 5 within River 80 First Addition shall not exceed fifty (50) feet. Further, a 50 foot landscape buffer along Veteran’s Memorial Parkway consisting of a 5 – 6 foot undulating berm containing a minimum Class “E” Screen as outlined in Title 17.56 of the Davenport shall be installed prior to the issuance of any Certificate of Occupancy for said Lot 5.



Under the old Zoning Ordinance, the property was zoned PDD and there was no height limit.

Rhythm City Casino is 106 feet tall.

The Elmore Corners Area Plan was adopted in 2017. Among its concepts, it specifically mentions protections to be taken to ensure compatibility between the neighborhood and Elmore Corners

NEIGHBORHOOD CONTEXT

Established single-family neighborhoods border the Elmore Corners planning area to the west. As development occurs, design attention must be paid to building placement, massing, design, setbacks, and lighting to ensure future development does not negatively impact these neighborhoods. The proposed Urban Greenway along the western project boundary will provide a natural buffer between established and proposed neighborhoods.



Neighborhood Context

Within the Site Layout section of the Plan, it references buildings should be 3 to 4 stories in height adjacent to the neighborhood.

The vast majority of illustrative examples within the Plan document show buildings 2-4 stories in height.

One hotel concept, 6 stories in height was included, but was targeted to the Entertainment District adjacent to Rhythm City Casino.

The new zoning ordinance established a new zoning classification, C-E Elmore Corners Zoning District.

The maximum height in this district is 120 feet. This ensures Rhythm City Casino would remain legally conforming from a height perspective.

The Design Review Board has authority to review and approve new development in Elmore Corners by applying the design standards found in the Plan.

Staff believes the intent of the scale of development on property adjacent to Jersey Farms is clear. Any development exceeding four stories would have to be of exceptional design and oriented away from the subdivision.

A text amendment to address the height concerns can be as simple as amending Table 17.05-5 as follows:

Table 17.05-5: C-E District Dimensional Standards	
	C-E
Bulk	
Minimum Lot Area	20,000sf
Minimum Lot Width	80'
Maximum Building Height	120' East and North of Elmore Ave.; 55' West and South of Elmore Ave.
Minimum Setbacks	
Front Setback	25'
Interior Side Setback	10', unless abutting a residential district then 20'
Corner Side Setback	20'
Rear Setback	10', unless abutting a residential district then 25'

The owners of the property should be notified because of the potential to limit development based on what is allowed currently.

Elmore Corners Zoned "C-E"

Jersey Farms Zoned "R-2"



Lot 5 River 80 First Addn.

Elmore Corners South and
West of Elmore Ave.



Other Options:

Do nothing and rely on design standards (applicant can already appeal denial to the City Council).

Provide notification to property owners within 200 feet of application.

Provide Council authority to increase height in C-E instead of ZBA.

Eliminate height limits altogether, or adopt different standards more restrictive than that is proposed.



Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

September 6, 2019

Subject: Proposed Zoning Standard Change
C-E, Elmore Corners Zoning District

Dear Property Owner:

The Jersey Farms Neighborhood Association has requested the City consider a zoning ordinance text amendment that would reduce the maximum height of structures in a portion of the area zoned C-E, Elmore Corners District from 120 feet to 55 feet. Specifically, this would be in the area south and west of Elmore Avenue (see attached map). You own property that would be affected by the change.

The City Council has directed staff to prepare an ordinance for consideration that would enact the proposed height reduction. The Case Number is ORD19-03.

Like any change in zoning, either with the map or text, it must follow a process that includes public hearings before the Plan and Zoning Commission and Committee of the Whole.

The public hearing before the Plan and Zoning Commission will be held:

Tuesday, September 17, 2019
City Council Chambers, City Hall
226 West Fourth Street
Davenport, Iowa 52801

You may submit written comments on the above item or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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

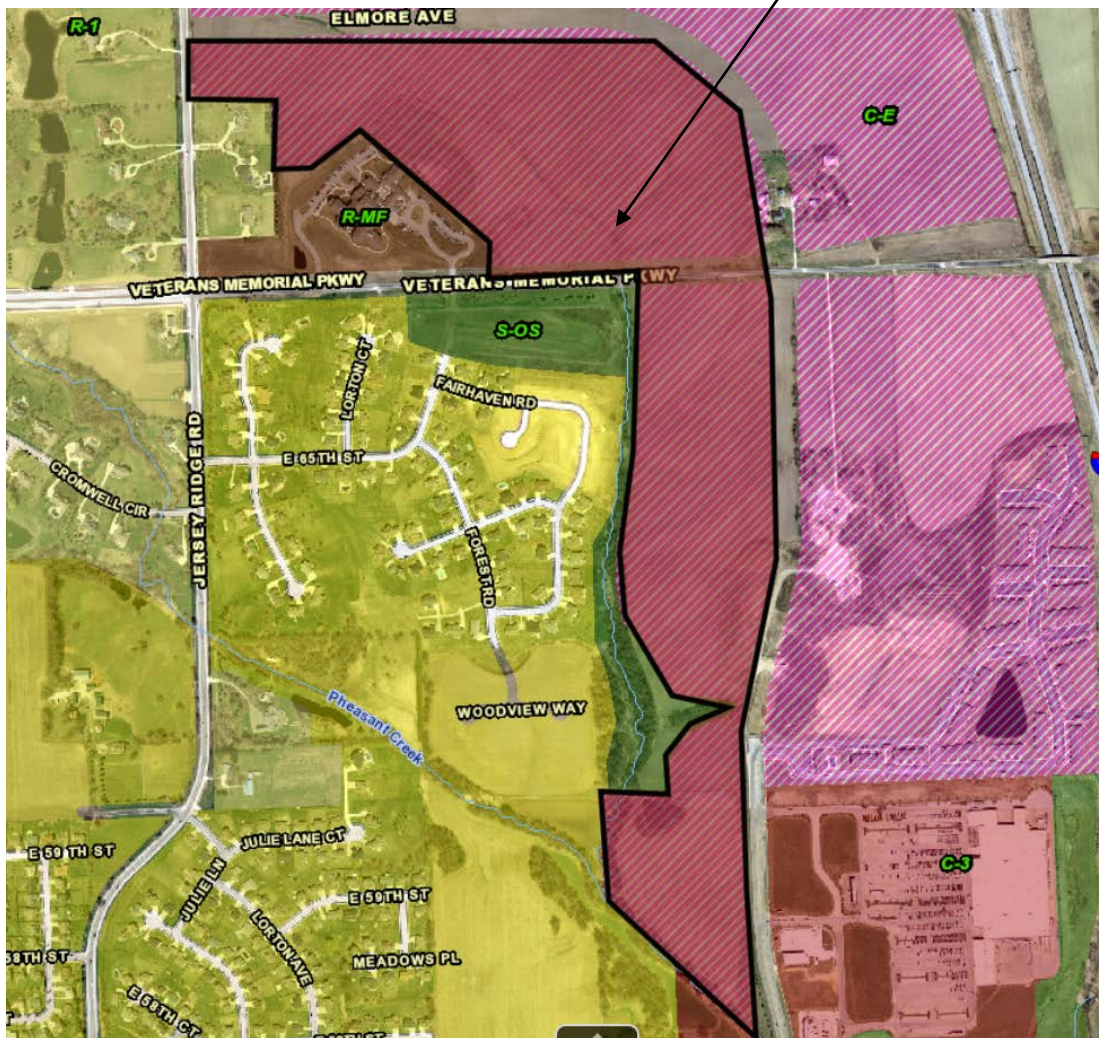
Please let me know if you have further questions.

Sincerely,



Matthew G. Flynn, AICP
Senior Planning Manager/Zoning Administrator
563-888-2286, matt.flynn@ci.davenport.ia.us

Area Proposed for Reduced Height Limit



PASTRNAK LAW FIRM, P.C.
Attorneys at Law
313 W. 3rd Street
Davenport IA 52801
Phone: (563) 323-7737, Ext. 220
Fax: (563) 323-7739
E-mail: ckpastrnak@pastrnak.com

Thomas J. Pastrnak*
Candy K. Pastrnak*

ILLINOIS OFFICE:
6300 75th Ave., Suite A
Milan, IL 61264

Thomas R. Schulz – Of Counsel *
Gregory S. Jager – Of Counsel**
Dee Runnells – Of Counsel*

* Admitted in Iowa and Illinois
** Admitted in Iowa Only

Via email to matt.flynn@ci.davenport.ia.us

Planning and Zoning Commission
c/o Matt Flynn
City of Davenport
226 W. 4th St
Davenport, Iowa 52801

September 16, 2019

Re: Case ORD 19-03
Elmore Corridor Overlay District
Reduction in Height

Dear members of the Commission:

We represent VTS Farm Parcel A, LLC, the owner of approximately 15.24 acres of property located within the Elmore Corridor Overlay District, specifically located west of Elmore Avenue and south of 60th Street. (A copy of a Beacon map showing the location of the property is enclosed for ease of reference.) On behalf of the owner, VTS Farm Parcel A, LLC we object to any modification of the already significant limiting building restrictions imposed by the terms of the Elmore Corridor Overlay District.

We have thoroughly reviewed the existing design standards and building restrictions proposed for the Elmore Corners Overlay District and have already experienced the difficulty said standards and restrictions have created in our client's ability to market and find purchasers and/or developers of this 15.24 acres in the heart of the Elmore Corridor Overlay District.

The proposed height limitation will even more severely restrict and limit the potential buyers/developers of this property. A height limitation, as proposed, would most certainly deter and perhaps even eliminate hotel, senior living center and other multi-story development, which

PASTRNAK LAW FIRM, P.C.

Matt Flynn

September 16, 2019

Page 2

would obviously be a benefit to the City of Davenport and its tax base. To impose additional regulations on property which is already subject to the restrictions and limitations imposed in the overlay district would, in our opinion, not only overburden the property but essentially constitute an unlawful taking.

Further, the imposition of the additional restriction ignores the built in controls and mechanisms that are afforded the City by the terms in the existing Overlay District.

Finally, the imposition of the height restriction on the isolated undeveloped parcels in the area is arbitrary and capricious, particularly since buildings to the east and north of Elmore can exceed the height limit yet buildings to the west and south of Elmore will be prevented from exceeding the height limit.

In conclusion, our client is opposed to modification of the height restrictions, particularly further limitations to height, in the ECOD Elmore Corners Overlay District, and ask our client's objection be placed of record.

Sincerely,

A handwritten signature in cursive script that reads "Candy K. Pastrnak".

Candy K. Pastrnak

Attorney at Law

For: Pastrnak Law Firm

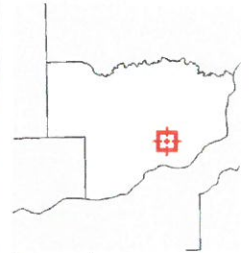
On Behalf of: VTS FARM PARCEL A, LLC, an Iowa limited liability company.



Scott County / City of Davenport, Iowa



Overview



Legend

- Parcels
- Parcel Point
- Political Township
- All Roads
 - Interstate
 - US Highway
 - State Highway
 - County Route
 - Major road
 - Local roads
 - Ramp
 - Alleyway/Access Road
 - Bike/Pedestrian Trail
 - Driveway
- Rights of Way
- Railroad
- County Boundary
- Major Rivers and Streams
 - River Centerline
 - River Boundary
 - Major Stream
- Minor Streams, Other
 - Minor Stream
 - Small Lake/Pond
 - Drainageways, etc
 - Island
- Major Rivers and Lake
 - Lake
 - Major Stream
 - River
 - Minor Lakes and Ponds

Parcel ID Y0801-02A
Sec/Twp/Rng 07-78-04
Property Address

Alternate ID Y17023
Class A
Acreage 15.25

Owner Address VTS FARM PARCEL A LLC
19134 246TH AVE
BETTENDORF IA 52722

A topographic map of a residential area. The map features brown contour lines indicating elevation, with labels such as 700, 710, 720, 730, 740, and 750. Several streets are labeled: "JERSEY RIDGE RD" runs vertically on the left; "ELMORE AVE" runs horizontally near the top; "VETERANS MEMORIAL PKWY" runs horizontally across the middle; "DORLAND CT" is a curved street in the bottom left; "LANTON CT" is a street in the bottom left; and "STILL CT" is a street in the bottom center. A large, light-colored building complex is situated in the upper left quadrant. The map also shows various colored markers (pink, blue, yellow, green) and small black crosses scattered across the terrain.





October 9, 2019

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

Dear Mayor and Council:

At its regular meeting of October 1, 2019, the Plan and Zoning Commission considered Case ORD19-03, request of the City of Davenport to reduce the maximum building height allowed in the portion of the C-E, Elmore Corners Zoning District located west and south of Elmore Avenue from 120 feet to 55 feet. [Ward 6]

The Commission voted unanimously in favor of forwarding the case to the City Council for its approval.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission



Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

October 9, 2019

Subject: Proposed Zoning Standard Change
C-E, Elmore Corners Zoning District

Dear Property Owner:

The Jersey Farms Neighborhood Association has requested the City consider a zoning ordinance text amendment that would reduce the maximum height of structures in a portion of the area zoned C-E, Elmore Corners District from 120 feet to 55 feet. Specifically, this would be in the area south and west of Elmore Avenue (see attached map). You own property that would be affected by the change.

The City Council has directed staff to prepare an ordinance for consideration that would enact the proposed height reduction. The Case Number is ORD19-03.

Like any change in zoning, either with the map or text, it must follow a process that includes public hearings before the Plan and Zoning Commission and Committee of the Whole.

The Plan and Zoning Commission recommended approval of this request at its October 1, 2019 meeting.

The public hearing before the Committee of the Whole will be held:

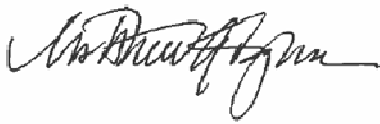
Wednesday, October 16, 2019, 5:30 pm
City Council Chambers, City Hall
226 West Fourth Street
Davenport, Iowa 52801

You may submit written comments on the above item or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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

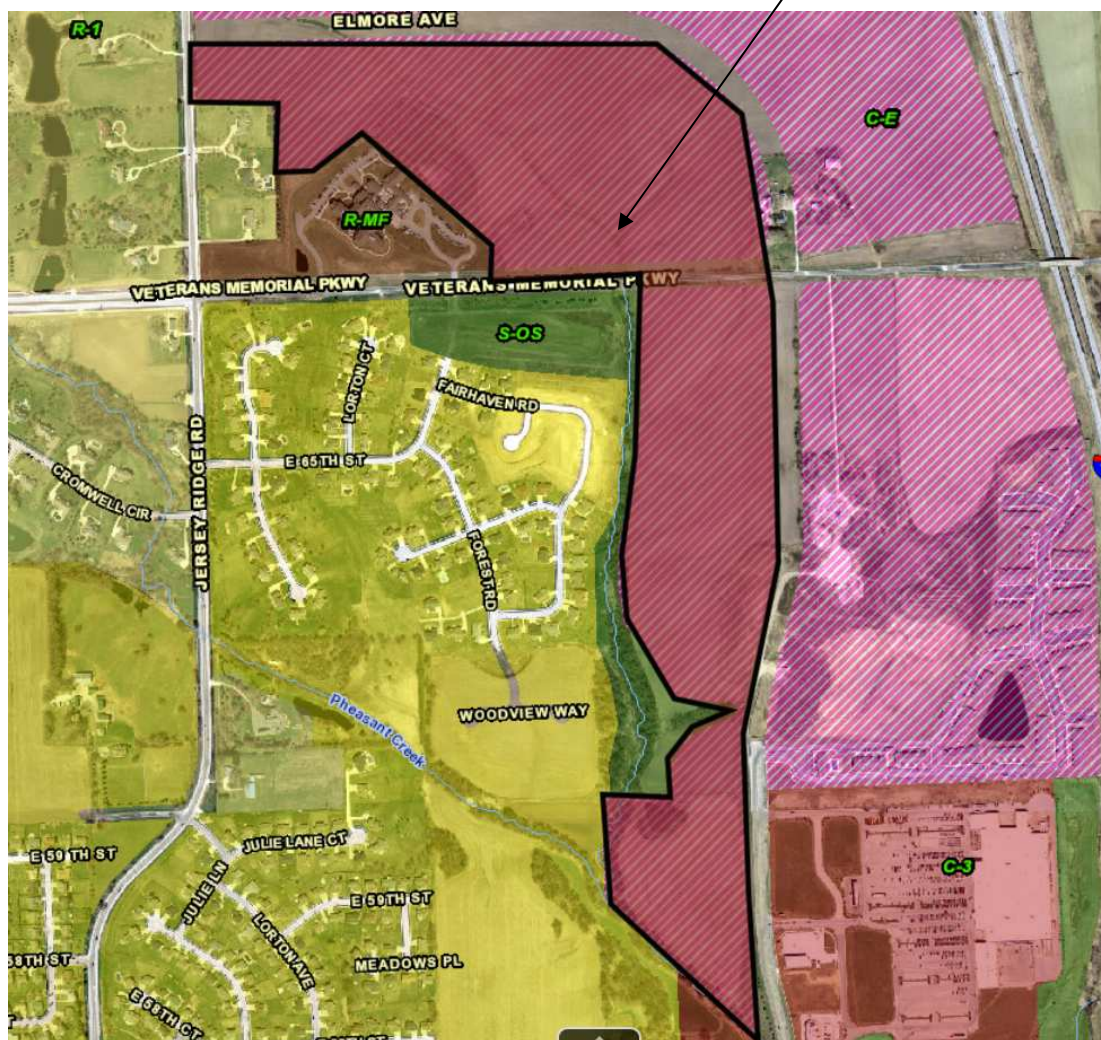
Please let me know if you have further questions.

Sincerely,



Matthew G. Flynn, AICP
Senior Planning Manager/Zoning Administrator
563-888-2286, matt.flynn@ci.davenport.ia.us

Area Proposed for Reduced Building Height Limit



Customer Ad Proof

60067429 CITY OF DAVENPORT - LEGALS

Order Nbr 53348

Publication	Quad-City Times		
Contact	CITY OF DAVENPORT - LEGALS	PO Number	2003280
Address 1	226 W 4TH ST	Rate	Legal
Address 2		Order Price	45.76
City St Zip	DAVENPORT IA 52801	Amount Paid	0.00
Phone	5638882074	Amount Due	45.76
Fax	5633286742		
Section	Notices & Legals	Start/End Dates	10/07/2019 - 10/07/2019
SubSection		Insertions	1
Category	2627 Miscellaneous Notices	Size	88
Ad Key	53348-1	Salesperson(s)	Obits Legals O10
Keywords	NOTICE PUBLIC HEARING WEDNESDA	Taken By	Molly Cox
Notes			
Ad Proof			

**NOTICE
PUBLIC HEARING
WEDNESDAY, OCTOBER 16, 2019 -
5:30 P.M.
CITY OF DAVENPORT COMMITTEE OF
THE WHOLE
COUNCIL CHAMBERS - DAVENPORT
CITY HALL
226 WEST 4th STREET - DAVENPORT,
IOWA**

There is on file in the Community Planning and Economic Development Department (CPED), on behalf of the Plan and Zoning Commission, the two requests:

Case ORD19-03: Request of the City of Davenport to amend Title 17 of the Davenport Municipal Code, entitled, "Zoning", by amending "Table 17.05-05, C-E District Dimensional Standards" reducing the maximum building height allowed. Specifically reducing the maximum height from 120 feet to 55 feet in the area of the C-E District west and south of Elmore Avenue. [Ward 5].

At its October 1, 2019 meeting, the Plan and Zoning Commission recommended approval of the amendment.

Case REZ19-10: Request of Larry Whitty on behalf of KJTLJ, LLC for a zoning map amendment on .73 acres, more or less, of property bound by West Locust Street on the north, Ripley Street on the west, West 18th Street on the south and a public alley on the east from R-4C Single-Family and Two-Family Residential Zoning District to C-1, Neighborhood Commercial District. [Ward 4]

The Legal Description for the above-reference property is as follows:

325 W LOCUST MCINTOSH'S 2ND ADD
Lot: 004 Block: 011 MCINTOSH'S 2ND
ADD W1/3

315 W LOCUST MCINTOSH'S 2ND ADD
Lot: 004 Block: 011 MCINTOSH'S 2ND
ADDE/3 OF LOT 4 (EXC PTO CITY)

1801 RIPLEY ST. MCINTOSH'S 2ND
ADD Lot: 006 Block: 011 MCINTOSH'S
2ND ADD W95' OF S 1/2 OF

1807 RIPLEY ST. MCINTOSH'S 2ND
ADD Lot: 006 Block: 011 MCINTOSH'S
2ND ADD N1/2 OF W 95' OF

321 W Locust MCINTOSH'S 2ND ADD
Lot: 004 Block: 011 MCINTOSH'S 2ND
ADD W1/2 OF E 2/3 OF LOT(EXC PT TO
CITY)

1809 RIPLEY ST. MCINTOSH'S 2ND
ADD Lot: 005 Block: 011 MCINTOSH'S
2ND ADD

316 W 18th St. MCINTOSH'S 2ND ADD
Lot: 006 Block: 011 MCINTOSH'S 2ND
ADD E51' M/L

At its October 1, 2019 meeting, the Plan and Zoning Commission recommended approval of the request.

The public hearing on the above matters are scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, October 16, 2019 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No. 2003280

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

City of Davenport

Agenda Group:
Department: Community Planning & Economic Development
Contact Info: Ryan Rusnak 563-888-2022
Wards:

Action / Date
10/16/2019

Subject:

Public Hearing for the Ordinance for case REZ19-10 being the request of Larry Whitty on behalf of KJTLLJ, LLC to rezone .73 acres, more or less, of property located at the southeast corner of W Locust St and Ripley St from R-4C Single-Family and Two-Family Central Residential Zoning District to C-1 Neighborhood Commercial Zoning District. [Ward 4]

Recommendation:

Hold the Public Hearing.

Background:

Plan and Zoning Commission report:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

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

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

Zoning:

The property is currently zoned R-4C - Single-Family and Two-Family Central Residential Zoning District.

Technical Review:

Streets.

The property located at the southeast corner of W Locust St and Ripley St.

Storm Water.

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

Sanitary Sewer.

There is sanitary sewer adjacent to the property.

Other Utilities.

Other normal utility services are available.

Public Input:

Letters were be sent to property owners within 200 feet of the proposed request notifying them of the August 29, 2019 neighborhood meeting and the September 3, 2019 Plan and Zoning Commission Public Hearing.

A few stakeholders attended the neighborhood meeting. The concern was raised about introducing C-2 Corridor Commercial District to the property, as opposed to C-1 Neighborhood Commercial District. At the September 3, 2019 public hearing, a few stakeholders voiced an objection to the C-2 District and that the C-1 District would be more appropriate. The public hearing was tabled to the September 17, 2019 meeting as the petitioner was not present.

At the September 17, 2019 public hearing, the petitioner expressed that potential commercial users were more in favor of the C-2 Corridor Commercial District than the C-1 Neighborhood Commercial District. The specific C-2 use was not articulated.

The petitioner amended the request from C-2 Corridor Commercial Zoning District to C-1 Neighborhood Commercial Zoning District on 9/30/2019.

Discussion:

The petitioner is requesting a rezoning to C-1 Neighborhood Commercial Zoning District to facilitate development of the property. No specific use has been identified.

Section 17.14.040 of the Davenport City Code, entitled *Zoning and Text Amendments*, provides the process for a Zoning Map amendment.

Analysis of Section 17.14.040.E of the Davenport City Code, entitled *Approval Standards* (**staff analysis in bold**).

E. Approval Standards

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

1. Approval Standards for Map Amendments

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

The Davenport 2035 Residential General (RG) Future Land Use Designation reads: *Neighborhoods are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are*

typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

It is staff's opinion that West Locust Street is an edge where higher intensity may be considered. Higher intensity contemplates commercial development. If only residential development were contemplated along an edge, the language would read, "higher density may be considered".

It is staff's opinion that the C-1 Zoning District would be compatible with the Comprehensive Plan.

b. The compatibility with the zoning of nearby property.

The predominant commercial zoning in the area is the C-1 Neighborhood Commercial Zoning District. The exceptions are the two C-2 Corridor Commercial Zoning District properties (Aldi and Walgreens). Staff considers these "bigger box" uses. See Zoning Map on the next page.

The C-1 Neighborhood Commercial Zoning District facilitates traditional neighborhood development. C-1 requires "build-to zones", which compels buildings to be closer to the street. While this may be challenge adjacent to W 18th St, building up to W Locust St and Ripley Street would be preferential from a traditional neighborhood development standpoint. The subject property is located within the Hilltop Campus Village, a designated Main Street Iowa urban district. The Director of the Hilltop Campus Village District has expressed that the C-1 District would be compatible with the "Main Street" development pattern in the district. Chapter 17.05 of the Davenport City Code, entitled Commercial Districts is included in the background material. This articulates the intent of the C-1 District and dimensional and design standards for the District.

It is staff opinion that the C-1 Zoning District would be compatible with the zoning of nearby property.



c. *The compatibility with established neighborhood character.*

While W Locust St is an arterial roadway, there are a variety of zoning districts and uses along the corridor including commercial, institutional and residential. The character of the commercial properties is smaller in scale. Notably, residential zoning and uses are in close approximately to the property.

It is staff opinion that the C-1 Zoning District would be compatible with the established neighborhood character.

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

Residential development is in close proximity to the subject property. The C-1 Neighborhood Commercial Zoning District would facilitate traditional neighborhood development, which would be more compatible with the "Main Street" development pattern in the district.

It is staff's opinion that the C-1 Zoning District would promote the public health, safety, and welfare of the City.

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

The property is currently zoned R-4C Single-Family and Two-Family Residential Zoning District. It is staff's opinion that higher intensity use would be appropriate in this location because it is oriented toward the W Locust St Corridor.

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

The existing homes on the property have been demolished. Staff would ensure that any development would achieve consistency with use, dimensional and

design standards articulated in the Zoning Ordinance.

Plan and Zoning Commission Recommendation:

Findings:

1. The C-1 Neighborhood Commercial Zoning District would facilitate traditional neighborhood development, which would be more compatible with the "Main Street" development pattern in the district; and
2. The proposed zoning map amendment would achieve consistency with approval standards enumerated in Section 17.14.040E.1 (A-F) of the Davenport City Code.

The Plan and Zoning Commission accepted the listed findings forwards Case REZ19-10 to the City Council with a recommendation for

ATTACHMENTS:

Type	Description
▣ Backup Material	Ordinance
▣ Backup Material	Amend Zoning Application to C-1
▣ Backup Material	Zoning Use Matrix
▣ Backup Material	Chapter 17.05 - Commercial Districts
▣ Backup Material	Zoning Map
▣ Backup Material	Land Use Map
▣ Backup Material	City Council Public Hearing Notice
▣ Backup Material	Neighborhood Meeting Notice, Public Hearing Notice and Notification List

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	10/10/2019 - 11:22 AM
Community Development Committee	Berger, Bruce	Approved	10/10/2019 - 11:26 AM
City Clerk	Admin, Default	Approved	10/10/2019 - 1:43 PM

ORDINANCE NO. 2019-

ORDINANCE for case REZ19-10 being the request of Larry Whitty of behalf of KJTLJ, LLC to rezone .73 acres, more or less, of property located at the southeast corner of West Locust Street and Ripley Street from R-4C Single-Family and Two-Family Central Residential Zoning District to C-1 Neighborhood Commercial Zoning District. [Ward 4]

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to C-1 Neighborhood Commercial Zoning District.

The property has the following legal description:

Part of the Northeast Quarter of Section 26, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, being more particular described as follows:

The west 1/3 of Lot 4, Block 11 of James McIntosh's 2nd Addition, together with west ½ of the east 2/3 of Lot 4, Block 11 of James McIntosh's 2nd Addition, except portion deed to the City of Davenport, together with the east 1/3 of Lot 4, Block 11 of James McIntosh's 2nd Addition, except portion deed to the City of Davenport, together with Lot 5, Block 11 of James McIntosh's 2nd Addition, together with the north ½ of the west 95 feet of Lot 6, Block 11 of James McIntosh's 2nd Addition, together with the west 95 feet of the south ½ of Lot 6, Block 11 of James McIntosh's 2nd Addition and together with the east 51 feet of Lot 6, Block 11 of James McIntosh's 2nd Addition,

Said properties contain 32,000 square feet, more or less.

Section 2. The Plan and Zoning Commission considered case REZ19-10 at its October 1, 2019 meeting and voted to forward the request to City Council with a recommendation for approval.

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

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

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

First Consideration:

Second Consideration:

Approved:

Frank Klipsch, Mayor

Attest: _____
Brian Krup, Deputy City Clerk

Published in the *Quad City Times* on _____

Rusnak, Ryan

From: Larry J Whitty <ljwt60@icloud.com>
Sent: Monday, September 30, 2019 3:45 PM
To: Rusnak, Ryan
Subject: Rezoning request to C1

Ryan,
If able please modify our request to reflect a C1 rezoning for tomorrow nights' consideration.

Peace

Larry Whitty

563-650-4691

From: Ryan Rusnak <rrusnak@ci.davenport.ia.us>
Date: Monday, September 30, 2019 at 8:43 AM
To: Larry Whitty <larryw@happyjoes.com>
Subject: Rezoning request

Larry,

Please recall that the Commission will vote to recommend on your request tomorrow night. The meeting is at City Hall and beings at 5:00 pm.

Based on the requested C-2, staff is recommending that the Plan and Zoning Commission recommend denial of the request.

The City Ordinance specifies that the Plan and Zoning Commission recommend approval, approval with conditions or denial of the application.

Staff would be in favor of C-1 zoning. I anticipate the Commission would as well.

I am around today if you want to chat.

Ryan Rusnak, AICP
Planner III
Community Planning
City of Davenport
226 West 4th Street
Davenport, Iowa 52801
PH: 563-888-2022

TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Adult Use															S	S					Sec. 17.08.030.A	
Agriculture																		P				
Amusement Facility - Indoor									P	P		P	P	P	P		P					
Amusement Facility - Outdoor										S				S	P		S					
Animal Care Facility – Large Animal																		P				
Animal Care Facility – Small Animal							S	S	P	P		S	S	P	P		P	P			Sec. 17.08.030.B	
Animal Breeder																		P			Sec. 17.08.030.B	
Art Gallery							P	P	P	P		P	P	P			P					
Arts and Fitness Studio							P	P	P	P		P	P	P			P					
Bar								S	P	P		P	P	P			P					
Bed and Breakfast	P	P	S	S	S													P			Sec. 17.08.030.C	
Billboard									P	P					P	P					Sec. 17.08.030.D	
Body Modification Establishment								P	P	P		P		P			P					
Broadcasting Facility TV/Radio								P	P	P	P	P	P	P	P	P	P			P		
Campground																		S	P		Sec. 17.08.030.E	
Car Wash									P	P				S			P				Sec. 17.08.030.F	
Casino														P								
Cemetery																			P			
Children's Home					P				P	P				P			S			P	Sec. 17.08.030.G	
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Community Center	P	P	P	P	P		P	P	P	P		P	P	P			P	P	P	P		
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	Sec. 17.08.030.H	
Conservation Area																		P	P			
Country Club																			P			
Cultural Facility							P	P	P	P		P	P	P			P		P	P		
Day Care Center					P		P	P	P	P	P	P	P	P			P			P	Sec. 17.08.030.I	
Day Care Home	P	P	P	P	P													P			Sec. 17.08.030.I	
Drive-Through Facility								S	P	P		S		P			P				Sec. 17.08.030.J	
Drug/Alcohol Treatment Facility, Residential									S	S				S			S			S	Sec. 17.08.030.K	
Drug Treatment Clinic									S	S				S			S			S	Sec. 17.08.030.K	
Domestic Violence Shelter					P			P	P	P				P			P			P	Sec. 17.08.030.G	
Dwelling – Accessory Dwelling Unit	P	P	P	P																	Sec. 17.08.030.L	
Dwelling – Manufactured Home						P												S			Sec. 17.08.030.M	

TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Dwelling - Multi-Family					P		P	P	P	P		P	P	P			P				Sec. 17.08.030.N	
Dwelling - Townhouse					P		P	P	P	P		P	P	P			P				Sec. 17.08.030.O	
Dwelling - Single-Family	P	P	P	P			P	P	P				P								Sec. 17.08.030.O	
Dwelling - Single-Family Semi-Detached		P	P	P	P		P	P	P				P								Sec. 17.08.030.O	
Dwelling - Two-Family (New Construction)			P	P	P		P	P	P				P								Sec. 17.08.030.O	
Dwelling - Two-Family (Conversion)			S	S	P		P	P	P				P								Sec. 17.08.030.O	
Educational Facility - Primary or Secondary	P	P	P	P	P															P		
Educational Facility - University or College										P	P	P		P						P		
Educational Facility - Vocational							S	S	S	P	P	P	S	P	P	P	P			P		
Equine, Keeping of/Equestrian Facility	P																	P			Sec. 17.08.030.P	
Fairground																		S	S	P		
Financial Institution							P	P	P	P	P	P	P	P			P					
Financial Institution, Alternative									S	S				S			P				Sec. 17.08.030.Q	
Food Bank															P		P					
Food Pantry									P	S				S			S					
Funeral Home							S	S	S	P				P			P					
Gas Station								S	P	P				P	P	P	P				Sec. 17.08.030.R	
Golf Course/Driving Range																			P			
Government Office/Facility							P	P	P	P	P	P	P	P	P	P	P		P	P		
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Greenhouse/Nursery - Retail										P				P			P	S				
Group Home	P	P	P	P	P																Sec. 17.08.030.S	
Halfway House									S	S				S			S			S	Sec. 17.08.030.K	
Healthcare Institution																				P		
Heavy Rental and Service															P		P					
Heavy Retail										S				S	P		P					
Homeless Shelter									S	S				S			S			S	Sec. 17.08.030.K	
Hotel									P	P	P	P	S	P			P					
Industrial - General																P						
Industrial - Light											P				P	P	P					
Industrial Design								P	P	P	P	P		P	P	P	P					
Live Performance Venue										P		P	P	P			P					

TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Lodge/Meeting Hall	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P			Sec. 17.08.030.T	
Manufactured Home Park						P																
Medical/Dental Office							P	P	P	P	P	P	P	P			P			P		
Micro-Brewery/Distillery/Winery									P	P		P	P	P	P		P					
Neighborhood Commercial Establishment		S	S	S	S																Sec. 17.08.030.U	
Office							P	P	P	P	P	P	P	P	P	P	P			P		
Outdoor Dining								P	P	P	P	P	P	P			P				Sec. 17.08.030.V	
Parking Lot (Principal Use)								S	S	S	S	S	S	S	P		S			P	Chapter 17.10	
Parking Structure (Principal Use)								S	S	P	P	S	S	P			P			P	Chapter 17.10	
Personal Service Establishment							P	P	P	P	P	P	P	P	P		P			P		
Place of Worship	P	P	P	P	P		S	S	P	P		P	P	P				P		P		
Private Recreation Facility								P	P	P		P	P	P			P			P		
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
Public Safety Facility					P		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Public Works Facility											P				P	P	P	P		P		
Reception Facility	S	S	S	S				S	S	P		S	S	P			P	S			Sec. 17.08.030.W	
Recreational Vehicle (RV) Park																		S	S		Sec. 17.08.030.E	
Research and Development											P				P	P	P			P		
Residential Care Facility					P				P	P				P						P	Sec. 17.08.030.X	
Restaurant								P	P	P	P	P	P	P	P	P	P		P	P		
Retail Goods Establishment							P	P	P	P	P	P	P	P	P	P	P			P		
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Retail Alcohol Sales									P	P		S		P	P		P					
Retail Sales of Fireworks															P	P					Sec. 17.08.030.Y	
Salvage Yard																S						
Self-Storage Facility: Enclosed									S	P	P			P	P	P	P				Sec. 17.08.030.Z	
Self-Storage Facility: Outdoor										S					P	P	S				Sec. 17.08.030.Z	
Social Service Center									P	P				P			P			P		
Solar Farm											P				P	P		S		P	Sec. 17.08.030.AA	
Specialty Food Service								P	P	P		P	P	P	P		P					
Storage Yard - Outdoor															P	P					Sec. 17.08.030.BB	
Truck Stop															P	P						
Vehicle Dealership – Enclosed										P	S	P		P	S		P					

TABLE 17.08-1: USE MATRIX																					
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Vehicle Dealership – With Outdoor Storage/Display										S				S	S		P				
Vehicle Operation Facility															P	P				P	
Vehicle Rental – Enclosed										P	S	P		P	S		P				
Vehicle Rental – With Outdoor Storage/Display										S				S	S		P				
Vehicle Repair/Service– Major															P	P	S				Sec. 17.08.030.CC
Vehicle Repair/Service – Minor								S	P	P				P	P	P	S				Sec. 17.08.030.CC
Warehouse															P	P					
Wholesale Establishment															P	P	S				
Wind Energy System											S				S	S		S		S	Sec. 17.08.030.DD
Wine Bar								S	P	P		P	P	P			P				
Winery																		S			
Wireless Telecommunications	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.EE
Wireless Telecommunications – Stealth Design Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.EE
Wireless Telecommunications – DAS Co-Location	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.EE
Wireless Telecommunications – DAS New Pole	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.EE
TEMPORARY USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Farmers' Market					T		T	T	T	T	T	T	T	T			T	T	T	T	Sec. 17.08.040.A
Real Estate Project Sales Office/Model Unit	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T	T			T	Sec. 17.08.040.B
Temporary Cell On Wheels (COW)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.C
Temporary Contractor Office and Contractor Yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.D
Temporary Outdoor Entertainment	T	T	T	T	T		T	T	T	T	T	T	T	T	T		T	T	T	T	Sec. 17.08.040.E
Temporary Outdoor Sales (No Fireworks Stand)	T	T	T	T	T		T	T	T	T	T	T	T	T	T		T	T		T	Sec. 17.08.040.F
Temporary Outdoor Sales - Fireworks Stand Only															T	T					Sec. 17.08.040.G
Temporary Outdoor Storage Container	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.H

CHAPTER 17.05. COMMERCIAL DISTRICTS

Section 17.05.010	Purpose Statements
Section 17.05.020	Uses
Section 17.05.030	Dimensional Standards
Section 17.05.040	Design Standards
Section 17.05.050	C-D District Standards
Section 17.05.060	C-V District Standards
Section 17.05.070	C-E District Standards
Section 17.05.080	General Standards of Applicability

Section 17.05.010 Purpose Statements

A. C-T Commercial Transitional Zoning District

The C-T Commercial Transitional Zoning District is intended to accommodate low intensity limited office, service, and retail uses that may serve as a transition between residential areas and more intensely developed commercial or light industrial areas of the City. Low intensity mixed-use is allowed.

B. C-1 Neighborhood Commercial Zoning District

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

C. C-2 Corridor Commercial Zoning District

The C-2 Corridor Commercial Zoning District is intended to address the commercial corridors that are primarily oriented toward a mix of retail, personal service, and office uses along arterial streets and collector streets adjacent to arterials streets in the City. The C-2 District accommodates auto-oriented development – both individual businesses and retail centers – and mixed-use development, with the intent of improving the pedestrian environment along Davenport's commercial corridors.

D. C-3 General Commercial Zoning District

The C-3 General Commercial Zoning District is intended to accommodate higher-intensity commercial development within the City of Davenport that serves both local and regional markets. The C-3 District addresses medium- and large-scale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.

E. C-OP Commercial Office Park Zoning District

The C-OP Commercial Office Park Zoning District is intended to accommodate larger office developments, office parks, and research and development facilities, which may include limited indoor light industrial uses with no outside impacts. The district is oriented toward larger-scale complexes that may include ancillary services for employees such as personal services, restaurants, and retail establishments. District standards are intended to guide the development of campus-like environments, and include provisions for orientation of structures around plazas or public spaces, and the creation of a cohesive appearance.

F. C-D Downtown Zoning District

The C-D Downtown Zoning District is intended to accommodate the unique development environment of downtown Davenport. The District is intended to reinforce and enhance the existing character of downtown as a point of regional focus, a destination for culture, sports, and entertainment, and a vibrant, pedestrian-friendly mixed-use environment.

G. C-V Village of East Davenport Zoning District

The C-V Village of East Davenport Zoning District is intended to preserve and enhance the smaller-scale, historic character of the Village of East Davenport, and to ensure future development is compatible with the unique historic and architectural character of the area.

H. C-E Elmore Corners Zoning District

The C-E Elmore Corners Zoning District is intended to implement the vision contained in the Elmore Corners Area Plan through the application of site and building design standards that ensure quality, compatible, and coordinated development within the area.

Section 17.05.020 Uses

A. Chapter 17.08 lists permitted, special, and temporary uses for the commercial districts.

B. In the C-V District, only 35% of a blockface can be in the use “bar.” This is calculated as a percentage of the number of buildings along a blockface. Where a structure maintains an outdoor seating area, such seating area is counted as part of the building.

Section 17.05.030 Dimensional Standards

A. Table 17.05-1: Commercial Districts Dimensional Standards establishes the dimensional standards for the commercial districts, with the exception of the C-D, C-V, and C-E Districts. The dimensional standards for development in the C-D, C-V, and C-E Districts are found in Sections 17.05.050, 17.05.060, and 17.05.070 respectively, below. These regulations apply to all uses within each district unless a different standard is listed for a specific use.

B. In the C-T District, new non-residential development is limited to the maximum gross floor area indicated in Table 17.05-1. Any structures existing as of the effective date of this Ordinance are exempt from this limitation. Additional gross floor area may be permitted if, during site plan review, it is found that the development meets the following standards:

1. The development maintains the privacy of adjacent residential lots through techniques such as decreased height, additional landscape and screening measures, building massing and design to mitigate adverse impacts of noise and lighting, and increased setbacks above those required from adjacent residential lots.
2. Building design elements incorporate pedestrian-scale features, such as awnings and storefront windows.
3. The design of the site's circulation system provides adequate and safe access for both motor vehicles and alternate modes of transportation, including pedestrians and bicyclists. The design minimizes potentially dangerous traffic movements and points of conflict between vehicles and pedestrians or bicyclists.

C. See Section 17.02.040 for measurement methodologies.

Table 17.05-1: Commercial Districts Dimensional Standards					
	C-T	C-1	C-2	C-3	C-OP
Bulk					
Minimum Lot Area	10,000sf	None	None	20,000sf	20,000sf
Minimum Lot Width	60'	None	None	80'	70'
Maximum Gross Floor Area of Nonresidential	5,000sf unless meeting the standards of Section 17.05.030.B	None	None	None	None
Maximum Building Height	35'	45'	45'	Nonresidential: 55' Mixed-Use: 75'	45'
Setbacks					
Minimum Front Setback	Build-to zone of 0' to 20'	Build-to zone of 0' to 15'	None	25'	20'
Front Setback Build-To Percentage	70%	70%	None	None	None
Minimum Interior Side Setback	None, unless abutting a residential district then 20'	None, unless abutting a residential district then 10'	None, unless abutting a residential district then 10'	10', unless abutting a residential district then 20'	15'
Minimum Corner Side Setback	Build-to zone of 0' to 15'	Build-to zone of 0' to 10'	10'	20'	Build-to zone of 0' to 20'
Corner Side Setback Build-To Percentage	60%	60%	None	None	60%
Minimum Rear Setback	15', unless abutting a residential district then 25' or 20% of lot depth, whichever is less	None, unless abutting a residential district then 15' or 20% of lot depth, whichever is less	None, unless abutting a residential district then 15'	10', unless abutting a residential district then 25'	25'

Section 17.05.040 Design Standards

The following design standards apply to new construction, substantial repair or rehabilitation of the exterior façade of an existing structure meant to remedy damage or deterioration, and additions to an existing structure in the commercial districts, with the exception of the C-D, C-V, and C-E Districts. Design standards for development in the C-D, C-V, and C-E Districts are found in Sections 17.05.050, 17.05.060, and 17.05.070 respectively, below. Only those standards that relate to the specific repair, rehabilitation action, or addition apply. These standards do not apply to interior remodeling.

A. Commercial Districts Design Standards

Table 17.05-2: Commercial Districts Design Standards establishes the design standards for the commercial districts. In the table, a “•” indicates that the standard is applicable in the district indicated. The absence of a “•” indicates that the standard does not apply to the district.

Table 17.05-2: Commercial Districts Design Standards					
	C-T	C-1	C-2	C-3	C-OP
Façade Design					
Building façades that face a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 40 linear feet, measured parallel to the street.	•	•	•	•	
Building façades in excess of 100 linear feet that face a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, building material change, or a wall articulation change of no less than 2 feet in depth or projection, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 linear feet.	•	•	•	•	
Buildings with façades over 150 feet in length must incorporate wall projections or recesses, or changes in wall plane a minimum of two feet in depth a maximum of every 75 linear feet.					•
All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade.	•	•	•	•	
Building materials and visual elements used on the façade of the primary building frontage must continue on all building façades that face a public right-of-way (excluding alleys) and/or the lot line of a residential district.	•	•	•	•	
Large expanses of highly reflective wall surface material and mirror glass on exterior walls are prohibited.	•	•	•	•	•
Fenestration Design					
The ground floor of a façade facing a public right-of-way (excluding alleys) must maintain a minimum transparency of 50%, measured between two and ten feet in height from grade.		•	•		
The ground floor of a façade facing a public right-of-way (excluding alleys) must maintain a minimum transparency of 35%, measured between two and ten feet in height.				•	
Upper floors of a façade facing a public right-of-way (excluding alleys) must maintain a minimum transparency of 15% of the wall area of the story.	•	•	•		
Roof Design					
Rooflines over 100 linear feet in building length must contain variation, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variegation on the roofline must occur at intervals of no more than 75 linear feet.	•	•	•	•	
Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops to provide visual interest.	•	•	•	•	
Any roof that is visible from a public right-of-way must be shingle or colored standing seam metal roofing.	•	•	•	•	
Green roof, blue roof, and white roof designs are encouraged.	•	•	•	•	•
Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.	•	•	•	•	•
Entrance Design					
Public entrances and primary building elevations must be oriented toward a public street. Main entrances to the buildings must be well defined.					•
Entries to office or guest facilities must address the street, with direct access to office or guest facilities from street frontages and parking areas.					•

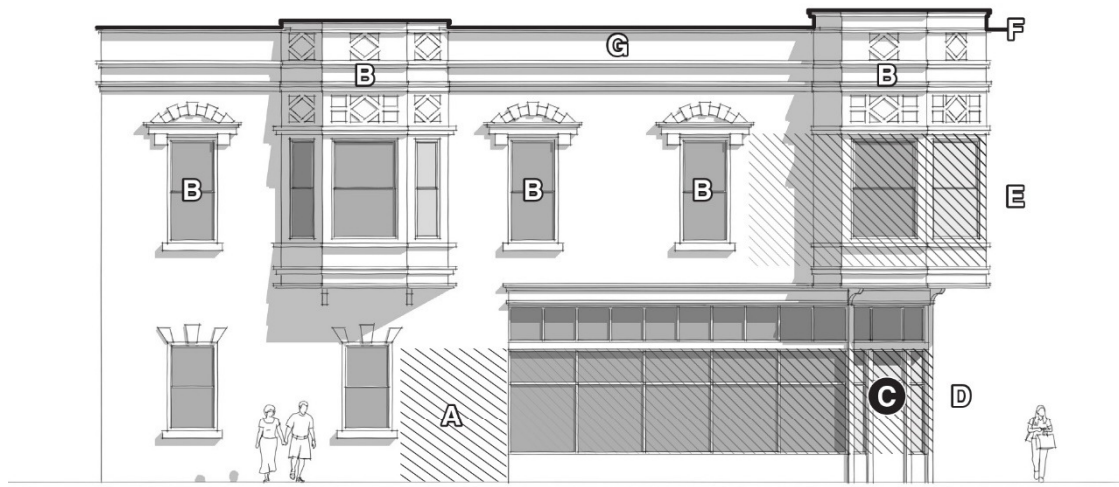
Table 17.05-2: Commercial Districts Design Standards					
	C-T	C-1	C-2	C-3	C-OP
Multi-Tenant Commercial Center and Office Park Site Design					
Sites must be designed to ensure safe pedestrian access to the commercial center from the public right-of-way, and safe pedestrian circulation within the development.		•	•	•	
A cohesive character must be established through the use of coordinated hardscape (paving materials, lighting, street furniture, etc.) and landscape treatments within the development.		•	•	•	
Commercial centers may provide definition along the street frontage by locating part of the center or outlot buildings within 0' to 25' of the front lot line. The center or any outlot buildings may be placed within a required setback to comply with this standard.				•	
In multi-building complexes, a distinct visual link must be established between various buildings through the use of architectural features or site design elements such as courtyards, plazas, landscape, and walkways to unify the project.					•
Developments should provide a pedestrian link to adjacent commercial uses to provide safe pedestrian access between the site and commercial uses outside the development.					•

B. Building Material Restrictions

In commercial districts (excluding the C-D, C-V, and C-E Districts), the following building materials are prohibited on any façade facing a public right-of-way (excluding alleys) or any façade that abuts the lot line of a residential district. However, such materials may be used as decorative or detail elements for up to 25% of the façade, or as part of the exterior construction that is not used as a surface finish material.

1. Plain concrete block
2. Corrugated metal
3. Aluminum, steel or other metal sidings (does not apply to C-1 and C-2 Districts)
4. Exposed aggregate (rough finish) concrete wall panels
5. T-111 composite plywood siding
6. Plastic
7. Vinyl

C-1 DISTRICT DESIGN STANDARDS



- | | |
|--|--|
| <p>A. Blank wall area 40 linear feet or less, measured parallel to the street</p> <p>B. Repeating pattern of two elements at an interval of no more than 40 linear feet</p> <p>C. A visually distinct public entrance from the sidewalk along the primary building frontage</p> <p>D. First floor transparency of 50% measured between two and ten feet in height from grade</p> | <p>E. Upper floor transparency of 15% of the wall area of the story</p> <p>F. 100-foot roofline with variations occurring at intervals of no more than 75 linear feet</p> <p>G. Parapet walls with three-dimensional cornice treatments or other shadow-creating details</p> |
|--|--|

C-2 DISTRICT DESIGN STANDARDS



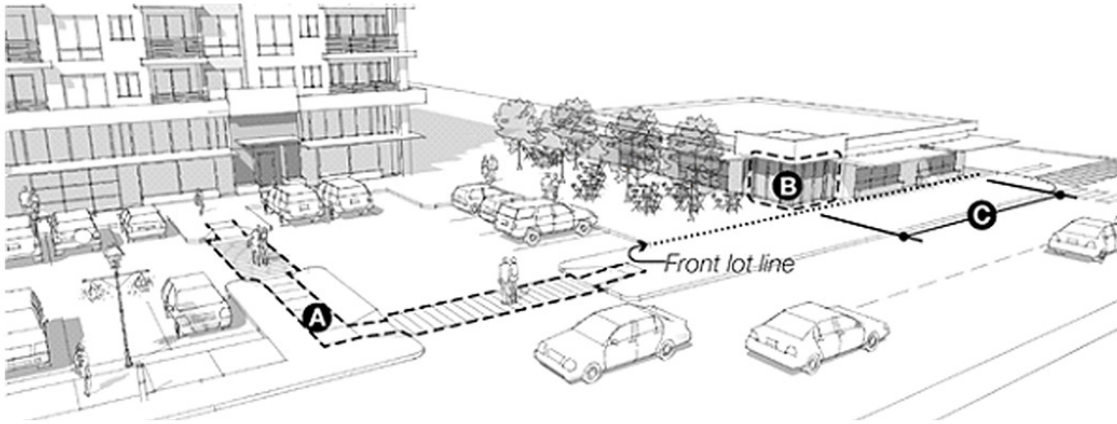
- A. Blank wall area 40 linear feet or less, measured parallel to the street
- B. Repeating pattern of two elements at an interval of no more than 40 linear feet
- C. A visually distinct public entrance from the sidewalk along the primary building frontage
- D. First floor transparency of 50% measured between two and ten feet in height from grade
- E. Upper floor transparency of 15% of the wall area of the story
- F. 100-foot roofline with variations occurring at intervals of no more than 75 linear feet
- G. Parapet walls with three-dimensional cornice treatments or other shadow-creating details

C-3 DISTRICT DESIGN STANDARDS



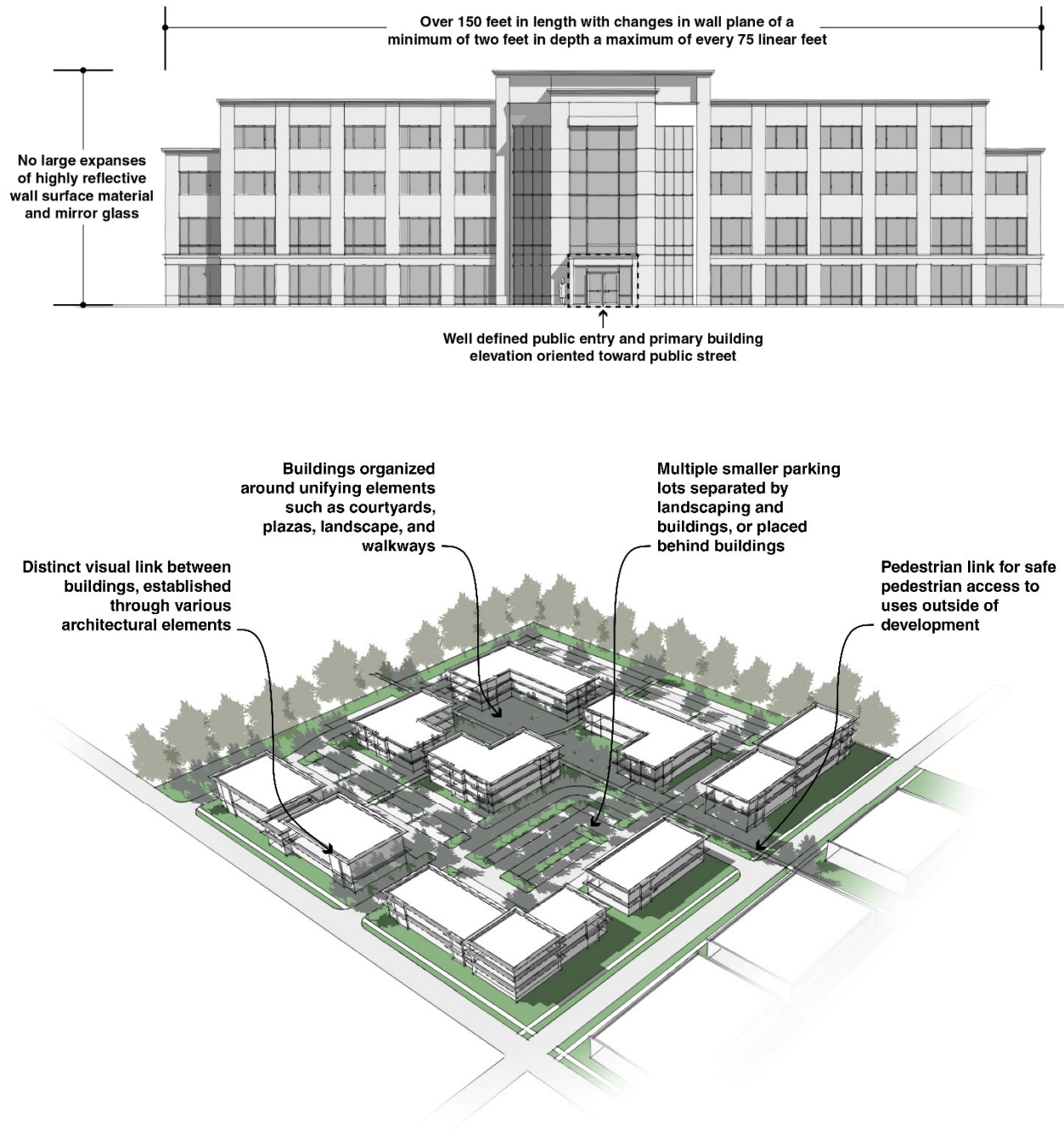
- A. Blank wall area 40 linear feet or less, measured parallel to the street
- B. Repeating pattern of two elements at an interval of no more than 40 linear feet
- C. A visually distinct public entrance from the sidewalk along the primary building frontage
- D. First floor transparency of 35% measured between two and ten feet in height from grade
- E. 100-foot roofline with variations occurring at intervals of no more than 75 linear feet
- F. Parapet walls with three-dimensional cornice treatments or other shadow-creating details

MULTI-TENANT COMMERCIAL CENTER SITE DESIGN STANDARDS



- A. Sites must be designed to ensure safe pedestrian access to the commercial center from the public right-of-way, and safe pedestrian circulation within the development.
- B. Any outlot buildings must meet the minimum transparency requirements of the district, and must include prominent entrances oriented toward both the street and the interior lot.
- C. Commercial centers may provide definition along the street frontage by locating part of the center or outlot buildings within 0' to 25' of the front lot line. The center or any outlot buildings may be placed within a required setback to comply with this standard.

C-OP DISTRICT DESIGN STANDARDS



Section 17.05.050 C-D District Standards

A. Purpose Statement

The C-D District is intended to accommodate the unique development environment within Downtown Davenport. Development in Downtown should be oriented toward reinforcing the area as a point of regional focus and strengthening its position as a center of office, finance, retail, and governmental activities. Additionally, the C-D District standards are intended to:

1. Add to the downtown's appeal as a visitor, cultural, sports and entertainment center.
2. Encourage downtown residential development in a variety of housing types.
3. Accommodate a variety of active uses and enhance the walkability and pedestrian orientation of Downtown.
4. Ensure high-quality design that maintains and enhances the aesthetic appeal of Downtown.

B. C-D District Dimensional Standards

Table 17.05-3: C-D District Dimensional Standards establishes the dimensional standards for Downtown. These regulations apply to all uses within the district unless a different standard is listed for a specific use.

Table 17.05-3: C-D District Dimensional Standards	
	C-D
Bulk	
Minimum Lot Area	None
Minimum Lot Width	None
Maximum Building Height	None
Minimum Building Height	24'
Setbacks	
Front Setback	0'-10' build-to zone
Required Build-to Percentage	80%
Interior Side Setback	None
Corner Side Setback	0'-10' build-to zone
Rear Setback	None

C. C-D District Design Standards

Development in the C-D District is subject to design review per Section 17.14.100, and must be designed in accordance with the City of Davenport's adopted Downtown Design Guidelines and Downtown Davenport Streetscape Improvement Plan.

17.05.060 C-V District Standards

A. Purpose Statement

The C-V District is intended to ensure that new development in the Village of East Davenport is compatible with the unique cultural and historic character of the area. To that end, the C-V District standards contain contextual controls and a series of design considerations that address height, width, proportion, and relationship to the street, as well as architectural considerations such as roof and cornice form, visual composition, rhythm, fenestration and articulation, and materials.

B. C-V District Dimensional Standards

Table 17.05-4: C-V District Dimensional Standards establishes the dimensional standards for the Village of East Davenport. These regulations apply to all uses within the district unless a different standard is listed for a specific use.

Table 17.05-4: C-V District Dimensional Standards	
	C-V
Bulk	
Minimum Lot Area	None
Minimum Lot Width	None
Maximum Building Height	45'
Setbacks	
Front Setback	0-10' build-to-zone, or average of adjacent structures
Required Build-to Percentage	80%
Interior Side Setback	None, unless abutting a residential district then 5'
Corner Side Setback	0'-10' build-to zone
Rear Setback	None, unless abutting a residential district then 25'

C. C-V District Design Standards

Development in the C-V District is subject to design review per Section 17.14.100. Design requirements for the C-V District are described in the adopted Village of East Davenport Performance Standards.

Section 17.05.070 C-E District Standards

A. Purpose Statement

The C-E Elmore Corners Zoning District is intended to implement the vision contained in the Elmore Corners Area Plan through the application of site and building design standards that ensure quality, compatible, and coordinated development within the area.

B. C-E District Dimensional Standards

Table 17.05-5: C-E District Dimensional Standards establishes the dimensional standards for Elmore Corners. These regulations apply to all uses within the district unless a different standard is listed for a specific use.

Table 17.05-5: C-E District Dimensional Standards	
	C-E
Bulk	
Minimum Lot Area	20,000sf
Minimum Lot Width	80'
Maximum Building Height	120'
Minimum Setbacks	
Front Setback	25'
Interior Side Setback	10', unless abutting a residential district then 20'
Corner Side Setback	20'
Rear Setback	10', unless abutting a residential district then 25'

C. C-E District Design Standards

Development in the C-E District is subject to design review per Section 17.14.100. Design requirements for the C-E District are described in the adopted Elmore Corners Plan.

Section 17.05.080 General Standards of Applicability

A. Site Development Standards

See Chapter 17.09 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, and permitted encroachments.

B. Off-Street Parking and Loading

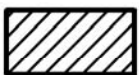
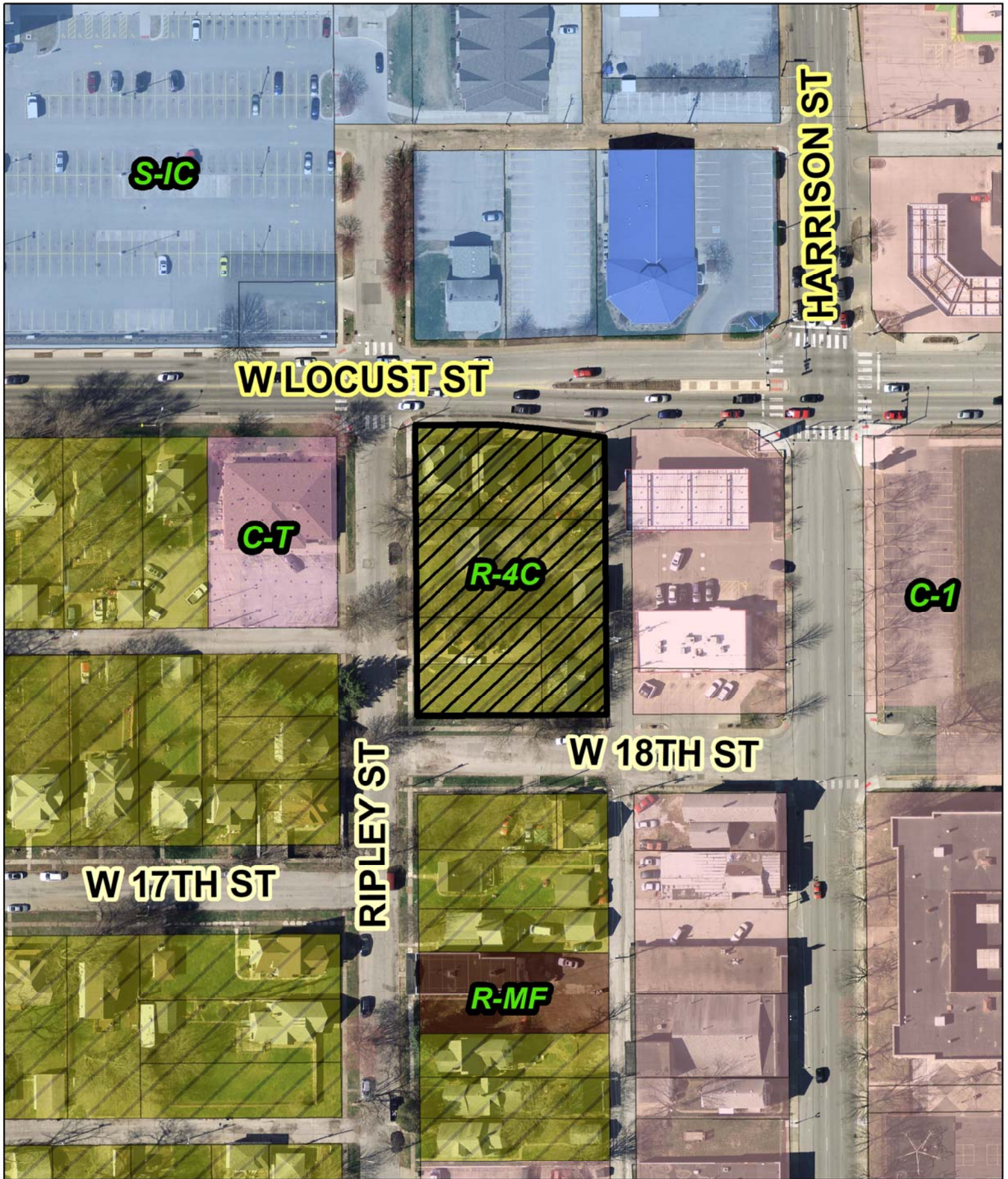
See Chapter 17.10 for off-street parking and loading standards and requirements.

C. Landscape

See Chapter 17.11 for landscape, buffering, and screening standards and requirements.

D. Signs

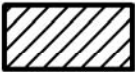
See Chapter 17.12 for standards governing signs.



Subject Property

N

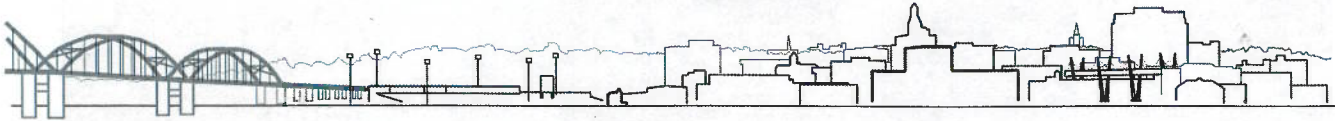




Subject Property



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



10/7/2019

Public Hearing Details:

Date: 10/16/2019 Ward: **4th**
Time: 5:30 PM
Location: Rezoning: Southeast corner of West Locust Street and Ripley Street (see map on the back side)
Subject: Public hearing to rezone property before the City Council.
Case #: REZ19-10

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

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a request to rezone property at southeast corner of West Locust Street and Ripley Street. The purpose of the request is to facilitate commercial development.

Request Description:

Case REZ19-10: Request of Larry Whitty on behalf of KJTLJ, LLC for a zoning map amendment on .73 acres, more or less, of property bound by West Locust Street on the north, Ripley Street on the west, West 18th Street on the south and a public alley on the east from R-4C Single-Family and Two-Family Residential Zoning District to C-1 Neighborhood Commercial District. [Ward 4]

The Plan and Zoning Commission considered the case at its October 1, 2019 meeting and voted to forward Case REZ19-10 to the City Council with a recommendation for approval.

The Commission vote was 7 yes, 0 no and 0 abstention.

What are the Next Steps after the Public Hearing?

The 10/16/2019 public hearing is the first step in the review/approval process by the City Council. For the specific dates and times of subsequent meetings, please contact the case planner listed below.

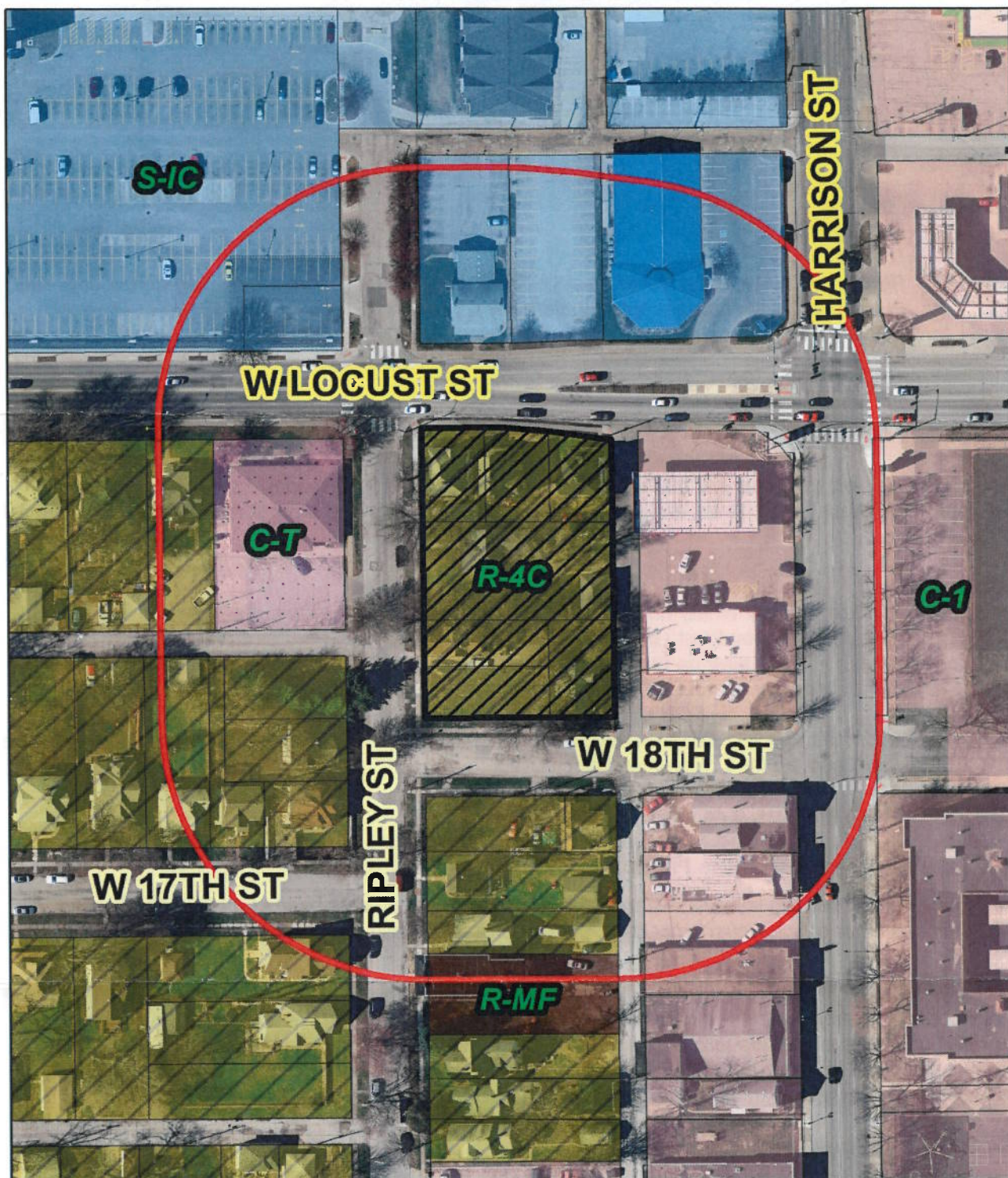
Would You Like to Submit an Official Comment?

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

Do You Have Any Questions?

If you have any questions on this request, or if you need accommodations for any reason, please contact Ryan Rusnak, AICP, the case planner assigned to this project at rusrnak@ci.davenport.ia.us or 563-888-2022. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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



Subject Property



200 Foot Notification Radius

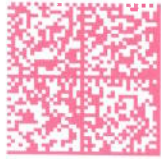


CITY OF DAVENPORT

CPED 1010

**226 W. FOURTH STREET
DAVENPORT, IOWA 52801-1398**

PRESORTED
FIRST CLASS



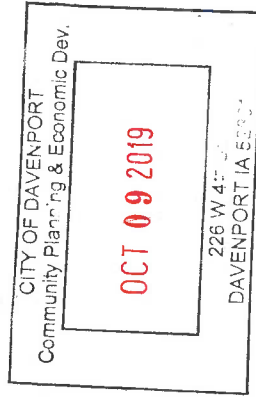
U.S. POSTAGE >>> PITNEY BOWES



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City of Davenport
Community Planning – Att. Ryan Rusnak
226 West 4th Street
Davenport, Iowa 52801



CITY OF DAVENPORT
Community Planning & Economic Dev.

OCT 09 2019

226 W 4th ST
DAVENPORT IA 52801

12 IRRAWADDI 52801





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

**NOTICE
NEIGHBORHOOD MEETING
THURSDAY AUGUST 29, 2019 – 5:30 P.M.
AT CITY HALL – 226 WEST 4TH STREET – COUNCIL CHAMBERS**

You are invited to a neighborhood meeting regarding the following request:

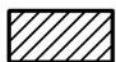
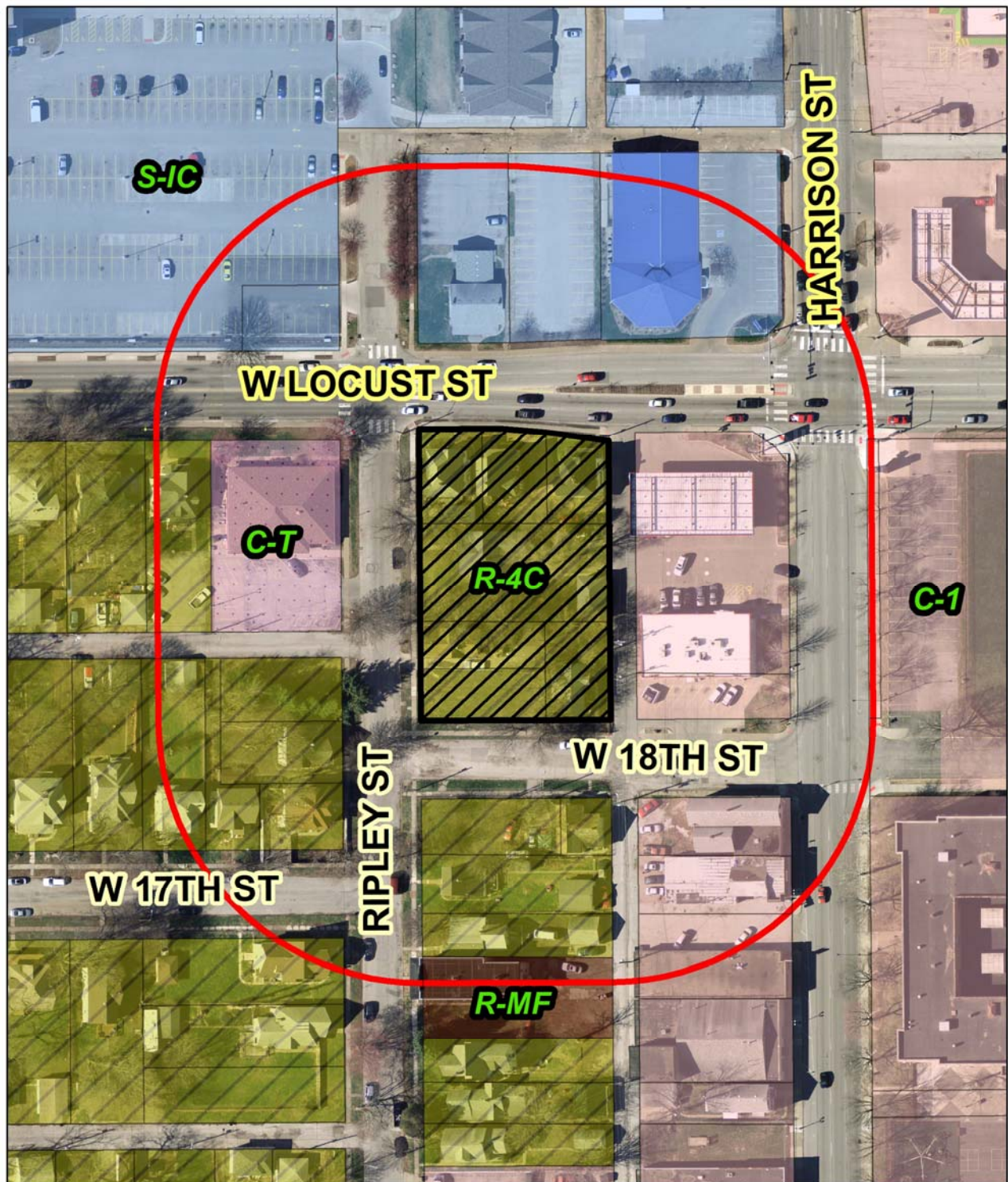
Case REZ19-10: Request of Larry Whitty on behalf of KJTLJ, LLC for a zoning map amendment on .73 acres, more or less, of property bound by West Locust Street on the north, Ripley Street on the west, West 18th Street on the south and a public alley on the east from R-4C Single-Family and Two-Family Residential Zoning District to C-2 Corridor Commercial District. [Ward 4]

The purpose of the request is to facilitate commercial development.

Please see map on the back for the property location.

The purpose of the meeting is to allow the applicant to describe the proposed development, answer any questions you have and hear any concerns about the proposed development.

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



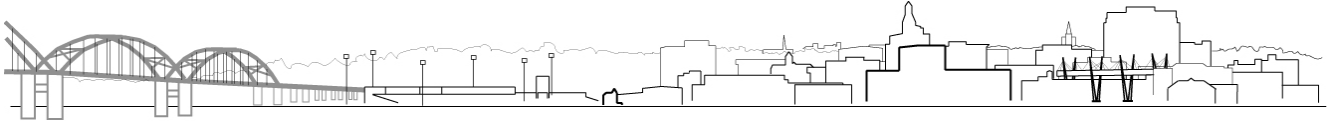
Subject Property



200 Foot Notification Radius



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



Public Hearing Details:

Date:	9/3/2019	Ward: 4th
Time:	5:00 PM	
Location of Public Hearing:	226 West 4 th Street in City Hall Council Chambers.	
Subject:	Public hearing for a zoning map amendment.	
Location of Property:	Bound by West Locust Street on the north, Ripley Street on the west, West 18th Street on the south and a public alley	
Case #:	REZ19-06	

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

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a request for a zoning map amendment. The purpose of the request is to allow the property developed for an unspecified commercial use.

Request Description:

Case REZ19-10: Request of Larry Whitty on behalf of KJTLJ, LLC for a zoning map amendment on .73 acres, more or less, of property bound by West Locust Street on the north, Ripley Street on the west, West 18th Street on the south and a public alley on the east from R-4C Single-Family and Two-Family Residential Zoning District to C-2 Corridor Commercial District. [Ward 4]

What are the Next Steps after the Public Hearing?

The 9/3/2019 public hearing is the first step in the review/approval process. The Plan and Zoning Commission will meet on 9/17/2019 to vote (provide its recommendation) on the request. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment or Protest?

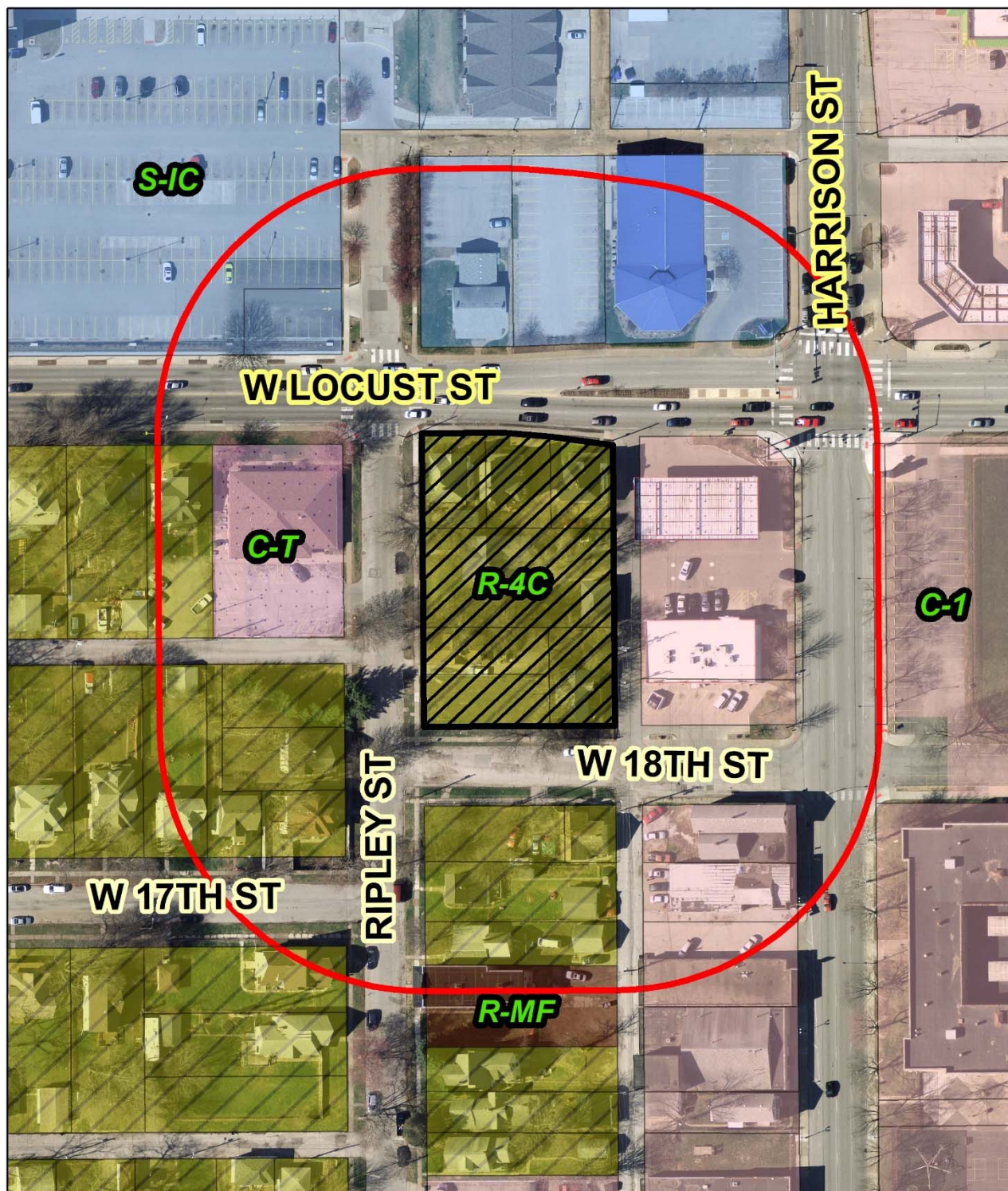
As a property owner within 200 feet of the subject property, you have the opportunity to officially comment or formally protest this request. These must be provided in writing.

If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the City Council public hearing, which is anticipated to be held on 10/2/2019. Please note that for a protest to be official, it needs to be in writing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

If you have any questions on this request, or if you need accommodations for any reason, please contact Ryan Rusnak, AICP, the case planner assigned to this project at rrusnak@ci.davenport.ia.us or 563-888-2022. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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



Subject Property



200 Foot Notification Radius



FID	Parcel	Address	Sq_Ft_Land	Acreage	Deed1_Name	Deed1_Addr	Deed1_CSZ
	0 B0059-20	402 W LOCUST ST	0	0.085	ST AMBROSE UNIVERSITY	518 W LOCUST ST	DAVENPORT IA 52803
	1 G0006-05	1716 HARRISON ST	0	0.117	KJTLJ LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
	2 G0006-06A	1720 HARRISON ST	0	0.117	KJTLJ LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
					BOBBIE COLEY		
	3 G0006-08A	315 W 18TH ST	1892	0.043	TONY COLEY	315 W 18TH ST	DAVENPORT IA 52803
					BOBBIE COLEY		
	4 G0006-08B		0	0.105	TONY COLEY	315 W 18TH ST	DAVENPORT IA 52803
					JAMES DALTON SMITH III		
	5 G0006-10	1633 RIPLEY ST	6438.6	0.148	BRITTANY LAUREN SMITH	971 OAKMOOR DR	FENTON MO 63026
	6 G0006-11	1629 RIPLEY ST	4672	0.107	MARKEESE MCCORMICK	1803 15TH ST	MOLINE IL 61265
	7 G0006-12	1625 RIPLEY ST	0	0.215	OCEANSIDE50FIVE LLC	2238 SAINT JOHN DR	DUBUQUE IA 52001
	8 G0006-21	1710 RIPLEY ST	4800	0.11	ST AMBROSE UNIVERSITY	518 W LOCUST ST	DAVENPORT IA 52803
	9 G0006-22		0	0.11	ST AMBROSE UNIVERSITY	518 W LOCUST ST	DAVENPORT IA 52803
	10 G0006-24A	401 W LOCUST ST	0	0.335	ST AMBROSE UNIVERSITY	518 W LOCUST ST	DAVENPORT IA 52803
	11 G0006-34	414 W 17TH ST	7300	0.168	NATHANIEL VAUGHN	414 W 17TH ST	DAVENPORT IA 52803
	12 G0006-35	410 W 17TH ST	1460	0.077	ARGENTUM PROPERTIES LLC	C/O MILLTOWN REALTY	DAVENPORT IA 52803-2379
	14 G0006-36	316 W 18TH ST	3723	0.086	KJTLJ LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
	15 G0006-38		0	0.096	KWIK SHOP INC	734 EAST 4TH AV	HUTCHINSON KS 67504
	16 G0006-41A	303 W LOCUST ST	0	0.485	KWIK SHOP INC	734 EAST 4TH AV	HUTCHINSON KS 67504
	17 G0006-43	315 W LOCUST ST	0	0.079	KJTLJ LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
	18 G0006-44	321 W LOCUST ST	0	0.084	KJTLJ LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
	19 G0006-45	325 W LOCUST ST	0	0.085	KJTLJ LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
	20 G0006-46	1809 RIPLEY ST	0	0.248	KJTLJ LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
	21 G0006-47	1807 RIPLEY ST	0	0.073	KJTLJ LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
	22 G0006-48	1801 RIPLEY ST	0	0.08	KJTLJ LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
	23 G0007-01C		0	0.043	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
	24 B0059-40A	328 W LOCUST ST	0	0.231	ST AMBROSE UNIVERSITY	518 W LOCUST ST	DAVENPORT IA 52804
	25 B0059-43B		0	0.227	ST AMBROSE UNIVERSITY	518 W LOCUST ST	DAVENPORT IA 52803
	26 B0059-44A	310 W LOCUST ST	0	0.444	ST AMBROSE UNIVERSITY	518 W LOCUST ST	DAVENPORT IA 52804

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Mike Atchley 563-327-5149
Wards:

Action / Date
10/16/2019

Subject:
Public Hearing authorizing the City to convey City-owned parcel G0049-40, 1125 W 7th St, to Brian Morris and Maria Parrow of 1123 W 7th St. [Ward 3]

Recommendation:
Hold the Public Hearing.

Background:
The City of Davenport, in looking to divest parcel G0049-40, reached out to the adjoining property owners to determine if there was interest in the parcel. The owners of 1123 W 7th St, Brian Morris and Maria Parrow, expressed a desire to acquire the 25 foot wide parcel and have agreed to pay \$300 as well as execute a "Not to Sever Agreement." The selling of this parcel from the City's inventory will decrease operating cost, as it removes an unnecessary property from the City's mowing and snow removal lists.

ATTACHMENTS:

Type	Description
▢ Backup Material	Public Hearing Notice
▢ Backup Material	1125 W 7th Aerial

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	10/8/2019 - 4:56 PM
Public Works Committee	Lechvar, Gina	Approved	10/9/2019 - 10:35 AM
City Clerk	Admin, Default	Approved	10/10/2019 - 10:44 AM

NOTICE OF A PUBLIC HEARING REGARDING THE CONVEYANCE OF CITY OWNED PARCEL G0049-40, 1125 W. 7th STREET TO BRIAN MORRIS AND MARIA PARROW OF 1123 W. 7TH STREET.

Notice is hereby given that there is on file in the office of the City Attorney, City Hall, Davenport, Iowa a RESOLUTION authorizing the Mayor and City Clerk, to execute the necessary documents to convey city owned parcel G0049-40, 1125 W. 7th Street to Brian Morris and Maria Parrow of 1123 W. 7th Street. The property is described as follows:

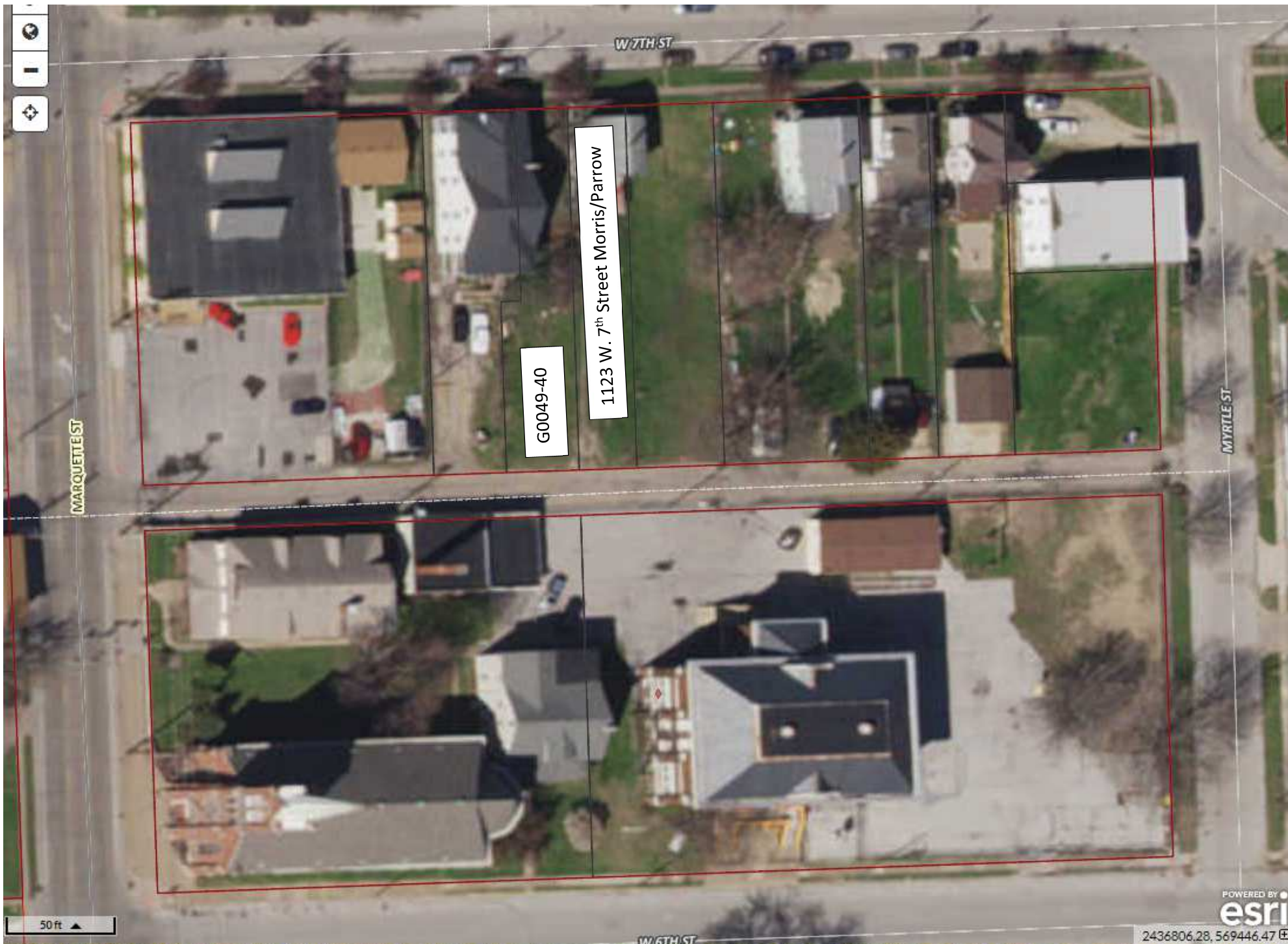
The East 23 feet of the North 84 feet and the East half of the South 76 feet of Lot 12 in Block 12 of GCR Mitchell's Second Addition to the City of Davenport, Iowa, together with an easement for walkway purposes over the East 3 feet of the West 41 feet of the North 84 feet of said Lot 12, granting also an easement for walkway purposes to the property just west of and adjoining the property heretofore described, a tract of land described as follows: the West 4 feet of the South 48 feet of the East half of said Lot 12 and the part of the North 28 feet of the South 76 feet of the East half of said Lot 12, more particularly described as follows: beginning at the Southwest corner of the North 28 feet of the South 76 feet of said Lot 12; thence North along the West line of the East half of said Lot 12, 28 feet; thence East along the North line of the North 28 feet of the South 76 feet of the East half of said Lot 12, 8 feet; thence in a southerly direction to a point 4 feet East to the point of beginning; thence West 4 feet to the point of beginning.

This Resolution will come on for a public hearing before the Davenport City Council, City Hall, Davenport, Iowa, on the 16th day of October, 2019, commencing at 5:30 P.M., Local Time, or as soon thereafter as the matter can be considered. At said hearing; interested persons may appear and be heard for or against said Resolution.

Brian J. Krup
Deputy City Clerk

Davenport, Iowa
October 10th, 2019

Publish once October 10, 2019
QUAD-CITY TIMES



MARQUETTE ST

W 7TH ST

MYRTLE ST

W 6TH ST

G0049-40

1123 W. 7th Street Morris/Parrow

50 ft

POWERED BY
esri

2436806.28, 569446.47

City of Davenport

Agenda Group:
Department: Community Development Committee
Contact Info: Matt Flynn 563-888-2286
Wards:

Action / Date
10/16/2019

Subject:

First Consideration: Ordinance for Case ORD19-03 being the request of the City of Davenport to reduce the maximum building height in portions of the C-E, Elmore Corners zoning district from 120 feet to 55 feet. [Ward 6]

Recommendation:
Adopt the Ordinance.

Background:

Upon the request of the Jersey Farms neighborhood, the City Council has directed staff to prepare an Ordinance amendment reducing the maximum height in a portion of the Elmore Corners zoning district, namely the area to the west and south of Elmore Avenue.

The current height limit for the district is 120 feet, which ensures Rhythm City Casino remains conforming in that regard.

Reducing the height to 55 feet in the suggested area would ensure buildings are not higher than approximately 4 stories through the Zoning Ordinance rather than through the Elmore Corners Area Plan and Design Guidelines.

Affected property owners have been contacted by phone and mailed notice of the hearing. The Jersey Farms neighborhood has been contacted as well.

There are five property owners directly affected by the proposed change.

At the Public Hearing at the Plan and Zoning Commission on September 17, 2019, a representative of VTS Farm Parcel A, LLC, spoke in opposition to the request. The letter stating the objection is attached.

At the Public Hearing, the Commission requested topographical information on the area which is attached.

Attached is a brief presentation outlining the issue.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Backup Material	Council Presentation
▣ Backup Material	Notice to property owners
▣ Exhibit	Pastrnak Letter
▣ Backup Material	2009 Topographical Infomation
▣ Backup Material	P&Z Letter

- ▣ Backup Material
- ▣ Backup Material

COW Notice to Property Owners
Ad Proof

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Flynn, Matt	Approved	10/3/2019 - 12:12 PM

ORDINANCE NO. 2019-

An ORDINANCE to amend Title 17 of the Davenport Municipal Code, specifically by amending Table 17.05-5: C-E District Dimensional Standards, by amending the Maximum Building Height requirement to read, "120 feet, 55 feet west and south of Elmore Avenue". City of Davenport, petitioner; Case No. 19-03. [Ward 6]

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

Section 1. That Table 17.05-5 of the Davenport Municipal Code be added to read as follows:

Table 17.05-5: C-E District Dimensional Standards	
Bulk	C-E
Minimum Lot Area	20,000 sf
Minimum Lot Width	80'
Maximum Building Height	120'; 55' west and south of Elmore Avenue
Minimum Setbacks	
Front Setback	25'
Interior Side Setback	10', unless abutting a residential district then 25'
Corner Side Setback	20'
Rear Setback	10', unless abutting a residential district then 25'

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 upon final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch, Mayor

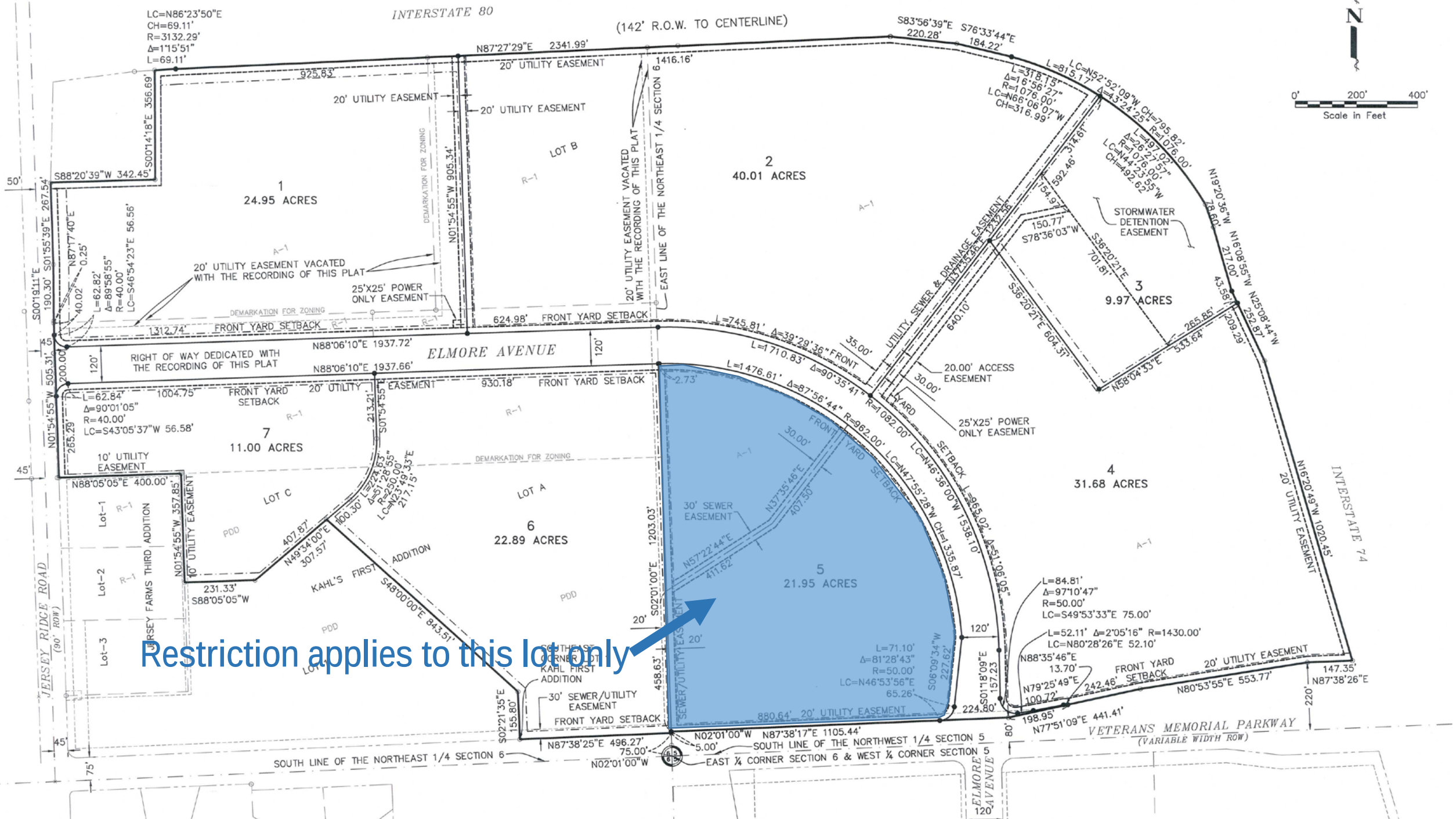
Attest: _____

Brian Krup
Deputy City Clerk

Published in the *Quad City Times* on _____

City Council Added this Condition to the River 80 First Addition Final Plat in 2014:

“Building height on Lot 5 within River 80 First Addition shall not exceed fifty (50) feet. Further, a 50 foot landscape buffer along Veteran’s Memorial Parkway consisting of a 5 – 6 foot undulating berm containing a minimum Class “E” Screen as outlined in Title 17.56 of the Davenport shall be installed prior to the issuance of any Certificate of Occupancy for said Lot 5.



Under the old Zoning Ordinance, the property was zoned PDD and there was no height limit.

Rhythm City Casino is 106 feet tall.

The Elmore Corners Area Plan was adopted in 2017. Among its concepts, it specifically mentions protections to be taken to ensure compatibility between the neighborhood and Elmore Corners

NEIGHBORHOOD CONTEXT

Established single-family neighborhoods border the Elmore Corners planning area to the west. As development occurs, design attention must be paid to building placement, massing, design, setbacks, and lighting to ensure future development does not negatively impact these neighborhoods. The proposed Urban Greenway along the western project boundary will provide a natural buffer between established and proposed neighborhoods.



Neighborhood Context

Within the Site Layout section of the Plan, it references buildings should be 3 to 4 stories in height adjacent to the neighborhood.

The vast majority of illustrative examples within the Plan document show buildings 2-4 stories in height.

One hotel concept, 6 stories in height was included, but was targeted to the Entertainment District adjacent to Rhythm City Casino.

The new zoning ordinance established a new zoning classification, C-E Elmore Corners Zoning District.

The maximum height in this district is 120 feet. This ensures Rhythm City Casino would remain legally conforming from a height perspective.

The Design Review Board has authority to review and approve new development in Elmore Corners by applying the design standards found in the Plan.

Staff believes the intent of the scale of development on property adjacent to Jersey Farms is clear. Any development exceeding four stories would have to be of exceptional design and oriented away from the subdivision.

A text amendment to address the height concerns can be as simple as amending Table 17.05-5 as follows:

Table 17.05-5: C-E District Dimensional Standards	
	C-E
Bulk	
Minimum Lot Area	20,000sf
Minimum Lot Width	80'
Maximum Building Height	120' East and North of Elmore Ave.; 55' West and South of Elmore Ave.
Minimum Setbacks	
Front Setback	25'
Interior Side Setback	10', unless abutting a residential district then 20'
Corner Side Setback	20'
Rear Setback	10', unless abutting a residential district then 25'

The owners of the property should be notified because of the potential to limit development based on what is allowed currently.

Elmore Corners Zoned "C-E"

Jersey Farms Zoned "R-2"



Other Options:

Do nothing and rely on design standards (applicant can already appeal denial to the City Council).

Provide notification to property owners within 200 feet of application.

Provide Council authority to increase height in C-E instead of ZBA.

Eliminate height limits altogether, or adopt different standards more restrictive than that is proposed.



Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

September 6, 2019

Subject: Proposed Zoning Standard Change
C-E, Elmore Corners Zoning District

Dear Property Owner:

The Jersey Farms Neighborhood Association has requested the City consider a zoning ordinance text amendment that would reduce the maximum height of structures in a portion of the area zoned C-E, Elmore Corners District from 120 feet to 55 feet. Specifically, this would be in the area south and west of Elmore Avenue (see attached map). You own property that would be affected by the change.

The City Council has directed staff to prepare an ordinance for consideration that would enact the proposed height reduction. The Case Number is ORD19-03.

Like any change in zoning, either with the map or text, it must follow a process that includes public hearings before the Plan and Zoning Commission and Committee of the Whole.

The public hearing before the Plan and Zoning Commission will be held:

Tuesday, September 17, 2019
City Council Chambers, City Hall
226 West Fourth Street
Davenport, Iowa 52801

You may submit written comments on the above item or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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

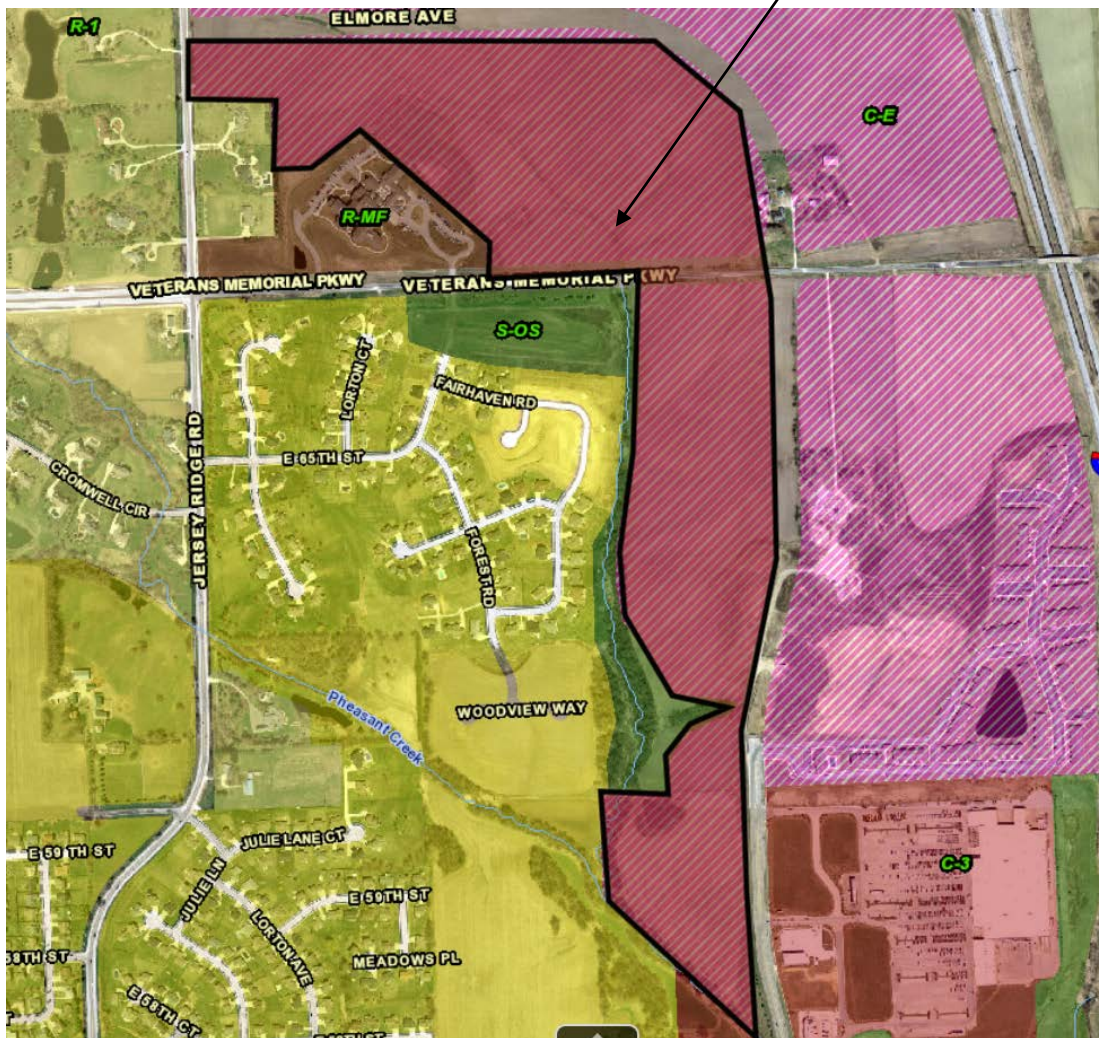
Please let me know if you have further questions.

Sincerely,



Matthew G. Flynn, AICP
Senior Planning Manager/Zoning Administrator
563-888-2286, matt.flynn@ci.davenport.ia.us

Area Proposed for Reduced Height Limit



PASTRNAK LAW FIRM, P.C.
Attorneys at Law
313 W. 3rd Street
Davenport IA 52801
Phone: (563) 323-7737, Ext. 220
Fax: (563) 323-7739
E-mail: ckpastrnak@pastrnak.com

Thomas J. Pastrnak*
Candy K. Pastrnak*

ILLINOIS OFFICE:
6300 75th Ave., Suite A
Milan, IL 61264

Thomas R. Schulz – Of Counsel *
Gregory S. Jager – Of Counsel**
Dee Runnells – Of Counsel*

* Admitted in Iowa and Illinois
** Admitted in Iowa Only

Via email to matt.flynn@ci.davenport.ia.us

Planning and Zoning Commission
c/o Matt Flynn
City of Davenport
226 W. 4th St
Davenport, Iowa 52801

September 16, 2019

Re: Case ORD 19-03
Elmore Corridor Overlay District
Reduction in Height

Dear members of the Commission:

We represent VTS Farm Parcel A, LLC, the owner of approximately 15.24 acres of property located within the Elmore Corridor Overlay District, specifically located west of Elmore Avenue and south of 60th Street. (A copy of a Beacon map showing the location of the property is enclosed for ease of reference.) On behalf of the owner, VTS Farm Parcel A, LLC we object to any modification of the already significant limiting building restrictions imposed by the terms of the Elmore Corridor Overlay District.

We have thoroughly reviewed the existing design standards and building restrictions proposed for the Elmore Corners Overlay District and have already experienced the difficulty said standards and restrictions have created in our client's ability to market and find purchasers and/or developers of this 15.24 acres in the heart of the Elmore Corridor Overlay District.

The proposed height limitation will even more severely restrict and limit the potential buyers/developers of this property. A height limitation, as proposed, would most certainly deter and perhaps even eliminate hotel, senior living center and other multi-story development, which

PASTRNAK LAW FIRM, P.C.

Matt Flynn

September 16, 2019

Page 2

would obviously be a benefit to the City of Davenport and its tax base. To impose additional regulations on property which is already subject to the restrictions and limitations imposed in the overlay district would, in our opinion, not only overburden the property but essentially constitute an unlawful taking.

Further, the imposition of the additional restriction ignores the built in controls and mechanisms that are afforded the City by the terms in the existing Overlay District.

Finally, the imposition of the height restriction on the isolated undeveloped parcels in the area is arbitrary and capricious, particularly since buildings to the east and north of Elmore can exceed the height limit yet buildings to the west and south of Elmore will be prevented from exceeding the height limit.

In conclusion, our client is opposed to modification of the height restrictions, particularly further limitations to height, in the ECOD Elmore Corners Overlay District, and ask our client's objection be placed of record.

Sincerely,

A handwritten signature in cursive script that reads "Candy K. Pastrnak".

Candy K. Pastrnak

Attorney at Law

For: Pastrnak Law Firm

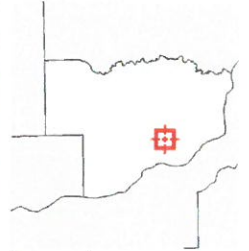
On Behalf of: VTS FARM PARCEL A, LLC, an Iowa limited liability company.



Scott County / City of Davenport, Iowa



Overview



Legend

- Parcels
- Parcel Point
- Political Township
- All Roads
 - Interstate
 - US Highway
 - State Highway
 - County Route
 - Major road
 - Local roads
 - Ramp
 - Alleyway/Access Road
 - Bike/Pedestrian Trail
 - Driveway
- Rights of Way
- Railroad
- County Boundary
- Major Rivers and Streams
 - River Centerline
 - River Boundary
 - Major Stream
- Minor Streams, Other
 - Minor Stream
 - Small Lake/Pond
 - Drainageways, etc
 - Island
- Major Rivers and Lake
 - Lake
 - Major Stream
 - River
 - Minor Lakes and Ponds

Parcel ID Y0801-02A
Sec/Twp/Rng 07-78-04
Property Address

Alternate ID Y17023
Class A
Acreage 15.25

Owner Address VTS FARM PARCEL A LLC
19134 246TH AVE
BETTENDORF IA 52722

2009 Topographical Information





October 9, 2019

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

Dear Mayor and Council:

At its regular meeting of October 1, 2019, the Plan and Zoning Commission considered Case ORD19-03, request of the City of Davenport to reduce the maximum building height allowed in the portion of the C-E, Elmore Corners Zoning District located west and south of Elmore Avenue from 120 feet to 55 feet. [Ward 6]

The Commission voted unanimously in favor of forwarding the case to the City Council for its approval.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission



Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

October 9, 2019

Subject: Proposed Zoning Standard Change
C-E, Elmore Corners Zoning District

Dear Property Owner:

The Jersey Farms Neighborhood Association has requested the City consider a zoning ordinance text amendment that would reduce the maximum height of structures in a portion of the area zoned C-E, Elmore Corners District from 120 feet to 55 feet. Specifically, this would be in the area south and west of Elmore Avenue (see attached map). You own property that would be affected by the change.

The City Council has directed staff to prepare an ordinance for consideration that would enact the proposed height reduction. The Case Number is ORD19-03.

Like any change in zoning, either with the map or text, it must follow a process that includes public hearings before the Plan and Zoning Commission and Committee of the Whole.

The Plan and Zoning Commission recommended approval of this request at its October 1, 2019 meeting.

The public hearing before the Committee of the Whole will be held:

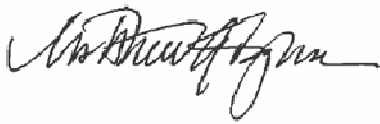
Wednesday, October 16, 2019, 5:30 pm
City Council Chambers, City Hall
226 West Fourth Street
Davenport, Iowa 52801

You may submit written comments on the above item or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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

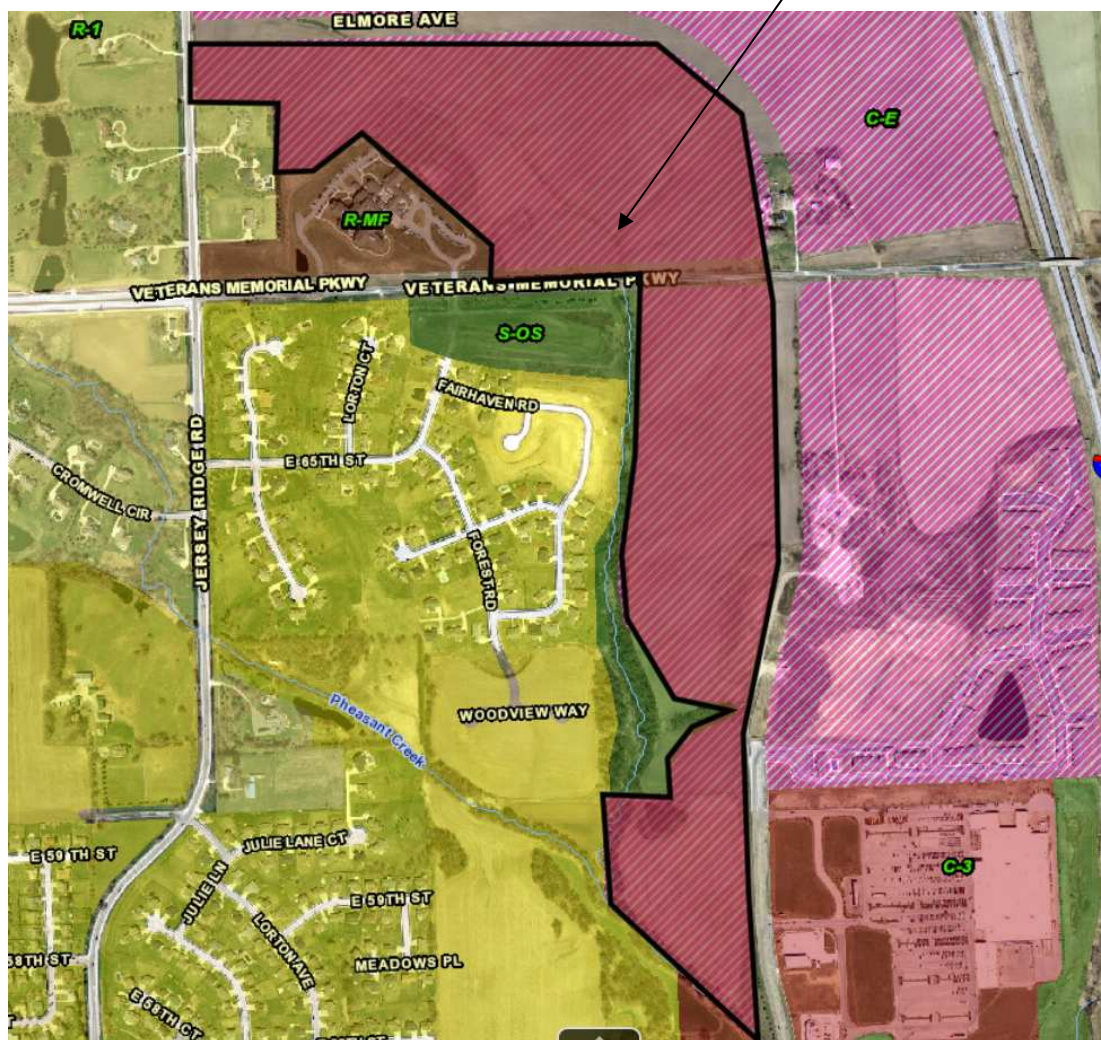
Please let me know if you have further questions.

Sincerely,



Matthew G. Flynn, AICP
Senior Planning Manager/Zoning Administrator
563-888-2286, matt.flynn@ci.davenport.ia.us

Area Proposed for Reduced Building Height Limit



Customer Ad Proof

60067429 CITY OF DAVENPORT - LEGALS

Order Nbr 53348

Publication	Quad-City Times		
Contact	CITY OF DAVENPORT - LEGALS	PO Number	2003280
Address 1	226 W 4TH ST	Rate	Legal
Address 2		Order Price	45.76
City St Zip	DAVENPORT IA 52801	Amount Paid	0.00
Phone	5638882074	Amount Due	45.76
Fax	5633286742		
Section	Notices & Legals	Start/End Dates	10/07/2019 - 10/07/2019
SubSection		Insertions	1
Category	2627 Miscellaneous Notices	Size	88
Ad Key	53348-1	Salesperson(s)	Obits Legals O10
Keywords	NOTICE PUBLIC HEARING WEDNESDA	Taken By	Molly Cox
Notes			
Ad Proof			

**NOTICE
PUBLIC HEARING
WEDNESDAY, OCTOBER 16, 2019 -
5:30 P.M.
CITY OF DAVENPORT COMMITTEE OF
THE WHOLE
COUNCIL CHAMBERS - DAVENPORT
CITY HALL
226 WEST 4th STREET - DAVENPORT,
IOWA**

There is on file in the Community Planning and Economic Development Department (CPED), on behalf of the Plan and Zoning Commission, the two requests:

Case ORD19-03: Request of the City of Davenport to amend Title 17 of the Davenport Municipal Code, entitled, "Zoning", by amending "Table 17.05-05, C-E District Dimensional Standards" reducing the maximum building height allowed. Specifically reducing the maximum height from 120 feet to 55 feet in the area of the C-E District west and south of Elmore Avenue. [Ward 5].

At its October 1, 2019 meeting, the Plan and Zoning Commission recommended approval of the amendment.

Case REZ19-10: Request of Larry Whitty on behalf of KJTLJ, LLC for a zoning map amendment on .73 acres, more or less, of property bound by West Locust Street on the north, Ripley Street on the west, West 18th Street on the south and a public alley on the east from R-4C Single-Family and Two-Family Residential Zoning District to C-1, Neighborhood Commercial District. [Ward 4]

The Legal Description for the above-reference property is as follows:

325 W LOCUST MCINTOSH'S 2ND ADD
Lot: 004 Block: 011 MCINTOSH'S 2ND
ADD W1/3

315 W LOCUST MCINTOSH'S 2ND ADD
Lot: 004 Block: 011 MCINTOSH'S 2ND
ADDE/3 OF LOT 4 (EXC PTO CITY)

1801 RIPLEY ST. MCINTOSH'S 2ND
ADD Lot: 006 Block: 011 MCINTOSH'S
2ND ADD W95' OF S 1/2 OF

1807 RIPLEY ST. MCINTOSH'S 2ND
ADD Lot: 006 Block: 011 MCINTOSH'S
2ND ADD N1/2 OF W 95' OF

321 W Locust MCINTOSH'S 2ND ADD
Lot: 004 Block: 011 MCINTOSH'S 2ND
ADD W1/2 OF E 2/3 OF LOT(EXC PT TO
CITY)

1809 RIPLEY ST. MCINTOSH'S 2ND
ADD Lot: 005 Block: 011 MCINTOSH'S
2ND ADD

316 W 18th St. MCINTOSH'S 2ND ADD
Lot: 006 Block: 011 MCINTOSH'S 2ND
ADD E51' M/L

At its October 1, 2019 meeting, the Plan and Zoning Commission recommended approval of the request.

The public hearing on the above matters are scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, October 16, 2019 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No. 2003280

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

City of Davenport

Agenda Group:
Department: Community Planning & Economic Development
Contact Info: Ryan Rusnak 563-888-2022
Wards:

Action / Date
10/16/2019

Subject:

First Consideration: Ordinance for case REZ19-10 being the request of Larry Whitty of behalf of KJTLJ, LLC to rezone .73 acres, more or less, of property located at the southeast corner of W Locust St and Ripley St from R-4C Single-Family and Two-Family Central Residential Zoning District to C-1 Neighborhood Commercial Zoning District. [Ward 4]

Recommendation:
Adopt the Ordinance.

Background:

Plan and Zoning Commission report:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

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

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

Zoning:

The property is currently zoned R-4C - Single-Family and Two-Family Central Residential Zoning District.

Technical Review:

Streets.

The property located at the southeast corner of W Locust St and Ripley St.

Storm Water.

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

Sanitary Sewer.

There is sanitary sewer adjacent to the property.

Other Utilities.

Other normal utility services are available.

Public Input:

Letters were be sent to property owners within 200 feet of the proposed request notifying them of the August 29, 2019 neighborhood meeting and the September 3, 2019 Plan and Zoning Commission Public Hearing.

A few stakeholders attended the neighborhood meeting. The concern was raised about introducing C-2 Corridor Commercial District to the property, as opposed to C-1 Neighborhood Commercial District. At the September 3, 2019 public hearing, a few stakeholders voiced an objection to the C-2 District and that the C-1 District would be more appropriate. The Public Hearing was tabled to the September 17, 2019 meeting as the petitioner was not present.

At the September 17, 2019 Public Hearing, the petitioner expressed that potential commercial users were more in favor of the C-2 Corridor Commercial District than the C-1 Neighborhood Commercial District. The specific C-2 use was not articulated.

The petitioner amended the request from C-2 Corridor Commercial Zoning District to C-1 Neighborhood Commercial Zoning District on 9/30/2019.

Discussion:

The petitioner is requesting a rezoning to C-1 Neighborhood Commercial Zoning District to facilitate development of the property. No specific use has been identified.

Section 17.14.040 of the Davenport City Code, entitled *Zoning and Text Amendments*, provides the process for a Zoning Map amendment.

Analysis of Section 17.14.040.E of the Davenport City Code, entitled *Approval Standards* (**staff analysis in bold**).

E. Approval Standards

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

1. Approval Standards for Map Amendments

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

The Davenport 2035 Residential General (RG) Future Land Use Designation reads: *Neighborhoods are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are*

typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

It is staff's opinion that W Locust St is an edge where higher intensity may be considered. Higher intensity contemplates commercial development. If only residential development were contemplated along an edge, the language would read, "higher density may be considered".

It is staff's opinion that the C-1 Zoning District would be compatible with the Comprehensive Plan.

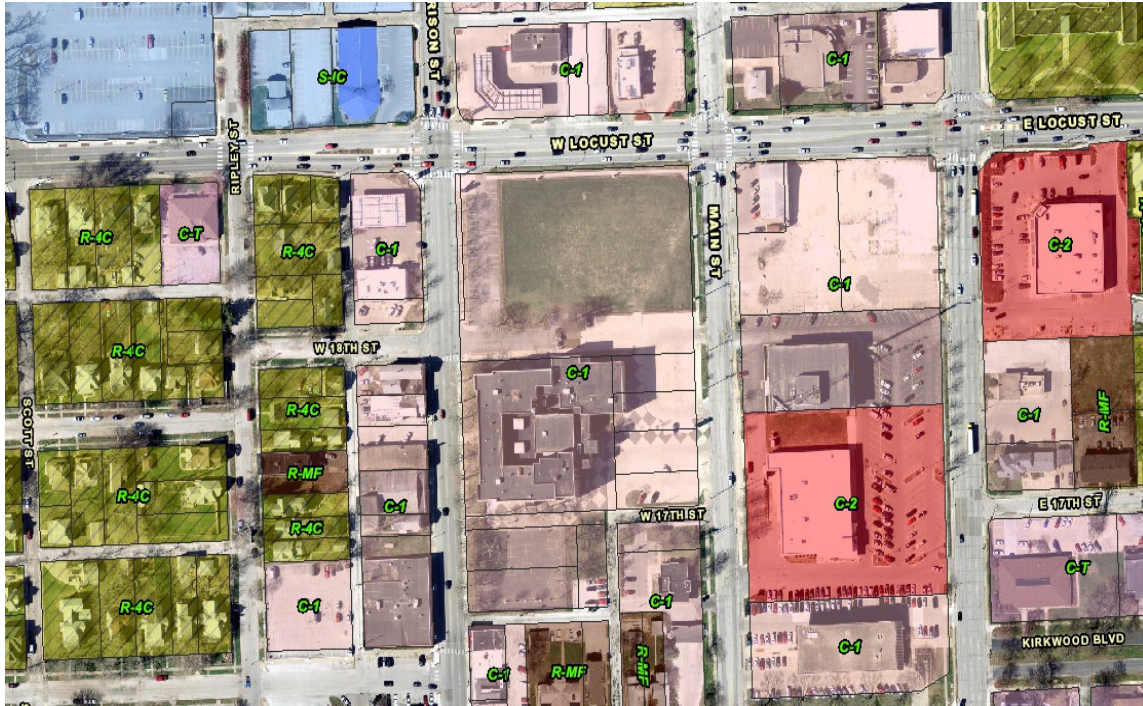
b. The compatibility with the zoning of nearby property.

The predominant commercial zoning in the area is the C-1 Neighborhood Commercial Zoning District. The exceptions are the two C-2 Corridor Commercial Zoning District properties (Aldi and Walgreens). Staff considers these "bigger box" uses. See Zoning Map on the next page.

The C-1 Neighborhood Commercial Zoning District facilitates traditional neighborhood development. C-1 requires "build-to zones", which compels buildings to be closer to the street. While this may be challenge adjacent to W 18th St, building up to W Locust St and Ripley St would be preferential from a traditional neighborhood development standpoint. The subject property is located within the Hilltop Campus Village, a designated Main Street Iowa urban district. The Director of the Hilltop Campus Village District has expressed that the C-1 District would be compatible with the "Main Street" development pattern in the district. Chapter 17.05 of the Davenport City Code, entitled Commercial Districts is included in the background material. This articulates the intent of the C-1 District and dimensional and design standards for the District.

It is staff opinion that the C-1 Zoning District would be compatible with the zoning of nearby property.

-



c. *The compatibility with established neighborhood character.*

While W Locust St is an arterial roadway, there are a variety of zoning districts and uses along the corridor including commercial, institutional, and residential. The character of the commercial properties is smaller in scale. Notably, residential zoning and uses are in close approximately to the property.

It is staff opinion that the C-1 Zoning District would be compatible with the established neighborhood character.

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

Residential development is in close proximity to the subject property. The C-1 Neighborhood Commercial Zoning District would facilitate traditional neighborhood development, which would be more compatible with the "Main Street" development pattern in the district.

It is staff's opinion that the C-1 Zoning District would promote the public health, safety, and welfare of the City.

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

The property is currently zoned R-4C Single-Family and Two-Family Residential Zoning District. It is staff's opinion that higher intensity use would be appropriate in this location because it is oriented toward the W Locust St Corridor.

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

The existing homes on the property have been demolished. Staff would ensure that any development would achieve consistency with use, dimensional and

design standards articulated in the Zoning Ordinance.

Plan and Zoning Commission Recommendation:

Findings:

1. The C-1 Neighborhood Commercial Zoning District would facilitate traditional neighborhood development, which would be more compatible with the "Main Street" development pattern in the district; and
2. The proposed zoning map amendment would achieve consistency with approval standards enumerated in Section 17.14.040E.1 (A-F) of the Davenport City Code.

The Plan and Zoning Commission accepted the listed findings forwards Case REZ19-10 to the City Council with a recommendation for approval.

The Plan and Zoning Commission was 7 yes, 0 no and 0 abstention.

ATTACHMENTS:

Type	Description
▢ Backup Material	Ordinance
▢ Backup Material	City Council Public Hearing Notice
▢ Backup Material	Amend Zoning Application to C-1
▢ Backup Material	Zoning Use Matrix
▢ Backup Material	Chapter 17.05 - Commercial Districts
▢ Backup Material	Zoning Map
▢ Backup Material	Land Use Map
▢ Backup Material	Neighborhood Meeting Notice, Public Hearing Notice and Notification List

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	10/10/2019 - 11:27 AM
Community Development Committee	Berger, Bruce	Approved	10/10/2019 - 11:30 AM
City Clerk	Admin, Default	Approved	10/10/2019 - 1:46 PM

ORDINANCE NO. 2019-

ORDINANCE for case REZ19-10 being the request of Larry Whitty of behalf of KJTLJ, LLC to rezone .73 acres, more or less, of property located at the southeast corner of West Locust Street and Ripley Street from R-4C Single-Family and Two-Family Central Residential Zoning District to C-1 Neighborhood Commercial Zoning District. [Ward 4]

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to C-1 Neighborhood Commercial Zoning District.

The property has the following legal description:

Part of the Northeast Quarter of Section 26, Township 78 North, Range 3 East of the 5th P.M., Davenport, Scott County, Iowa, being more particular described as follows:

The west 1/3 of Lot 4, Block 11 of James McIntosh's 2nd Addition, together with west ½ of the east 2/3 of Lot 4, Block 11 of James McIntosh's 2nd Addition, except portion deed to the City of Davenport, together with the east 1/3 of Lot 4, Block 11 of James McIntosh's 2nd Addition, except portion deed to the City of Davenport, together with Lot 5, Block 11 of James McIntosh's 2nd Addition, together with the north ½ of the west 95 feet of Lot 6, Block 11 of James McIntosh's 2nd Addition, together with the west 95 feet of the south ½ of Lot 6, Block 11 of James McIntosh's 2nd Addition and together with the east 51 feet of Lot 6, Block 11 of James McIntosh's 2nd Addition,

Said properties contain 32,000 square feet, more or less.

Section 2. The Plan and Zoning Commission considered case REZ19-10 at its October 1, 2019 meeting and voted to forward the request to City Council with a recommendation for approval.

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

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

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

First Consideration:

Second Consideration:

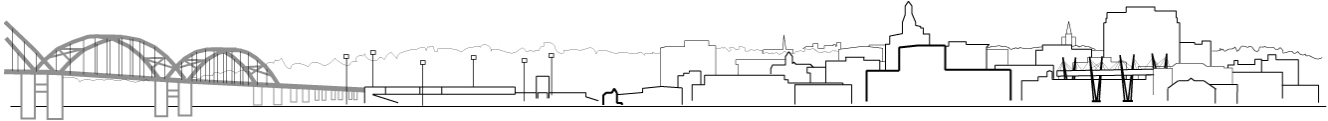
Approved:

Frank Klipsch, Mayor

Attest: _____
Brian Krup, Deputy City Clerk

Published in the *Quad City Times* on _____

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



10/7/2019

Public Hearing Details:

Date: 10/16/2019 Ward: **4th**
Time: 5:30 PM
Location: Rezoning: Southeast corner of West Locust Street and Ripley Street (see map on the back side)
Subject: Public hearing to rezone property before the City Council.
Case #: REZ19-10

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

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a request to rezone property at southeast corner of West Locust Street and Ripley Street. The purpose of the request is to facilitate commercial development.

Request Description:

Case REZ19-10: Request of Larry Whitty on behalf of KJTLJ, LLC for a zoning map amendment on .73 acres, more or less, of property bound by West Locust Street on the north, Ripley Street on the west, West 18th Street on the south and a public alley on the east from R-4C Single-Family and Two-Family Residential Zoning District to C-1 Neighborhood Commercial District. [Ward 4]

The Plan and Zoning Commission considered the case at its October 1, 2019 meeting and voted to forward Case REZ19-10 to the City Council with a recommendation for approval.

The Commission vote was 7 yes, 0 no and 0 abstention.

What are the Next Steps after the Public Hearing?

The 10/16/2019 public hearing is the first step in the review/approval process by the City Council. For the specific dates and times of subsequent meetings, please contact the case planner listed below.

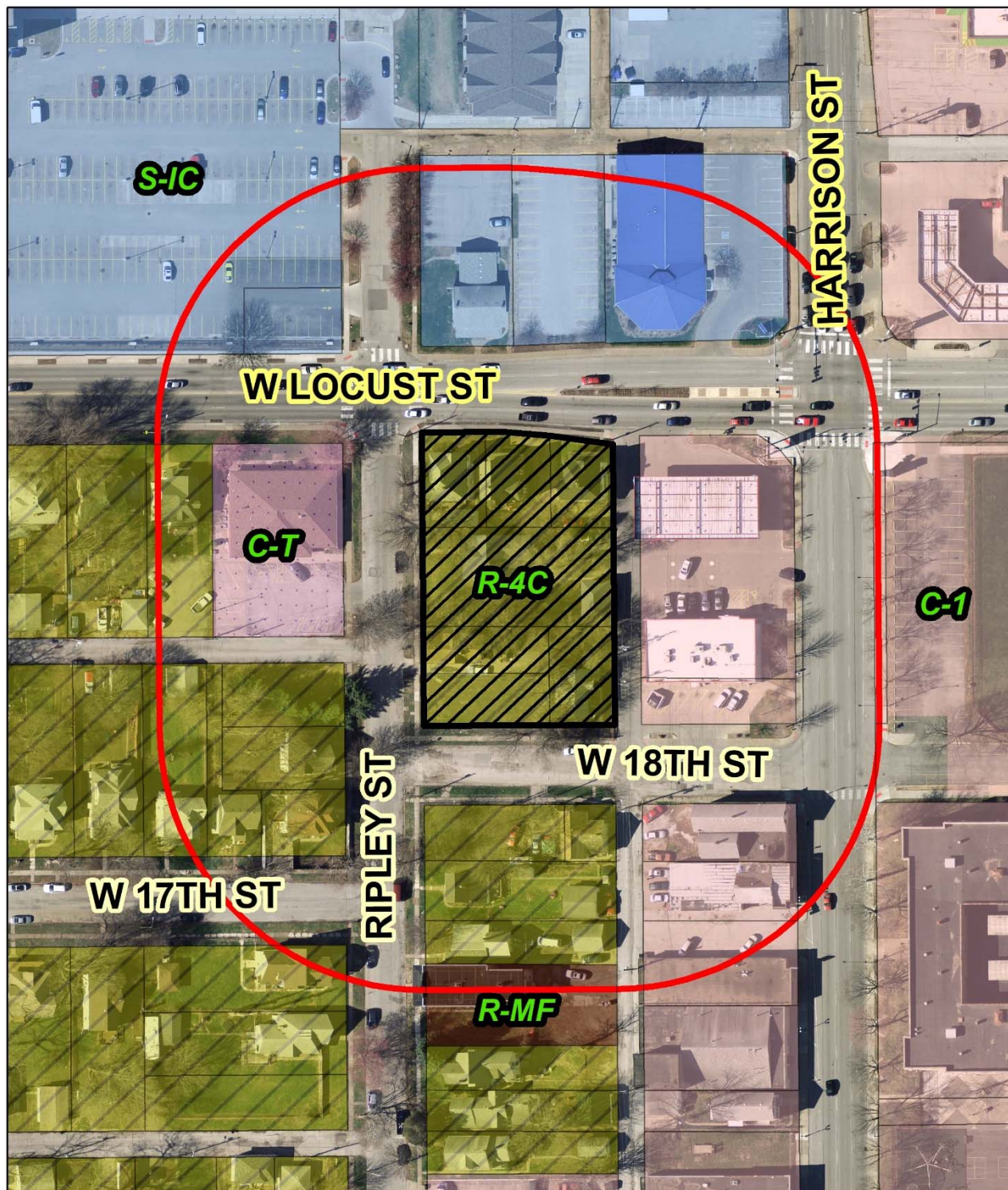
Would You Like to Submit an Official Comment?

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

Do You Have Any Questions?

If you have any questions on this request, or if you need accommodations for any reason, please contact Ryan Rusnak, AICP, the case planner assigned to this project at rrusnak@ci.davenport.ia.us or 563-888-2022. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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



Subject Property



200 Foot Notification Radius



Rusnak, Ryan

From: Larry J Whitty <lhw60@icloud.com>
Sent: Monday, September 30, 2019 3:45 PM
To: Rusnak, Ryan
Subject: Rezoning request to C1

Ryan,
If able please modify our request to reflect a C1 rezoning for tomorrow nights' consideration.

Peace

Larry Whitty

563-650-4691

From: Ryan Rusnak <rrusnak@ci.davenport.ia.us>
Date: Monday, September 30, 2019 at 8:43 AM
To: Larry Whitty <larryw@happyjoes.com>
Subject: Rezoning request

Larry,

Please recall that the Commission will vote to recommend on your request tomorrow night. The meeting is at City Hall and beings at 5:00 pm.

Based on the requested C-2, staff is recommending that the Plan and Zoning Commission recommend denial of the request.

The City Ordinance specifies that the Plan and Zoning Commission recommend approval, approval with conditions or denial of the application.

Staff would be in favor of C-1 zoning. I anticipate the Commission would as well.

I am around today if you want to chat.

Ryan Rusnak, AICP
Planner III
Community Planning
City of Davenport
226 West 4th Street
Davenport, Iowa 52801
PH: 563-888-2022

TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Adult Use															S	S					Sec. 17.08.030.A	
Agriculture																		P				
Amusement Facility - Indoor									P	P		P	P	P	P		P					
Amusement Facility - Outdoor										S				S	P		S					
Animal Care Facility – Large Animal																		P				
Animal Care Facility – Small Animal							S	S	P	P		S	S	P	P		P	P			Sec. 17.08.030.B	
Animal Breeder																		P			Sec. 17.08.030.B	
Art Gallery							P	P	P	P		P	P	P			P					
Arts and Fitness Studio							P	P	P	P		P	P	P			P					
Bar								S	P	P		P	P	P			P					
Bed and Breakfast	P	P	S	S	S													P			Sec. 17.08.030.C	
Billboard									P	P					P	P					Sec. 17.08.030.D	
Body Modification Establishment								P	P	P		P		P			P					
Broadcasting Facility TV/Radio								P	P	P	P	P	P	P	P	P	P			P		
Campground																		S	P		Sec. 17.08.030.E	
Car Wash									P	P				S			P				Sec. 17.08.030.F	
Casino														P								
Cemetery																			P			
Children's Home					P				P	P				P			S			P	Sec. 17.08.030.G	
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Community Center	P	P	P	P	P		P	P	P	P		P	P	P			P	P	P	P		
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	Sec. 17.08.030.H	
Conservation Area																		P	P			
Country Club																			P			
Cultural Facility							P	P	P	P		P	P	P			P		P	P		
Day Care Center					P		P	P	P	P	P	P	P	P			P			P	Sec. 17.08.030.I	
Day Care Home	P	P	P	P	P													P			Sec. 17.08.030.I	
Drive-Through Facility								S	P	P		S		P			P				Sec. 17.08.030.J	
Drug/Alcohol Treatment Facility, Residential									S	S				S			S			S	Sec. 17.08.030.K	
Drug Treatment Clinic									S	S				S			S			S	Sec. 17.08.030.K	
Domestic Violence Shelter					P			P	P	P				P			P			P	Sec. 17.08.030.G	
Dwelling – Accessory Dwelling Unit	P	P	P	P																	Sec. 17.08.030.L	
Dwelling – Manufactured Home						P												S			Sec. 17.08.030.M	

TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Dwelling - Multi-Family					P		P	P	P	P		P	P	P			P				Sec. 17.08.030.N	
Dwelling - Townhouse					P		P	P	P	P		P	P	P			P				Sec. 17.08.030.O	
Dwelling - Single-Family	P	P	P	P			P	P	P				P								Sec. 17.08.030.O	
Dwelling - Single-Family Semi-Detached		P	P	P	P		P	P	P				P								Sec. 17.08.030.O	
Dwelling - Two-Family (New Construction)			P	P	P		P	P	P				P								Sec. 17.08.030.O	
Dwelling - Two-Family (Conversion)			S	S	P		P	P	P				P								Sec. 17.08.030.O	
Educational Facility - Primary or Secondary	P	P	P	P	P															P		
Educational Facility - University or College										P	P	P		P						P		
Educational Facility - Vocational							S	S	S	P	P	P	S	P	P	P	P			P		
Equine, Keeping of/Equestrian Facility	P																	P			Sec. 17.08.030.P	
Fairground																		S	S	P		
Financial Institution							P	P	P	P	P	P	P	P			P					
Financial Institution, Alternative									S	S				S			P				Sec. 17.08.030.Q	
Food Bank															P		P					
Food Pantry									P	S				S			S					
Funeral Home							S	S	S	P				P			P					
Gas Station								S	P	P				P	P	P	P				Sec. 17.08.030.R	
Golf Course/Driving Range																			P			
Government Office/Facility							P	P	P	P	P	P	P	P	P	P	P		P	P		
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Greenhouse/Nursery - Retail										P				P			P	S				
Group Home	P	P	P	P	P																Sec. 17.08.030.S	
Halfway House									S	S				S			S			S	Sec. 17.08.030.K	
Healthcare Institution																				P		
Heavy Rental and Service															P		P					
Heavy Retail										S				S	P		P					
Homeless Shelter									S	S				S			S			S	Sec. 17.08.030.K	
Hotel									P	P	P	P	S	P			P					
Industrial - General																P						
Industrial - Light											P				P	P	P					
Industrial Design								P	P	P	P	P		P	P	P	P					
Live Performance Venue										P		P	P	P			P					

TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Lodge/Meeting Hall	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P			Sec. 17.08.030.T	
Manufactured Home Park						P																
Medical/Dental Office							P	P	P	P	P	P	P	P			P			P		
Micro-Brewery/Distillery/Winery									P	P		P	P	P	P		P					
Neighborhood Commercial Establishment		S	S	S	S																Sec. 17.08.030.U	
Office							P	P	P	P	P	P	P	P	P	P	P			P		
Outdoor Dining								P	P	P	P	P	P	P			P				Sec. 17.08.030.V	
Parking Lot (Principal Use)								S	S	S	S	S	S	S	P		S			P	Chapter 17.10	
Parking Structure (Principal Use)								S	S	P	P	S	S	P			P			P	Chapter 17.10	
Personal Service Establishment							P	P	P	P	P	P	P	P	P		P			P		
Place of Worship	P	P	P	P	P		S	S	P	P		P	P	P				P		P		
Private Recreation Facility								P	P	P		P	P	P			P			P		
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
Public Safety Facility					P		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Public Works Facility											P				P	P	P	P		P		
Reception Facility	S	S	S	S				S	S	P		S	S	P			P	S			Sec. 17.08.030.W	
Recreational Vehicle (RV) Park																		S	S		Sec. 17.08.030.E	
Research and Development											P				P	P	P			P		
Residential Care Facility					P				P	P				P						P	Sec. 17.08.030.X	
Restaurant								P	P	P	P	P	P	P	P	P	P		P	P		
Retail Goods Establishment							P	P	P	P	P	P	P	P	P	P	P			P		
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Retail Alcohol Sales									P	P		S		P	P		P					
Retail Sales of Fireworks															P	P					Sec. 17.08.030.Y	
Salvage Yard																S						
Self-Storage Facility: Enclosed									S	P	P			P	P	P	P				Sec. 17.08.030.Z	
Self-Storage Facility: Outdoor										S					P	P	S				Sec. 17.08.030.Z	
Social Service Center									P	P				P			P			P		
Solar Farm											P				P	P		S		P	Sec. 17.08.030.AA	
Specialty Food Service								P	P	P		P	P	P	P		P					
Storage Yard - Outdoor															P	P					Sec. 17.08.030.BB	
Truck Stop															P	P						
Vehicle Dealership – Enclosed										P	S	P		P	S		P					

TABLE 17.08-1: USE MATRIX																					
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Vehicle Dealership – With Outdoor Storage/Display										S				S	S		P				
Vehicle Operation Facility															P	P				P	
Vehicle Rental – Enclosed										P	S	P		P	S		P				
Vehicle Rental – With Outdoor Storage/Display										S				S	S		P				
Vehicle Repair/Service– Major															P	P	S				Sec. 17.08.030.CC
Vehicle Repair/Service – Minor								S	P	P				P	P	P	S				Sec. 17.08.030.CC
Warehouse															P	P					
Wholesale Establishment															P	P	S				
Wind Energy System											S				S	S		S		S	Sec. 17.08.030.DD
Wine Bar								S	P	P		P	P	P			P				
Winery																		S			
Wireless Telecommunications	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.EE
Wireless Telecommunications – Stealth Design Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.EE
Wireless Telecommunications – DAS Co-Location	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.EE
Wireless Telecommunications – DAS New Pole	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.EE
TEMPORARY USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Farmers' Market					T		T	T	T	T	T	T	T	T			T	T	T	T	Sec. 17.08.040.A
Real Estate Project Sales Office/Model Unit	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T	T			T	Sec. 17.08.040.B
Temporary Cell On Wheels (COW)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.C
Temporary Contractor Office and Contractor Yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.D
Temporary Outdoor Entertainment	T	T	T	T	T		T	T	T	T	T	T	T	T	T		T	T	T	T	Sec. 17.08.040.E
Temporary Outdoor Sales (No Fireworks Stand)	T	T	T	T	T		T	T	T	T	T	T	T	T	T		T	T		T	Sec. 17.08.040.F
Temporary Outdoor Sales - Fireworks Stand Only															T	T					Sec. 17.08.040.G
Temporary Outdoor Storage Container	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.H

CHAPTER 17.05. COMMERCIAL DISTRICTS

Section 17.05.010	Purpose Statements
Section 17.05.020	Uses
Section 17.05.030	Dimensional Standards
Section 17.05.040	Design Standards
Section 17.05.050	C-D District Standards
Section 17.05.060	C-V District Standards
Section 17.05.070	C-E District Standards
Section 17.05.080	General Standards of Applicability

Section 17.05.010 Purpose Statements

A. C-T Commercial Transitional Zoning District

The C-T Commercial Transitional Zoning District is intended to accommodate low intensity limited office, service, and retail uses that may serve as a transition between residential areas and more intensely developed commercial or light industrial areas of the City. Low intensity mixed-use is allowed.

B. C-1 Neighborhood Commercial Zoning District

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

C. C-2 Corridor Commercial Zoning District

The C-2 Corridor Commercial Zoning District is intended to address the commercial corridors that are primarily oriented toward a mix of retail, personal service, and office uses along arterial streets and collector streets adjacent to arterials streets in the City. The C-2 District accommodates auto-oriented development – both individual businesses and retail centers – and mixed-use development, with the intent of improving the pedestrian environment along Davenport's commercial corridors.

D. C-3 General Commercial Zoning District

The C-3 General Commercial Zoning District is intended to accommodate higher-intensity commercial development within the City of Davenport that serves both local and regional markets. The C-3 District addresses medium- and large-scale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.

E. C-OP Commercial Office Park Zoning District

The C-OP Commercial Office Park Zoning District is intended to accommodate larger office developments, office parks, and research and development facilities, which may include limited indoor light industrial uses with no outside impacts. The district is oriented toward larger-scale complexes that may include ancillary services for employees such as personal services, restaurants, and retail establishments. District standards are intended to guide the development of campus-like environments, and include provisions for orientation of structures around plazas or public spaces, and the creation of a cohesive appearance.

F. C-D Downtown Zoning District

The C-D Downtown Zoning District is intended to accommodate the unique development environment of downtown Davenport. The District is intended to reinforce and enhance the existing character of downtown as a point of regional focus, a destination for culture, sports, and entertainment, and a vibrant, pedestrian-friendly mixed-use environment.

G. C-V Village of East Davenport Zoning District

The C-V Village of East Davenport Zoning District is intended to preserve and enhance the smaller-scale, historic character of the Village of East Davenport, and to ensure future development is compatible with the unique historic and architectural character of the area.

H. C-E Elmore Corners Zoning District

The C-E Elmore Corners Zoning District is intended to implement the vision contained in the Elmore Corners Area Plan through the application of site and building design standards that ensure quality, compatible, and coordinated development within the area.

Section 17.05.020 Uses

A. Chapter 17.08 lists permitted, special, and temporary uses for the commercial districts.

B. In the C-V District, only 35% of a blockface can be in the use "bar." This is calculated as a percentage of the number of buildings along a blockface. Where a structure maintains an outdoor seating area, such seating area is counted as part of the building.

Section 17.05.030 Dimensional Standards

A. Table 17.05-1: Commercial Districts Dimensional Standards establishes the dimensional standards for the commercial districts, with the exception of the C-D, C-V, and C-E Districts. The dimensional standards for development in the C-D, C-V, and C-E Districts are found in Sections 17.05.050, 17.05.060, and 17.05.070 respectively, below. These regulations apply to all uses within each district unless a different standard is listed for a specific use.

B. In the C-T District, new non-residential development is limited to the maximum gross floor area indicated in Table 17.05-1. Any structures existing as of the effective date of this Ordinance are exempt from this limitation. Additional gross floor area may be permitted if, during site plan review, it is found that the development meets the following standards:

1. The development maintains the privacy of adjacent residential lots through techniques such as decreased height, additional landscape and screening measures, building massing and design to mitigate adverse impacts of noise and lighting, and increased setbacks above those required from adjacent residential lots.
2. Building design elements incorporate pedestrian-scale features, such as awnings and storefront windows.
3. The design of the site's circulation system provides adequate and safe access for both motor vehicles and alternate modes of transportation, including pedestrians and bicyclists. The design minimizes potentially dangerous traffic movements and points of conflict between vehicles and pedestrians or bicyclists.

C. See Section 17.02.040 for measurement methodologies.

Table 17.05-1: Commercial Districts Dimensional Standards					
	C-T	C-1	C-2	C-3	C-OP
Bulk					
Minimum Lot Area	10,000sf	None	None	20,000sf	20,000sf
Minimum Lot Width	60'	None	None	80'	70'
Maximum Gross Floor Area of Nonresidential	5,000sf unless meeting the standards of Section 17.05.030.B	None	None	None	None
Maximum Building Height	35'	45'	45'	Nonresidential: 55' Mixed-Use: 75'	45'
Setbacks					
Minimum Front Setback	Build-to zone of 0' to 20'	Build-to zone of 0' to 15'	None	25'	20'
Front Setback Build-To Percentage	70%	70%	None	None	None
Minimum Interior Side Setback	None, unless abutting a residential district then 20'	None, unless abutting a residential district then 10'	None, unless abutting a residential district then 10'	10', unless abutting a residential district then 20'	15'
Minimum Corner Side Setback	Build-to zone of 0' to 15'	Build-to zone of 0' to 10'	10'	20'	Build-to zone of 0' to 20'
Corner Side Setback Build-To Percentage	60%	60%	None	None	60%
Minimum Rear Setback	15', unless abutting a residential district then 25' or 20% of lot depth, whichever is less	None, unless abutting a residential district then 15' or 20% of lot depth, whichever is less	None, unless abutting a residential district then 15'	10', unless abutting a residential district then 25'	25'

Section 17.05.040 Design Standards

The following design standards apply to new construction, substantial repair or rehabilitation of the exterior façade of an existing structure meant to remedy damage or deterioration, and additions to an existing structure in the commercial districts, with the exception of the C-D, C-V, and C-E Districts. Design standards for development in the C-D, C-V, and C-E Districts are found in Sections 17.05.050, 17.05.060, and 17.05.070 respectively, below. Only those standards that relate to the specific repair, rehabilitation action, or addition apply. These standards do not apply to interior remodeling.

A. Commercial Districts Design Standards

Table 17.05-2: Commercial Districts Design Standards establishes the design standards for the commercial districts. In the table, a “•” indicates that the standard is applicable in the district indicated. The absence of a “•” indicates that the standard does not apply to the district.

Table 17.05-2: Commercial Districts Design Standards					
	C-T	C-1	C-2	C-3	C-OP
Façade Design					
Building façades that face a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 40 linear feet, measured parallel to the street.	•	•	•	•	
Building façades in excess of 100 linear feet that face a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, building material change, or a wall articulation change of no less than 2 feet in depth or projection, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 linear feet.	•	•	•	•	
Buildings with façades over 150 feet in length must incorporate wall projections or recesses, or changes in wall plane a minimum of two feet in depth a maximum of every 75 linear feet.					•
All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade.	•	•	•	•	
Building materials and visual elements used on the façade of the primary building frontage must continue on all building façades that face a public right-of-way (excluding alleys) and/or the lot line of a residential district.	•	•	•	•	
Large expanses of highly reflective wall surface material and mirror glass on exterior walls are prohibited.	•	•	•	•	•
Fenestration Design					
The ground floor of a façade facing a public right-of-way (excluding alleys) must maintain a minimum transparency of 50%, measured between two and ten feet in height from grade.		•	•		
The ground floor of a façade facing a public right-of-way (excluding alleys) must maintain a minimum transparency of 35%, measured between two and ten feet in height.				•	
Upper floors of a façade facing a public right-of-way (excluding alleys) must maintain a minimum transparency of 15% of the wall area of the story.	•	•	•		
Roof Design					
Rooflines over 100 linear feet in building length must contain variation, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variegation on the roofline must occur at intervals of no more than 75 linear feet.	•	•	•	•	
Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops to provide visual interest.	•	•	•	•	
Any roof that is visible from a public right-of-way must be shingle or colored standing seam metal roofing.	•	•	•	•	
Green roof, blue roof, and white roof designs are encouraged.	•	•	•	•	•
Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.	•	•	•	•	•
Entrance Design					
Public entrances and primary building elevations must be oriented toward a public street. Main entrances to the buildings must be well defined.					•
Entries to office or guest facilities must address the street, with direct access to office or guest facilities from street frontages and parking areas.					•

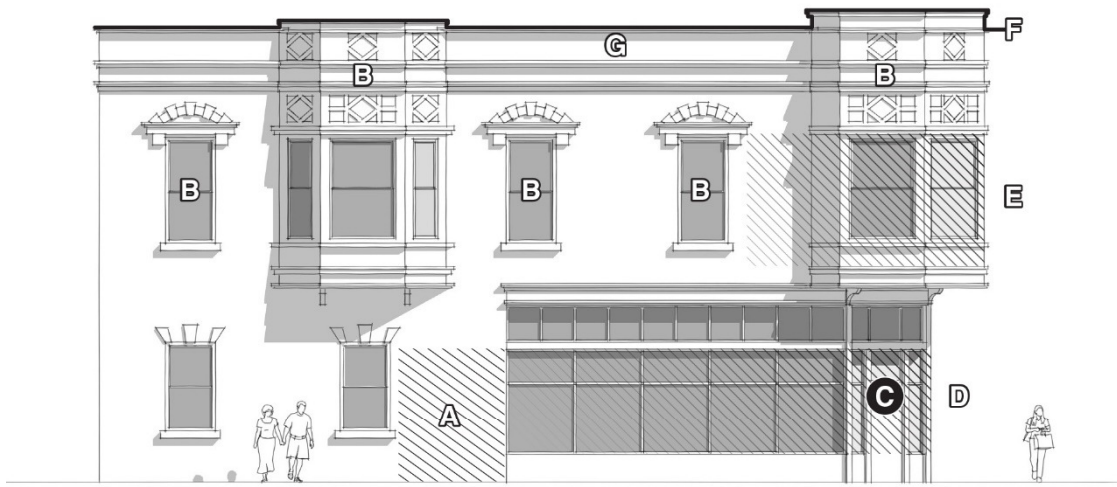
Table 17.05-2: Commercial Districts Design Standards					
	C-T	C-1	C-2	C-3	C-OP
Multi-Tenant Commercial Center and Office Park Site Design					
Sites must be designed to ensure safe pedestrian access to the commercial center from the public right-of-way, and safe pedestrian circulation within the development.		•	•	•	
A cohesive character must be established through the use of coordinated hardscape (paving materials, lighting, street furniture, etc.) and landscape treatments within the development.		•	•	•	
Commercial centers may provide definition along the street frontage by locating part of the center or outlot buildings within 0' to 25' of the front lot line. The center or any outlot buildings may be placed within a required setback to comply with this standard.				•	
In multi-building complexes, a distinct visual link must be established between various buildings through the use of architectural features or site design elements such as courtyards, plazas, landscape, and walkways to unify the project.					•
Developments should provide a pedestrian link to adjacent commercial uses to provide safe pedestrian access between the site and commercial uses outside the development.					•

B. Building Material Restrictions

In commercial districts (excluding the C-D, C-V, and C-E Districts), the following building materials are prohibited on any façade facing a public right-of-way (excluding alleys) or any façade that abuts the lot line of a residential district. However, such materials may be used as decorative or detail elements for up to 25% of the façade, or as part of the exterior construction that is not used as a surface finish material.

1. Plain concrete block
2. Corrugated metal
3. Aluminum, steel or other metal sidings (does not apply to C-1 and C-2 Districts)
4. Exposed aggregate (rough finish) concrete wall panels
5. T-111 composite plywood siding
6. Plastic
7. Vinyl

C-1 DISTRICT DESIGN STANDARDS



- | | |
|--|--|
| <p>A. Blank wall area 40 linear feet or less, measured parallel to the street</p> <p>B. Repeating pattern of two elements at an interval of no more than 40 linear feet</p> <p>C. A visually distinct public entrance from the sidewalk along the primary building frontage</p> <p>D. First floor transparency of 50% measured between two and ten feet in height from grade</p> | <p>E. Upper floor transparency of 15% of the wall area of the story</p> <p>F. 100-foot roofline with variations occurring at intervals of no more than 75 linear feet</p> <p>G. Parapet walls with three-dimensional cornice treatments or other shadow-creating details</p> |
|--|--|

C-2 DISTRICT DESIGN STANDARDS



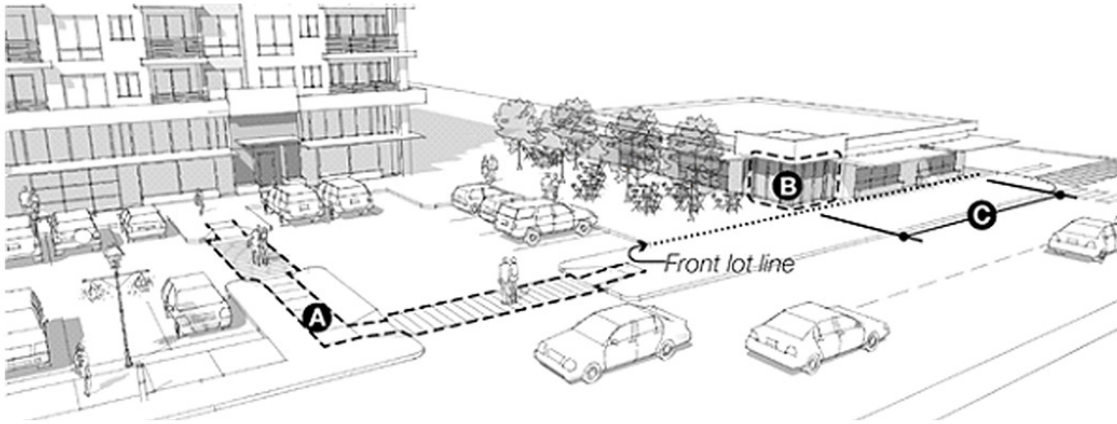
- A. Blank wall area 40 linear feet or less, measured parallel to the street
- B. Repeating pattern of two elements at an interval of no more than 40 linear feet
- C. A visually distinct public entrance from the sidewalk along the primary building frontage
- D. First floor transparency of 50% measured between two and ten feet in height from grade
- E. Upper floor transparency of 15% of the wall area of the story
- F. 100-foot roofline with variations occurring at intervals of no more than 75 linear feet
- G. Parapet walls with three-dimensional cornice treatments or other shadow-creating details

C-3 DISTRICT DESIGN STANDARDS



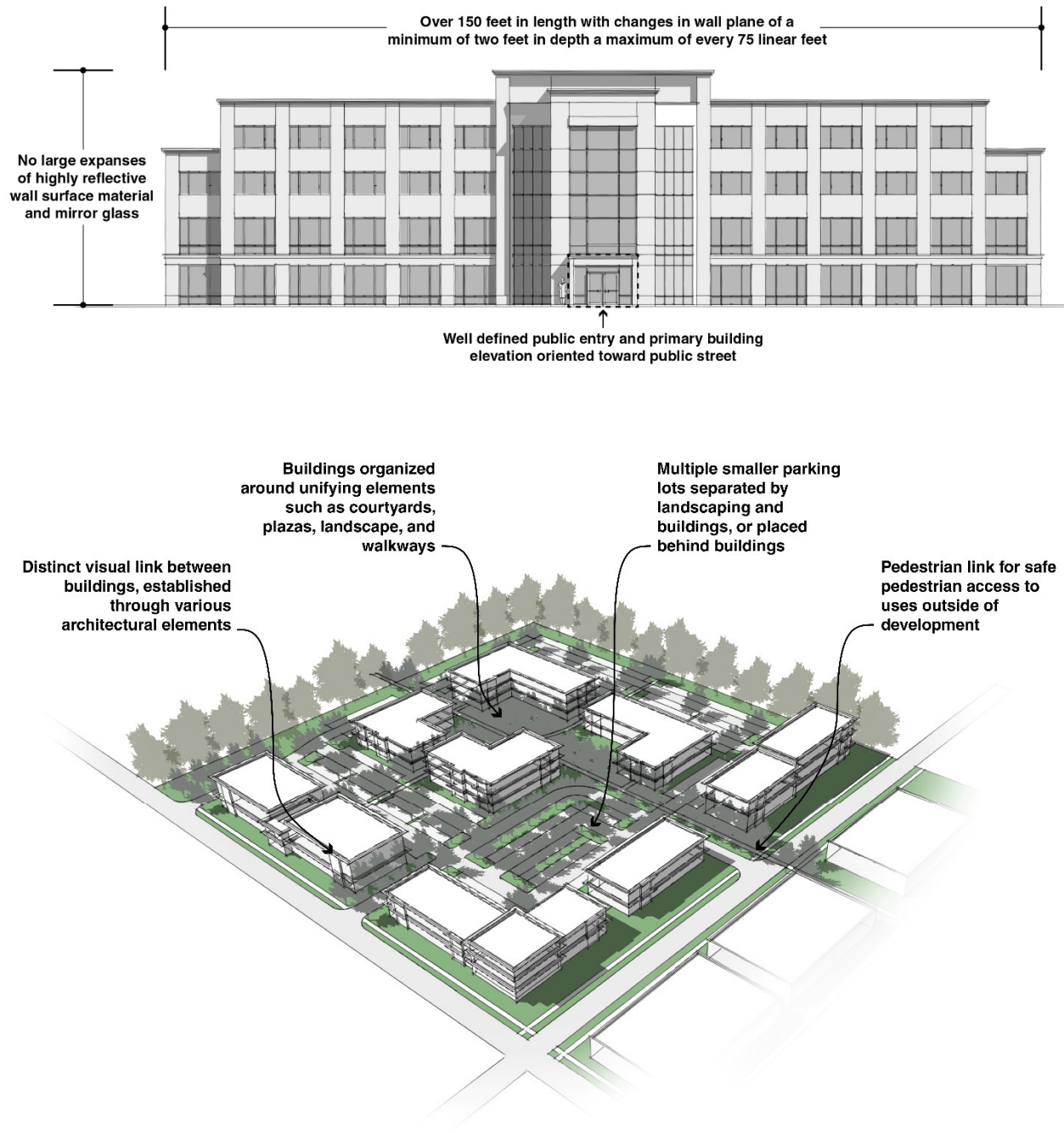
- A. Blank wall area 40 linear feet or less, measured parallel to the street
- B. Repeating pattern of two elements at an interval of no more than 40 linear feet
- C. A visually distinct public entrance from the sidewalk along the primary building frontage
- D. First floor transparency of 35% measured between two and ten feet in height from grade
- E. 100-foot roofline with variations occurring at intervals of no more than 75 linear feet
- F. Parapet walls with three-dimensional cornice treatments or other shadow-creating details

MULTI-TENANT COMMERCIAL CENTER SITE DESIGN STANDARDS



- A. Sites must be designed to ensure safe pedestrian access to the commercial center from the public right-of-way, and safe pedestrian circulation within the development.
- B. Any outlot buildings must meet the minimum transparency requirements of the district, and must include prominent entrances oriented toward both the street and the interior lot.
- C. Commercial centers may provide definition along the street frontage by locating part of the center or outlot buildings within 0' to 25' of the front lot line. The center or any outlot buildings may be placed within a required setback to comply with this standard.

C-OP DISTRICT DESIGN STANDARDS



Section 17.05.050 C-D District Standards

A. Purpose Statement

The C-D District is intended to accommodate the unique development environment within Downtown Davenport. Development in Downtown should be oriented toward reinforcing the area as a point of regional focus and strengthening its position as a center of office, finance, retail, and governmental activities. Additionally, the C-D District standards are intended to:

1. Add to the downtown's appeal as a visitor, cultural, sports and entertainment center.
2. Encourage downtown residential development in a variety of housing types.
3. Accommodate a variety of active uses and enhance the walkability and pedestrian orientation of Downtown.
4. Ensure high-quality design that maintains and enhances the aesthetic appeal of Downtown.

B. C-D District Dimensional Standards

Table 17.05-3: C-D District Dimensional Standards establishes the dimensional standards for Downtown. These regulations apply to all uses within the district unless a different standard is listed for a specific use.

Table 17.05-3: C-D District Dimensional Standards	
	C-D
Bulk	
Minimum Lot Area	None
Minimum Lot Width	None
Maximum Building Height	None
Minimum Building Height	24'
Setbacks	
Front Setback	0'-10' build-to zone
Required Build-to Percentage	80%
Interior Side Setback	None
Corner Side Setback	0'-10' build-to zone
Rear Setback	None

C. C-D District Design Standards

Development in the C-D District is subject to design review per Section 17.14.100, and must be designed in accordance with the City of Davenport's adopted Downtown Design Guidelines and Downtown Davenport Streetscape Improvement Plan.

17.05.060 C-V District Standards

A. Purpose Statement

The C-V District is intended to ensure that new development in the Village of East Davenport is compatible with the unique cultural and historic character of the area. To that end, the C-V District standards contain contextual controls and a series of design considerations that address height, width, proportion, and relationship to the street, as well as architectural considerations such as roof and cornice form, visual composition, rhythm, fenestration and articulation, and materials.

B. C-V District Dimensional Standards

Table 17.05-4: C-V District Dimensional Standards establishes the dimensional standards for the Village of East Davenport. These regulations apply to all uses within the district unless a different standard is listed for a specific use.

Table 17.05-4: C-V District Dimensional Standards	
	C-V
Bulk	
Minimum Lot Area	None
Minimum Lot Width	None
Maximum Building Height	45'
Setbacks	
Front Setback	0-10' build-to-zone, or average of adjacent structures
Required Build-to Percentage	80%
Interior Side Setback	None, unless abutting a residential district then 5'
Corner Side Setback	0'-10' build-to zone
Rear Setback	None, unless abutting a residential district then 25'

C. C-V District Design Standards

Development in the C-V District is subject to design review per Section 17.14.100. Design requirements for the C-V District are described in the adopted Village of East Davenport Performance Standards.

Section 17.05.070 C-E District Standards

A. Purpose Statement

The C-E Elmore Corners Zoning District is intended to implement the vision contained in the Elmore Corners Area Plan through the application of site and building design standards that ensure quality, compatible, and coordinated development within the area.

B. C-E District Dimensional Standards

Table 17.05-5: C-E District Dimensional Standards establishes the dimensional standards for Elmore Corners. These regulations apply to all uses within the district unless a different standard is listed for a specific use.

Table 17.05-5: C-E District Dimensional Standards	
	C-E
Bulk	
Minimum Lot Area	20,000sf
Minimum Lot Width	80'
Maximum Building Height	120'
Minimum Setbacks	
Front Setback	25'
Interior Side Setback	10', unless abutting a residential district then 20'
Corner Side Setback	20'
Rear Setback	10', unless abutting a residential district then 25'

C. C-E District Design Standards

Development in the C-E District is subject to design review per Section 17.14.100. Design requirements for the C-E District are described in the adopted Elmore Corners Plan.

Section 17.05.080 General Standards of Applicability

A. Site Development Standards

See Chapter 17.09 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, and permitted encroachments.

B. Off-Street Parking and Loading

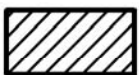
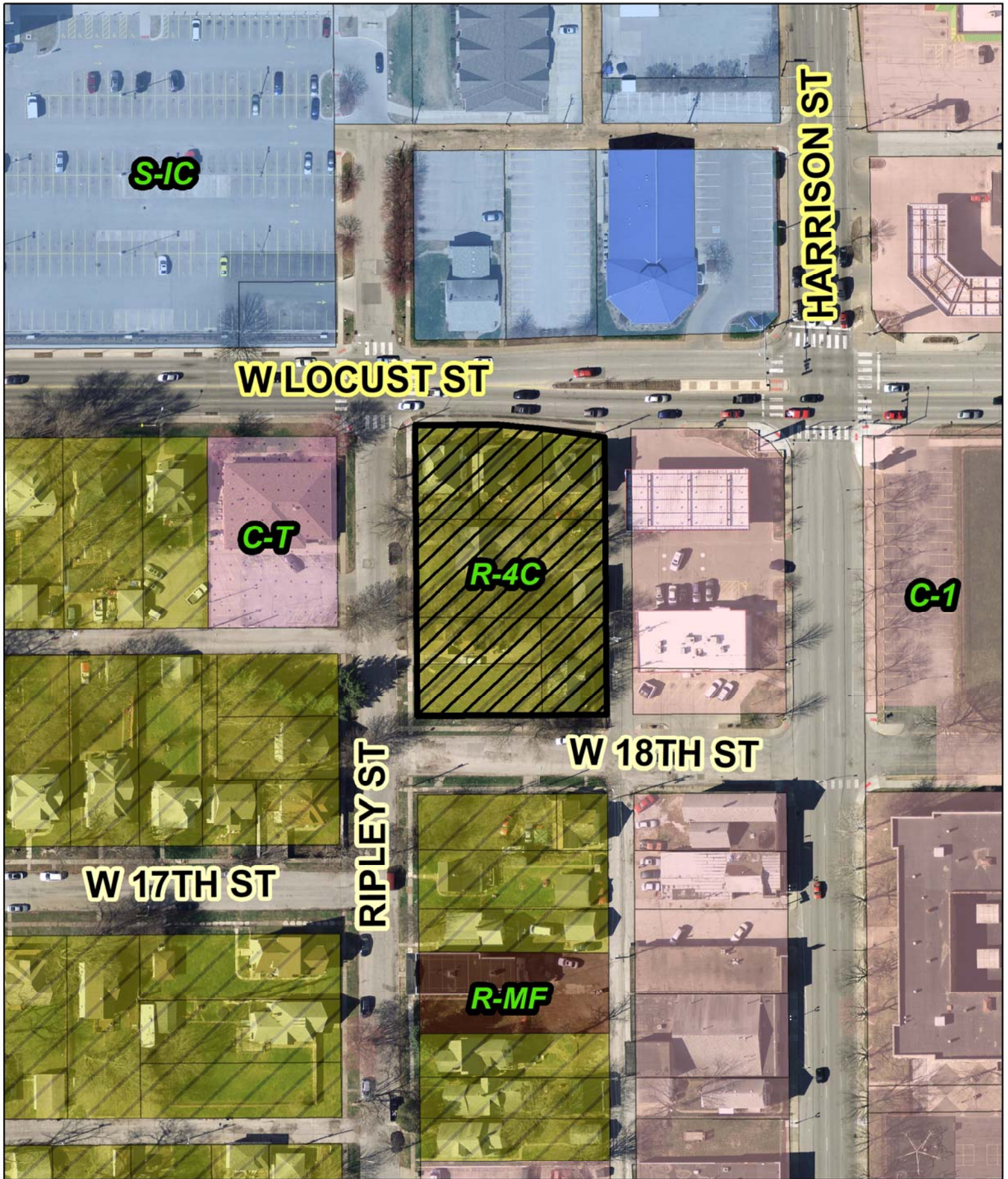
See Chapter 17.10 for off-street parking and loading standards and requirements.

C. Landscape

See Chapter 17.11 for landscape, buffering, and screening standards and requirements.

D. Signs

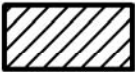
See Chapter 17.12 for standards governing signs.



Subject Property

N





Subject Property





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

**NOTICE
NEIGHBORHOOD MEETING
THURSDAY AUGUST 29, 2019 – 5:30 P.M.
AT CITY HALL – 226 WEST 4TH STREET – COUNCIL CHAMBERS**

You are invited to a neighborhood meeting regarding the following request:

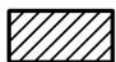
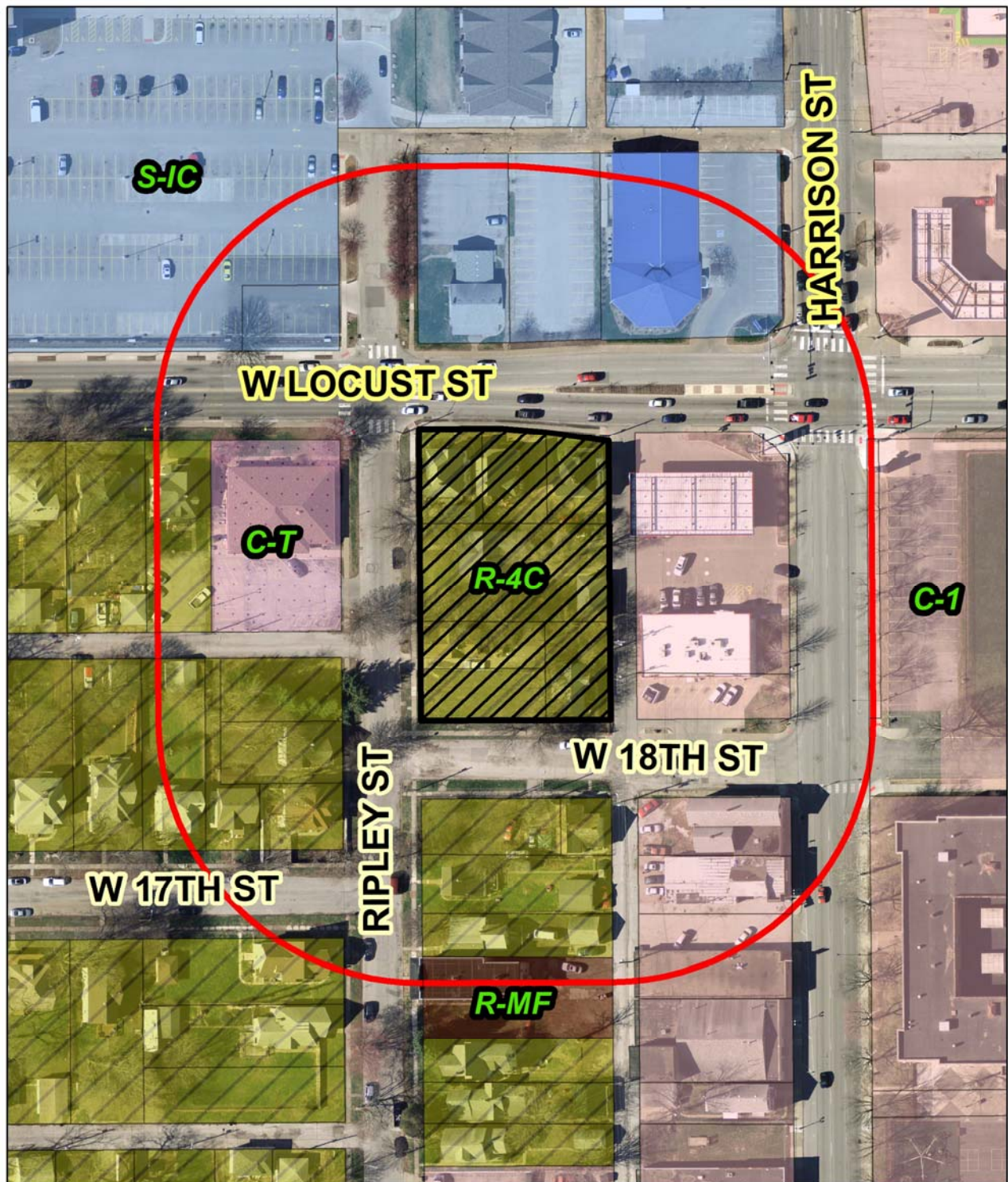
Case REZ19-10: Request of Larry Whitty on behalf of KJTLJ, LLC for a zoning map amendment on .73 acres, more or less, of property bound by West Locust Street on the north, Ripley Street on the west, West 18th Street on the south and a public alley on the east from R-4C Single-Family and Two-Family Residential Zoning District to C-2 Corridor Commercial District. [Ward 4]

The purpose of the request is to facilitate commercial development.

Please see map on the back for the property location.

The purpose of the meeting is to allow the applicant to describe the proposed development, answer any questions you have and hear any concerns about the proposed development.

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



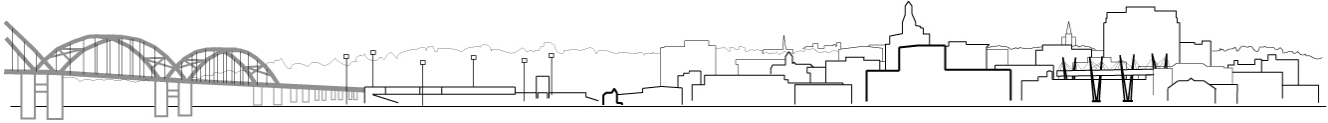
Subject Property



200 Foot Notification Radius



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



Public Hearing Details:

Date:	9/3/2019	Ward: 4th
Time:	5:00 PM	
Location of Public Hearing:	226 West 4 th Street in City Hall Council Chambers.	
Subject:	Public hearing for a zoning map amendment.	
Location of Property:	Bound by West Locust Street on the north, Ripley Street on the west, West 18th Street on the south and a public alley	
Case #:	REZ19-06	

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

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a request for a zoning map amendment. The purpose of the request is to allow the property developed for an unspecified commercial use.

Request Description:

Case REZ19-10: Request of Larry Whitty on behalf of KJTLJ, LLC for a zoning map amendment on .73 acres, more or less, of property bound by West Locust Street on the north, Ripley Street on the west, West 18th Street on the south and a public alley on the east from R-4C Single-Family and Two-Family Residential Zoning District to C-2 Corridor Commercial District. [Ward 4]

What are the Next Steps after the Public Hearing?

The 9/3/2019 public hearing is the first step in the review/approval process. The Plan and Zoning Commission will meet on 9/17/2019 to vote (provide its recommendation) on the request. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment or Protest?

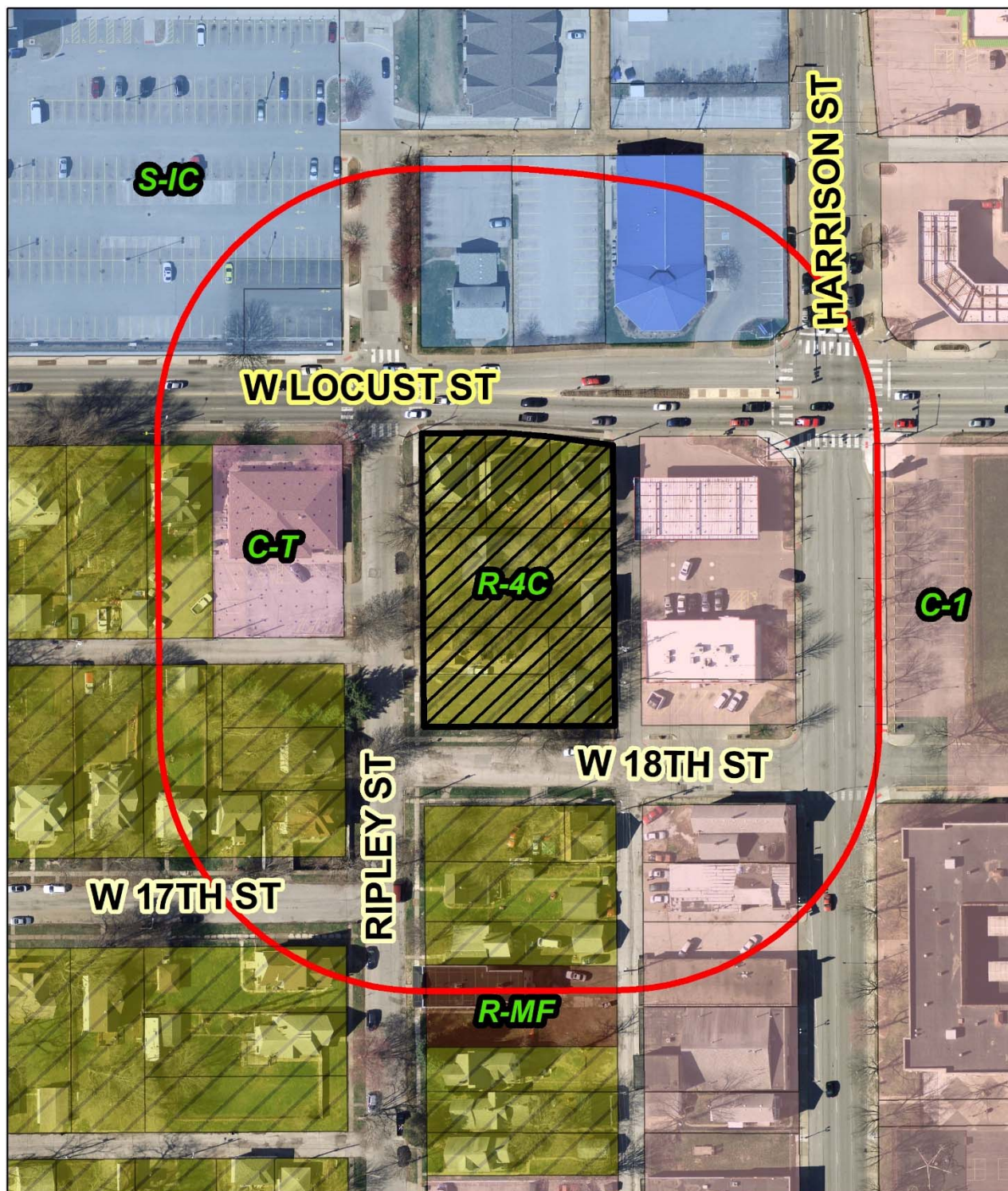
As a property owner within 200 feet of the subject property, you have the opportunity to officially comment or formally protest this request. These must be provided in writing.

If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the City Council public hearing, which is anticipated to be held on 10/2/2019. Please note that for a protest to be official, it needs to be in writing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

If you have any questions on this request, or if you need accommodations for any reason, please contact Ryan Rusnak, AICP, the case planner assigned to this project at rrusnak@ci.davenport.ia.us or 563-888-2022. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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



Subject Property



200 Foot Notification Radius



FID	Parcel	Address	Sq_Ft_Land	Acreage	Deed1_Name	Deed1_Addr	Deed1_CSZ
	0 B0059-20	402 W LOCUST ST	0	0.085	ST AMBROSE UNIVERSITY	518 W LOCUST ST	DAVENPORT IA 52803
	1 G0006-05	1716 HARRISON ST	0	0.117	KJTLJ LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
	2 G0006-06A	1720 HARRISON ST	0	0.117	KJTLJ LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
					BOBBIE COLEY		
	3 G0006-08A	315 W 18TH ST	1892	0.043	TONY COLEY	315 W 18TH ST	DAVENPORT IA 52803
					BOBBIE COLEY		
	4 G0006-08B		0	0.105	TONY COLEY	315 W 18TH ST	DAVENPORT IA 52803
					JAMES DALTON SMITH III		
	5 G0006-10	1633 RIPLEY ST	6438.6	0.148	BRITTANY LAUREN SMITH	971 OAKMOOR DR	FENTON MO 63026
	6 G0006-11	1629 RIPLEY ST	4672	0.107	MARKEESE MCCORMICK	1803 15TH ST	MOLINE IL 61265
	7 G0006-12	1625 RIPLEY ST	0	0.215	OCEANSIDE50FIVE LLC	2238 SAINT JOHN DR	DUBUQUE IA 52001
	8 G0006-21	1710 RIPLEY ST	4800	0.11	ST AMBROSE UNIVERSITY	518 W LOCUST ST	DAVENPORT IA 52803
	9 G0006-22		0	0.11	ST AMBROSE UNIVERSITY	518 W LOCUST ST	DAVENPORT IA 52803
	10 G0006-24A	401 W LOCUST ST	0	0.335	ST AMBROSE UNIVERSITY	518 W LOCUST ST	DAVENPORT IA 52803
	11 G0006-34	414 W 17TH ST	7300	0.168	NATHANIEL VAUGHN	414 W 17TH ST	DAVENPORT IA 52803
	12 G0006-35	410 W 17TH ST	1460	0.077	ARGENTUM PROPERTIES LLC	C/O MILLTOWN REALTY	DAVENPORT IA 52803-2379
	14 G0006-36	316 W 18TH ST	3723	0.086	KJTLJ LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
	15 G0006-38		0	0.096	KWIK SHOP INC	734 EAST 4TH AV	HUTCHINSON KS 67504
	16 G0006-41A	303 W LOCUST ST	0	0.485	KWIK SHOP INC	734 EAST 4TH AV	HUTCHINSON KS 67504
	17 G0006-43	315 W LOCUST ST	0	0.079	KJTLJ LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
	18 G0006-44	321 W LOCUST ST	0	0.084	KJTLJ LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
	19 G0006-45	325 W LOCUST ST	0	0.085	KJTLJ LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
	20 G0006-46	1809 RIPLEY ST	0	0.248	KJTLJ LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
	21 G0006-47	1807 RIPLEY ST	0	0.073	KJTLJ LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
	22 G0006-48	1801 RIPLEY ST	0	0.08	KJTLJ LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
	23 G0007-01C		0	0.043	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
	24 B0059-40A	328 W LOCUST ST	0	0.231	ST AMBROSE UNIVERSITY	518 W LOCUST ST	DAVENPORT IA 52804
	25 B0059-43B		0	0.227	ST AMBROSE UNIVERSITY	518 W LOCUST ST	DAVENPORT IA 52803
	26 B0059-44A	310 W LOCUST ST	0	0.444	ST AMBROSE UNIVERSITY	518 W LOCUST ST	DAVENPORT IA 52804

City of Davenport

Agenda Group:
Department: Community Development Committee
Contact Info: Matt Flynn 563-888-2286
Wards:

Action / Date
10/16/2019

Subject:
Resolution of support of Hilltop Campus Village as a participant in the Main Street Iowa Program.
[Wards 3, 4, & 5]

Recommendation:
Adopt the Resolution.

Background:
Hilltop Campus Village is entering its 11th year of existence. As part of its agreement with the State of Iowa's Main Street Program, the City must annually pass a Resolution of Support as well as provide direct financial support to the organization. That level of support is \$10,000.00 annually.

ATTACHMENTS:

Type	Description
▢ Backup Material	Resolution1

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	10/10/2019 - 11:05 AM

Resolution No. _____

Resolution offered by Ald. Rawson, Chairperson

Be it resolved by the City of Davenport.

Resolution of Support and Financial Commitment for the Main Street Program in Davenport, Iowa.

WHEREAS, there exists an Agreement between the Iowa Economic Development Authority (IEDA), Hilltop Campus Village (HCV), and the City of Davenport for the purpose of continuing the Main Street Iowa program in Davenport, and

WHEREAS, this Agreement is pursuant to contractual agreements between Main Street America and the IEDA to assist in the revitalization of the designated Main Street project area of Davenport, and

WHEREAS, the City Council of Davenport endorses the goal of economic revitalization of the designated Main Street District within the context of preservation and rehabilitation of its historic buildings and supports the continuation of the Main Street Approach™ as developed by Main Street America and espoused by Main Street Iowa.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Davenport, meeting in regular session on October 23, 2019 that the City of Davenport hereby agrees to support both financially and philosophically the work of HCV via the attached Performance Agreement, designates the Main Street Board to supervise the Executive Director and commits to appoint a city official to represent the City on the local Main Street Board. The source of funds to support HCV will be from the City's Hotel/Motel Tax Fund and is subject to meeting performance standards and annual City Council approval.

Attest:

Approved:

Brian Krup, Deputy City Clerk

Frank Klipsch, Mayor

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Brandon Melton 563-888-2221
Wards:

Action / Date
10/16/2019

Subject:
Resolution for Case F19-12 being the request of Premier Commercial Condos for a final plat for a 3-lot subdivision on 3.88 acres more or less of property located on the north side of W 83rd St and the east side of N Fairmount St. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Industry (I) - Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

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

Zoning:

The property is currently zoned I-1 Light Industrial Zoning District.

Technical Review:

Streets.

The property has access to N Fairmount St and W 83rd St.

Emergency Services.

The property is located 1.5 miles from Fire Station 7.

Storm Water.

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

Sanitary Sewer.

There is sanitary sewer adjacent to the property.

Other Utilities.

Water service lines are private so each lot requires a service and possible fire service per building or unit based on structures and use.

Public Input:

No public hearing is required for a Final Plat.

Discussion:

The request is for a Final Plat for a 3-lot subdivision located on the north side of W 83rd St and the east side of N Fairmount St.

Plan and Zoning Commission Recommendation:

The Plan and Zoning Commission considered Case F19-12 at its August 6, 2019 meeting.

Findings:

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

The Plan and Zoning Commission accepted the listed findings and forwards Case F19-12 to the City Council with a recommendation for approval subject to the following twelve conditions:

1. That the surveyor signs the plat;
2. That the utility providers sign the plat when their easement needs have been met;
3. That the plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner;
4. That a note be added indicating "Sidewalks shall be constructed at such time as requested by the City";
5. That Iowa American Water Company sign off as a utility;
6. That building setback lines be depicted on the plat be depicted for the I-1 Light Industrial Zoning District;
7. That old lot numbers and new be made more easily discernible;
8. That a 15' utility easement be depicted rather than 10' currently shown;
9. That all existing easements be shown whether remaining or vacating;
10. That all stormwater easements be dedicated and a maintenance agreement be completed;
11. That dedicated access be provided to stormwater management area/easements;
12. That the title indicate that this is a re-plat of Truckland Industrial Park 1st Addition.

Please note that the final plat has been revised to achieve consistency with conditions 1 through 12, and therefore, the conditions are not included in the resolution.

The Commission vote was 6 yes, 0 no, 1 abstention.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Final Plat

- ▢ Backup Material
- ▢ Backup Material

Zoning
FLU

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berger, Bruce	Approved	10/10/2019 - 11:06 AM

RESOLUTION NO. _____

Resolution offered by Rita Rawson, Chairperson

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case F19-12, being the request of Premier Commercial Condos for a final plat for a three-lot subdivision on 3.88 acres more or less of property located on the north side of West 83rd Street and the east side of North Fairmount Street. [Ward 8]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Final Plat of North Ridge Commercial Condo First Addition, a Replat of Truckland Industrial Park First Addition to the City of Davenport, Iowa, be the same and is hereby approved and accepted subject to all the conditions as stated in the August 6, 2019 Plan and Zoning Commission's recommendation for approval (Please note that conditions 1-12 have been added to the plat and/or provided and are not repeated on this resolution).

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

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

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

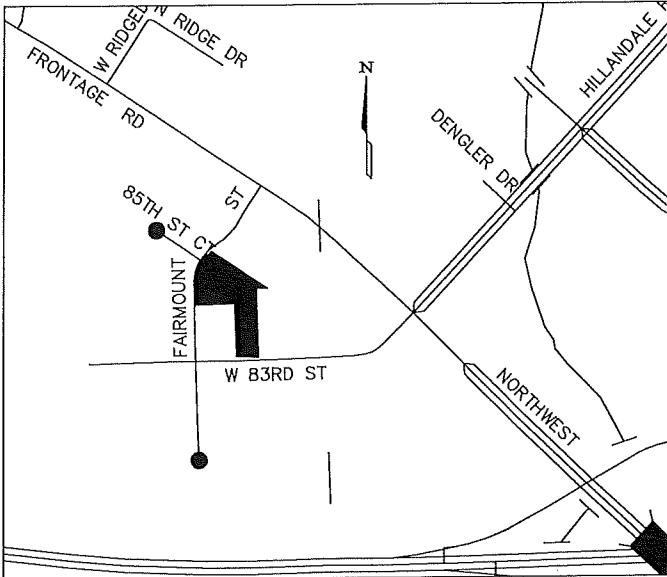
NORTH RIDGE COMMERCIAL CONDO FIRST ADDITION

TO THE CITY OF DAVENPORT, IOWA

A REPLAT OF LOTS 2, 3 AND A PART OF LOT 4, TRUCKLAND INDUSTRIAL PARK FIRST ADDITION AND A PART OF LOT 1 OF SHERIDAN INDUSTRIAL PARK THIRD ADDITION, BOTH TO THE CITY OF DAVENPORT, IOWA

LOCATION MAP

NO SCALE



PLAT APPROVED BY THE CITY OF DAVENPORT, IOWA	
CITY MAYOR	DATE:
ATTEST	DATE:
PLANNING AND ZONING	DATE:
UTILITY EASEMENTS, AS SHOWN HEREON, ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES:	
CENTURYLINK	DATE: 9/14/19
MEDIACOM	DATE: 09/05/2019
MIDAMERICAN ENERGY	DATE: 9/19/19
IOWA AMERICAN WATER COMPANY	DATE:

- ▲ FOUND SECTION CORNER
- FOUND 1/2" REBAR W/ YPC #8860 OR AS LABELED
- △ SET SECTION CORNER
- SET 1/2" REBAR W/ YPC #9647
- POB POINT OF BEGINNING
- () RECORDED AS
- SCM 4"x 4" CONCRETE POST w/DISK
- UDE UTILITY & DRAINAGE EASEMENT
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP

- BORDER
- CENTERLINE
- PROPERTY LINE
- SECTION LINE
- ADJACENT PROPERTY/ROW
- STREAM CENTERLINE



	I hereby certify that this land surveying document and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa. Signed _____ Date _____
	Stephen Michael Brain, L.S. My License Renewal Date is December 31, 2020 License Number 9647 Pages or sheets covered by this seal: THIS PAGE
	DATE OF SURVEY: 1/10/19

Title:	FINAL PLAT
NORTH RIDGE COMMERCIAL CONDO FIRST ADDITION	

CIVIL • LAND DEVELOPMENT • SURVEYING • TRANSPORTATION
ENGINEERING, INC.

Drawn: SMB	Book: 372	Page: 1	Project No: 434318-70
Date: 7/3/19	Scale: 1" = 50'	4	
Checked: <i>[Signature]</i>			
Date: 8/8/19			

Location Description Lots 2,3,4 Truckland Industrial Park 1st Addition and Lot 1, Sheridan Industrial Park 3rd Addition

Requestor: Thompson Family Holdings, L.L.C.

Proprietor: Thompson Family Holdings, L.L.C.

Surveyor: Stephen M. Brain, PE, LS

Surveyor Company: Brain Engineering, Inc.

Return to: SM Brain, 1540 Midland Ct NE Cedar Rapids, IA 52402 or mikeb@brain-eng.com (319) 294-9424

LEGAL DESCRIPTION

Lots 2, 3 and a part of Lot 4, Truckland Industrial Park First Addition and a part of Lot 1 of Sheridan Industrial Park Third Addition, both to the City of Davenport, Iowa described as follows:

Beginning at the SW corner of said Lot 4;
thence N01°43'32"W along the west line of said Lot 4, 299.99 feet to the south line of said Lot 2 of Truckland Industrial Park First Addition;
thence S88°16'28"W along said south line, 275.25 feet to the east right of way line of N. Fairmont Street;
thence N01°43'32"W along said east right of way line, 139.98 feet;
thence NE-ly along said east right of way line on an arc of 275.07 feet of a 275.00-foot radius curve to the right, having a chord length of 263.75 feet bearing N26°55'47"E to the north line of said Lot 3;
thence S56°24'58"E along said north line and its SE-ly extension, 469.60 feet to the north line of said Truckland Industrial Park First Addition;
thence S88°16'28"W along the north line of said Truckland Industrial Park First Addition, 75.95 feet;
thence S01°43'32"E, 399.99 feet to the north right of way line of W. 83rd Street;
thence S88°16'28"W along said north right of way line, 158.49 feet to the Point of Beginning, containing 3.88 acres.

NOTE: ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF. SIDEWALKS SHALL BE CONSTRUCTED AT SUCH TIME AS REQUESTED BY THE CITY.

DATE OF SURVEY: 1/10/19

OWNERS: THOMPSON FAMILY HOLDINGS, LLC c/o DENNIS THOMPSON 7820 6TH STREET SW CEDAR RAPIDS, IOWA 52404 319-364-2491 x1141

PREMIER COMMERCIAL, LLC c/o JUSTIN SOBASKI 104 WILLIAMS BLVD FARIFAX, IA 52228 319-863-3841

ENGINEER: BRAIN ENGINEERING, INC. 1540 MIDLAND COURT NE CEDAR RAPIDS, IOWA 52402 PH: 294-9424 FAX: 294-1056

PROPERTY ADDRESS: N. FAIRMOUNT STREET DAVENPORT, IA.

NORTH RIDGE COMMERCIAL CONDO FIRST ADDITION

TO THE CITY OF DAVENPORT, IOWA

A REPLAT OF LOTS 2, 3 AND A PART OF LOT 4, TRUCKLAND INDUSTRIAL PARK FIRST ADDITION AND A PART OF LOT 1 OF SHERIDAN INDUSTRIAL PARK THIRD ADDITION, BOTH TO THE CITY OF DAVENPORT, IOWA

N

0 25 50 100

STORMWATER
MANAGEMENT AREA No. 1

196.18'
N88° 17' 36"E

STORMWATER
MANAGEMENT AREA No. 2
SEE DETAIL
15' BLDG SETBACK (REAR)
N88° 16' 28"E 244.90'

STORMWATER
MANAGEMENT AREA No. 2

R = 11.00'
A = 24.04'
CH = 19.53'
BEARING = N29°04'02"W
Δ = 125°13'58"

TRUCKLAND INDUSTRIAL PARK
FIRST ADDITION
FOUND REBAR W/ORANGE PLASTIC CAP
#10135

R = 275.00'
A = 208.41'
CH = 203.45'
BEARING = N33°52'27"E
Δ = 43°25'16"

R = 275.00'
A = 275.07'
CH = 263.75'
BEARING = N26°55'47"E
Δ = 57°18'37"

LOT 3
1.47 Ac.

LOT 2
1.09 Ac.

N FAIRMOUNT STREET

FINAL PLAT

Title:

NORTH RIDGE COMMERCIAL CONDO FIRST ADDITION

BRAIN
CIVIL • LAND DEVELOPMENT • SURVEYING • TRANSPORTATION
ENGINEERING, INC.

Drawn: SMB
Date: 7/3/19
Checked: *SMB*
Date: 8/8/19

Book: 372
Scale: 1" = 50'

Page: 2
Of: 4

Project No: 434318-70

PAGE 2

PAGE 3

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NORTH RIDGE COMMERCIAL CONDO FIRST ADDITION
TO THE CITY OF DAVENPORT, IOWA

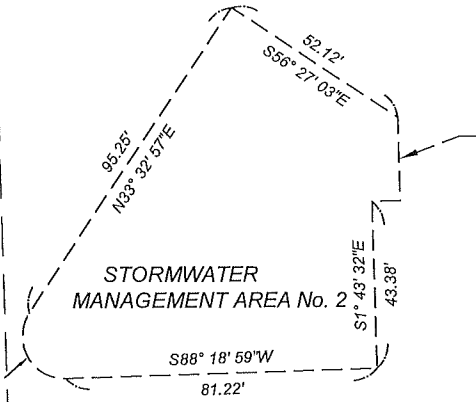
A REPLAT OF LOTS 2, 3 AND A PART OF LOT 4, TRUCKLAND INDUSTRIAL PARK FIRST ADDITION AND A PART OF LOT 1 OF SHERIDAN INDUSTRIAL PARK THIRD ADDITION, BOTH TO THE CITY OF DAVENPORT, IOWA

LOT 1
TRUCKLAND INDUSTRIAL PARK
FIRST ADDITION

LOT 4
TRUCKLAND INDUSTRIAL PARK
FIRST ADDITION

POB
SW CORNER LOT 4
TRUCKLAND INDUSTRIAL PARK
FIRST ADDITION
FOUND REBAR WIRED PLASTIC CAP
#10135

W 83RD STREET



0 25 50 100



PAGE 2

PAGE 3

Title:

FINAL PLAT

NORTH RIDGE COMMERCIAL CONDO FIRST ADDITION



Drawn: SMB
Date: 7/3/19
Checked:
Date:

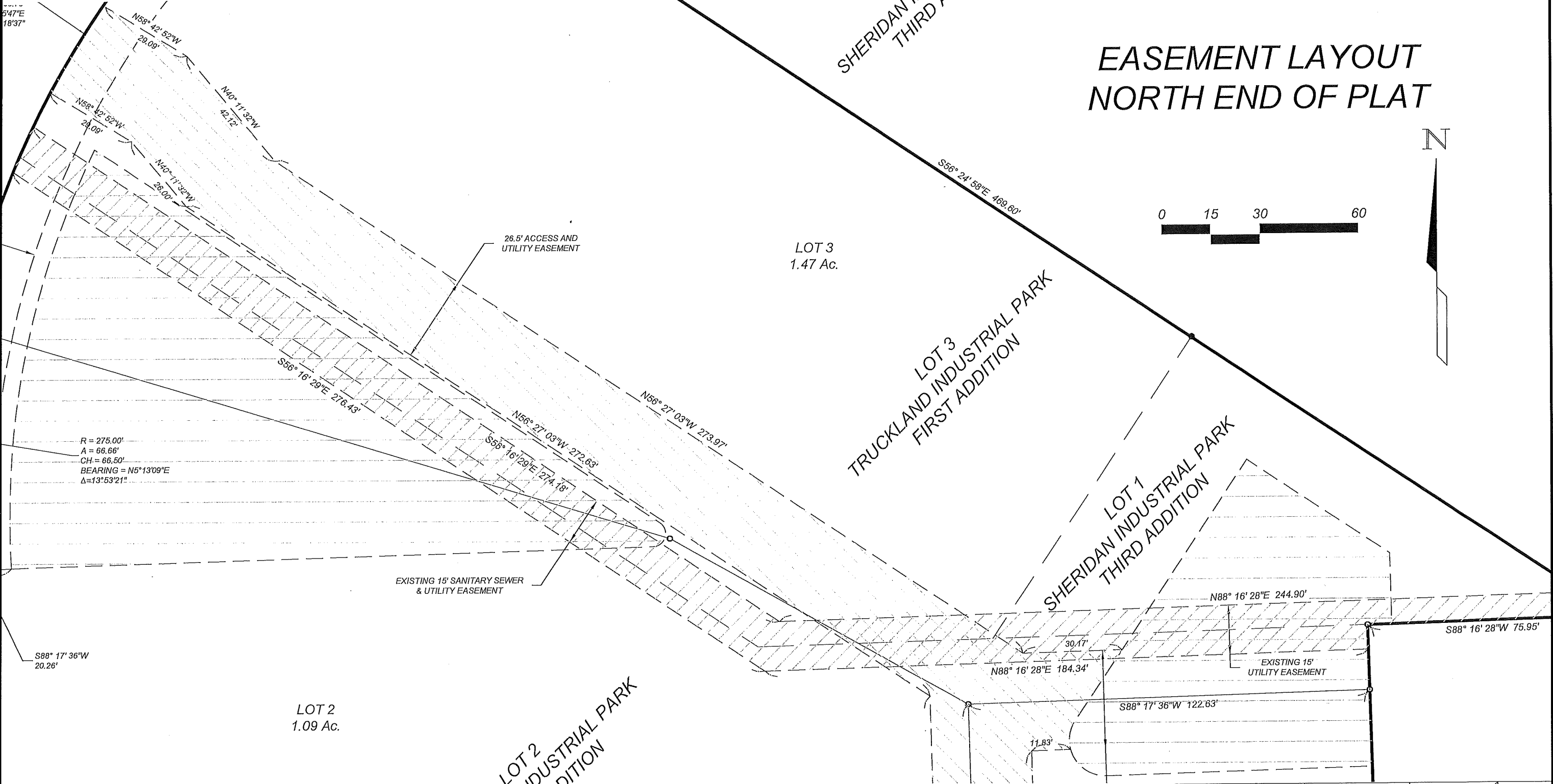
Book: 372
Scale: 1" = 50'

Page: 3
Of: 4

Project No: 434318-70

**NORTH RIDGE COMMERCIAL CONDO FIRST ADDITION
TO THE CITY OF DAVENPORT, IOWA**

A REPLAT OF LOTS 2, 3 AND A PART OF LOT 4, TRUCKLAND INDUSTRIAL PARK FIRST ADDITION AND A PART
OF LOT 1 OF SHERIDAN INDUSTRIAL PARK THIRD ADDITION, BOTH TO THE CITY OF DAVENPORT, IOWA



Title: **FINAL PLAT**
NORTH RIDGE COMMERCIAL CONDO FIRST ADDITION



Drawn: **SMB**
Date: **7/3/19**
Checked: **[Signature]**
Date: **8/8/19**

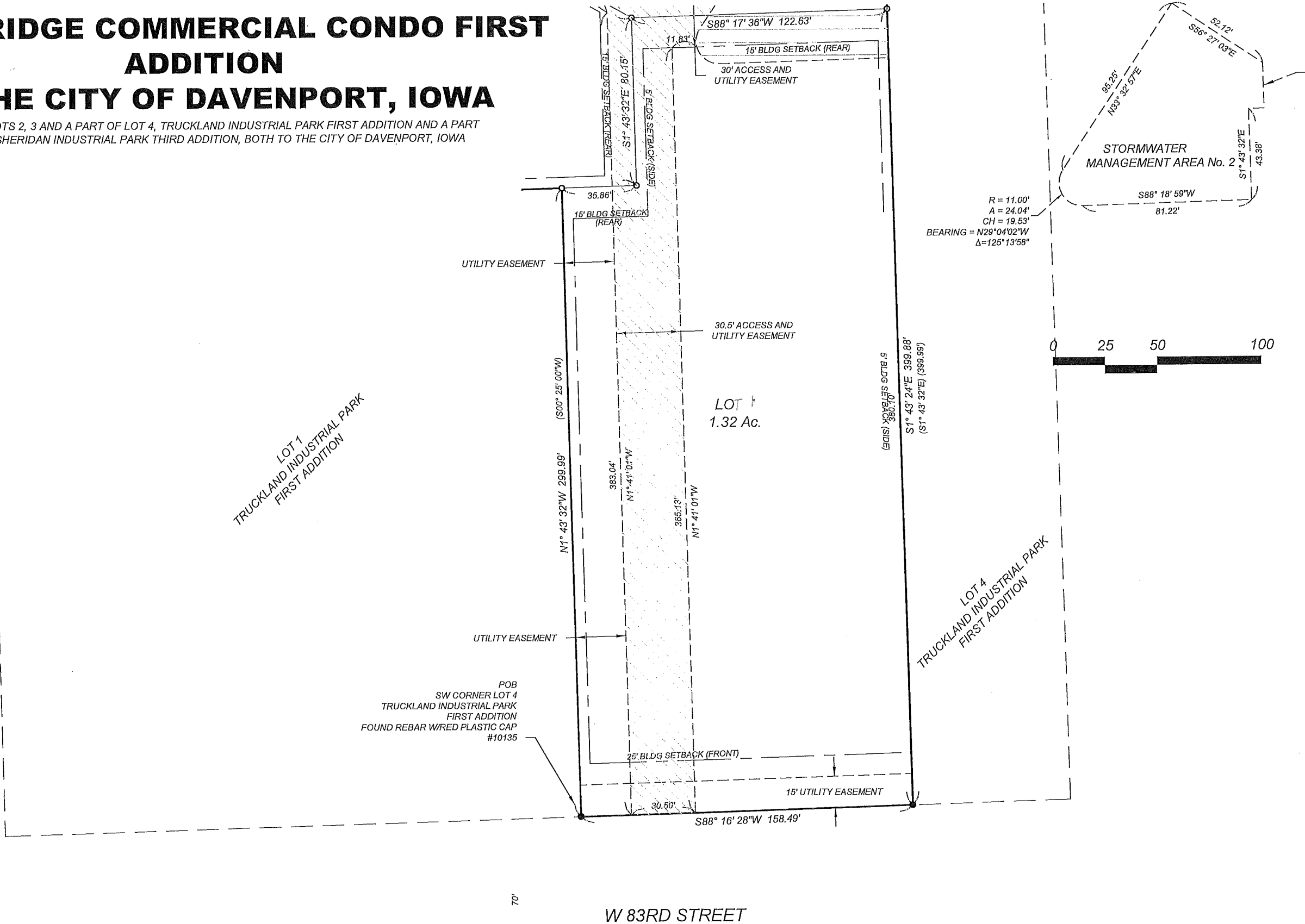
Book: **372**
Scale: **1" = 30'**

Page: **4**
Of: **4**

Project No: **434318-70**

NORTH RIDGE COMMERCIAL CONDO FIRST ADDITION
TO THE CITY OF DAVENPORT, IOWA

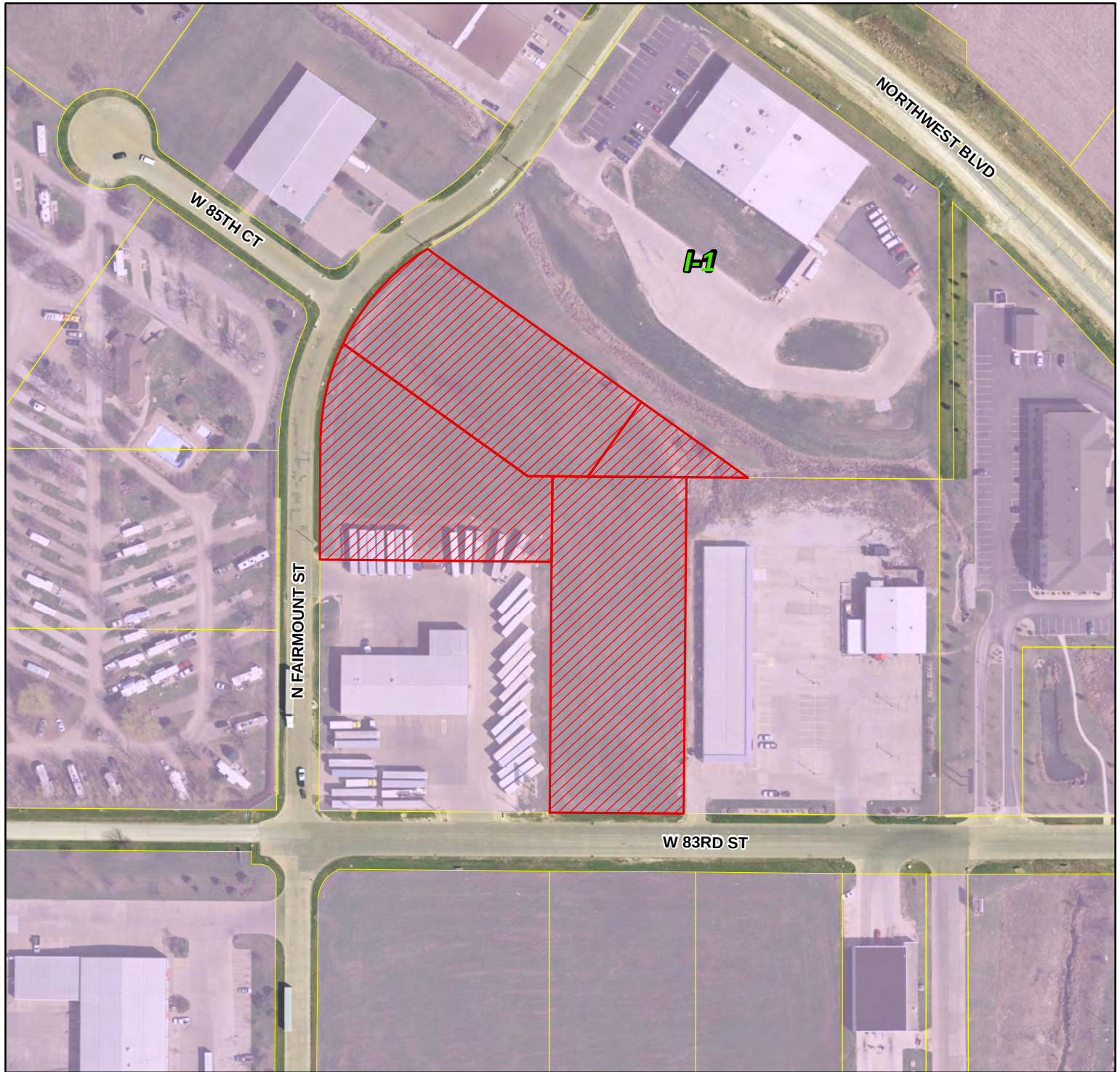
A REPLAT OF LOTS 2, 3 AND A PART OF LOT 4, TRUCKLAND INDUSTRIAL PARK FIRST ADDITION AND A PART OF LOT 1 OF SHERIDAN INDUSTRIAL PARK THIRD ADDITION, BOTH TO THE CITY OF DAVENPORT, IOWA



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F19-12 - North Ridge Commercial 1st Addition

Zoning Map



Legend

 Subject Area

0 65 130 260 390 Feet

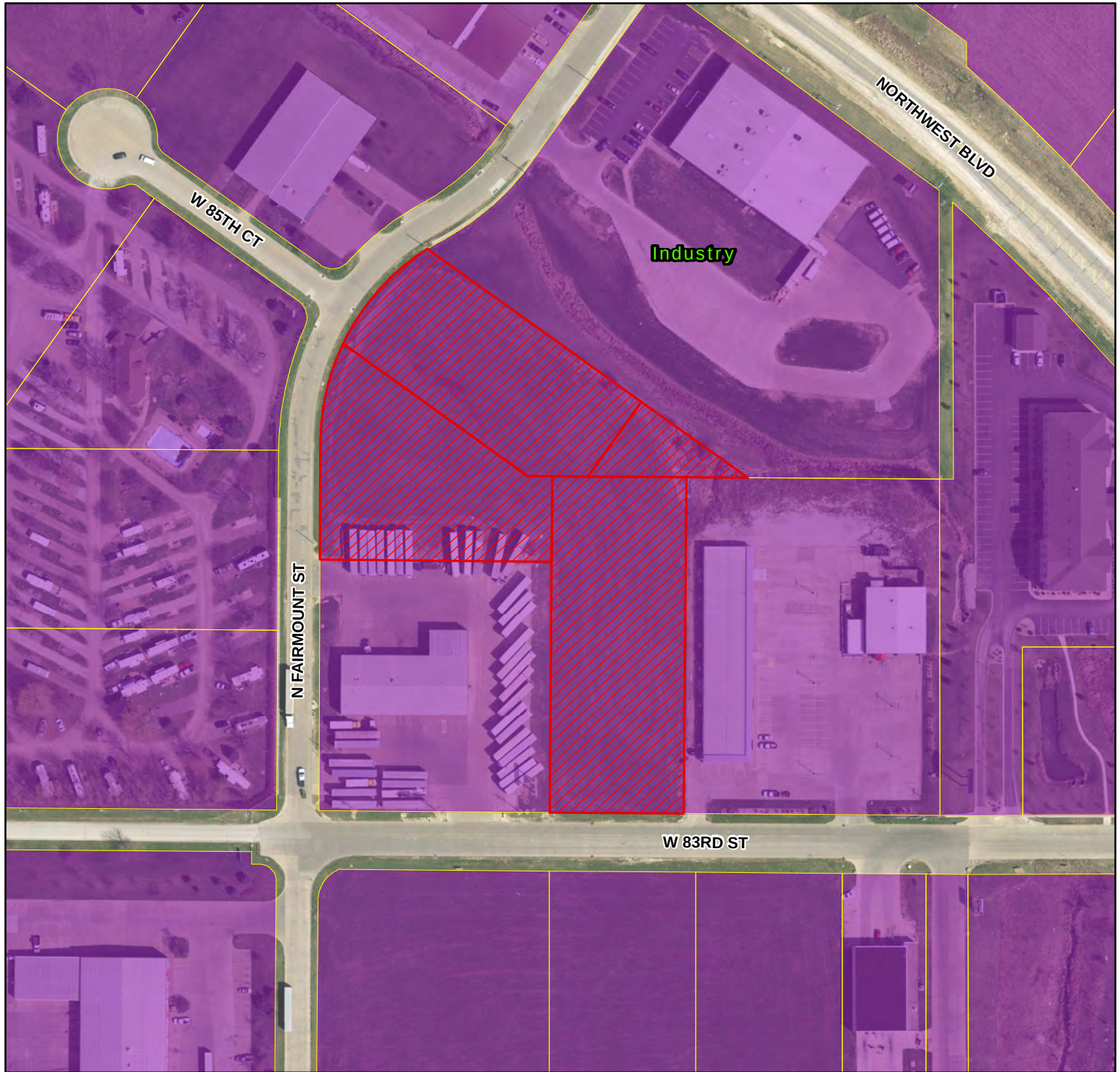
1 inch = 167 feet



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

F19-12 - North Ridge Commercial 1st Addition

Future Land Use Map (Davenport +2035)



Legend

 Subject Area

0 65 130 260 390 Feet

1 inch = 167 feet



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City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Brandon Melton 563-888-2221
Wards:

Action / Date
10/16/2019

Subject:
Resolution for Case F19-08 being the request of J+M Civil Design for a final plat for a 2-lot subdivision located north of E Kimberly Road between Brady St and Welcome Way. [Ward 7]

Recommendation:
Adopt the Resolution.

Background:
Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

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

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

Zoning:

The property is currently zoned C-3 General Commercial Zoning District.

Technical Review:

Streets.

The property has access to Brady St and Kimberly Rd.

Storm Water.

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

Sanitary Sewer.

There is sanitary sewer adjacent to the property.

Other Utilities.

Other normal utility services are available.

Public Input:

No public hearing is required for a final plat.

Discussion:

The request is for a final plat for a 2-lot subdivision located north of E Kimberly Rd between Brady St and Welcome Way.

Plan and Zoning Commission Recommendation:

Findings:

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

The Plan and Zoning Commission accepted the listed findings and forwards Case F19-08 to the City Council with a recommendation for approval subject to the following six conditions:

1. That the surveyor signs the plat;
2. That the utility providers sign the plat when their easement needs have been met;
3. That the plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner;
4. That stormwater easement be provided for the 100 year overland flow from the subdivision to detention;
5. That detention and water quality practices be depicted as an easement either on this plat or on a separate recorded document;
6. That the building setback lines depicted on the plat be amended to reflect the dimensional standards of the C-3 General Commercial Zoning District.

Please note that the final plat has been revised to achieve consistency with conditions 1 through 6, and therefor, the conditions are not included in the resolution.

The Commission vote was 9 yes, 0 no, 0 abstention.

ATTACHMENTS:

Type	Description
☐ Resolution Letter	Resolution
☐ Backup Material	Final Plat
☐ Backup Material	Zoning Map
☐ Backup Material	FLU Map

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berger, Bruce	Approved	10/10/2019 - 11:06 AM

RESOLUTION NO. _____

Resolution offered by Rita Rawson, Chairperson

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case F19-08, being the request of J+M Civil Design for a Final Plat for a two-lot subdivision located north of E. Kimberly Road between Brady Street and Welcome Way. [Ward 7]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Final Plat of Greenstate Credit Union First Addition to the City of Davenport, Iowa, be the same and is hereby approved and accepted subject to all the conditions as stated in the May 14, 2019 plan and Zoning Commission's recommendation for approval (Please note that conditions 1-6 have been added to the plat and/or provided and are not repeated on this resolution).

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

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA

LOCATION: FT OF NW/4 SEC 13, T76N, R3E
 REQUESTOR: UNIV. OF IA COMM. CREDIT UNION
 PROPRIETOR: UNIV. OF IA COMM. CREDIT UNION
 SURVIVOR: DAN J. KUEHL - IA PLS#19959
 SURVIVOR COMPANY: XCEL CONSULTANTS, INC.
 8300 42ND STREET WEST
 ROCK ISLAND, IL 61201
 RETURN TO: XCEL@XCELCONSULTANTSINC.COM

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN SCOTT COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 7B NORTH, RANGE 3 EAST OF THE 5TH
P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AS A POINT OF REFERENCE, AT THE SOUTHWEST CORNER OF THE NORTH-WEST QUARTER OF SAID SECTION 13, THENCE SOUTH 89 DEGREES 59 MINUTES 08 SECONDS EAST (ASSUMED BEARING), 100 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 08 SECONDS EAST, 100 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 08 SECONDS EAST, 171.25 FEET TO THE NORTHERLY RIGHT-OF-WAY OF KIMBERLY ROAD AND BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE NORTH 10 DEGREES 54 MINUTES 05 SECONDS EAST, 248.51 FEET TO THE SOUTH LINE OF PREPARED CONVEYED TO GRANT OF THE RECORDS OF SOUTT COUNTY, IOWA; THENCE SOUTH 89 DEGREES 59 MINUTES 20 SECONDS EAST, ALONG THE SOUTH LINE OF SAID CHRYSLER REALTY CORP. PROPERTY, 31.91 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 54 SECONDS EAST, ALONG THE SOUTH LINE OF SAID CHRYSLER REALTY CORP. PROPERTY, 441.78 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID STREET (U.S. HIGHWAY 10 NORTH); THENCE WEST 90 DEGREES 00 MINUTES 00 SECONDS EAST, 100 FEET TO SAID GRADY STREET, 100.00 FEET; THENCE SOUTH 05 DEGREES 28 MINUTES 39 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID GRADY STREET, 100.00 FEET; THENCE SOUTH 05 DEGREES 28 MINUTES 39 SECONDS EAST, 12 MINUTES 38 SECONDS WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID GRADY STREET, 12.38 FEET; THENCE SOUTH 07 DEGREES 59 MINUTES 08 SECONDS EAST, 100 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STREET, 29.60 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID KIMBERLY ROAD; THENCE NORTH 89 DEGREES 59 MINUTES 08 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID KIMBERLY ROAD, 106.95 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 36 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID KIMBERLY ROAD, 32.12 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE EASEMENTS AS SET FORTH IN THAT CERTAIN ROADWAY AND UNDERGROUND UTILITY EASEMENT BY EASEMENT DATED FEBRUARY 7, 1950, RECORDED FEBRUARY 7, 1950, IN BOOK 51 AT PAGE 380.

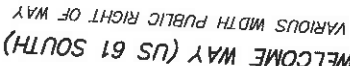
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	INTERNAL PROPERTY LINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	RIGHT OF WAY LINE
	SURVEY TIE LINE



PDC
SW COR OF NW 1/4 OF
SECTION 13-78-3,
5/8" IRON ROD FOUND
(RED CAP)

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1916330370R, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 18, 2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



LOT 2
123,518 SQ. FT.
OR 2.84 ACRES

LOT 1
40,752 SQ. FT.
OR 0.93 ACRES

BRADY STREET (US 61 NORTH)
VARIOUS WIDTH PUBLIC RIGHT OF WAY

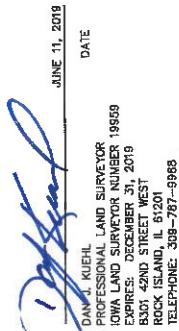
DATE: _____

BY: _____

DATE: _____

BY: _____

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY IOWA PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 114A, CODE OF IOWA.

[illegible]

CHK BY:	BCH	APV BY:	DJK
---------	-----	---------	-----

XCEL JOB NUMBER:

DRAWING NUMBER:

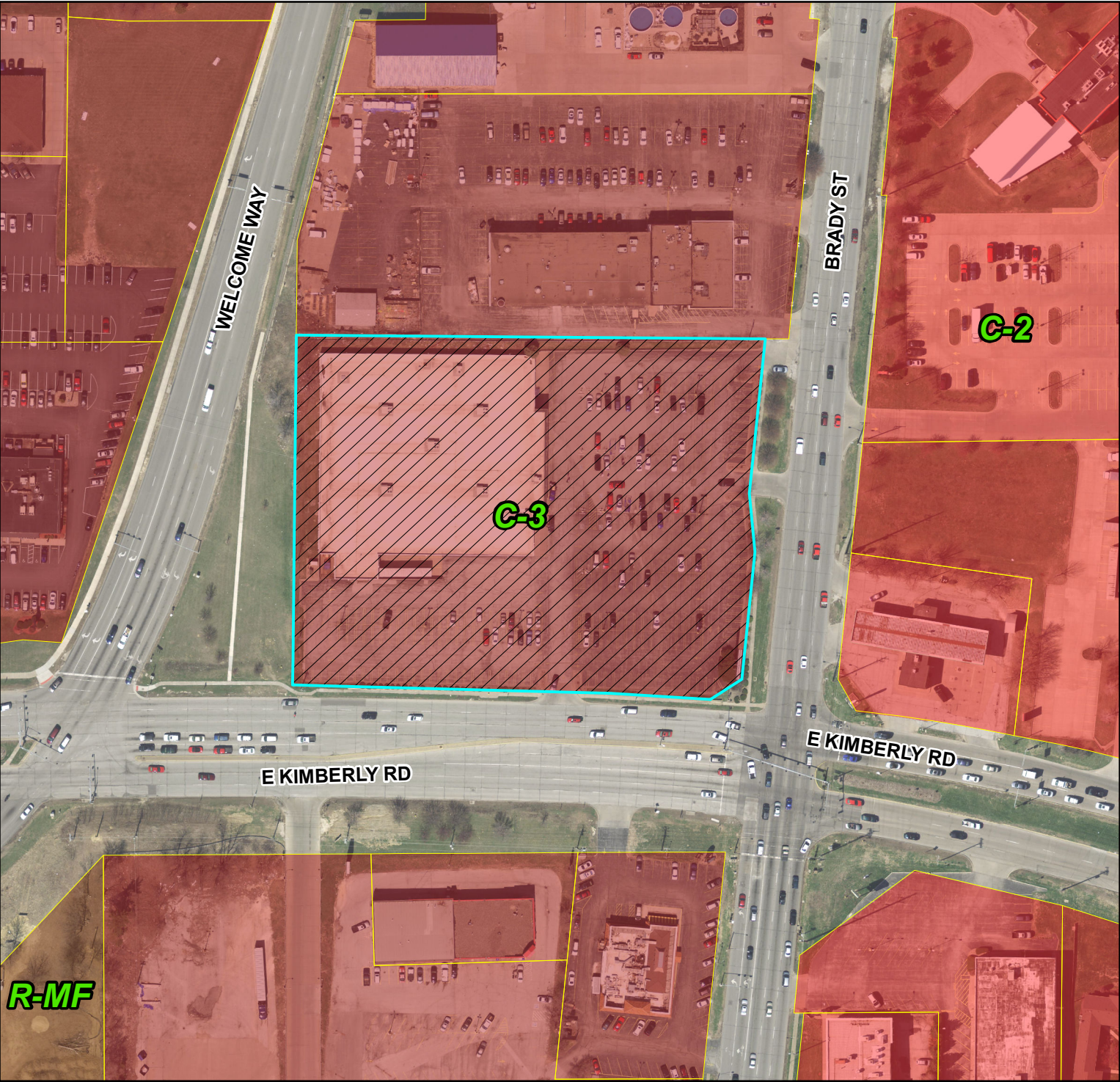
1 OF 1

OWNER INFORMATION

UNIVERSITY OF IOWA COMMUNITY CREDIT UNION
2355 LONDON ROAD
PO BOX 800
NORTH LIBERTY, IOWA

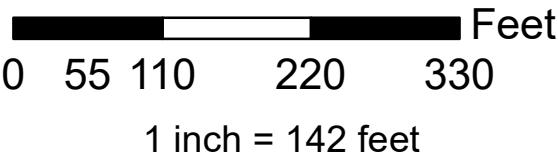
PO BOX 808
NORTH LIBERTY, IOWA

Current Zoning Map



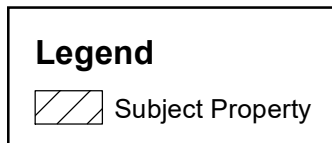
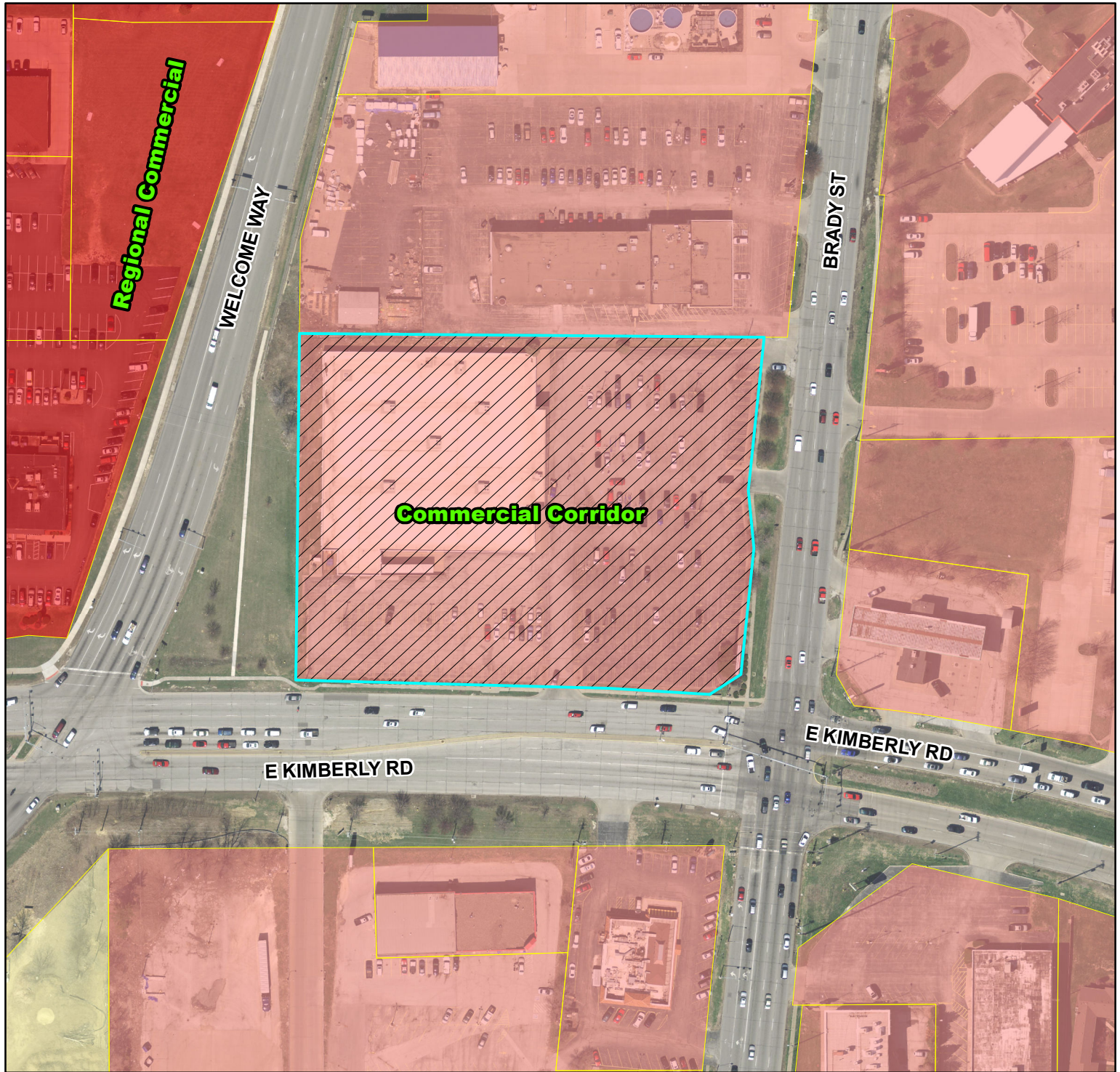
Legend

 Subject Property



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

Future Land Use Map (Davenport +2035)



0 55 110 220 330 Feet
1 inch = 142 feet



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

City of Davenport

Agenda Group:
Department: Community Planning & Economic Development
Contact Info: Ryan Rusnak 563-888-2022
Wards:

Action / Date
10/16/2019

Subject:
Resolution for Case F19-03 being the request of HOA Development, LLC for a final plat for a 3-lot subdivision located east of Elmore Ave and southeast of the terminus of E 46th St. [Ward 6]

Recommendation:
Adopt the Resolution.

Background:
Plan and Zoning Commission Report:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Regional Corridor (CC) – Are the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses. Connectivity to nearby neighborhoods is desirable but less important.

Zoning:

The property is currently zoned C-3 General Commercial Zoning District.

Technical Review:

Streets.

The development would be located adjacent to Elmore Ave.

Storm Water.

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

Sanitary Sewer.

There is sanitary sewer adjacent to the property.

Other Utilities.

Other normal utility services are available.

Public Input:

No public hearing is required for a final plat.

-

Discussion:

The request is for a final plat for a 3-lot subdivision located east of Elmore Ave and south of the terminus of E 46th St.

Plan and Zoning Commission Recommendation:

Findings:

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

The Plan and Zoning Commission accepts the listed findings and forward Case F19-03 to the City Council with a recommendation for approval subject to the following conditions.

1. That the surveyor signs the plat;
2. That the utility providers sign the plat when their easement needs have been met;
3. That the 100-year flood line be revised as the Estimated Base Flood Elevation. In the general notes provide that BFE and what elevation datum is being used;
4. That the ownership and maintenance of Lot A be shown on the plat; and
5. That the proposed sign easement be removed from the plat.

Please note that conditions 1 – 5 have been added to the plat and/or provided and are not repeated on the resolution

The Commission vote was 7 yes, 0 no and 0 abstention.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Final Plat
▣ Backup Material	Zoning and Land Use Maps

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	10/10/2019 - 11:34 AM
Community Development Committee	Berger, Bruce	Approved	10/10/2019 - 11:35 AM
City Clerk	Admin, Default	Approved	10/10/2019 - 2:05 PM

Resolution No. _____

Resolution offered by Rita Rawson, Chairperson

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case F19-03 being the request of HOA Development, LLC for a Final Plat for a 3 lot subdivision located east of Elmore Avenue and southeast of the terminus of East 46th Street.[Ward 6]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Final Plat of Elmore Land 3rd Addition be the same and is hereby approved and accepted subject to all the conditions as stated in the October 1, 2019 Plan and Zoning Commission's recommendation for approval (please note that conditions 1 – 5 have been added to the plat and/or provided and are not repeated on this resolution).

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

Attest:

Approved:

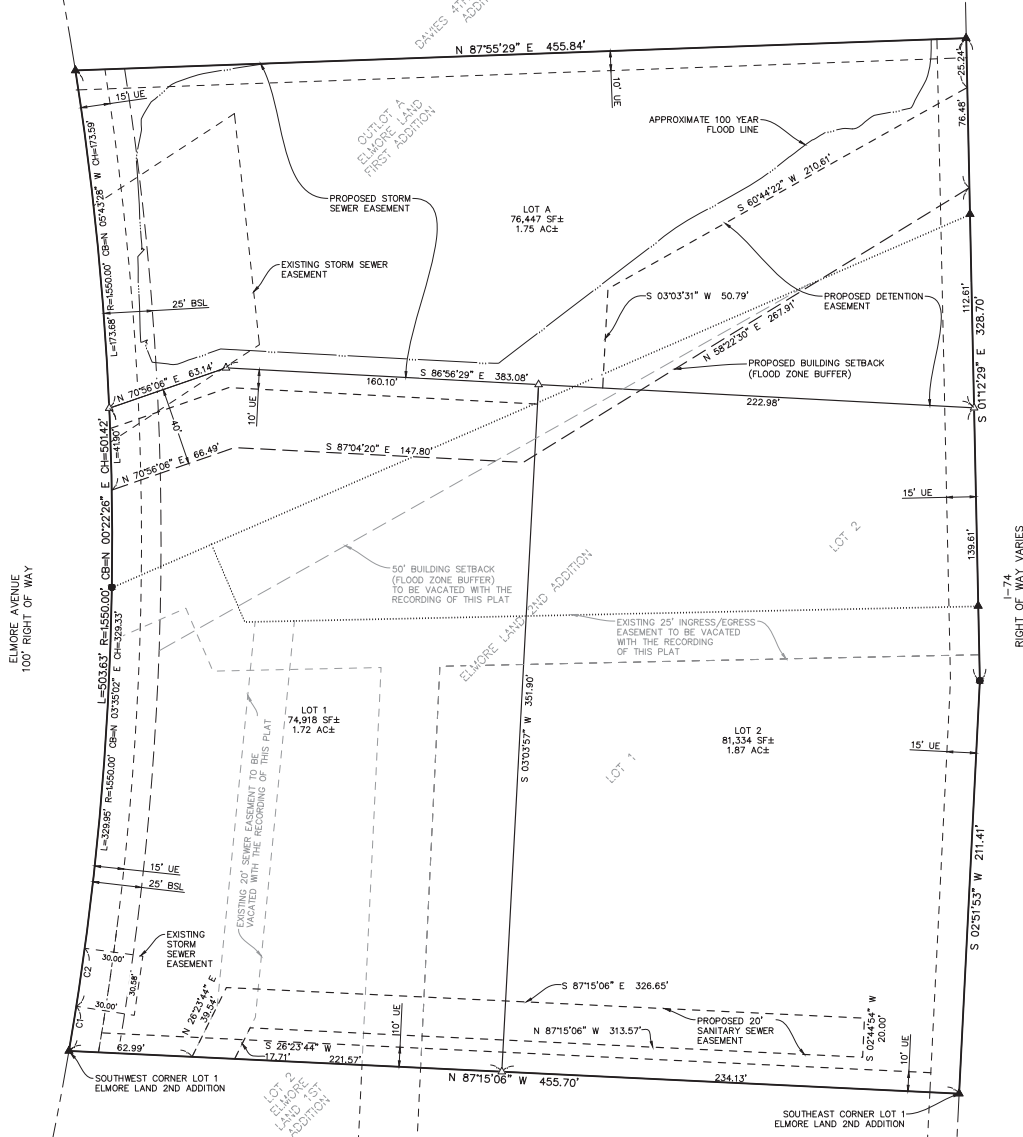
Brian Krup, Deputy City Clerk

Frank Klipsch, Mayor



30 0 30 60
SCALE: 1" = 30'

SUBDIVISION PLAT
OF
ELMORE LAND 3RD ADDITION
A RE-PLAT OF OUTLOT "A" OF ELMORE LAND 1ST ADDITION FILED
05/25/2006 AS DOCUMENT#2006-16020,
AND LOTS 1 & 2 OF ELMORE LAND 2ND ADDITION,
FILED 06/13/2007, AS DOCUMENT#2007-17429,
IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA
5.35 ACRES±



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	23.10'	1,550.00'	N 08°15'19" E	23.10'
C2	30.00'	1,550.00'	N 08°16'26" E	30.00'

SURVEYOR
LUKE D. MILLER
IMEG CORP.
4501 BLACKHAWK COMMONS DRIVE
ROCK ISLAND, IL 61201
309-430-6570
LUKE.D.MILLER@IMEG-CORP.COM

ATTORNEY
MICHAEL L. GORSLINE
5119 UTICA RIDGE ROAD
DAVENPORT, IA 52807

OWNER/DEVELOPER
HOA DEVELOPMENT LLC
1501 RIVER DRIVE
MOLINE, IL 61265

- LEGEND**
- ▲ REBAR WITH CAP#14414, FOUND
 - △ 8" REBAR WITH ORANGE PLASTIC CAP #22228, SET
 - 3/4" REBAR, FOUND
 - SURVEY BOUNDARY
 - EXISTING LOT LINE
 - PROPOSED LOT LINE
 - HISTORICAL LINE - AS NOTED
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - EXISTING R.O.W. LINE
 - EXISTING SETBACK LINE
 - PROPOSED 100 YEAR FLOOD LINE

ABBREVIATIONS

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

MIDAMERICAN ENERGY COMPANY
BY: _____
DATE: _____
Approved subject to encumbrances of record by Mid-American Energy Co.

MEDIACOM
BY: _____
DATE: _____

CENTURY LINK/QWEST
BY: _____
DATE: _____

IOWA-AMERICAN WATER COMPANY
BY: _____
DATE: _____

PLANNING AND ZONING COMMISSION
BY: _____
DATE: _____

DAVENPORT CITY COUNCIL
BY: _____
DATE: _____
ATTEST: _____

GENERAL NOTES

THIS FINAL PLAT WAS PREPARED AT THE REQUEST OF, AND FOR THE EXCLUSIVE USE OF HOA DEVELOPMENT LLC.

IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS RE-SURVEY, THE COURSES AND DISTANCES OF THE RE-SURVEY MAY VARY FROM RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION, OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE OCCURRED IN THE RE-SURVEY OF THIS PROPERTY.

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ROADWAYS OF RECORD.

NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

NO INVESTIGATION WAS MADE AS PART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONE-CALL AT 1-800-292-6869 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.

PART OF THIS SUBDIVISION IS SUBJECT TO A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA ON COMMUNITY FIRM MAP NO. 19163C0360F WITH AN EFFECTIVE DATE FEBRUARY 18, 2011.

DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.

ALL MONUMENTS HAVE BEEN FOUND OR WILL BE SET AS SHOWN ON THIS PLAT BY OCTOBER 2020.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE AND CABLE T.V. TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.

EASEMENTS DESIGNATED AS "UTILITY EASEMENTS" INCLUDE ALL UTILITIES THAT ARE PROVIDED BY EITHER THE CITY OF DAVENPORT OR THOSE COMPANIES AUTHORIZED TO PROVIDE PUBLIC UTILITIES WITHIN THE CITY OF DAVENPORT.

SIDEWALKS SHALL BE INSTALLED ALONG STREET FRONTAGES WHEN SO ORDERED BY THE CITY.

A BLANKET DRAINAGE EASEMENT FOR THE PURPOSE OF: 100 YEAR STORM FLOOD CONVEYANCE OVERLAND FLOW ACROSS LOTS 1 & 2; NOT FOR ANY OTHER STORM WATER DRAINAGE.

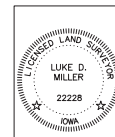
STORM WATER QUALITY FEATURES DEVELOPED IN THE PROPOSED DETENTION EASEMENT, INCLUDE STORM WATER QUALITY VOLUME FROM LOT 4 OF ELMORE MARKETPLACE ADDITION FOR THE STORM WATER QUALITY IMPROVEMENTS DEFERRAL AGREEMENT SIGNED AND SUBMITTED TO THE CITY OF DAVENPORT ON SEPTEMBER 12, 2018.

A STORM WATER MAINTENANCE ACCESS EASEMENT OVER AND ACROSS LOTS 1 & 2, NOT SHOWN FOR CLARITY, TO BE ALLOWED WHERE DRIVE LANES AND PAVEMENT PERMIT.

LOT A RESERVED FOR STORM WATER MANAGEMENT

LOT A TO BE OWNED AND MAINTAINED BY HOA DEVELOPMENT LLC

645 CONTOUR SHOWN AS THE APPROXIMATE 100' YEAR FLOOD BASED ON 1988 DATUM



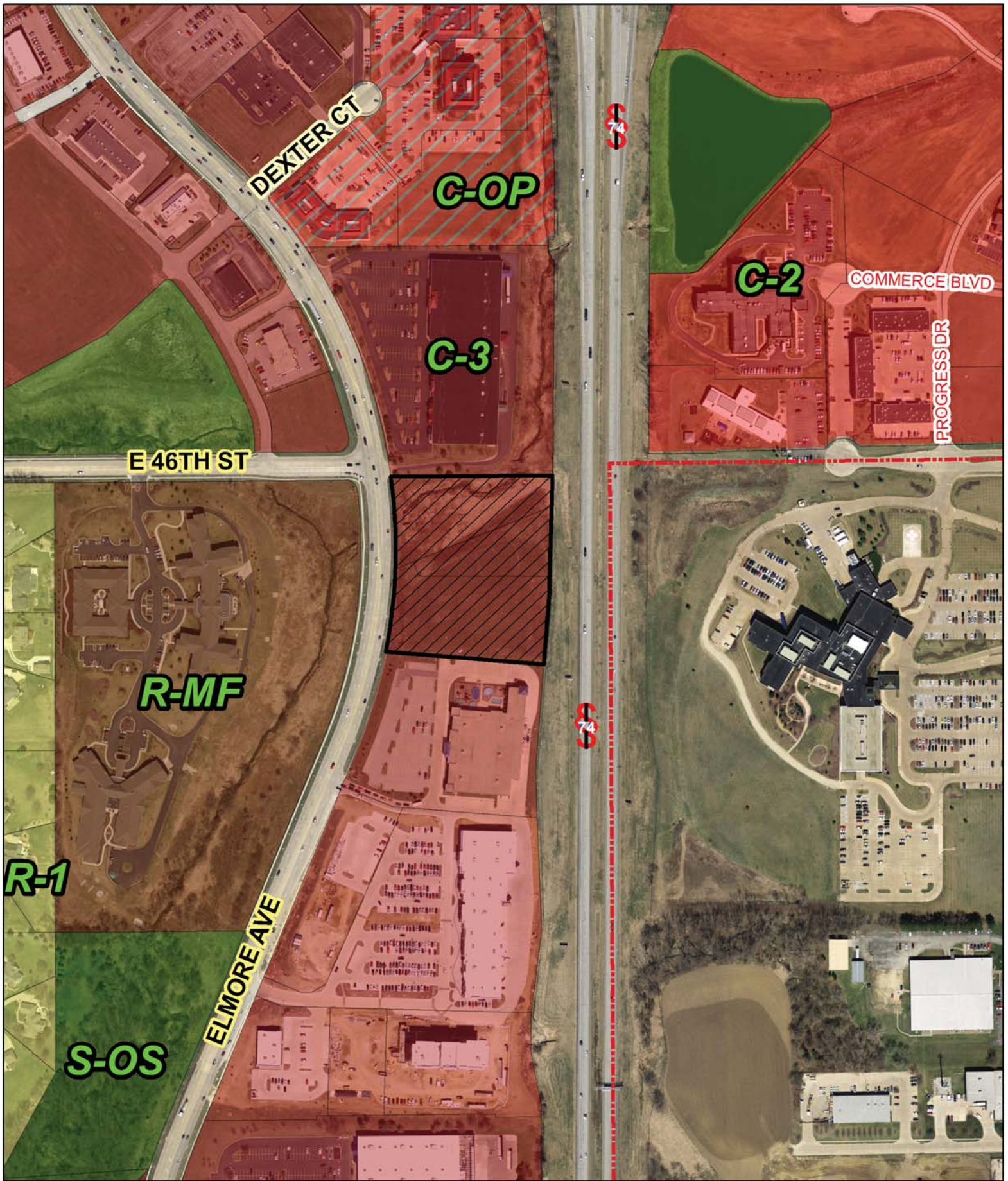
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

Signature: _____
Date: _____
My license renewal date is December 31, 2019.
Pages or sheets covered by this sheet: _____
THIS SHEET ONLY.

REVISIONS		DATE
No.	DESCRIPTION	

ELMORE LAND 3RD ADDITION DAVENPORT, IOWA	
SUBDIVISION PLAT	

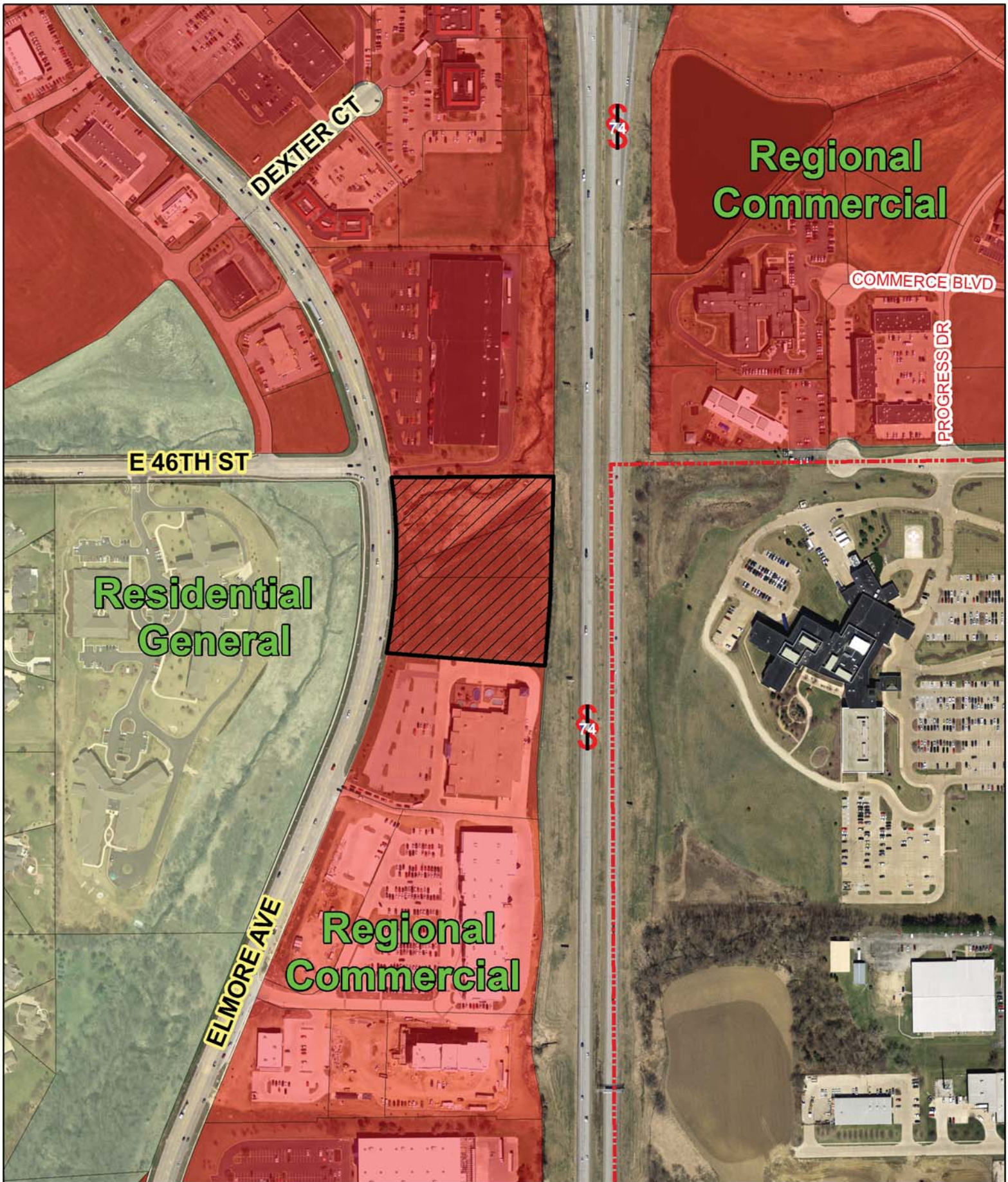
IMEG Project No: 18003722.00
File Name: 18003722_00-PLAT.dwg
© COPYRIGHT 2019 ALL RIGHTS RESERVED
Field Book No:####
Drawn By: JLR
Checked By: LDM
Date: 09/3/2019
PLAT-1
Sheet 1 of 1



Subject Property

N





Residential
General

Regional
Commercial

Regional
Commercial



Subject Property



City of Davenport

Agenda Group:
Department: Public Safety
Contact Info: Sarah Ott 563-326-6167
Wards:

Action / Date
9/18/2019

Subject:

Third Consideration: Ordinance amending Chapter 5.24 of the Davenport Municipal Code entitled "Massage Business Information Requirement." [All Wards]

Recommendation:
Adopt the Ordinance.

Background:

In March 2019, City Council passed an Ordinance requiring certain information from massage therapy business owners and employees, including proof of state licensure and government identification upon request by the City. If an owner and/or employee did not provide the required information, the business would be placarded. This Ordinance was passed in response to the rise of businesses that do not provide legitimate massage therapy services.

Since the Ordinance was adopted, Davenport Police and the Neighborhood Services Division have closed 14 massage businesses that were not licensed, and 3 have since reopened. The Ordinance has largely eradicated the issue of illicit massage businesses within the City of Davenport. The proposed amendment will help close a few loopholes that have been exploited in the current Ordinance.

There are two main objectives with this proposed amendment:

- If a massage business is employing licensed massage therapists, but still providing illicit services, they can be placarded based on the probable cause clause that was added.
- If a business is placarded twice within twelve months, they are not allowed to operate within the City for twelve months after the second placard has been placed. In addition, the building itself may not be occupied by a massage or reflexology business for twelve months. This should alleviate the issues of having illicit businesses reopen only to be placarded again for the same issues.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	9/12/2019 - 4:30 PM

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 5.24.070 ENTITLED "MESSAGE BUSINESS INFORMATION REQUIREMENT PENALTY."

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

Section 1. That Chapter 5.24.070 entitled Massage Business Information Requirement (Penalty) be amended to read as follows by adding 5.24.070 (B), 5.24.070(D) and 5.24.070 (G):

5.24.070 PENALTY

- A. If the requested business information described in Chapter 5.24.050 is not immediately produced to City staff upon request, the business premises may be placarded. If the business information that is produced is either inaccurate or incomplete, the business may be placarded.
- B. If the City has probable cause that Prostitution, as defined by Chapter 725 of the Iowa Code or Human Trafficking as defined by Chapter 710 of the Iowa Code, has occurred at a property providing Massage Therapy, the business premises may be placarded.
- C. The Chief of Police, Neighborhood Services Director, or designee, shall place in a highly noticeable location a placard stating "Unlicensed Massage Therapy. It is unlawful to provide or receive massage therapy services at this location; and is subject to criminal and/or civil penalty per Davenport Municipal Code Chapter 5.24." This notice shall remain posted until required business information is obtained by the City or other legal use has been established.
- D. The business shall remain placarded for a minimum of two weeks, after such time the business may provide the proper documentation required before the placard may be removed.
- E. No person shall remove the placard posted pursuant to subsection (B) of this section without approval of the Chief of Police, Neighborhood Services Director, or their designees.
- F. No person shall continue to offer or receive "massage therapy" services after a massage therapy business has been placarded unless the Police Chief, Neighborhood Services Director, or their designees has approved the removal of the placard.
- G. If a massage therapy or reflexology business has been placarded twice within a twelve month period, the business shall not be allowed to operate within the City of Davenport for a twelve month period. In addition, the premises on which the business

is located will not be allowed to reopen as any massage therapy or reflexology business for a twelve month period.

- H. Any person or persons in connection with or as principle, agent, or accessory is found continuing to receive or offer "massage therapy" services after that establishment has been placarded may be subject to a simple misdemeanor charge or municipal infraction, punishable as provided in this Chapter or pursuant to state law.

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

REPEALER. All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

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

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch
Mayor

Attest: _____
Brian Krup
Deputy City Clerk

Published in the *Quad City Times* on _____

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Brian Krup 563-326-6163
Wards:

Action / Date
10/23/2019

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

Brittany Hall; Neighborhood Block Party; 2312 E 29th St; Saturday, October 26, 2019 2:00 p.m. - 8:00 p.m.; **Closure:** E 29th St between Jersey Ridge Rd and Belle Ave. [Ward 5]

Tom Simmons; Veterans Day Parade; Monday, November 11, 2019 10:00 a.m. - 11:00 a.m.; **Closure for staging:** 7:00 a.m. - 11:30 a.m. Western Ave from 4th St to 5th St; **Parade route (Police controlled):** south on Western Ave from 4th St to 2nd St; east on 2nd St from Western Ave to Main St; north on Main St from 2nd St to 4th St; west on 4th St from Main St to finish at the Scott County Courthouse parking lot. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
Per the City's Special Events Policy, City Council will approve street/lane/public grounds closures based on the recommendation of the Special Events Committee.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Hall Block Party Map
▣ Backup Material	Hall Block Party Petition
▣ Backup Material	Veterans Day Parade Map

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	9/4/2019 - 1:41 PM

Resolution No. _____

Resolution offered by Alderman Gripp

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 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 on the date(s) 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):

*Brittany Hall; Neighborhood Block Party; 2312 E 29th St; Saturday, October 26, 2019 2:00 p.m. – 8:00 p.m.; **Closure:** E 29th St between Jersey Ridge Rd and Belle Ave. [Ward 5]*

*Tom Simmons; Veterans Day Parade; Monday, November 11, 2019 10:00 a.m. - 11:00 a.m.; **Closure for staging:** 7:00 a.m. - 11:30 a.m. Western Ave from 4th St to 5th St; **Parade route (Police controlled):** south on Western Ave from 4th St to 2nd St; east on 2nd St from Western Ave to Main St; north on Main St from 2nd St to 4th St; west on 4th St from Main St to finish at the Scott County Courthouse parking lot. [Ward 3]*

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk



~~29th~~

19th

Petition to block off the street of E 29th on October 5th from 2-9

Name	Address
Suzanne Hall	2312 E. 29th St
Ronald Dennis	2905 Belle
Ken Gelf	2819 Belle
Maria del C. Amier	2919 29th
Ken Pepper	2325 E 29th St
Larry Lucas	2349 E. 29 th St
Jim JZ	2838 Jersey Ridge Rd
Glenn Hick	2342 E 29 St
Ja B	2334 E. 29th St
TT	2326 E 29th Street

*In response to an Email I sent to the sponsor about missing signatures from 2906 Jersey Ridge Rd and 2350, 2341, 2333, 2320, and 2311 E 29th, each home was tried twice with no answer. I advised the sponsor to send me any missing signatures they may obtain and to at least stick a note in the mailbox or door to notify these neighbors.



Veteran's Day Parade

Monday, November 11, 2019 10:00 a.m.

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Brian Krup 563-326-6163
Wards:

Action / Date
10/23/2019

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

Tom Simmons; Veterans Day Parade; Downtown; Monday, November 11, 2019 10:00 a.m. - 11:00 a.m.; Outdoor music/performances, over 50 dBa. [Ward 3]

Recommendation:
Pass the Motion.

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

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	9/6/2019 - 12:12 PM

City of Davenport

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

Action / Date
10/16/2019

Subject:
Motion approving the petition for a street light in front of 4510 N Lincoln Ave. [Ward 2]

Recommendation:
Pass the Motion.

Background:
A petition was received and reviewed for the location on this motion. There are no street lights on this block, which is 350 feet long.

To alleviate this issue, Traffic Engineering will have MidAmerican Energy install a street light next to 4510 N Lincoln Ave on the west side of the street. There is an existing wood pole at this location, which is in the middle of the block.

ATTACHMENTS:

Type	Description
▣ Exhibit	Petition 4510 N Lincoln street light

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	10/9/2019 - 10:36 AM
Public Works Committee	Lechvar, Gina	Approved	10/9/2019 - 10:36 AM
City Clerk	Admin, Default	Approved	10/9/2019 - 3:04 PM



City of Davenport

PETITION FOR PUBLIC LIGHTING

Date 10/08/19

We, the undersigned residents of the City of Davenport, Iowa,
Request the installation of PUBLIC LIGHTING in/at:

STREET LOCATION 4510 N. Lincoln Ave Davenport 52806

or

ALLEY LOCATION

REASON FOR LIGHT unsafe at night. Can't see Backing into
street or walking around it. Small Children
in neighborhood that can't be seen w/ no light

RESIDENT(S) SIGNATURE

ADDRESS

PHONE NUMBER

<u>Randy Roach</u>	<u>4505 North Lincoln</u>	<u>563 210-1293</u>
<u>Don Shoemaker</u>	<u>4522 N. Lincoln</u>	<u>563 396 4919</u>
<u>Jim Krutson</u>	<u>4433 N. LINCOLN</u>	<u>563-514-6356</u>
<u>Theresa Egert</u>	<u>4519 N. LINCOLN Ave</u>	<u>563-889-2813</u>
<u>Carroll Egert</u>	<u>4521 N Lincoln Ave</u>	<u>563-386-5539</u>

Please include all residents near the proposed light location.

PETITIONER/CONTACT PERSON

SIGNATURE OF PETITIONER

PRINT NAME

ADDRESS

ZIP CODE

PHONE NUMBER

Kara Schutters

Kara Schutters

4510 N. Lincoln Ave

52806

5634998862

Return completed form to: City of Davenport Public Works Department
Lighting Petition
1200 East 46th Street, Davenport, IA 52807

For Questions, call:
563-326-7754

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Sherry Eastman 563-326-7795
Wards:

Action / Date
10/16/2019

Subject:
Motion approving beer and liquor license applications.

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

Ward 4

Firehouse Bar & Grill (Firehouse Bar & Grill, Inc) - 2006 Hickory Grove Rd - Outdoor Area -
License Type: C Liquor

The Gypsy Highway Bar and Grill (The Gypsy Highway Corp) - 2606 W Locust St - Outdoor Area
- License Type: C Liquor

Stoeger's Bar & Grill (Stoeger's, Inc) - 1520 Washington St - License Type: C Liquor

Ward 6

Bad Boy'Z Pizza & Pub (2 Bad Girl'Z LTD) - 5266 Utica Ridge Rd - Outdoor Area - License
Type: C Liquor

Ward 7

The Gallery (Nelson Securities, Inc) - 3727 Esplanade Ave - Outdoor Area - License Type: C
Liquor

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

Recommendation:
Pass the Motion.

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

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Answerer	Approved	10/10/2019 - 4:46 PM
Finance Committee	Answerer	Approved	10/10/2019 - 4:46 PM
City Clerk	Admin, Default	Approved	10/10/2019 - 5:43 PM

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Amy Kay 563-327-5160
Wards:

Action / Date
8/21/2019

Subject:

Third Consideration: Ordinance amending Chapter 13.34 entitled "Stormwater Management" by including a waiver process for detention in redevelopment areas where otherwise infeasible, including verbiage for a flat rate stormwater fee for the CD and congruently adjacent I-1, I-2, and I-MU districts, clarifying grading expectations, inclusion of Chapter 15.44 Flood Damage Prevention and clarification on the Unified Sizing Criteria staged release rates. [All Wards]

Recommendation:

Adopt the Ordinance.

Background:

Stormwater detention may be infeasible in redevelopment areas due to high ground water tables, bedrock, existing infrastructure, brownfields, and topography. A waiver/fee-in-lieu-of process is needed for these circumstances.

Clarification is needed regarding final grading, soil quality restoration, detention basin outlets, and some definitions in order to help facilitate communication and development expectations.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/11/2019 - 5:28 PM
Public Works Committee	Lechvar, Gina	Approved	9/11/2019 - 5:28 PM
City Clerk	Admin, Default	Approved	9/12/2019 - 11:25 AM

ORDINANCE NO. _____

ORDINANCE amending Chapter 13.34 entitled "Stormwater Management" by including a fee-in-lieu of option for detention in *redevelopment* areas where infeasible, including a flat rate fee by resolution for the CD and congruently adjacent I-1, I-2 and I-MU districts, clarifying grading expectations, inclusion of Chapter 15.44 and clarification on the Unified Sizing Criteria staged release rates.

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

Section 1. That Chapter 13.34 is hereby modified and reads as follows:

Chapter 13.34 STORMWATER MANAGEMENT

Sections:

I. General

- 13.34.010 Purpose.**
- 13.34.015 Scope.**
- 13.34.020 Incorporation by ordinance.**
- 13.34.030 Definitions.**
- 13.34.040 Design criteria.**
- 13.34.050 Compatibility with other permit and ordinance requirements.**
- 13.34.060 Requirements for stormwater management plans.**
- 13.34.065 Maintenance.**
- 13.34.070 Easements.**
- 13.34.080 Inspections.**
- 13.34.090 Enforcement.**
- 13.34.100 Waivers.**

II. Storm Sewers and Stormwater Routing

- 13.34.110 Applicability.**
- 13.34.120 Runoff calculation.**
- 13.34.130 Storm sewers.**
- 13.34.140 Excess stormwater passage-way.**
- 13.34.150 Open channels.**

III. Stormwater Detention Facilities

- 13.34.210 Applicability.**
- 13.34.220 Release rate.**
- 13.34.230 Detention requirements.**
- 13.34.240 Construction.**

13.34.250 Procedure.

IV. Stormwater Quality Management

13.34.300 Applicability.

13.34.310 General Performance Criteria for Stormwater Quality Management

13.34.320 Soil Quality Restoration.

13.34.330 Construction.

13.34.340 Procedure.

V. Reserved

1. GENERAL

13.34.010 Purpose.

The purpose of this chapter is to establish minimum stormwater management requirements and controls to protect and safeguard the general health, safety, and welfare of the public. This ordinance seeks to meet that purpose through the following objectives:

A. Minimize increases in stormwater runoff from any development in order to reduce flooding, siltation, and streambank erosion and maintain the integrity of stream channels;

B. Minimize increases in nonpoint source pollution caused by stormwater runoff from development which would otherwise degrade local water quality;

C. Minimize the total volume of surface water runoff which flows from any specific site during and following development to not exceed the defined predevelopment site conditions to the maximum extent practicable;

D. Reduce stormwater runoff rates and volumes, soil erosion and nonpoint source pollution, wherever possible, through stormwater management practices and facilities and to ensure that these management practices and facilities are properly maintained and pose no threat to public safety.

13.34.015 Scope.

This chapter sets forth rules and regulations to control excavation, grading and earthwork construction, including fills and embankments; establishes the administrative procedure for issuance of permits; provides for the approval of plans and inspection of grading construction; and provides for the enforcement of this chapter. (Ord. 2002-63 § 1).

13.34.020 Incorporation by Reference

Except as hereinafter amended, the Davenport Stormwater Manual, including all appendixes thereto, is adopted by reference and made a part of this chapter. Failure to comply with or meet the criteria outlined in the manual may be considered a violation of this ordinance and subject to enforcement actions as indicated in Section 13.34.090. The Davenport Stormwater Manual may be updated by staff from time to time to reflect the most recent industry standards for water quality requirements. Prior to amending or updating the manual, proposed changes will be generally publicized and made available for review and comment.

13.34.030 Definitions.

When used in this chapter, unless the context clearly indicates otherwise, the following words and phrases shall have the meanings respectively ascribed to them in this section.

- A. "BMP" means best management practice for stormwater infiltration or rate reduction.
- B. "Control structure" means a structure designed to control the flow of stormwater runoff that passes through it during a specific length of time.
- C. "Davenport Stormwater Manual" means the supplemental specifications and checklist documents for detention/retention and stormwater quality practices to be used within City limits.
- D. "Detention facility" means an area designed to store excess stormwater.
- E. "Development" means land disturbing activities; structural development, including construction or installation of a building or structure, the creation of impervious surfaces; and land subdivision.
- F. "Dry bottom stormwater storage area" means a facility designed to be normally dry and contain water only when excess stormwater runoff occurs.
- G. "Erosion" means the loss of natural soils by the action of wind and/or water.
- H. "Excess stormwater" means that portion of stormwater which exceeds the transportation capacity of storm sewers or natural drainage channels serving a specific watershed.
- I. "Excess stormwater passageway" means a channel formed in the topography of the earth's surface to carry stormwater runoff through a specific area.
- J. "Maximum Extent Practicable" means a standard for implementation of stormwater management programs to reduce pollutants in stormwater. It is the maximum extent possible taking into account equitable consideration of competing factors, including, but not limited to the seriousness of the problem, public health risk, environmental benefits, pollutant removal effectiveness, regulatory compliance, ability to implement, cost and technical feasibility.
- K. "Native Vegetation" means plant species that are native to Eastern Iowa and made up the majority of ground cover in this area before settlement. A list of these plants can be found in the Davenport Stormwater Manual.
- L. "Natural drainage" means channels formed by the existing surface topography prior to changes made by unnatural causes.
- M. "Natural Waterway" means any creek, stream, pond, lake, wetland or other watercourse which occurs naturally on the existing landscape and is connected to other similar watercourses and functions as a stream, lake or wetland either partially or fully throughout the year.
- N. "Natural Resources Compliance Officer" means a person employed by the City who is authorized to enforce all the provisions of this chapter and to make reports thereon.
- O. "Natural Resources Manager" means a person employed by the City who is authorized to enforce all the provisions of this chapter and holds a position within the City to manage provisions outlined in the stormwater management ordinance, National Pollutant Discharge and

Elimination System (NPDES) and/or the Municipal Separate Storm Sewer System (MS4) permits.

P. "Redevelopment" means land-disturbing activity which results in the creation, addition or replacement of impervious surface area on an already developed site. Redevelopment includes, but is not limited to the following activities that meet the minimum standards set forth in this definition:

1. The expansion of a building footprint which creates additional impervious area not accounted for in previously approved stormwater designs;

2. Addition or replacement of a structure;

3. Land disturbing activities related to improvements, modifications, additions or reconstruction of structural or impervious surfaces that redevelops 5,000 SF or more of new impervious area regardless of previous condition.

4. Redevelopment does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of facility or emergency redevelopment activity required to protect public health and safety. Parking lot patching, asphalt resurfacing or other repairs where a gravel base is maintained would not be considered redevelopment. Interior remodels are not considered redevelopment in the context of this ordinance.

Q. "Safe storm drainage capacity" means the flow of stormwater runoff that can be transported by a channel or conduit without causing a rise of the water surface over the conduit or

R. "Stormwater runoff" means the flow of water resulting from precipitation which is not absorbed by the soil or plant material.

S. "Stormwater runoff release rate" means the rate at which stormwater runoff is released from dominant to subservient land.

T. "Topsoil" means the fertile, dark colored portion of the A-horizon containing a minimum of 5% organic matter, less than 30% clay content, granular structure, loose, friable texture, pH of 6-8, and devoid of debris and rocks.

U. "Tributary watershed" means all of the area that contributes stormwater runoff to a given point.

V. "Water Quality Volume" (WQv) is the volume needed to capture the runoff from 90% of the average annual rainfall events, which in Davenport is equal to 1.25 inches in twenty four hours.

W. "Wet bottom stormwater storage area" means a facility designed to be maintained as a pond or free water surface, and which has the capacity to contain excess stormwater runoff.

X. "X-year storm" means the average recurrence intervals within which a rainfall of given intensity and duration will be equaled or exceeded only once. A one hundred-year storm would have an intensity of rainfall which would, on the average, be equaled or exceeded only once in one hundred years. This does not imply that it will occur once in one hundred years, or having occurred, will not happen again for one hundred years.

(Ord. 2002-63 § 2: Ord. 92-353 § 1 (part)).

13.34.040 Design criteria.

The design of stormwater runoff systems, structures, and facilities shall be based on the following minimum standards which do not preclude the use of criteria which would result in reduced discharge rates or increased runoff quality.

13.34.050 Compatibility with Other Permit and Ordinance Requirements.

A. It is intended that this ordinance be construed to be consistent with previously adopted City Code CHAPTER 13.38, CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL, and CHAPTER 13.36, ILLICIT DISCHARGE TO STORM SEWER SYSTEM”.

B. The requirements of this ordinance should be considered minimum requirements, and where any provision of this ordinance imposes restrictions different from those imposed by any other ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or impose higher protective standards for human health or the environment shall take precedence.

13.34.060 Requirements for Stormwater Management Plans

A. No application for development will be approved unless it includes a stormwater management plan detailing how runoff and associated water quality impacts resulting from the development will be controlled or managed. This plan must be prepared by an individual approved by the City of Davenport, typically the applicants engineer, and must indicate whether stormwater will be managed on-site or off-site and the location and type of practices.

B. The stormwater management plan(s) shall be referred for comment to all other interested agencies, and any comments must be addressed in a final stormwater management plan. This final plan must be signed by a professional engineer licensed in the state of Iowa, who will verify that the design of all stormwater management practices meet the submittal requirements outlined in the Davenport Stormwater Manual. No building, or COSESCO permits shall be issued until a satisfactory final stormwater management plan, or a waiver, shall have undergone a review and been approved by the City Engineer or their designee after determining that the plan or waiver is consistent with the requirements of this ordinance.

C. A stormwater management plan shall be required with all permit applications seeking approval under Chapter 13.34 of the Davenport Municipal Code and will include sufficient information (e.g. maps, hydrologic calculations, etc.) to evaluate the environmental characteristics of the project site, the potential impacts of all proposed development of the site, both present and future, on the water resources, and the effectiveness and acceptability of the measures proposed for managing stormwater runoff generated at the project site. The intent of this planning process is to determine the type of stormwater management measures necessary for the proposed project, and ensure adequate planning for management of stormwater runoff from future development. The information required in the plan can be found in the Davenport Stormwater Manual. For development or redevelopment occurring on a previously developed site, an applicant shall include within the stormwater plan measures for controlling existing stormwater runoff discharges from the site in accordance with the standards of this ordinance to the maximum extent practicable.

D. In addition to the requirements above, a landscaping plan must be submitted as part of the stormwater management concept plan to describe the vegetative stabilization and management techniques to be used at a site after construction is completed. This plan will explain not only how the site will be stabilized after construction, but who will be responsible for the maintenance of vegetation at the site and what practices will be employed to ensure that adequate vegetative cover is preserved. This plan must be approved prior to issuance of a permit for construction of the project

E. After review of and modifications to the stormwater management plan and the Maintenance & Repair Agreement, as deemed necessary by the City of Davenport, the final stormwater management plan must be submitted for approval. The final stormwater management plan shall include all of the information required in the Final Stormwater Management Plan outline found in the Davenport Stormwater Design Manual. Two copies of the approved Maintenance & Repair Agreement shall be signed by the owner and notarized and submitted to

the City for signature prior to recording at the Records Office of Scott County. One notarized copy shall be kept by the owner and one shall be returned to the City of Davenport prior to project closure or issuance of any temporary or final occupancy permit.

F. The City of Davenport may, at its discretion, require the submittal of a performance security or bond prior to issuance of a building or COSESCO permit in order to insure that the stormwater practices are installed by the permit holder as required by the approved stormwater management plan. The performance security shall contain forfeiture provisions for failure to complete work specified in the stormwater management plan. The installation performance security shall be released in full only upon submission of "as built plans" and written certification by a registered professional engineer licensed in the state of Iowa that the stormwater practice has been installed in accordance with the approved plan and other applicable provisions of this ordinance. The City of Davenport will make a final inspection of the stormwater practice to ensure that it is in compliance with the approved plan and the provision of this ordinance.

13.34.065 Maintenance.

A. All plans submitted for stormwater detention or water quality systems shall describe an adequate procedure of normal maintenance for the system in accordance with the requirements of the Davenport Stormwater Manual. Any failure of the stormwater system due to inadequate normal or capital maintenance shall be the responsibility of the owner of the property on which the system is located. It shall also be the property owner's responsibility to remedy any negligence in maintenance that resulted in the failure of the system. The submittal of plans for such a system or the purchase of property on which such system is located shall be deemed as acceptance of responsibility for normal and capital maintenance of the system. As part of the maintenance plan for the facility, at a minimum, BMPs shall be inspected or reviewed after completion certification within sixty (60) days and at least annually thereafter. A written record of inspection results and any maintenance work shall be maintained and available for review by the City. An updated "as-built" survey plan must be submitted to the City every five (5) years to ensure that the facility continues to meet design requirements. A request for a waiver of the five (5) year "as-built" submittal may be granted provided the requirements of the waiver procedure are met per the Davenport Stormwater Manual. In the event that maintenance is not provided, the Public Works Director, or their representative, shall notify the party responsible for maintenance to perform the work and set a reasonable time for its completion. If said party refuses or is unable to comply with said order, said party may be in violation of Section 13.34.090 and subject to penalties including but not limited to the Public Works Director, or their representative, causing the maintenance to be completed at the expense of said party.

B. Owners of all existing detention basins constructed before January 1, 2014 will have until December 31, 2016 to complete any necessary maintenance on such basins and submit the required "as-built" survey. Failure to comply with this section will result in enforcement actions as outlined in Section 13.34.090 (For reference only)

13.34.070 Easements.

A. Drainage easements shall be provided for all areas of the stormwater detention or quality systems including the outlet structures and emergency spillway.

B. Drainage easements shall be platted or otherwise recorded and provided for all conduits, bypass channels where the one hundred-year runoff exceeds one cubic foot per second and all excess storm water passage ways.

C. Whenever any stream or water course is located in an area that is being subdivided or otherwise improved, the owner/developer shall dedicate a public right-of-way or drainage easement conforming substantially with the lines of such stream or water course and shall include

such additional area adjoining both edges of such stream or water course that has been affected by damaging flood waters and/or inundated by the one hundred-year flood waters, as determined by the City Engineer. This easement area shall also contain a minimum fifty foot vegetated buffer area on both sides of the stream as measured landward horizontally on a line perpendicular to a vertical line marking the top of the existing banks of the stream or drainage way for single family residential areas. For multi-family, Commercial and Industrial areas this easement area shall also contain a minimum fifty foot vegetated buffer area on both sides of the stream as measured per the single family residential buffer. This buffer shall be planted with vegetation native to the midwest region of the United States and maintained as a native grass and forb (flower) no-mow area; kept free of trees and other obstructions. Mowing should occur three to four times per year for the first three years. In subsequent years mowing may occur once per year, in the spring or fall for maintenance and shall comply with 13.34.070.E. Mowing should be done as high as possible with a standard mower; four to six inches in height. The intent of the fifty foot buffer is to comply with 13.34.070.B, allow streams to naturally meander, to maximize plant root depth, and to protect private property by limiting structure installation and uses that will impede its intended use or capacity.

D. Unless deeded to the City of Davenport, maintenance of the stream, streambanks and easement areas described in section 13.34.070 shall be the responsibility of the landowners upon which the stream is located. This maintenance responsibility shall be clearly defined in a recorded document. The owner/developer shall also provide reasonable public easements for access. Drainage easements do not imply that the City is responsible for routine mowing or tree clearing maintenance. Procedures for transfer request of the property described in 13.34.070.C to the City for maintenance or ownership are described in the Davenport Stormwater Manual.

E. It shall be noted on the final plat, "Owners of lots on which a drainage easement has been established as a stormwater passageway shall maintain said easement as a lawn, planted in grass and free of structures, swimming pools, fences, fill, bushes, trees, shrubs, or other landscaping that would impede the flow of water" and "Owners of lots on which a stream buffer is required shall maintain said buffer as a native planting area, not allowing vegetation to be cut to a height of less than six inches without authorization of the City of Davenport Natural Resources Division." In the event that the area established as a drainage easement is reshaped or otherwise restricted for use as a drainage easement, the City will cause the restrictions to be removed at the expense of the parties causing the restriction. Stream buffer signage is available via the City of Davenport Natural Resource Division upon request.

F. Upon the approval of the director of public works or his designee and directly affected property owners, drainage or stormwater easements on private property may be modified with a City approved design that allows the easement land to be planted with specifically approved native vegetation excluding weeds and invasive species. The planting plan may be enhanced with an infiltration based stormwater management practice and/or other appropriate structure. Maintenance will be in the form of a written agreement between the City and the property owner(s). Upon the approval of the director of public works or his designee, public lands may be planted with native vegetation or maintained in a manner that prohibits or reduces mowing so that the existing or planted vegetation can serve to enhance water quality.

(Ord. 2009-446 § 2: Ord. 92-353 § 1 (part)).

G. No structures shall be constructed in the stormwater detention or quality systems easement areas nor any filling, fencing or other obstacles which will impede its intended use or capacity and easements must comply with Section 13.34.140 Excess stormwater passageway.

H. The developer shall provide reasonable public easements reserving the land for use as a stormwater facility providing the City with the right to inspect the facility and for ingress and egress.

13.34.080 Construction Inspections

A. The applicant must notify the City of Davenport Public Works Department twenty-four (24) hours in advance of the commencement of construction of stormwater systems. Regular inspections of the stormwater management system construction shall be conducted by City staff from the Engineering Division of Public Works and the Natural Resources Division of Public Works. If any construction is found to not comply with the plans, the contractor, and/or property owner shall be notified of the nature of the discrepancy and the actions required correcting the construction. No added work shall proceed until any corrective actions are completed and pass re-inspection.

B. All applicants are required to submit “as built” plans for any stormwater management practices constructed prior to a final inspection of the site. The plans must show all final construction and must be certified by a professional engineer licensed in the state of Iowa. A final inspection by the City of Davenport is required before the release of any performance securities or issuance of certificate of occupancy for the building(s) on the property for which the stormwater system was constructed.

13.34.090 Enforcement

Any action or inaction which violates the provisions of this ordinance or the requirements of an approved stormwater management plan or permit may be subject to the enforcement actions outlined in this Section.

A. Violation of any provision of this chapter may be enforced by civil action including an action for injunctive relief. In any civil enforcement action, administrative or judicial, the City shall be entitled to recover its attorneys’ fees and costs from a person who is determined by a court of competent jurisdiction to have violated this chapter.

B. Violation of any provision of this chapter may also be enforced as a municipal infraction within Chapter 1.30, pursuant to the City’s municipal infraction ordinance. The schedule of fines shall be as follows:

1. Schedule of violations

	Type I:	First offense	\$100
		Second offense	\$250
		Third offense	\$500
		Fourth and subsequent	\$750

2. Definition of offenses

Type 1

- a. Failure to submit a stormwater management plan.
- b. Failure to install stormwater management practices as required.
- c. Failure to maintain stormwater management practices as described in the approved management plan.
- d. Failure to inspect or provide proof of inspection of stormwater management practices.
- e. Failure to provide as-built data on stormwater management practices as required.
- f. Failure to maintain or submit records on stormwater management practices.
- g. Failure to comply with a written directive issued by the City Engineer, Public Works Director, Natural Resources Manager, or the enforcement officer designated by the City.

C. In addition to the civil and municipal infractions outlined in Section 13.34.090B the City of Davenport may also take any one or more of the following actions:

a. **Stop Work Order:** The City of Davenport may issue a stop work order which shall be served on the contractor, owner, or other responsible person. The stop work order shall remain in effect until the contractor, owner or other responsible person has taken the necessary actions to cure the violation or violations described in a written notice of violation. The stop work order may be withdrawn or modified to enable the contractor, owner or other responsible person to take the necessary remedial measures to cure such violation or violations.

b. **Withhold Certificate of Occupancy:** The City of Davenport may refuse to issue a certificate of occupancy for the building or other improvements constructed or being constructed on the site until the contractor, owner or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violations described therein.

13.34.100 Waivers

A. Every development or redevelopment meeting the requirements of Section 13.34.210 and 13.34.300 shall provide for stormwater management as required by this ordinance unless a waiver is granted. Requests to waive implementation of BMPs in whole or in part shall be submitted in writing to the Natural Resources Division of Public Works and include a non-feasibility study or combination of studies or reports presented as supporting documents along with the submitted engineering plans and specifications to be reviewed and approved by the City.

B. Partial Waivers:

1. A partial waiver of BMPs required by this ordinance may be granted provided that at least one of the following conditions is established by the applicant based on authoritative written evidence satisfactory to the City of Davenport Natural Resources Division.

a. Alternative on-site management of stormwater quality or quantity has been established in a stormwater management plan that has been approved by the City and fully implemented.

b. Provisions are made to manage stormwater quality or quantity by an off-site facility. The off-site facility is required to be in place, to be designed and adequately sized to provide a level of stormwater quality control that is equal to or greater than that which would be afforded by on-site practices and there is, in the City's sole judgment, a responsible entity legally obligated to monitor the performance of and maintain the efficiency of stormwater BMPs in accordance with a written and recorded maintenance agreement.

2. In instances where one of the above conditions is established, the applicant must further establish by professional study and reports, written evidence satisfactory to the City that the partial waiver will not result in any of the following impacts to downstream waterways:

- a. Deterioration of existing culverts, bridges, dams, and other structures; or
- b. Degradation of biological functions or habitat; or
- c. Accelerated streambank or streambed erosion or siltation; or
- d. Increased threat of flood damage to public health, life, or property.

C. General Waivers

1. Where compliance with minimum requirements for stormwater quality or quantity management is not practical in the opinion of the Public Works Director or their designee, a general waiver may be granted. The applicant will then satisfy the minimum requirements by meeting one of the mitigation measures selected by the City of Davenport. Mitigation measures may include, but are not limited to, the following:

a. The creation of one or more stormwater BMPs on previously developed properties, public or private, in the same watershed as the proposed project, that currently lack stormwater BMPs, having a capacity to achieve City stormwater requirements with respect to a number of cubic feet of annual stormwater equivalent to the estimated cubic feet of annual stormwater that will not achieve City stormwater quality requirements as a consequence of the waiver.

b. Construction of an off-site stormwater quality management facility sufficient to achieve City stormwater quality requirements with respect to a number of cubic feet of annual stormwater equivalent to the estimated cubic feet of annual stormwater that will not achieve City stormwater quality requirements as a consequence of the waiver. The agreement shall be entered into by the applicant and the City prior to the recording of plats or, if no record plat is required, prior to approval of a final development plan, or if no plat or final development plan is required, prior to the issuance of any building permit.

c. Monetary contributions (Fee-in-Lieu) for Detention for Redevelopment- to fund stormwater related work on lands strategically located in the watersheds consistent with the purposes of this ordinance. The fee-in-lieu of waiver may only be used for detention as outlined in Section 13.34.220 and 13.34.230 for **redevelopment** sites when detention, in whole or in part, is not practical in the opinion of the Public Works Director or their designee based on the procedure outlined in Section 13.34.100 Waivers.

d. Monetary contributions (Fee-in-Lieu) for Water Quality - to fund stormwater quality management activities on lands strategically located in the watersheds consistent with the purposes of this ordinance. The monetary contributions required shall be in accordance with a fee schedule (unless the developer and the City agree on a greater alternate contribution) established by the City based on the estimated cost savings to the developer resulting from the waiver and the estimated future costs to the City to achieve City stormwater requirements with respect to a number of cubic feet of annual stormwater equivalent to the estimated cubic feet of annual stormwater that will not achieve City stormwater requirements as a consequence of the waiver. All of the monetary contributions shall be credited to an appropriate capital improvements program project or program and shall be made by the developer prior to the issuance of any building permit for the development. The fee-in-lieu procedure has been established and is as follows:

- i. City and the property owner shall agree on the best stormwater management practice available for the proposed project site assuming no limitations to the site layout, soil conditions, topography, or any other conditions which are currently limiting installation of a practice. The City will make the final determination on what constitutes a limitation. Once the management practice has been agreed upon the property owner will provide a cost estimate to construct the practice assuming no limitations. The City shall also create a cost estimate based on past projects and cost estimates. These estimates shall be discussed and averaged based on input from the owner and City representatives. If no agreement can be reached between the City and the Owner the Owner must proceed with meeting the full requirements of Section 13.34.300 unless a partial waiver is granted by the City.
- ii. At such a time as the estimate is agreed upon by both parties the City shall assess an additional twenty percent (20%) administration fee to cover costs associated with actual installation of practices in the watershed at a future time. In addition, three years of maintenance costs for the agreed upon fee-in-lieu practice shall also be included in the final fee amount. The maintenance costs shall be determined by using the current contract prices for maintenance of stormwater practices by the City's hired contractor. In the event that maintenance is done by the City in-house, the current labor and equipment rate to provide said maintenance shall be the cost used.
- iii. These amounts shall be totaled and the final amount shall be considered the fee-in-lieu for the proposed project. All fees shall be paid to the City of Davenport and funds received shall be placed in an account in the City Clean Water Fund for future stormwater projects in the affected watershed as delineated by the Natural Resources Division.

e. Monetary contributions (Fee-in-Lieu) for the Commercial Downtown (CD) Zoning District and congruently adjacent Light Industrial (I-1), Heavy Industrial (I-2) and Industrial Mixed-Use (I-MU) to the CD District shall be made available in lieu of stormwater detention and water quality practice installation. This fee-in-lieu-of dollars will be utilized to fund stormwater related work on lands strategically located in the watersheds consistent with the purposes of this ordinance. These districts shall be as defined per the Official Zoning Map. This fee-in-lieu of waiver may only be used within the defined zoning districts listed above and shall be assessed as a flat rate fee per square feet of redevelopment within a project area. The fee shall be as defined in the Davenport Stormwater Manual, Site Evaluation section. All fees shall be paid to the City of Davenport and funds received shall be placed in an account in the City Clean Water Fund for future streambank projects as delineated by the Natural Resources Division.

II. STORM SEWERS AND STORMWATER ROUTING

13.34.110 Applicability.

The provisions of Sections 13.34.120 through 13.34.160 shall apply to the following areas under development:

A. All residential development of two acres or more and all commercial and industrial developments in excess of one acre;

B. Any development where the percentage of the impervious area of the lot is fifty percent or greater;

C. Any development which, in the opinion of the City Engineer, lacks an adequate internal or external passage of stormwaters as to not exceed the capacity of the receiving storm sewer system.

(Ord. 92-353 § I (part)).

13.34.120 Runoff calculation.

A. Design flows shall normally be calculated using the procedures outlined in the Soil Conservation Services, Technical Release No. 55 "Urban Hydrology for Small Watersheds" and the "Iowa Users Guide and Supplement" for said Technical Release No. 55. For drainage basins of twenty acres or less, the Rational Method may be used.

B. In all cases, all areas are to be considered fully developed, in accordance with the City's current sanitary sewer master plan map which is available from the City Engineer.

(Ord. 92-353 § 1 (part)).

13.34.130 Storm sewers.

A. Storm sewers and intakes shall be designed for a ten year frequency storm in such a manner that the flooded street width shall not exceed:

<u>Street Width</u>	<u>Allowable Flooded Width Each Side</u>	<u>Required non Flood Lanes</u>
27 feet	8 feet	1-10' Lane
31 feet	10 feet	1-10' Lane
35 feet	9 feet	2- 8' Lanes
41 feet	10 feet	2-10' Lanes

45 feet	11 feet	2-11' Lanes
49 feet & wider	12 feet	2-12' Lanes

B. An acceptable method of determining the flooded width of the street shall be the use of width-discharge curves provided by the City.

C. An acceptable method of determining catch basin capacity for various conditions shall be the use of capacity charts provided by the City.
(Ord. 92-353 § 1 (part)).

D. Prior to acceptance of storm sewer installed by private contractor, the City of Davenport Sewer Division must televise the lines to ensure that they meet acceptable City standards. Fees for this service shall be set from time to time by City council resolution and will be billed to the developer or property owner and must be paid before the system will be accepted and released for further development.

13.34.140 Excess stormwater passageway.

A. An excess stormwater passageway easement shall be provided for all developments. Such passage shall have the capacity to convey through the proposed development the excess stormwater from the tributary watershed. The capacity of such excess stormwater passage shall be constructed in such a manner as to transport the peak rate of runoff from a one hundred-year return frequency storm, assuming all storm sewers are inoperative, all upstream areas are fully developed in accordance with the City's current land use plan, and that antecedent rainfall has saturated the tributary watershed.

B. No buildings or structures shall be constructed within such passage; however, streets, parking lots, playgrounds, park areas, pedestrian walkways, utility easements and other open space uses shall be considered compatible uses. In the event such passageway is reshaped or its capacity to transport excess stormwater otherwise restricted, the City engineer shall notify the agency, party or parties causing said restriction to remove the same and set a reasonable time for its removal. If said persons refuse to or are unable to comply with said order, the City engineer shall cause said restrictions to be removed at the expense of said persons.

C. Where specifically approved by the City Engineer, the excess stormwater passageway may consist of a conduit. In such cases, the inlet capacity shall be twice the capacity necessary to convey the one hundred-year stormwater flow.

D. Where a proposed development contains existing natural drainage, appropriate land planning shall be undertaken to preserve said natural drainage as part of the excess stormwater passage.

E. Individual lot grading in a subdivision or other larger common plan of development must comply with the City approved final grading plan and the lowest entry elevation of the approved plat or construction plans. Final grading shall maintain the original intent and function of final grading plan, drainage areas, stormwater overland flow design and storm sewer system design. Final grading shall also maintain positive drainage away from structures; must not direct water directly toward any down-grade structure foundations; and must comply with Chapter 12.28 Driveway and Approaches, SUDAS Section 7030, International Residential Code (IRC) for frost protection of footing, and the City of Davenport SUDAS Supplemental Specifications;

F. Water entry levels for structures adjacent to the excess stormwater passageway shall be established one foot above the one hundred-year flood elevation. (Ord. 92-353 § 1 (part)).

13.34.150 Open channels.

A. The size and shape of open channels shall be designed to meet the requirements of runoff, depth, side slopes, gradient, and velocity limitations in accordance with the site conditions. Runoff shall be based on one hundred year storm frequency. Manning's Formula as cited in most civil engineering handbooks, shall be used in hydraulic design of open channels. Channel banks shall be protected by use of low vegetation, rip-rap, or paving as design velocity dictates subject to the approval of the City engineer. (Ord. 92-353 § 1 (part)).

III. STORMWATER DETENTION FACILITIES

13.34.210 Applicability.

The provisions of Sections 13.34.220 through 13.34.250 inclusive shall apply to the following areas under development:

- A. All residential development of two acres or more and all commercial and industrial developments or redevelopment which cumulatively creates 5,000 square feet or more of impervious area located within the Davenport City limits.
 - 1. There is no statute of limitations that would exempt multiple impervious area additions over 5,000 square feet, unless granted a waiver per Section 13.34.100.
- B. Any development which, in the opinion of the City Engineer, lacks an adequate external or internal system for the passage of stormwaters as to not exceed the capacity of the receiving storm sewer system.
- C. For circumstances where an existing structure is demolished and the area is graded and seeded there shall be a three (3) year timeframe from the demolition date where any new development may be considered as *redevelopment*. Projects within this three (3) year timeframe may follow the release rate as outlined in Section 13.34.220.C.
- D. The following activities are exempt from this ordinance:
 - 1. Development or redevelopment projects that do not create more than 5,000 square feet of impervious area provided they are not part of a larger common development plan that does create more than 5,000 square feet of impervious area, or that do not meet the requirement of Section 13.34.300.B.
 - 2. The subdivision of a property with the intent of removing excess land from a homestead.
 - 3. The re-platting of one or more properties with the intent of constructing one single family residence.
- E. When a site development or redevelopment plan is submitted that qualifies as a development or redevelopment as defined in Section 13.34.030 E or N of this ordinance, appropriate on-site management practices will be required and shall be guided by the latest editions of The Iowa Stormwater Management Manual, The Iowa Rain Garden Manual, the Davenport Stormwater Manual, or approved equal. Final authorization of all development and redevelopment projects will be determined after review and approval by the City of Davenport.
- F. Any development or redevelopment within the floodplain must comply with Chapter 15.44 Flood Damage Prevention. Stormwater detention is not permitted within the floodway or within Special Flood Hazard (100 year flood plain) areas as delineated as areas of special flood hazard identified by the Federal Insurance Administration through a

scientific and engineering report entitled "The Flood Insurance Study for Scott County, Iowa No. 19163CV000A DATED February 18, 2011," with accompanying Flood Insurance Rate Maps and any revision thereto are adopted by reference as part of Chapter 15.44.

(Ord. 92-353 § 1 (part)).

13.34.220 Release rate.

A. The release rate of stormwater from any detention basin required under this chapter for new development shall not exceed the stormwater runoff rate from the drainage area from a pre-developed two-year frequency storm using a runoff coefficient "c" of 0.15, when using the rational method for areas under twenty acres or a curve number of sixty when using the S.C.S. TR-55 "Urban Hydrology for Small Watersheds" and the "Iowa Users Guide and Supplement" for said TR_55 for areas over twenty acres.

B. The City may require a lesser release rate when the downstream outlet is insufficient to safely convey the release rate as determined in subsection A above.

C. The release rate of stormwater from any detention basin required under this chapter for redevelopment shall not exceed the stormwater runoff rate from the drainage area from a pre-developed two-year frequency storm using a runoff coefficient "c" of 0.35, when using the rational method for areas under twenty acres or a curve number of sixty when using the S.C.S. TR-55 "Urban Hydrology for Small Watersheds" and the "Iowa Users Guide and Supplement" for said TR_55 for areas over twenty acres.

D. Restrictor (orifice) plates to control release rates placed within a pipe section or at the outlet of a pipe will not be accepted. Only orifice plates integrated into a staged release design structure that cannot be removed will be accepted.

E. The single-stage outlet (i.e. one culvert pipe) is not recommended because of its inability to detain post-developed runoff from storms less than the 5-year interval (i.e. channel protection volume storm event). In many cases, runoff from storm events less than the 5-year recurrence interval has created erosion and sedimentation problems downstream of a detention basin.

F. A more desirable outlet has two or more stages. An orifice structure serves to detain runoff for channel protection purposes and release runoff for low-flow events less than the 2-year storm. Greater storm events are usually discharged by a separate series of outlets. The minimum orifice size shall be 4 inches in diameter and possess protections to minimize plugging.

(Ord. 92-353 § 1 (part)).

13.34.230 Detention requirements.

A. Utilize the Unified Sizing Criteria (USC) or the Water Quality Volume (WQv) up to Extreme Flood Protection (Qf) for the required volume of stormwater detention. The WQv shall provide 100% retention, infiltration, or abstraction of the 1.25 inch in 24 hour rainfall event per Section 13.34.310.

B. City standards that are to be used in conjunction with the USC are:

1. Rainfall greater than the WQv up to the Qf, or 100 year event, shall be released at the two-year, undeveloped, state (as opposed to the USC stated five year)
 2. The Recharge Volume (Rev) need not be included in detention calculations.
 3. The Modified Rational method may only be used for small catchments < 20 acres
- C. For sites greater than twenty acres, the method of sizing of the detention storage volume must be approved by the City engineer. The TR-55 method is an approved method.
- D. For redevelopment sites utilize the USC detention requirements from the WQv up to Q_f unless a partial waiver or general waiver has been granted per Section 13.34.100 Waivers.
- E. Detention storage may be provided as a dry bottom or wet bottom storage area.
1. Dry bottom stormwater storage areas may be designed to serve a secondary purpose for recreation, open space, parking, or other types of uses that will not be adversely affected by intermittent flooding.
 - a. A method of carrying the low flow through these areas shall be provided in addition to a system of drains to prevent soggy areas.
 - b. Outlet control structures shall be designed as simply as possible and shall require little or no attention for proper operation. Utilize the Unified Sizing Criteria for staged outlet design. Each stormwater storage area shall be provided with a method of emergency overflow in the event that a storm in excess of the one hundred-year frequency storm occurs. This emergency overflow facility shall be designed to function without attention and shall become part of the excess stormwater passageway described in Section 13.34.140. Hydraulic calculations shall be submitted to substantiate all design features.
 - c. Both outlet control structures and emergency overflow facilities shall be designed and constructed to fully protect the public health, safety and welfare. Stormwater runoff velocities shall be kept at a minimum and turbulent conditions at an outlet control structure will not be permitted without complete protection for the public safety. The use of fences shall be kept to a minimum and used only as a last resort when no other method of protection is feasible.
 - d. Paved surfaces that are to serve as stormwater storage areas and rooftop storage shall be designed with permanent-type control outlets. Emergency overflow areas shall be provided.
 2. Wet bottom stormwater storage areas shall be designed with all of the items required for dry bottom stormwater storage areas, except that the provisions of subsection D,1,a. of this section shall not be required. Utilize the Iowa Storm Water Management Manual and the following additional conditions:
 - a. Water surface areas shall not exceed one-fifteenth of the tributary drainage area.
 - b. a 10:1 sloped safety bench centered on the Normal Water Level shall be constructed
 - c. a skimming device to remove floatable material shall be included within or in series with the outlet structure.
 - d. Facilities shall be provided to lower the pond elevation, when discharging from basins and impoundments, to utilize outlet structures that withdraw water from the surface, unless infeasible, to minimize re-suspension of any sediment materials.
 - e. Minimum normal water depth shall be four feet. If fish are to be maintained, some portion of the pond area should be a minimum of nine feet deep.
 - f. Control structures for stormwater release shall be designed to operate with only a minor increase in the water surface level when the design storage capacity has been exceeded. Hydraulic calculations shall be submitted to substantiate all design features.

g. Only that portion of the detention area above the normal water level shall be used in calculating the storage capacity.

h. Restrictor (orifice) plates to control release rates placed within a pipe section or at the outlet of a pipe will not be accepted. Only orifice plates integrated into a staged release design structure that cannot be removed will be accepted.
(Ord. 92-353 § 1 (part)).

13.34.240 Construction.

A. Detention facilities for stormwater runoff control shall be constructed as part of the first phase of construction of a project unless alternate construction phasing is agreed upon in writing by the Natural Resources Manager or City Engineer.

B. The construction of the stormwater management systems shall be accomplished as part of the cost of land development. If the amount of storage capacity can be increased to provide benefit to the City, negotiations for public participation in the cost of development shall be initiated.

C. All flood control items such as earthen embankments, conduits, outlet structures, flood control structures, spillways, excess stormwater passageway channels, etc., shall be built as permanent facilities and all materials and their manner of construction shall be assembled to accomplish as much permanency as is possible.

D. Water quality practices may be constructed within detention areas to allow owners to conserve space. However, below grade volume for infiltration in a detention basin shall not be counted as required detention storage area unless detailed plans and calculations are submitted, reviewed and approved in writing by the Natural Resources Manager or City Engineer.
(Ord. 92-353 § 1 (part)).

13.34.250 Procedure.

A. Plans, specifications and all calculations for stormwater runoff control(s) shall be submitted in accordance with the Davenport Stormwater Manual for review and approval, prior to the approval of a final plat (in the case of a subdivision or planned unit development), approval of a final development plan, or issuance of a building permit (in the case of commercial or industrial construction).

B. Comply with 13.34.080 Construction Inspections

C. No certificate of occupancy for any building in the development will be issued until the stormwater facilities are constructed, inspected and approved.
(Ord. 92-353 § 1 (part)).

IV. STORMWATER QUALITY MANAGEMENT

13.34.300 Applicability.

The provisions of Sections 13.34.300 through 13.34.320 inclusive shall apply to the following areas under development:

A. Any development or redevelopment which cumulatively creates 5,000 square feet or more of impervious surface area, regardless of previous condition, unless granted a waiver under section 13.34.320 of this ordinance.

B. Development and redevelopment projects located within 50 feet of a natural waterway, modified natural waterway, or constructed channel or which include a new storm drain outfall to such waterway, regardless of project size or impervious surface. This requirement is intended to protect environmentally sensitive areas.

C. The following activities are exempt from this ordinance:

1. Additions or modifications to existing single family structures that do not meet the requirement of Section 13.34.300.B

2. Interior remodels and routine maintenance or repair, including roof or exterior surface replacement and resurfacing.

3. Development or redevelopment projects that do not create more than 5,000 square feet of impervious area provided they are not part of a larger common development plan that does create more than 5,000 square feet of impervious area, or that do not meet the requirement of Section 13.34.300.B

D. When a site development or redevelopment plan is submitted that qualifies as a development or redevelopment as defined in Section 13.34.030 E or P of this ordinance, appropriate on-site management practices will be required and shall be guided by the latest editions of The Iowa Stormwater Management Manual, The Iowa Rain garden Manual, the Davenport Stormwater Manual, or approved equal. Final authorization of all development and redevelopment projects will be determined after review and approval by the City of Davenport.

E. Any development or redevelopment within the floodplain must comply with Chapter 15.44 Flood Damage Prevention. Stormwater quality treatment is not permitted within the floodway. Stormwater quality treatment may be considered within Special Flood Hazard (100 or 500 year flood plain) areas provided that the treatment practice provides a net ecological benefit and is able to be maintained per 13.34.060 Requirements for Stormwater Management Plans.

13.34.310 General Performance Criteria for Stormwater Quality Management

Unless judged by the City of Davenport to be exempt or granted a waiver, the following performance criteria shall be addressed for stormwater management at all sites:

A. All site designs shall establish stormwater management practices to control the peak flow rates of stormwater discharge associated with specified design storms and reduce the generation of stormwater runoff.

B. The City of Davenport reserves the right to require superseding and additional treatment criteria or objectives for specific pollutant(s) as necessary to meet overall stormwater quality management program objectives or directives under a watershed improvement or Total Maximum Daily Load (TMDL) program, as may be directed by the State of Iowa, or United States Environmental Protection Agency.

C. For new development and redevelopment, structural best management practices shall be designed to provide 80% bacteria reduction, based on current research accepted by the Natural Resources Division of Public Works, and 100% retention, infiltration, or abstraction of the 1.25 inch in 24 hour rainfall event. A best management practice complies with this standard if it is:

1. Sized to capture the prescribed water quality volume (WQv).
2. Designed according to the specific performance criteria outlined in the Iowa Stormwater Management Manual, Iowa Rain Garden Manual, or approved equal,
3. Constructed properly, and
4. Maintained regularly.

D. Stormwater discharges from land uses or activities with higher potential pollutant loadings may require the use of specific structural treatment and pollution prevention practices.

E. Prior to design, applicants are encouraged to consult with the Natural Resources Division of Public Works to determine if they are subject to additional stormwater design requirements.

F. The calculations for determining peak flows as found in the Iowa Stormwater Management Manual shall be used for sizing all stormwater quality management practices.

13.34.320 Soil Quality Restoration

Healthy soil provides important stormwater management functions including efficient water infiltration and storage, adsorption of excess nutrients, filtration of sediments, biological decomposition of pollutants, and moderation of peak stream flows and temperatures. In addition, healthy soils support vigorous plant growth which intercepts rainfall, reducing runoff by increasing evaporation and transpiration. Urbanization and development severely diminish a soil's capacity to absorb, filter and store rainwater. Common development practices including clearing and removal of topsoil during grading, compaction of remaining soil, and planting into unimproved soil or poor quality imported topsoil, produce unhealthy plants and lawns that require excessive fertilizers and pesticides which can lead to polluted stormwater runoff. All areas subject to clearing and grading that have not been covered by impervious surfaces, incorporated into a stormwater management practice, or engineered as structural fill or slopes shall, at project completion, use one or more of the following practices to improve soil structure and water quality.

A. Soil retention. Native topsoil shall be retained in an undisturbed state to the maximum extent practicable. In any areas requiring grading, remove and stockpile the topsoil on-site in a designated controlled area where it will not be compacted, and not adjacent to stormwater management areas. Before stockpiled topsoil can be reapplied to other portions of the site it must be tested, and amended if needed, to meet the organic matter or depth requirements specified in the Davenport Stormwater Manual. When topsoil is replaced it shall be un-compacted to a depth of four inches. Subsoils below the topsoil layer should be scarified with some incorporation of the upper material to avoid stratified layers.

B. Soil quality restoration. Amend existing site topsoil or subsoil to a minimum rate of 5% organic matter content and a pH from 6.0 to 8.0 or matching the pH of the original undisturbed soil using methods specified in the Iowa Storm Water Management Manual. Soil that already meets the depth and organic matter quality standards, and is not compacted, does not need to be amended. The waiver for amending soil can be found in the Davenport Stormwater Manual. Upon completion of the project the soil restoration layer shall have a minimum depth of eight inches, per the method utilized in the Iowa Stormwater Management Manual except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least four inches with some incorporation of the upper material to avoid stratified layers.

C. Maintenance. Soil quality and depth should be established toward the end of construction, and once established shall be protected from compaction and erosion. The Davenport Stormwater Manual and Iowa Storm Water Management Manual contain additional recommendations for maintenance of soil quality restoration areas.

D. Inspection. Areas where soil retention or soil quality restoration are implemented must meet the inspection requirements of Section 13.34.080 and the Davenport Stormwater Manual and be inspected prior to seeding or turf placement.

E. The City Engineer or their designee will approve the source of off-site topsoil. Surface soils from ditch bottoms, drained ponds, and eroded areas, or soils that are supporting growth of noxious weeds or other undesirable vegetation, will not be accepted. The Engineer will determine if testing is necessary. The Contractor will be responsible for payment of the testing if the off-site topsoil does not meet the above requirements, regardless of testing outcome.

13.34.330 Construction.

A. The construction of water quality BMPs shall not commence until upstream areas which discharge runoff to the proposed system(s) have been stabilized with suitable ground cover or suitable protection has been installed to prevent sediment laden water from entering the system.

C. The construction of the stormwater management systems shall be accomplished as part of the cost of land development. If the amount of treatment capacity can be increased to provide benefit to the City, negotiations for public participation in the cost of development may be initiated.

D. Water quality practices may be constructed within detention areas to allow owners to conserve space. However, below grade volume for infiltration in a detention basin shall not be counted as required detention storage area unless detailed plans and calculations are submitted, reviewed and approved in writing by the Natural Resources Manager or City Engineer.

1. In-basin water quality treatment may require additional maintenance measures, which must be clearly outlined in the Maintenance & Repair Agreement.

(Ord. 92-353 § 1 (part)).

13.34.340 Procedure.

A. Plans, specifications and all calculations for stormwater quality management features shall be submitted in accordance with the Davenport Stormwater Manual for review and approval, prior to the approval of a final plat (in the case of a subdivision or planned unit development), approval of a final development plan, or issuance of a building permit (in the case of commercial or industrial construction).

B. Comply with 13.34.080 Construction Inspections

C.. No certificate of final occupancy for any building in the development will be issued until the stormwater facilities are constructed, inspected and approved.

(Ord. 92-353 § 1 (part)).

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. The requirements of this ordinance do not supersede conditions on plats previously approved by council.

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 _____,

Third Consideration _____,

Frank Klipsch
Mayor

Attest: _____
Brian Krup
Deputy City Clerk

Published in the Quad-City Times on _____.

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Amy Kay 563-327-5160
Wards:

Action / Date
10/16/2019

Subject:
Resolution setting the general fee-in-lieu of waiver for stormwater management. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
The City of Davenport has identified the need for a waiver for redevelopment properties within the Commercial Downtown (CD) Zoning District and congruently adjacent Light Industrial (I-1), Heavy Industrial (I-2), and Industrial Mixed-Use (I-MU) to the CD District.

There are excessive complications with underground water tables, bed rock, potential undesirable soil or solid waste materials, and underground vaults and utilities that can prevent stormwater detention and water quality practices from being installed within the above defined area.

The fee-in-lieu of waiver will allow redevelopment property owners to participate in the City's stormwater management program while removing engineering, design, perpetual maintenance costs of otherwise mandated stormwater detention and water quality treatment features.

ATTACHMENTS:

Type	Description
▢ Backup Material	RES_Downtown Stormwater Fee-in-Lieu
▢ Backup Material	Fee Schedule Downtown Stormwater Fee-in-Lieu
▢ Backup Material	Area Map Downtown Stormwater Fee-in-Lieu

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	10/9/2019 - 10:42 AM
Public Works Committee	Lechvar, Gina	Approved	10/9/2019 - 11:26 AM
City Clerk	Admin, Default	Approved	10/9/2019 - 2:48 PM

Resolution No. _____

Resolution offered by Alderman Dunn

RESOLVED by the City Council of the City of Davenport

RESOLUTION amending the General Fee-in-lieu of Waiver for stormwater management.

WHEREAS, the City of Davenport has identified the need for a waiver for redevelopment properties within the Commercial Downtown (CD) Zoning District and congruently adjacent Light Industrial (I-1), Heavy Industrial (I-2) and Industrial Mixed-Use (I-MU) to the CD District; and

WHEREAS, the City of Davenport Municipal Code (Section 13.34.100) sets out the requirement for a General Fee-in-Lieu of Waiver as an option in lieu of detention and water quality post-construction practices. The fee shall be established by Council Resolution.

WHEREAS, Davenport City Council is directed by said ordinance to set and adopt a fee-in-lieu-of schedule for the aforementioned zoning districts, by resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa: that the City Council herewith adopts by resolution the attached schedule of fees.

Passed and approved this 23rd day of October, 2019.

Approved:

Attest:

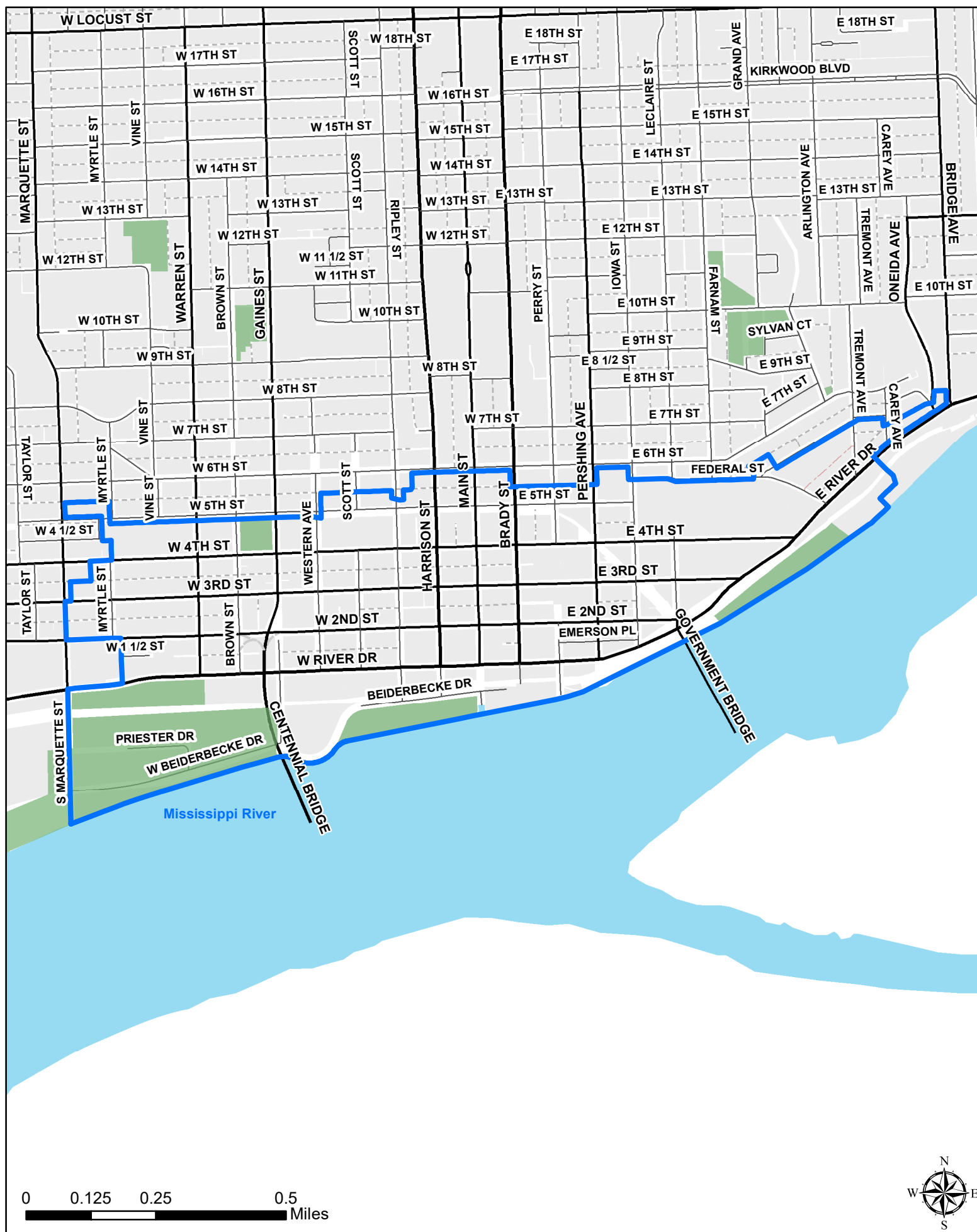
Frank Klipsch, Mayor

Brian Krup, City Clerk

Commercial Downtown (CD) Zoning District and congruently adjacent Light Industrial (I-1), Heavy Industrial (I-2) and Industrial Mixed-Use (I-MU) to the CD District Fee-in-Lieu of Fee:

\$2.00 per square foot of redevelopment property

Downtown Stormwater Management Waiver Area



City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Brian Schadt 563-326-7923
Wards:

Action / Date
10/16/2019

Subject:
Resolution of acceptance covering an assessment for the north south alley between Farnam and LeClaire from Garfield to Columbia and the east west alley between Glaspell and Schricker from Pine to Belmont in accordance with the Alley Resurfacing Program. [Wards 3 & 5]

Recommendation:
Adopt the Resolution.

Background:

A property owner petitions the City to have their alley reconstructed with full depth concrete or resurfaced with hot mix asphalt (HMA) through the Alley Reconstruction and Resurfacing Program. This program is an assessment program where ½ of the total cost to reconstruct or resurface the alley is paid for by the City and the other ½ is paid for by the abutting property owners based on the size of their lot. The property owner that requests to have their alley reconstructed or resurfaced would have to obtain the necessary signatures on a petition prepared by the City of over 50% of the owner occupied property abutting the alley.

Work on this project has been satisfactorily completed by Tri-City Blacktop Inc and an Engineer's Certificate of Completion will be filed with the Deputy City Clerk as required by the Code of Iowa. The final cost of the work was \$91,396.68 of which the sum of \$35,250.00 shall be assessed against private property within the assessable district.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW Pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	10/9/2019 - 11:49 AM
Public Works Committee	Lechvar, Gina	Approved	10/9/2019 - 11:49 AM
City Clerk	Admin, Default	Approved	10/9/2019 - 2:45 PM

Resolution No. _____

Resolution offered by Alderman Dunn

RESOLVED by the City Council of the City of Davenport.

Resolution of acceptance covering an assessment for the north south alley between Farnam and LeClaire from Garfield to Columbia and the east west alley between Glaspell and Schricker from Pine to Belmont in accordance with the Alley Resurfacing program.

WHEREAS, the engineers have duly filed a certificate in accordance with Section 384.58 of the Code of Iowa, 2019, as amended, showing that they have inspected the completed work for the FY 2017 Alley Resurfacing Program, CIP #35038 and that the same has been performed in compliance with the terms of the project plans and specifications and showing the total cost thereof;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that

Section 1. That it is hereby found and determined that the work of constructing the above-named project has been duly and fully completed by Tri-City Blacktop Inc. in accordance with the terms of the project plans and specifications, and the same is hereby accepted and approved.

Section 2. That it is hereby found and determined that the total construction cost of said project is in the total amount of \$91,396.68 of which the sum of \$35,250.00 shall be assessed against private property within the assessable district.

Section 3. That the amount due Tri-City Blacktop Inc. is hereby ordered paid by the issuance to Tri-City Blacktop Inc. of anticipatory warrant or warrants, in accordance with Section 384.57 of the Code of Iowa, 2019, as amended, or from such other fund or funds as may be available for that purpose, such warrant or warrants and amounts paid from any such fund or funds to be paid and replaced to the extent possible from the proceeds of special assessments and the sale of special assessment bonds.

Section 4. That the engineers are hereby instructed to prepare the final schedule of assessments, as provided in Section 384.59 of the Code of Iowa, 2019, as amended.

Section 5. That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, to the extent of such conflict.

Passed and approved this 23rd day of October, 2019.

Approved:

Attest:



Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Eric Gravert 563-327-5125
Wards:

Action / Date
10/16/2019

Subject:
Resolution accepting the Miracle Field of the Quad Cities Phase I project completed by NJ Miller, Inc of Bettendorf, IA. This project was completed with a final contract amount of \$357,319.05, CIP #64030. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
This contract included the stormwater infrastructure, site grading, and flatwork including future play field, entry and spectator plazas and auxiliary parking lot.

The Miracle Field consists of a combined accessible ballfield with an alternate sports field design providing all-inclusive recreation opportunities to the Quad Cities region.

The project was completed in accordance with the City of Davenport requirements with a final amount of \$357,319.05 budgeted in CIP #64030.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution Letter

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	10/9/2019 - 10:39 AM
Public Works Committee	Lechvar, Gina	Approved	10/9/2019 - 10:39 AM
City Clerk	Admin, Default	Approved	10/9/2019 - 2:46 PM

Resolution No. _____

Resolution offered by Alderman Dunn

Resolution of acceptance for the construction of the Miracle Field of the Quad Cities, Phase I Project completed by NJ Miller, Inc of Bettendorf, IA.

Whereas, the City of Davenport entered into a contract with NJ Miller, Inc of Bettendorf, IA for construction work; and

Whereas, work on the project has been satisfactorily completed

Now, therefore, be it resolved, by the City Council of the City of Davenport, Iowa: that the Miracle Field of the Quad Cities, Phase I Project is hereby accepted.

Passed and approved this 23rd day of October, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Ron Hocker 563-327-5169
Wards:

Action / Date
10/16/2019

Subject:
Resolution exercising the second year option and awarding a one year continuation of the FY19 Contract Sewer Repair Program to Hagerty Earthworks, LLC of Muscatine, IA in the amount of \$250,000 for FY20 budgeted in CIP #30044 and #33001. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This program is to repair damages to sewer infrastructure by contract.

Design of the sewer repairs and program management will be completed by the Sewers Division with quality assurance inspections being completed by Engineering Division staff.

Three bids were received on April 4, 2018 at 2:00 p.m., and the second year bids ranged from a low of \$240,530 to a high of \$249,895. A bid tabulation sheet is attached.

This project was bid as an Indefinite Quantity, Indefinite Delivery Task Order Contract. This resolution exercises the second year option of the two year contract awarded in FY19. Work will be assigned to the contractors on a rotating basis.

Contracts will be guaranteed in the amount of \$250,000 for each contractor with a maximum contract value of \$1,075,000. Funds for the FY20 Contract Sewer Repair Program are budgeted in CIP #30044 at \$1,275,000 and in CIP#33001 at \$300,000.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Resolution Language
▢ Cover Memo	Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	10/8/2019 - 3:49 PM
Public Works Committee	Lechvar, Gina	Approved	10/9/2019 - 11:27 AM
City Clerk	Admin, Default	Approved	10/9/2019 - 2:51 PM

Resolution No. _____

Resolution offered by Alderman Dunn

Resolution exercising the second year option and awarding a one year continuation of the FY2019 Contract Sewer Repair Program to Hagerty Earthworks, LLC, of Muscatine, IA in the amount of \$250,000 for FY2020 budgeted in CIP #30044 and #33001. [All Wards]]

WHEREAS, the FY2019 Contract Sewer Repair Project was duly advertised and published according to state law, and

WHEREAS, such bids and subsequent contracts included a provision for a one-year extension, and

WHEREAS, the City desires to exercise the second year extension;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa: that the second year of the contract for the above-said work be awarded Hagerty Earthworks, LLC, of Muscatine, IA in the amount of \$250,000.00.

BE IT FURTHER RESOLVED: that the Mayor is hereby authorized and directed to sign said contract for and on behalf of the City of Davenport, Iowa.

BE IT FURTHER RESOLVED: that the Project Manager has the authority to increase quantities up to a total contract of \$1,075,000, within the Capital Improvement Project budget constraints, upon approval of the Director of Public Works.

BE IT FURTHER RESOLVED: that, upon approval by City staff, the executed contract and bond are hereby approved.

Passed and approved this 23rd day of October, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

Bid Tab

Project: FY2019-2020 CONTRACT SEWER REPAIR PROGRAM				ENGINEER'S ESTIMATE					CONTRACTOR: Legacy Corp	
Bid Letting										
At: Purchasing Division, City Hall										
Time: 2:00:00 PM										
Date: April 4, 2018									Bid Bond ☒	
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	YEAR 1 UNIT PRICE	YEAR 2 UNIT PRICE	YEAR 1 VALUE	YEAR 2 VALUE	OVERALL VALUE	YEAR 1 UNIT PRICE	YEAR 2 UNIT PRICE
1	FENCE, REMOVED AND REPLACED	25	LF	\$10.00	\$10.50	\$250.00	\$262.50	\$512.50	\$5.00	\$5.00
2	BUSHES/SHRUBS, REMOVED AND REPLACED	10	EACH	\$75.00	\$78.75	\$750.00	\$787.50	\$1,537.50	\$5.00	\$5.00
3	TREE REMOVAL	30	IN-DIA	\$40.00	\$42.00	\$1,200.00	\$1,260.00	\$2,460.00	\$10.00	\$10.00
4	GROUT PIPE ENTRY INSIDE STRUCTURE	5	EA	\$100.00	\$105.00	\$500.00	\$525.00	\$1,025.00	\$40.00	\$40.00
5	PAVEMENT REMOVAL	350	SY	\$50.00	\$52.50	\$17,500.00	\$18,375.00	\$35,875.00	\$35.00	\$35.00
6	SIDEWALK REMOVAL	150	SF	\$3.00	\$3.15	\$450.00	\$472.50	\$922.50	\$2.00	\$2.00
7	P.C.C. SIDEWALK, 4"	100	SF	\$8.00	\$8.40	\$800.00	\$840.00	\$1,640.00	\$7.00	\$7.00
8	P.C.C. SIDEWALK, 7"	50	SF	\$9.00	\$9.45	\$450.00	\$472.50	\$922.50	\$9.00	\$9.00
9	DETECTABLE WARNING PANEL	20	SF	\$25.00	\$26.25	\$500.00	\$525.00	\$1,025.00	\$25.00	\$25.00
10	R & R SW-STYLE INTAKE TOP	20	SF	\$100.00	\$105.00	\$2,000.00	\$2,100.00	\$4,100.00	\$40.00	\$40.00
11	R & R SW-STYLE INTAKE THROAT	20	SF	\$150.00	\$157.50	\$3,000.00	\$3,150.00	\$6,150.00	\$20.00	\$20.00
12	EXCAVATION	1,300	CY	\$60.00	\$63.00	\$78,000.00	\$81,900.00	\$159,900.00	\$25.00	\$25.00
13	6"-10" PIPE, REMOVED AND REPLACED WITH PVC	100	LF	\$10.00	\$10.50	\$1,000.00	\$1,050.00	\$2,050.00	\$10.00	\$10.00
14	6"-10" PIPE, REMOVED AND REPLACED WITH TRUSS	150	LF	\$10.00	\$10.50	\$1,500.00	\$1,575.00	\$3,075.00	\$10.00	\$10.00
15	8"-12" PIPE, REMOVED AND REPLACED WITH DIP	20	LF	\$30.00	\$31.50	\$600.00	\$630.00	\$1,230.00	\$25.00	\$25.00
16	8"-12" PIPE, REMOVED AND REPLACED WITH C900	20	LF	\$25.00	\$26.25	\$500.00	\$525.00	\$1,025.00	\$15.00	\$15.00
17	12"-15" PIPE, REMOVED AND REPLACED WITH PVC	100	LF	\$15.00	\$15.75	\$1,500.00	\$1,575.00	\$3,075.00	\$15.00	\$15.00
18	12"-15" PIPE, REMOVED AND REPLACED WITH TRUSS	150	LF	\$15.00	\$15.75	\$2,250.00	\$2,362.50	\$4,612.50	\$15.00	\$15.00
19	12"-18" PIPE, REMOVED AND REPLACED WITH RCP	30	LF	\$20.00	\$21.00	\$600.00	\$630.00	\$1,230.00	\$10.00	\$10.00
20	15"-18" PIPE, REMOVED AND REPLACED WITH DIP	20	LF	\$50.00	\$52.50	\$1,000.00	\$1,050.00	\$2,050.00	\$50.00	\$50.00
21	15"-18" PIPE, REMOVED AND REPLACED WITH C905	30	LF	\$40.00	\$42.00	\$1,200.00	\$1,260.00	\$2,460.00	\$50.00	\$50.00
22	20"-24" PIPE, REMOVED AND REPLACED WITH DIP	20	LF	\$80.00	\$84.00	\$1,600.00	\$1,680.00	\$3,280.00	\$90.00	\$90.00
23	20"-24" PIPE, REMOVED AND REPLACED WITH C905	20	LF	\$65.00	\$68.25	\$1,300.00	\$1,365.00	\$2,665.00	\$75.00	\$75.00
24	21"-27" PIPE, REMOVED AND REPLACED WITH RCP	10	LF	\$65.00	\$68.25	\$650.00	\$682.50	\$1,332.50	\$25.00	\$25.00
25	30"-48" PIPE, REMOVED AND REPLACED WITH RCP	10	LF	\$80.00	\$84.00	\$800.00	\$840.00	\$1,640.00	\$45.00	\$45.00
26	60" PIPE, REMOVED AND REPLACED WITH RCP	10	LF	\$90.00	\$94.50	\$900.00	\$945.00	\$1,845.00	\$50.00	\$50.00
27	CONSTRUCT SINGLE INTAKE STRUCTURE	3	EACH	\$2,800.00	\$2,940.00	\$8,400.00	\$8,820.00	\$17,220.00	\$2,250.00	\$2,250.00
28	CONSTRUCT DOUBLE INTAKE STRUCTURE	2	EACH	\$3,200.00	\$3,360.00	\$6,400.00	\$6,720.00	\$13,120.00	\$2,250.00	\$2,250.00
29	CONSTRUCT TRIPLE INTAKE STRUCTURE	1	EACH	\$3,500.00	\$3,675.00	\$3,500.00	\$3,675.00	\$7,175.00	\$3,000.00	\$3,000.00
30	REMOVE AND REPLACE CASTING BOXOUT	5	EACH	\$500.00	\$525.00	\$2,500.00	\$2,625.00	\$5,125.00	\$450.00	\$450.00
31	REMOVE MANHOLE	30	VF	\$20.00	\$21.00	\$600.00	\$630.00	\$1,230.00	\$10.00	\$10.00
32	CONSTRUCT 60" DIA MANHOLE BASE	5	EACH	\$1,750.00	\$1,837.50	\$8,750.00	\$9,187.50	\$17,937.50	\$1,200.00	\$1,200.00
33	CONSTRUCT 60" DIAMETER MANHOLE BARREL	40	VF	\$175.00	\$183.75	\$7,000.00	\$7,350.00	\$14,350.00	\$175.00	\$175.00
34	CONSTRUCT 60" DIAMETER MANHOLE CONE	4	EACH	\$450.00	\$472.50	\$1,800.00	\$1,890.00	\$3,690.00	\$1,200.00	\$1,200.00
35	CONSTRUCT 60" DIAMETER MANHOLE FLATTOP	1	EACH	\$400.00	\$420.00	\$400.00	\$420.00	\$820.00	\$350.00	\$350.00
36	MANHOLE DROP CONNECTION	10	VF	\$300.00	\$315.00	\$3,000.00	\$3,150.00	\$6,150.00	\$150.00	\$150.00
37	FURNISH AND PLACE CONCRETE ADJUSTING RINGS	20	EACH	\$35.00	\$36.75	\$700.00	\$735.00	\$1,435.00	\$30.00	\$30.00
38	MANHOLE RING AND CASTING	6	EACH	\$450.00	\$472.50	\$2,700.00	\$2,835.00	\$5,535.00	\$375.00	\$375.00
39	INTAKE GRATE AND CASTING	5	EACH	\$550.00	\$577.50	\$2,750.00	\$2,887.50	\$5,637.50	\$475.00	\$475.00
40	MANHOLE CHIMNEY SEAL	10	VF	\$300.00	\$315.00	\$3,000.00	\$3,150.00	\$6,150.00	\$320.00	\$320.00
41	CONSTRUCT CONCRETE PIPE COLLAR	300	CF	\$25.00	\$26.25	\$7,500.00	\$7,875.00	\$15,375.00	\$25.00	\$25.00
42	GRANULAR BACKFILL	950	TONS	\$40.00	\$42.00	\$38,000.00	\$39,900.00	\$77,900.00	\$50.00	\$50.00

Location of East Moline, IL			CONTRACTOR: Hometown Plumbing & Heating Co.					CONTRACTOR: Hagerty Earthworks, LLC				
			Bid Bond ☒					Bid Bond ☒				
YEAR 1 VALUE	YEAR 2 VALUE	OVERALL VALUE	YEAR 1 UNIT PRICE	YEAR 2 UNIT PRICE	YEAR 1 VALUE	YEAR 2 VALUE	OVERALL VALUE	YEAR 1 UNIT PRICE	YEAR 2 UNIT PRICE	YEAR 1 VALUE	YEAR 2 VALUE	OVERALL VALUE
\$125.00	\$125.00	\$250.00	\$1.00	\$1.00	\$25.00	\$25.00	\$50.00	\$3.00	\$3.00	\$75.00	\$75.00	\$150.00
\$50.00	\$50.00	\$100.00	\$1.00	\$1.00	\$10.00	\$10.00	\$20.00	\$1.00	\$1.00	\$10.00	\$10.00	\$20.00
\$300.00	\$300.00	\$600.00	\$1.00	\$1.00	\$30.00	\$30.00	\$60.00	\$10.00	\$10.00	\$300.00	\$300.00	\$600.00
\$200.00	\$200.00	\$400.00	\$10.00	\$10.00	\$50.00	\$50.00	\$100.00	\$10.00	\$10.00	\$50.00	\$50.00	\$100.00
\$12,250.00	\$12,250.00	\$24,500.00	\$80.00	\$80.00	\$28,000.00	\$28,000.00	\$56,000.00	\$120.00	\$120.00	\$42,000.00	\$42,000.00	\$84,000.00
\$300.00	\$300.00	\$600.00	\$7.00	\$7.00	\$1,050.00	\$1,050.00	\$2,100.00	\$8.00	\$8.00	\$1,200.00	\$1,200.00	\$2,400.00
\$700.00	\$700.00	\$1,400.00	\$8.00	\$8.00	\$800.00	\$800.00	\$1,600.00	\$7.00	\$7.00	\$700.00	\$700.00	\$1,400.00
\$450.00	\$450.00	\$900.00	\$8.00	\$8.00	\$400.00	\$400.00	\$800.00	\$9.00	\$9.00	\$450.00	\$450.00	\$900.00
\$500.00	\$500.00	\$1,000.00	\$25.00	\$25.00	\$500.00	\$500.00	\$1,000.00	\$15.00	\$15.00	\$300.00	\$300.00	\$600.00
\$800.00	\$800.00	\$1,600.00	\$40.00	\$40.00	\$800.00	\$800.00	\$1,600.00	\$40.00	\$40.00	\$800.00	\$800.00	\$1,600.00
\$400.00	\$400.00	\$800.00	\$15.00	\$15.00	\$300.00	\$300.00	\$600.00	\$15.00	\$15.00	\$300.00	\$300.00	\$600.00
\$32,500.00	\$32,500.00	\$65,000.00	\$5.00	\$5.00	\$6,500.00	\$6,500.00	\$13,000.00	\$15.00	\$15.00	\$19,500.00	\$19,500.00	\$39,000.00
\$1,000.00	\$1,000.00	\$2,000.00	\$10.00	\$10.00	\$1,000.00	\$1,000.00	\$2,000.00	\$5.00	\$5.00	\$500.00	\$500.00	\$1,000.00
\$1,500.00	\$1,500.00	\$3,000.00	\$10.00	\$10.00	\$1,500.00	\$1,500.00	\$3,000.00	\$5.00	\$5.00	\$750.00	\$750.00	\$1,500.00
\$500.00	\$500.00	\$1,000.00	\$25.00	\$25.00	\$500.00	\$500.00	\$1,000.00	\$10.00	\$10.00	\$200.00	\$200.00	\$400.00
\$300.00	\$300.00	\$600.00	\$30.00	\$30.00	\$600.00	\$600.00	\$1,200.00	\$10.00	\$10.00	\$200.00	\$200.00	\$400.00
\$1,500.00	\$1,500.00	\$3,000.00	\$10.00	\$10.00	\$1,000.00	\$1,000.00	\$2,000.00	\$10.00	\$10.00	\$1,000.00	\$1,000.00	\$2,000.00
\$2,250.00	\$2,250.00	\$4,500.00	\$15.00	\$15.00	\$2,250.00	\$2,250.00	\$4,500.00	\$10.00	\$10.00	\$1,500.00	\$1,500.00	\$3,000.00
\$300.00	\$300.00	\$600.00	\$10.00	\$10.00	\$300.00	\$300.00	\$600.00	\$10.00	\$10.00	\$300.00	\$300.00	\$600.00
\$1,000.00	\$1,000.00	\$2,000.00	\$30.00	\$30.00	\$600.00	\$600.00	\$1,200.00	\$10.00	\$10.00	\$200.00	\$200.00	\$400.00
\$1,500.00	\$1,500.00	\$3,000.00	\$30.00	\$30.00	\$900.00	\$900.00	\$1,800.00	\$10.00	\$10.00	\$300.00	\$300.00	\$600.00
\$1,800.00	\$1,800.00	\$3,600.00	\$35.00	\$35.00	\$700.00	\$700.00	\$1,400.00	\$25.00	\$25.00	\$500.00	\$500.00	\$1,000.00
\$1,500.00	\$1,500.00	\$3,000.00	\$35.00	\$35.00	\$700.00	\$700.00	\$1,400.00	\$20.00	\$20.00	\$400.00	\$400.00	\$800.00
\$250.00	\$250.00	\$500.00	\$25.00	\$25.00	\$250.00	\$250.00	\$500.00	\$25.00	\$25.00	\$250.00	\$250.00	\$500.00
\$450.00	\$450.00	\$900.00	\$40.00	\$40.00	\$400.00	\$400.00	\$800.00	\$40.00	\$40.00	\$400.00	\$400.00	\$800.00
\$500.00	\$500.00	\$1,000.00	\$50.00	\$50.00	\$500.00	\$500.00	\$1,000.00	\$40.00	\$40.00	\$400.00	\$400.00	\$800.00
\$6,750.00	\$6,750.00	\$13,500.00	\$2,000.00	\$2,000.00	\$6,000.00	\$6,000.00	\$12,000.00	\$1,000.00	\$1,000.00	\$3,000.00	\$3,000.00	\$6,000.00
\$4,500.00	\$4,500.00	\$9,000.00	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00	\$10,000.00	\$1,250.00	\$1,250.00	\$2,500.00	\$2,500.00	\$5,000.00
\$3,000.00	\$3,000.00	\$6,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$4,000.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$3,000.00
\$2,250.00	\$2,250.00	\$4,500.00	\$500.00	\$500.00	\$2,500.00	\$2,500.00	\$5,000.00	\$350.00	\$350.00	\$1,750.00	\$1,750.00	\$3,500.00
\$300.00	\$300.00	\$600.00	\$25.00	\$25.00	\$750.00	\$750.00	\$1,500.00	\$1.00	\$1.00	\$30.00	\$30.00	\$60.00
\$6,000.00	\$6,000.00	\$12,000.00	\$1,000.00	\$1,000.00	\$5,000.00	\$5,000.00	\$10,000.00	\$1,500.00	\$1,500.00	\$7,500.00	\$7,500.00	\$15,000.00
\$7,000.00	\$7,000.00	\$14,000.00	\$220.00	\$220.00	\$8,800.00	\$8,800.00	\$17,600.00	\$150.00	\$150.00	\$6,000.00	\$6,000.00	\$12,000.00
\$4,800.00	\$4,800.00	\$9,600.00	\$700.00	\$700.00	\$2,800.00	\$2,800.00	\$5,600.00	\$300.00	\$300.00	\$1,200.00	\$1,200.00	\$2,400.00
\$350.00	\$350.00	\$700.00	\$300.00	\$300.00	\$300.00	\$300.00	\$600.00	\$300.00	\$300.00	\$300.00	\$300.00	\$600.00
\$1,500.00	\$1,500.00	\$3,000.00	\$150.00	\$150.00	\$1,500.00	\$1,500.00	\$3,000.00	\$25.00	\$25.00	\$250.00	\$250.00	\$500.00
\$600.00	\$600.00	\$1,200.00	\$36.00	\$36.00	\$720.00	\$720.00	\$1,440.00	\$30.00	\$30.00	\$600.00	\$600.00	\$1,200.00
\$2,250.00	\$2,250.00	\$4,500.00	\$420.00	\$420.00	\$2,520.00	\$2,520.00	\$5,040.00	\$300.00	\$300.00	\$1,800.00	\$1,800.00	\$3,600.00
\$2,375.00	\$2,375.00	\$4,750.00	\$500.00	\$500.00	\$2,500.00	\$2,500.00	\$5,000.00	\$475.00	\$475.00	\$2,375.00	\$2,375.00	\$4,750.00
\$3,200.00	\$3,200.00	\$6,400.00	\$320.00	\$320.00	\$3,200.00	\$3,200.00	\$6,400.00	\$100.00	\$100.00	\$1,000.00	\$1,000.00	\$2,000.00
\$7,500.00	\$7,500.00	\$15,000.00	\$25.00	\$25.00	\$7,500.00	\$7,500.00	\$15,000.00	\$25.00	\$25.00	\$7,500.00	\$7,500.00	\$15,000.00
\$47,500.00	\$47,500.00	\$95,000.00	\$45.00	\$45.00	\$42,750.00	\$42,750.00	\$85,500.00	\$114.00	\$114.00	\$108,300.00	\$108,300.00	\$216,600.00

43	FLOWABLE FILL	5	CY	\$200.00	\$210.00	\$1,000.00	\$1,050.00	\$2,050.00	\$225.00	\$225.00
44	SOIL BACKFILL, PLACED AND COMPACTED	80	CY	\$50.00	\$52.50	\$4,000.00	\$4,200.00	\$8,200.00	\$70.00	\$70.00
45	AGGREGATE STABILIZATION BASE	20	TONS	\$30.00	\$31.50	\$600.00	\$630.00	\$1,230.00	\$80.00	\$80.00
46	TOPSOIL, FURNISH AND PLACE	30	CY	\$25.00	\$26.25	\$750.00	\$787.50	\$1,537.50	\$25.00	\$25.00
47	P.C.C. PAVEMENT, 7"	80	SY	\$110.00	\$115.50	\$8,800.00	\$9,240.00	\$18,040.00	\$115.00	\$115.00
48	P.C.C. PAVEMENT, 8"	170	SY	\$125.00	\$131.25	\$21,250.00	\$22,312.50	\$43,562.50	\$135.00	\$135.00
49	P.C.C. PAVEMENT, 10"	100	SY	\$145.00	\$152.25	\$14,500.00	\$15,225.00	\$29,725.00	\$135.00	\$135.00
50	BRICK STREET PATCHING	10	SY	\$150.00	\$157.50	\$1,500.00	\$1,575.00	\$3,075.00	\$135.00	\$135.00
51	HMA 300K I-S PG 58-28	10	TONS	\$200.00	\$210.00	\$2,000.00	\$2,100.00	\$4,100.00	\$100.00	\$100.00
52	SOD	20	SY	\$15.00	\$15.75	\$300.00	\$315.00	\$615.00	\$10.00	\$10.00
53	SEED, FERTILIZE, AND MULCH	30	SY	\$10.00	\$10.50	\$300.00	\$315.00	\$615.00	\$5.00	\$5.00
54	EROSION CONTROL MAT	20	SY	\$10.00	\$10.50	\$200.00	\$210.00	\$410.00	\$5.00	\$5.00
55	SILT FENCE	20	LF	\$10.00	\$10.50	\$200.00	\$210.00	\$410.00	\$4.00	\$4.00
56	TRAFFIC CONTROL - STANDARD	20	EACH	\$250.00	\$262.50	\$5,000.00	\$5,250.00	\$10,250.00	\$200.00	\$200.00
57	TRAFFIC CONTROL - LANE CLOSURE	4	EACH	\$500.00	\$525.00	\$2,000.00	\$2,100.00	\$4,100.00	\$500.00	\$500.00
58	PIPE CONNECTION, 6"-10"	20	EACH	\$500.00	\$525.00	\$10,000.00	\$10,500.00	\$20,500.00	\$475.00	\$475.00
59	PIPE CONNECTION, 12"-15"	6	EACH	\$550.00	\$577.50	\$3,300.00	\$3,465.00	\$6,765.00	\$500.00	\$500.00
60	PIPE CONNECTION, 18"-24"	2	EACH	\$600.00	\$630.00	\$1,200.00	\$1,260.00	\$2,460.00	\$500.00	\$500.00
61	SEWER LATERAL TELEVISED	5	EACH	\$150.00	\$157.50	\$750.00	\$787.50	\$1,537.50	\$125.00	\$125.00
				TOTALS		\$295,450.00	\$310,222.50	\$605,672.50		
									% over/ under est.	

\$1,125.00	\$1,125.00	\$2,250.00	\$200.00	\$200.00	\$1,000.00	\$1,000.00	\$2,000.00	\$80.00	\$80.00	\$400.00	\$400.00	\$800.00
\$5,600.00	\$5,600.00	\$11,200.00	\$120.00	\$120.00	\$9,600.00	\$9,600.00	\$19,200.00	\$10.00	\$10.00	\$800.00	\$800.00	\$1,600.00
\$1,600.00	\$1,600.00	\$3,200.00	\$20.00	\$20.00	\$400.00	\$400.00	\$800.00	\$12.00	\$12.00	\$240.00	\$240.00	\$480.00
\$750.00	\$750.00	\$1,500.00	\$20.00	\$20.00	\$600.00	\$600.00	\$1,200.00	\$8.00	\$8.00	\$240.00	\$240.00	\$480.00
\$9,200.00	\$9,200.00	\$18,400.00	\$150.00	\$150.00	\$12,000.00	\$12,000.00	\$24,000.00	\$25.00	\$25.00	\$2,000.00	\$2,000.00	\$4,000.00
\$22,950.00	\$22,950.00	\$45,900.00	\$185.00	\$185.00	\$31,450.00	\$31,450.00	\$62,900.00	\$30.00	\$30.00	\$5,100.00	\$5,100.00	\$10,200.00
\$13,500.00	\$13,500.00	\$27,000.00	\$190.00	\$190.00	\$19,000.00	\$19,000.00	\$38,000.00	\$32.00	\$32.00	\$3,200.00	\$3,200.00	\$6,400.00
\$1,350.00	\$1,350.00	\$2,700.00	\$135.00	\$135.00	\$1,350.00	\$1,350.00	\$2,700.00	\$135.00	\$135.00	\$1,350.00	\$1,350.00	\$2,700.00
\$1,000.00	\$1,000.00	\$2,000.00	\$90.00	\$90.00	\$900.00	\$900.00	\$1,800.00	\$90.00	\$90.00	\$900.00	\$900.00	\$1,800.00
\$200.00	\$200.00	\$400.00	\$30.00	\$30.00	\$600.00	\$600.00	\$1,200.00	\$10.00	\$10.00	\$200.00	\$200.00	\$400.00
\$150.00	\$150.00	\$300.00	\$50.00	\$50.00	\$1,500.00	\$1,500.00	\$3,000.00	\$5.00	\$5.00	\$150.00	\$150.00	\$300.00
\$100.00	\$100.00	\$200.00	\$5.00	\$5.00	\$100.00	\$100.00	\$200.00	\$2.00	\$2.00	\$40.00	\$40.00	\$80.00
\$80.00	\$80.00	\$160.00	\$3.00	\$3.00	\$60.00	\$60.00	\$120.00	\$3.00	\$3.00	\$60.00	\$60.00	\$120.00
\$4,000.00	\$4,000.00	\$8,000.00	\$200.00	\$200.00	\$4,000.00	\$4,000.00	\$8,000.00	\$250.00	\$250.00	\$5,000.00	\$5,000.00	\$10,000.00
\$2,000.00	\$2,000.00	\$4,000.00	\$750.00	\$750.00	\$3,000.00	\$3,000.00	\$6,000.00	\$250.00	\$250.00	\$1,000.00	\$1,000.00	\$2,000.00
\$9,500.00	\$9,500.00	\$19,000.00	\$400.00	\$400.00	\$8,000.00	\$8,000.00	\$16,000.00	\$350.00	\$350.00	\$7,000.00	\$7,000.00	\$14,000.00
\$3,000.00	\$3,000.00	\$6,000.00	\$500.00	\$500.00	\$3,000.00	\$3,000.00	\$6,000.00	\$400.00	\$400.00	\$2,400.00	\$2,400.00	\$4,800.00
\$1,000.00	\$1,000.00	\$2,000.00	\$100.00	\$100.00	\$200.00	\$200.00	\$400.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$2,000.00
\$625.00	\$625.00	\$1,250.00	\$100.00	\$100.00	\$500.00	\$500.00	\$1,000.00	\$125.00	\$125.00	\$625.00	\$625.00	\$1,250.00
\$240,530.00	\$240,530.00	\$481,060.00			\$240,765.00	\$240,765.00	\$481,530.00			\$249,895.00	\$249,895.00	\$499,790.00
		-20.57%	% over/ under est.				-20.50%	% over/ under est.				-17.48%

% over/ under est.				-100.00%	% over/ under est.				-100.00%

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Ron Hocker 563-327-5169
Wards:

Action / Date
10/16/2019

Subject:
Resolution exercising the second year option and awarding a one year continuation of the FY19 Contract Sewer Repair Program to Hometown Plumbing and Heating Company of Davenport, IA in the amount of \$250,000 for FY20 budgeted in CIP #30044 and #33001. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This program is to repair damages to sewer infrastructure by contract.

Design of the sewer repairs and program management will be completed by the Sewers Division with quality assurance inspections being completed by Engineering Division staff.

Three bids were received on April 4, 2018 at 2:00 p.m., and the second year bids ranged from a low of \$240,530 to a high of \$249,895. A bid tabulation sheet is attached.

This project was bid as an Indefinite Quantity, Indefinite Delivery Task Order Contract. This resolution exercises the second year option of the two year contract awarded in FY19. Work will be assigned to the contractors on a rotating basis.

Contracts will be guaranteed in the amount of \$250,000 for each contractor with a maximum contract value of \$1,075,000. Funds for the FY20 Contract Sewer Repair Program are budgeted in CIP #30044 at \$1,275,000 and in CIP #33001 at \$300,000.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution Language
▣ Cover Memo	Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	10/8/2019 - 3:50 PM
Public Works Committee	Lechvar, Gina	Approved	10/9/2019 - 11:27 AM
City Clerk	Admin, Default	Approved	10/9/2019 - 2:53 PM

Resolution No. _____

Resolution offered by Alderman Dunn

Resolution exercising the second year option and awarding a one year continuation of the FY2019 Contract Sewer Repair Program to Hometown Plumbing and Heating Company of Davenport, IA in the amount of \$250,000 for FY2020 budgeted in CIP #30044 and #33001. [All Wards]

WHEREAS, the FY2019 Contract Sewer Repair Project was duly advertised and published according to state law, and

WHEREAS, such bids and subsequent contracts included a provision for a one-year extension, and

WHEREAS, the City desires to exercise the second year extension;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa: that the second year of the contract for the above-said work be awarded Hometown Plumbing and Heating Company of Davenport, IA in the amount of \$250,000.00.

BE IT FURTHER RESOLVED: that the Mayor is hereby authorized and directed to sign said contract for and on behalf of the City of Davenport, Iowa.

BE IT FURTHER RESOLVED: that the Project Manager has the authority to increase quantities up to a total contract of \$1,075,000, within the Capital Improvement Project budget constraints, upon approval of the Director of Public Works.

BE IT FURTHER RESOLVED: that, upon approval by City staff, the executed contract and bond are hereby approved.

Passed and approved this 23rd day of October, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

Bid Tab

Project: FY2019-2020 CONTRACT SEWER REPAIR PROGRAM				ENGINEER'S ESTIMATE					CONTRACTOR: Legacy Corp	
Bid Letting										
At: Purchasing Division, City Hall										
Time: 2:00:00 PM										
Date: April 4, 2018									Bid Bond ☒	
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	YEAR 1 UNIT PRICE	YEAR 2 UNIT PRICE	YEAR 1 VALUE	YEAR 2 VALUE	OVERALL VALUE	YEAR 1 UNIT PRICE	YEAR 2 UNIT PRICE
1	FENCE, REMOVED AND REPLACED	25	LF	\$10.00	\$10.50	\$250.00	\$262.50	\$512.50	\$5.00	\$5.00
2	BUSHES/SHRUBS, REMOVED AND REPLACED	10	EACH	\$75.00	\$78.75	\$750.00	\$787.50	\$1,537.50	\$5.00	\$5.00
3	TREE REMOVAL	30	IN-DIA	\$40.00	\$42.00	\$1,200.00	\$1,260.00	\$2,460.00	\$10.00	\$10.00
4	GROUT PIPE ENTRY INSIDE STRUCTURE	5	EA	\$100.00	\$105.00	\$500.00	\$525.00	\$1,025.00	\$40.00	\$40.00
5	PAVEMENT REMOVAL	350	SY	\$50.00	\$52.50	\$17,500.00	\$18,375.00	\$35,875.00	\$35.00	\$35.00
6	SIDEWALK REMOVAL	150	SF	\$3.00	\$3.15	\$450.00	\$472.50	\$922.50	\$2.00	\$2.00
7	P.C.C. SIDEWALK, 4"	100	SF	\$8.00	\$8.40	\$800.00	\$840.00	\$1,640.00	\$7.00	\$7.00
8	P.C.C. SIDEWALK, 7"	50	SF	\$9.00	\$9.45	\$450.00	\$472.50	\$922.50	\$9.00	\$9.00
9	DETECTABLE WARNING PANEL	20	SF	\$25.00	\$26.25	\$500.00	\$525.00	\$1,025.00	\$25.00	\$25.00
10	R & R SW-STYLE INTAKE TOP	20	SF	\$100.00	\$105.00	\$2,000.00	\$2,100.00	\$4,100.00	\$40.00	\$40.00
11	R & R SW-STYLE INTAKE THROAT	20	SF	\$150.00	\$157.50	\$3,000.00	\$3,150.00	\$6,150.00	\$20.00	\$20.00
12	EXCAVATION	1,300	CY	\$60.00	\$63.00	\$78,000.00	\$81,900.00	\$159,900.00	\$25.00	\$25.00
13	6"-10" PIPE, REMOVED AND REPLACED WITH PVC	100	LF	\$10.00	\$10.50	\$1,000.00	\$1,050.00	\$2,050.00	\$10.00	\$10.00
14	6"-10" PIPE, REMOVED AND REPLACED WITH TRUSS	150	LF	\$10.00	\$10.50	\$1,500.00	\$1,575.00	\$3,075.00	\$10.00	\$10.00
15	8"-12" PIPE, REMOVED AND REPLACED WITH DIP	20	LF	\$30.00	\$31.50	\$600.00	\$630.00	\$1,230.00	\$25.00	\$25.00
16	8"-12" PIPE, REMOVED AND REPLACED WITH C900	20	LF	\$25.00	\$26.25	\$500.00	\$525.00	\$1,025.00	\$15.00	\$15.00
17	12"-15" PIPE, REMOVED AND REPLACED WITH PVC	100	LF	\$15.00	\$15.75	\$1,500.00	\$1,575.00	\$3,075.00	\$15.00	\$15.00
18	12"-15" PIPE, REMOVED AND REPLACED WITH TRUSS	150	LF	\$15.00	\$15.75	\$2,250.00	\$2,362.50	\$4,612.50	\$15.00	\$15.00
19	12"-18" PIPE, REMOVED AND REPLACED WITH RCP	30	LF	\$20.00	\$21.00	\$600.00	\$630.00	\$1,230.00	\$10.00	\$10.00
20	15"-18" PIPE, REMOVED AND REPLACED WITH DIP	20	LF	\$50.00	\$52.50	\$1,000.00	\$1,050.00	\$2,050.00	\$50.00	\$50.00
21	15"-18" PIPE, REMOVED AND REPLACED WITH C905	30	LF	\$40.00	\$42.00	\$1,200.00	\$1,260.00	\$2,460.00	\$50.00	\$50.00
22	20"-24" PIPE, REMOVED AND REPLACED WITH DIP	20	LF	\$80.00	\$84.00	\$1,600.00	\$1,680.00	\$3,280.00	\$90.00	\$90.00
23	20"-24" PIPE, REMOVED AND REPLACED WITH C905	20	LF	\$65.00	\$68.25	\$1,300.00	\$1,365.00	\$2,665.00	\$75.00	\$75.00
24	21"-27" PIPE, REMOVED AND REPLACED WITH RCP	10	LF	\$65.00	\$68.25	\$650.00	\$682.50	\$1,332.50	\$25.00	\$25.00
25	30"-48" PIPE, REMOVED AND REPLACED WITH RCP	10	LF	\$80.00	\$84.00	\$800.00	\$840.00	\$1,640.00	\$45.00	\$45.00
26	60" PIPE, REMOVED AND REPLACED WITH RCP	10	LF	\$90.00	\$94.50	\$900.00	\$945.00	\$1,845.00	\$50.00	\$50.00
27	CONSTRUCT SINGLE INTAKE STRUCTURE	3	EACH	\$2,800.00	\$2,940.00	\$8,400.00	\$8,820.00	\$17,220.00	\$2,250.00	\$2,250.00
28	CONSTRUCT DOUBLE INTAKE STRUCTURE	2	EACH	\$3,200.00	\$3,360.00	\$6,400.00	\$6,720.00	\$13,120.00	\$2,250.00	\$2,250.00
29	CONSTRUCT TRIPLE INTAKE STRUCTURE	1	EACH	\$3,500.00	\$3,675.00	\$3,500.00	\$3,675.00	\$7,175.00	\$3,000.00	\$3,000.00
30	REMOVE AND REPLACE CASTING BOXOUT	5	EACH	\$500.00	\$525.00	\$2,500.00	\$2,625.00	\$5,125.00	\$450.00	\$450.00
31	REMOVE MANHOLE	30	VF	\$20.00	\$21.00	\$600.00	\$630.00	\$1,230.00	\$10.00	\$10.00
32	CONSTRUCT 60" DIA MANHOLE BASE	5	EACH	\$1,750.00	\$1,837.50	\$8,750.00	\$9,187.50	\$17,937.50	\$1,200.00	\$1,200.00
33	CONSTRUCT 60" DIAMETER MANHOLE BARREL	40	VF	\$175.00	\$183.75	\$7,000.00	\$7,350.00	\$14,350.00	\$175.00	\$175.00
34	CONSTRUCT 60" DIAMETER MANHOLE CONE	4	EACH	\$450.00	\$472.50	\$1,800.00	\$1,890.00	\$3,690.00	\$1,200.00	\$1,200.00
35	CONSTRUCT 60" DIAMETER MANHOLE FLATTOP	1	EACH	\$400.00	\$420.00	\$400.00	\$420.00	\$820.00	\$350.00	\$350.00
36	MANHOLE DROP CONNECTION	10	VF	\$300.00	\$315.00	\$3,000.00	\$3,150.00	\$6,150.00	\$150.00	\$150.00
37	FURNISH AND PLACE CONCRETE ADJUSTING RINGS	20	EACH	\$35.00	\$36.75	\$700.00	\$735.00	\$1,435.00	\$30.00	\$30.00
38	MANHOLE RING AND CASTING	6	EACH	\$450.00	\$472.50	\$2,700.00	\$2,835.00	\$5,535.00	\$375.00	\$375.00
39	INTAKE GRATE AND CASTING	5	EACH	\$550.00	\$577.50	\$2,750.00	\$2,887.50	\$5,637.50	\$475.00	\$475.00
40	MANHOLE CHIMNEY SEAL	10	VF	\$300.00	\$315.00	\$3,000.00	\$3,150.00	\$6,150.00	\$320.00	\$320.00
41	CONSTRUCT CONCRETE PIPE COLLAR	300	CF	\$25.00	\$26.25	\$7,500.00	\$7,875.00	\$15,375.00	\$25.00	\$25.00
42	GRANULAR BACKFILL	950	TONS	\$40.00	\$42.00	\$38,000.00	\$39,900.00	\$77,900.00	\$50.00	\$50.00

Municipality of East Moline, IL			CONTRACTOR: Hometown Plumbing & Heating Co.					CONTRACTOR: Hagerty Earthworks, LLC				
			Bid Bond ☒					Bid Bond ☒				
YEAR 1 VALUE	YEAR 2 VALUE	OVERALL VALUE	YEAR 1 UNIT PRICE	YEAR 2 UNIT PRICE	YEAR 1 VALUE	YEAR 2 VALUE	OVERALL VALUE	YEAR 1 UNIT PRICE	YEAR 2 UNIT PRICE	YEAR 1 VALUE	YEAR 2 VALUE	OVERALL VALUE
\$125.00	\$125.00	\$250.00	\$1.00	\$1.00	\$25.00	\$25.00	\$50.00	\$3.00	\$3.00	\$75.00	\$75.00	\$150.00
\$50.00	\$50.00	\$100.00	\$1.00	\$1.00	\$10.00	\$10.00	\$20.00	\$1.00	\$1.00	\$10.00	\$10.00	\$20.00
\$300.00	\$300.00	\$600.00	\$1.00	\$1.00	\$30.00	\$30.00	\$60.00	\$10.00	\$10.00	\$300.00	\$300.00	\$600.00
\$200.00	\$200.00	\$400.00	\$10.00	\$10.00	\$50.00	\$50.00	\$100.00	\$10.00	\$10.00	\$50.00	\$50.00	\$100.00
\$12,250.00	\$12,250.00	\$24,500.00	\$80.00	\$80.00	\$28,000.00	\$28,000.00	\$56,000.00	\$120.00	\$120.00	\$42,000.00	\$42,000.00	\$84,000.00
\$300.00	\$300.00	\$600.00	\$7.00	\$7.00	\$1,050.00	\$1,050.00	\$2,100.00	\$8.00	\$8.00	\$1,200.00	\$1,200.00	\$2,400.00
\$700.00	\$700.00	\$1,400.00	\$8.00	\$8.00	\$800.00	\$800.00	\$1,600.00	\$7.00	\$7.00	\$700.00	\$700.00	\$1,400.00
\$450.00	\$450.00	\$900.00	\$8.00	\$8.00	\$400.00	\$400.00	\$800.00	\$9.00	\$9.00	\$450.00	\$450.00	\$900.00
\$500.00	\$500.00	\$1,000.00	\$25.00	\$25.00	\$500.00	\$500.00	\$1,000.00	\$15.00	\$15.00	\$300.00	\$300.00	\$600.00
\$800.00	\$800.00	\$1,600.00	\$40.00	\$40.00	\$800.00	\$800.00	\$1,600.00	\$40.00	\$40.00	\$800.00	\$800.00	\$1,600.00
\$400.00	\$400.00	\$800.00	\$15.00	\$15.00	\$300.00	\$300.00	\$600.00	\$15.00	\$15.00	\$300.00	\$300.00	\$600.00
\$32,500.00	\$32,500.00	\$65,000.00	\$5.00	\$5.00	\$6,500.00	\$6,500.00	\$13,000.00	\$15.00	\$15.00	\$19,500.00	\$19,500.00	\$39,000.00
\$1,000.00	\$1,000.00	\$2,000.00	\$10.00	\$10.00	\$1,000.00	\$1,000.00	\$2,000.00	\$5.00	\$5.00	\$500.00	\$500.00	\$1,000.00
\$1,500.00	\$1,500.00	\$3,000.00	\$10.00	\$10.00	\$1,500.00	\$1,500.00	\$3,000.00	\$5.00	\$5.00	\$750.00	\$750.00	\$1,500.00
\$500.00	\$500.00	\$1,000.00	\$25.00	\$25.00	\$500.00	\$500.00	\$1,000.00	\$10.00	\$10.00	\$200.00	\$200.00	\$400.00
\$300.00	\$300.00	\$600.00	\$30.00	\$30.00	\$600.00	\$600.00	\$1,200.00	\$10.00	\$10.00	\$200.00	\$200.00	\$400.00
\$1,500.00	\$1,500.00	\$3,000.00	\$10.00	\$10.00	\$1,000.00	\$1,000.00	\$2,000.00	\$10.00	\$10.00	\$1,000.00	\$1,000.00	\$2,000.00
\$2,250.00	\$2,250.00	\$4,500.00	\$15.00	\$15.00	\$2,250.00	\$2,250.00	\$4,500.00	\$10.00	\$10.00	\$1,500.00	\$1,500.00	\$3,000.00
\$300.00	\$300.00	\$600.00	\$10.00	\$10.00	\$300.00	\$300.00	\$600.00	\$10.00	\$10.00	\$300.00	\$300.00	\$600.00
\$1,000.00	\$1,000.00	\$2,000.00	\$30.00	\$30.00	\$600.00	\$600.00	\$1,200.00	\$10.00	\$10.00	\$200.00	\$200.00	\$400.00
\$1,500.00	\$1,500.00	\$3,000.00	\$30.00	\$30.00	\$900.00	\$900.00	\$1,800.00	\$10.00	\$10.00	\$300.00	\$300.00	\$600.00
\$1,800.00	\$1,800.00	\$3,600.00	\$35.00	\$35.00	\$700.00	\$700.00	\$1,400.00	\$25.00	\$25.00	\$500.00	\$500.00	\$1,000.00
\$1,500.00	\$1,500.00	\$3,000.00	\$35.00	\$35.00	\$700.00	\$700.00	\$1,400.00	\$20.00	\$20.00	\$400.00	\$400.00	\$800.00
\$250.00	\$250.00	\$500.00	\$25.00	\$25.00	\$250.00	\$250.00	\$500.00	\$25.00	\$25.00	\$250.00	\$250.00	\$500.00
\$450.00	\$450.00	\$900.00	\$40.00	\$40.00	\$400.00	\$400.00	\$800.00	\$40.00	\$40.00	\$400.00	\$400.00	\$800.00
\$500.00	\$500.00	\$1,000.00	\$50.00	\$50.00	\$500.00	\$500.00	\$1,000.00	\$40.00	\$40.00	\$400.00	\$400.00	\$800.00
\$6,750.00	\$6,750.00	\$13,500.00	\$2,000.00	\$2,000.00	\$6,000.00	\$6,000.00	\$12,000.00	\$1,000.00	\$1,000.00	\$3,000.00	\$3,000.00	\$6,000.00
\$4,500.00	\$4,500.00	\$9,000.00	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00	\$10,000.00	\$1,250.00	\$1,250.00	\$2,500.00	\$2,500.00	\$5,000.00
\$3,000.00	\$3,000.00	\$6,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$4,000.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$3,000.00
\$2,250.00	\$2,250.00	\$4,500.00	\$500.00	\$500.00	\$2,500.00	\$2,500.00	\$5,000.00	\$350.00	\$350.00	\$1,750.00	\$1,750.00	\$3,500.00
\$300.00	\$300.00	\$600.00	\$25.00	\$25.00	\$750.00	\$750.00	\$1,500.00	\$1.00	\$1.00	\$30.00	\$30.00	\$60.00
\$6,000.00	\$6,000.00	\$12,000.00	\$1,000.00	\$1,000.00	\$5,000.00	\$5,000.00	\$10,000.00	\$1,500.00	\$1,500.00	\$7,500.00	\$7,500.00	\$15,000.00
\$7,000.00	\$7,000.00	\$14,000.00	\$220.00	\$220.00	\$8,800.00	\$8,800.00	\$17,600.00	\$150.00	\$150.00	\$6,000.00	\$6,000.00	\$12,000.00
\$4,800.00	\$4,800.00	\$9,600.00	\$700.00	\$700.00	\$2,800.00	\$2,800.00	\$5,600.00	\$300.00	\$300.00	\$1,200.00	\$1,200.00	\$2,400.00
\$350.00	\$350.00	\$700.00	\$300.00	\$300.00	\$300.00	\$300.00	\$600.00	\$300.00	\$300.00	\$300.00	\$300.00	\$600.00
\$1,500.00	\$1,500.00	\$3,000.00	\$150.00	\$150.00	\$1,500.00	\$1,500.00	\$3,000.00	\$25.00	\$25.00	\$250.00	\$250.00	\$500.00
\$600.00	\$600.00	\$1,200.00	\$36.00	\$36.00	\$720.00	\$720.00	\$1,440.00	\$30.00	\$30.00	\$600.00	\$600.00	\$1,200.00
\$2,250.00	\$2,250.00	\$4,500.00	\$420.00	\$420.00	\$2,520.00	\$2,520.00	\$5,040.00	\$300.00	\$300.00	\$1,800.00	\$1,800.00	\$3,600.00
\$2,375.00	\$2,375.00	\$4,750.00	\$500.00	\$500.00	\$2,500.00	\$2,500.00	\$5,000.00	\$475.00	\$475.00	\$2,375.00	\$2,375.00	\$4,750.00
\$3,200.00	\$3,200.00	\$6,400.00	\$320.00	\$320.00	\$3,200.00	\$3,200.00	\$6,400.00	\$100.00	\$100.00	\$1,000.00	\$1,000.00	\$2,000.00
\$7,500.00	\$7,500.00	\$15,000.00	\$25.00	\$25.00	\$7,500.00	\$7,500.00	\$15,000.00	\$25.00	\$25.00	\$7,500.00	\$7,500.00	\$15,000.00
\$47,500.00	\$47,500.00	\$95,000.00	\$45.00	\$45.00	\$42,750.00	\$42,750.00	\$85,500.00	\$114.00	\$114.00	\$108,300.00	\$108,300.00	\$216,600.00

43	FLOWABLE FILL	5	CY	\$200.00	\$210.00	\$1,000.00	\$1,050.00	\$2,050.00	\$225.00	\$225.00
44	SOIL BACKFILL, PLACED AND COMPACTED	80	CY	\$50.00	\$52.50	\$4,000.00	\$4,200.00	\$8,200.00	\$70.00	\$70.00
45	AGGREGATE STABILIZATION BASE	20	TONS	\$30.00	\$31.50	\$600.00	\$630.00	\$1,230.00	\$80.00	\$80.00
46	TOPSOIL, FURNISH AND PLACE	30	CY	\$25.00	\$26.25	\$750.00	\$787.50	\$1,537.50	\$25.00	\$25.00
47	P.C.C. PAVEMENT, 7"	80	SY	\$110.00	\$115.50	\$8,800.00	\$9,240.00	\$18,040.00	\$115.00	\$115.00
48	P.C.C. PAVEMENT, 8"	170	SY	\$125.00	\$131.25	\$21,250.00	\$22,312.50	\$43,562.50	\$135.00	\$135.00
49	P.C.C. PAVEMENT, 10"	100	SY	\$145.00	\$152.25	\$14,500.00	\$15,225.00	\$29,725.00	\$135.00	\$135.00
50	BRICK STREET PATCHING	10	SY	\$150.00	\$157.50	\$1,500.00	\$1,575.00	\$3,075.00	\$135.00	\$135.00
51	HMA 300K I-S PG 58-28	10	TONS	\$200.00	\$210.00	\$2,000.00	\$2,100.00	\$4,100.00	\$100.00	\$100.00
52	SOD	20	SY	\$15.00	\$15.75	\$300.00	\$315.00	\$615.00	\$10.00	\$10.00
53	SEED, FERTILIZE, AND MULCH	30	SY	\$10.00	\$10.50	\$300.00	\$315.00	\$615.00	\$5.00	\$5.00
54	EROSION CONTROL MAT	20	SY	\$10.00	\$10.50	\$200.00	\$210.00	\$410.00	\$5.00	\$5.00
55	SILT FENCE	20	LF	\$10.00	\$10.50	\$200.00	\$210.00	\$410.00	\$4.00	\$4.00
56	TRAFFIC CONTROL - STANDARD	20	EACH	\$250.00	\$262.50	\$5,000.00	\$5,250.00	\$10,250.00	\$200.00	\$200.00
57	TRAFFIC CONTROL - LANE CLOSURE	4	EACH	\$500.00	\$525.00	\$2,000.00	\$2,100.00	\$4,100.00	\$500.00	\$500.00
58	PIPE CONNECTION, 6"-10"	20	EACH	\$500.00	\$525.00	\$10,000.00	\$10,500.00	\$20,500.00	\$475.00	\$475.00
59	PIPE CONNECTION, 12"-15"	6	EACH	\$550.00	\$577.50	\$3,300.00	\$3,465.00	\$6,765.00	\$500.00	\$500.00
60	PIPE CONNECTION, 18"-24"	2	EACH	\$600.00	\$630.00	\$1,200.00	\$1,260.00	\$2,460.00	\$500.00	\$500.00
61	SEWER LATERAL TELEVISED	5	EACH	\$150.00	\$157.50	\$750.00	\$787.50	\$1,537.50	\$125.00	\$125.00
				TOTALS		\$295,450.00	\$310,222.50	\$605,672.50		
									% over/ under est.	

\$1,125.00	\$1,125.00	\$2,250.00	\$200.00	\$200.00	\$1,000.00	\$1,000.00	\$2,000.00	\$80.00	\$80.00	\$400.00	\$400.00	\$800.00
\$5,600.00	\$5,600.00	\$11,200.00	\$120.00	\$120.00	\$9,600.00	\$9,600.00	\$19,200.00	\$10.00	\$10.00	\$800.00	\$800.00	\$1,600.00
\$1,600.00	\$1,600.00	\$3,200.00	\$20.00	\$20.00	\$400.00	\$400.00	\$800.00	\$12.00	\$12.00	\$240.00	\$240.00	\$480.00
\$750.00	\$750.00	\$1,500.00	\$20.00	\$20.00	\$600.00	\$600.00	\$1,200.00	\$8.00	\$8.00	\$240.00	\$240.00	\$480.00
\$9,200.00	\$9,200.00	\$18,400.00	\$150.00	\$150.00	\$12,000.00	\$12,000.00	\$24,000.00	\$25.00	\$25.00	\$2,000.00	\$2,000.00	\$4,000.00
\$22,950.00	\$22,950.00	\$45,900.00	\$185.00	\$185.00	\$31,450.00	\$31,450.00	\$62,900.00	\$30.00	\$30.00	\$5,100.00	\$5,100.00	\$10,200.00
\$13,500.00	\$13,500.00	\$27,000.00	\$190.00	\$190.00	\$19,000.00	\$19,000.00	\$38,000.00	\$32.00	\$32.00	\$3,200.00	\$3,200.00	\$6,400.00
\$1,350.00	\$1,350.00	\$2,700.00	\$135.00	\$135.00	\$1,350.00	\$1,350.00	\$2,700.00	\$135.00	\$135.00	\$1,350.00	\$1,350.00	\$2,700.00
\$1,000.00	\$1,000.00	\$2,000.00	\$90.00	\$90.00	\$900.00	\$900.00	\$1,800.00	\$90.00	\$90.00	\$900.00	\$900.00	\$1,800.00
\$200.00	\$200.00	\$400.00	\$30.00	\$30.00	\$600.00	\$600.00	\$1,200.00	\$10.00	\$10.00	\$200.00	\$200.00	\$400.00
\$150.00	\$150.00	\$300.00	\$50.00	\$50.00	\$1,500.00	\$1,500.00	\$3,000.00	\$5.00	\$5.00	\$150.00	\$150.00	\$300.00
\$100.00	\$100.00	\$200.00	\$5.00	\$5.00	\$100.00	\$100.00	\$200.00	\$2.00	\$2.00	\$40.00	\$40.00	\$80.00
\$80.00	\$80.00	\$160.00	\$3.00	\$3.00	\$60.00	\$60.00	\$120.00	\$3.00	\$3.00	\$60.00	\$60.00	\$120.00
\$4,000.00	\$4,000.00	\$8,000.00	\$200.00	\$200.00	\$4,000.00	\$4,000.00	\$8,000.00	\$250.00	\$250.00	\$5,000.00	\$5,000.00	\$10,000.00
\$2,000.00	\$2,000.00	\$4,000.00	\$750.00	\$750.00	\$3,000.00	\$3,000.00	\$6,000.00	\$250.00	\$250.00	\$1,000.00	\$1,000.00	\$2,000.00
\$9,500.00	\$9,500.00	\$19,000.00	\$400.00	\$400.00	\$8,000.00	\$8,000.00	\$16,000.00	\$350.00	\$350.00	\$7,000.00	\$7,000.00	\$14,000.00
\$3,000.00	\$3,000.00	\$6,000.00	\$500.00	\$500.00	\$3,000.00	\$3,000.00	\$6,000.00	\$400.00	\$400.00	\$2,400.00	\$2,400.00	\$4,800.00
\$1,000.00	\$1,000.00	\$2,000.00	\$100.00	\$100.00	\$200.00	\$200.00	\$400.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$2,000.00
\$625.00	\$625.00	\$1,250.00	\$100.00	\$100.00	\$500.00	\$500.00	\$1,000.00	\$125.00	\$125.00	\$625.00	\$625.00	\$1,250.00
\$240,530.00	\$240,530.00	\$481,060.00			\$240,765.00	\$240,765.00	\$481,530.00			\$249,895.00	\$249,895.00	\$499,790.00
		-20.57%	% over/ under est.				-20.50%	% over/ under est.				-17.48%

% over/ under est.				-100.00%	% over/ under est.				-100.00%

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Ron Hocker 563-327-5169
Wards:

Action / Date
10/16/2019

Subject:
Resolution exercising the second year option and awarding a one year continuation of the FY19 Contract Sewer Repair Program to Legacy Corporation of East Moline, IL in the amount of \$250,000 for FY20 budgeted in CIP #30044 and #33001. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This program is to repair damages to sewer infrastructure by contract.

Design of the sewer repairs and program management will be completed by the Sewers Division with quality assurance inspections being completed by Engineering Division staff.

Three bids were received on April 4, 2018 at 2:00 p.m., and the second year bids ranged from a low of \$240,530 to a high of \$249,895. A bid tabulation sheet is attached.

This project was bid as an Indefinite Quantity, Indefinite Delivery Task Order Contract. This Resolution exercises the second year option of the two year contract awarded in FY19. Work will be assigned to the contractors on a rotating basis.

Contracts will be guaranteed in the amount of \$250,000 for each contractor with a maximum contract value of \$1,075,000. Funds for the FY20 Contract Sewer Repair Program are budgeted in CIP #30044 at \$1,275,000 and in CIP #33001 at \$300,000.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution Language
▣ Cover Memo	Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	10/8/2019 - 3:52 PM
Public Works Committee	Lechvar, Gina	Approved	10/9/2019 - 11:27 AM
City Clerk	Admin, Default	Approved	10/9/2019 - 2:54 PM

Resolution No. _____

Resolution offered by Alderman Dunn

Resolution exercising the second year option and awarding a one year continuation of the FY2019 Contract Sewer Repair Program to Legacy Corporation of East Moline, IL in the amount of \$250,000 for FY2020 budgeted in CIP #30044 and #33001. [All Wards]

WHEREAS, the FY2019 Contract Sewer Repair Project was duly advertised and published according to state law, and

WHEREAS, such bids and subsequent contracts included a provision for a one-year extension, and

WHEREAS, the City desires to exercise the second year extension;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa: that the second year of the contract for the above-said work be awarded Legacy Corporation of East Moline, IL in the amount of \$250,000.00.

BE IT FURTHER RESOLVED: that the Mayor is hereby authorized and directed to sign said contract for and on behalf of the City of Davenport, Iowa.

BE IT FURTHER RESOLVED: that the Project Manager has the authority to increase quantities up to a total contract of \$1,075,000, within the Capital Improvement Project budget constraints, upon approval of the Director of Public Works.

BE IT FURTHER RESOLVED: that, upon approval by City staff, the executed contract and bond are hereby approved.

Passed and approved this 23rd day of October, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

Bid Tab

Project: FY2019-2020 CONTRACT SEWER REPAIR PROGRAM				ENGINEER'S ESTIMATE					CONTRACTOR: Legacy Corp	
Bid Letting										
At: Purchasing Division, City Hall										
Time: 2:00:00 PM										
Date: April 4, 2018									Bid Bond ☒	
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNITS	YEAR 1 UNIT PRICE	YEAR 2 UNIT PRICE	YEAR 1 VALUE	YEAR 2 VALUE	OVERALL VALUE	YEAR 1 UNIT PRICE	YEAR 2 UNIT PRICE
1	FENCE, REMOVED AND REPLACED	25	LF	\$10.00	\$10.50	\$250.00	\$262.50	\$512.50	\$5.00	\$5.00
2	BUSHES/SHRUBS, REMOVED AND REPLACED	10	EACH	\$75.00	\$78.75	\$750.00	\$787.50	\$1,537.50	\$5.00	\$5.00
3	TREE REMOVAL	30	IN-DIA	\$40.00	\$42.00	\$1,200.00	\$1,260.00	\$2,460.00	\$10.00	\$10.00
4	GROUT PIPE ENTRY INSIDE STRUCTURE	5	EA	\$100.00	\$105.00	\$500.00	\$525.00	\$1,025.00	\$40.00	\$40.00
5	PAVEMENT REMOVAL	350	SY	\$50.00	\$52.50	\$17,500.00	\$18,375.00	\$35,875.00	\$35.00	\$35.00
6	SIDEWALK REMOVAL	150	SF	\$3.00	\$3.15	\$450.00	\$472.50	\$922.50	\$2.00	\$2.00
7	P.C.C. SIDEWALK, 4"	100	SF	\$8.00	\$8.40	\$800.00	\$840.00	\$1,640.00	\$7.00	\$7.00
8	P.C.C. SIDEWALK, 7"	50	SF	\$9.00	\$9.45	\$450.00	\$472.50	\$922.50	\$9.00	\$9.00
9	DETECTABLE WARNING PANEL	20	SF	\$25.00	\$26.25	\$500.00	\$525.00	\$1,025.00	\$25.00	\$25.00
10	R & R SW-STYLE INTAKE TOP	20	SF	\$100.00	\$105.00	\$2,000.00	\$2,100.00	\$4,100.00	\$40.00	\$40.00
11	R & R SW-STYLE INTAKE THROAT	20	SF	\$150.00	\$157.50	\$3,000.00	\$3,150.00	\$6,150.00	\$20.00	\$20.00
12	EXCAVATION	1,300	CY	\$60.00	\$63.00	\$78,000.00	\$81,900.00	\$159,900.00	\$25.00	\$25.00
13	6"-10" PIPE, REMOVED AND REPLACED WITH PVC	100	LF	\$10.00	\$10.50	\$1,000.00	\$1,050.00	\$2,050.00	\$10.00	\$10.00
14	6"-10" PIPE, REMOVED AND REPLACED WITH TRUSS	150	LF	\$10.00	\$10.50	\$1,500.00	\$1,575.00	\$3,075.00	\$10.00	\$10.00
15	8"-12" PIPE, REMOVED AND REPLACED WITH DIP	20	LF	\$30.00	\$31.50	\$600.00	\$630.00	\$1,230.00	\$25.00	\$25.00
16	8"-12" PIPE, REMOVED AND REPLACED WITH C900	20	LF	\$25.00	\$26.25	\$500.00	\$525.00	\$1,025.00	\$15.00	\$15.00
17	12"-15" PIPE, REMOVED AND REPLACED WITH PVC	100	LF	\$15.00	\$15.75	\$1,500.00	\$1,575.00	\$3,075.00	\$15.00	\$15.00
18	12"-15" PIPE, REMOVED AND REPLACED WITH TRUSS	150	LF	\$15.00	\$15.75	\$2,250.00	\$2,362.50	\$4,612.50	\$15.00	\$15.00
19	12"-18" PIPE, REMOVED AND REPLACED WITH RCP	30	LF	\$20.00	\$21.00	\$600.00	\$630.00	\$1,230.00	\$10.00	\$10.00
20	15"-18" PIPE, REMOVED AND REPLACED WITH DIP	20	LF	\$50.00	\$52.50	\$1,000.00	\$1,050.00	\$2,050.00	\$50.00	\$50.00
21	15"-18" PIPE, REMOVED AND REPLACED WITH C905	30	LF	\$40.00	\$42.00	\$1,200.00	\$1,260.00	\$2,460.00	\$50.00	\$50.00
22	20"-24" PIPE, REMOVED AND REPLACED WITH DIP	20	LF	\$80.00	\$84.00	\$1,600.00	\$1,680.00	\$3,280.00	\$90.00	\$90.00
23	20"-24" PIPE, REMOVED AND REPLACED WITH C905	20	LF	\$65.00	\$68.25	\$1,300.00	\$1,365.00	\$2,665.00	\$75.00	\$75.00
24	21"-27" PIPE, REMOVED AND REPLACED WITH RCP	10	LF	\$65.00	\$68.25	\$650.00	\$682.50	\$1,332.50	\$25.00	\$25.00
25	30"-48" PIPE, REMOVED AND REPLACED WITH RCP	10	LF	\$80.00	\$84.00	\$800.00	\$840.00	\$1,640.00	\$45.00	\$45.00
26	60" PIPE, REMOVED AND REPLACED WITH RCP	10	LF	\$90.00	\$94.50	\$900.00	\$945.00	\$1,845.00	\$50.00	\$50.00
27	CONSTRUCT SINGLE INTAKE STRUCTURE	3	EACH	\$2,800.00	\$2,940.00	\$8,400.00	\$8,820.00	\$17,220.00	\$2,250.00	\$2,250.00
28	CONSTRUCT DOUBLE INTAKE STRUCTURE	2	EACH	\$3,200.00	\$3,360.00	\$6,400.00	\$6,720.00	\$13,120.00	\$2,250.00	\$2,250.00
29	CONSTRUCT TRIPLE INTAKE STRUCTURE	1	EACH	\$3,500.00	\$3,675.00	\$3,500.00	\$3,675.00	\$7,175.00	\$3,000.00	\$3,000.00
30	REMOVE AND REPLACE CASTING BOXOUT	5	EACH	\$500.00	\$525.00	\$2,500.00	\$2,625.00	\$5,125.00	\$450.00	\$450.00
31	REMOVE MANHOLE	30	VF	\$20.00	\$21.00	\$600.00	\$630.00	\$1,230.00	\$10.00	\$10.00
32	CONSTRUCT 60" DIA MANHOLE BASE	5	EACH	\$1,750.00	\$1,837.50	\$8,750.00	\$9,187.50	\$17,937.50	\$1,200.00	\$1,200.00
33	CONSTRUCT 60" DIAMETER MANHOLE BARREL	40	VF	\$175.00	\$183.75	\$7,000.00	\$7,350.00	\$14,350.00	\$175.00	\$175.00
34	CONSTRUCT 60" DIAMETER MANHOLE CONE	4	EACH	\$450.00	\$472.50	\$1,800.00	\$1,890.00	\$3,690.00	\$1,200.00	\$1,200.00
35	CONSTRUCT 60" DIAMETER MANHOLE FLATTOP	1	EACH	\$400.00	\$420.00	\$400.00	\$420.00	\$820.00	\$350.00	\$350.00
36	MANHOLE DROP CONNECTION	10	VF	\$300.00	\$315.00	\$3,000.00	\$3,150.00	\$6,150.00	\$150.00	\$150.00
37	FURNISH AND PLACE CONCRETE ADJUSTING RINGS	20	EACH	\$35.00	\$36.75	\$700.00	\$735.00	\$1,435.00	\$30.00	\$30.00
38	MANHOLE RING AND CASTING	6	EACH	\$450.00	\$472.50	\$2,700.00	\$2,835.00	\$5,535.00	\$375.00	\$375.00
39	INTAKE GRATE AND CASTING	5	EACH	\$550.00	\$577.50	\$2,750.00	\$2,887.50	\$5,637.50	\$475.00	\$475.00
40	MANHOLE CHIMNEY SEAL	10	VF	\$300.00	\$315.00	\$3,000.00	\$3,150.00	\$6,150.00	\$320.00	\$320.00
41	CONSTRUCT CONCRETE PIPE COLLAR	300	CF	\$25.00	\$26.25	\$7,500.00	\$7,875.00	\$15,375.00	\$25.00	\$25.00
42	GRANULAR BACKFILL	950	TONS	\$40.00	\$42.00	\$38,000.00	\$39,900.00	\$77,900.00	\$50.00	\$50.00

Municipality of East Moline, IL			CONTRACTOR: Hometown Plumbing & Heating Co.					CONTRACTOR: Hagerty Earthworks, LLC				
			Bid Bond ☒					Bid Bond ☒				
YEAR 1 VALUE	YEAR 2 VALUE	OVERALL VALUE	YEAR 1 UNIT PRICE	YEAR 2 UNIT PRICE	YEAR 1 VALUE	YEAR 2 VALUE	OVERALL VALUE	YEAR 1 UNIT PRICE	YEAR 2 UNIT PRICE	YEAR 1 VALUE	YEAR 2 VALUE	OVERALL VALUE
\$125.00	\$125.00	\$250.00	\$1.00	\$1.00	\$25.00	\$25.00	\$50.00	\$3.00	\$3.00	\$75.00	\$75.00	\$150.00
\$50.00	\$50.00	\$100.00	\$1.00	\$1.00	\$10.00	\$10.00	\$20.00	\$1.00	\$1.00	\$10.00	\$10.00	\$20.00
\$300.00	\$300.00	\$600.00	\$1.00	\$1.00	\$30.00	\$30.00	\$60.00	\$10.00	\$10.00	\$300.00	\$300.00	\$600.00
\$200.00	\$200.00	\$400.00	\$10.00	\$10.00	\$50.00	\$50.00	\$100.00	\$10.00	\$10.00	\$50.00	\$50.00	\$100.00
\$12,250.00	\$12,250.00	\$24,500.00	\$80.00	\$80.00	\$28,000.00	\$28,000.00	\$56,000.00	\$120.00	\$120.00	\$42,000.00	\$42,000.00	\$84,000.00
\$300.00	\$300.00	\$600.00	\$7.00	\$7.00	\$1,050.00	\$1,050.00	\$2,100.00	\$8.00	\$8.00	\$1,200.00	\$1,200.00	\$2,400.00
\$700.00	\$700.00	\$1,400.00	\$8.00	\$8.00	\$800.00	\$800.00	\$1,600.00	\$7.00	\$7.00	\$700.00	\$700.00	\$1,400.00
\$450.00	\$450.00	\$900.00	\$8.00	\$8.00	\$400.00	\$400.00	\$800.00	\$9.00	\$9.00	\$450.00	\$450.00	\$900.00
\$500.00	\$500.00	\$1,000.00	\$25.00	\$25.00	\$500.00	\$500.00	\$1,000.00	\$15.00	\$15.00	\$300.00	\$300.00	\$600.00
\$800.00	\$800.00	\$1,600.00	\$40.00	\$40.00	\$800.00	\$800.00	\$1,600.00	\$40.00	\$40.00	\$800.00	\$800.00	\$1,600.00
\$400.00	\$400.00	\$800.00	\$15.00	\$15.00	\$300.00	\$300.00	\$600.00	\$15.00	\$15.00	\$300.00	\$300.00	\$600.00
\$32,500.00	\$32,500.00	\$65,000.00	\$5.00	\$5.00	\$6,500.00	\$6,500.00	\$13,000.00	\$15.00	\$15.00	\$19,500.00	\$19,500.00	\$39,000.00
\$1,000.00	\$1,000.00	\$2,000.00	\$10.00	\$10.00	\$1,000.00	\$1,000.00	\$2,000.00	\$5.00	\$5.00	\$500.00	\$500.00	\$1,000.00
\$1,500.00	\$1,500.00	\$3,000.00	\$10.00	\$10.00	\$1,500.00	\$1,500.00	\$3,000.00	\$5.00	\$5.00	\$750.00	\$750.00	\$1,500.00
\$500.00	\$500.00	\$1,000.00	\$25.00	\$25.00	\$500.00	\$500.00	\$1,000.00	\$10.00	\$10.00	\$200.00	\$200.00	\$400.00
\$300.00	\$300.00	\$600.00	\$30.00	\$30.00	\$600.00	\$600.00	\$1,200.00	\$10.00	\$10.00	\$200.00	\$200.00	\$400.00
\$1,500.00	\$1,500.00	\$3,000.00	\$10.00	\$10.00	\$1,000.00	\$1,000.00	\$2,000.00	\$10.00	\$10.00	\$1,000.00	\$1,000.00	\$2,000.00
\$2,250.00	\$2,250.00	\$4,500.00	\$15.00	\$15.00	\$2,250.00	\$2,250.00	\$4,500.00	\$10.00	\$10.00	\$1,500.00	\$1,500.00	\$3,000.00
\$300.00	\$300.00	\$600.00	\$10.00	\$10.00	\$300.00	\$300.00	\$600.00	\$10.00	\$10.00	\$300.00	\$300.00	\$600.00
\$1,000.00	\$1,000.00	\$2,000.00	\$30.00	\$30.00	\$600.00	\$600.00	\$1,200.00	\$10.00	\$10.00	\$200.00	\$200.00	\$400.00
\$1,500.00	\$1,500.00	\$3,000.00	\$30.00	\$30.00	\$900.00	\$900.00	\$1,800.00	\$10.00	\$10.00	\$300.00	\$300.00	\$600.00
\$1,800.00	\$1,800.00	\$3,600.00	\$35.00	\$35.00	\$700.00	\$700.00	\$1,400.00	\$25.00	\$25.00	\$500.00	\$500.00	\$1,000.00
\$1,500.00	\$1,500.00	\$3,000.00	\$35.00	\$35.00	\$700.00	\$700.00	\$1,400.00	\$20.00	\$20.00	\$400.00	\$400.00	\$800.00
\$250.00	\$250.00	\$500.00	\$25.00	\$25.00	\$250.00	\$250.00	\$500.00	\$25.00	\$25.00	\$250.00	\$250.00	\$500.00
\$450.00	\$450.00	\$900.00	\$40.00	\$40.00	\$400.00	\$400.00	\$800.00	\$40.00	\$40.00	\$400.00	\$400.00	\$800.00
\$500.00	\$500.00	\$1,000.00	\$50.00	\$50.00	\$500.00	\$500.00	\$1,000.00	\$40.00	\$40.00	\$400.00	\$400.00	\$800.00
\$6,750.00	\$6,750.00	\$13,500.00	\$2,000.00	\$2,000.00	\$6,000.00	\$6,000.00	\$12,000.00	\$1,000.00	\$1,000.00	\$3,000.00	\$3,000.00	\$6,000.00
\$4,500.00	\$4,500.00	\$9,000.00	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00	\$10,000.00	\$1,250.00	\$1,250.00	\$2,500.00	\$2,500.00	\$5,000.00
\$3,000.00	\$3,000.00	\$6,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$4,000.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$3,000.00
\$2,250.00	\$2,250.00	\$4,500.00	\$500.00	\$500.00	\$2,500.00	\$2,500.00	\$5,000.00	\$350.00	\$350.00	\$1,750.00	\$1,750.00	\$3,500.00
\$300.00	\$300.00	\$600.00	\$25.00	\$25.00	\$750.00	\$750.00	\$1,500.00	\$1.00	\$1.00	\$30.00	\$30.00	\$60.00
\$6,000.00	\$6,000.00	\$12,000.00	\$1,000.00	\$1,000.00	\$5,000.00	\$5,000.00	\$10,000.00	\$1,500.00	\$1,500.00	\$7,500.00	\$7,500.00	\$15,000.00
\$7,000.00	\$7,000.00	\$14,000.00	\$220.00	\$220.00	\$8,800.00	\$8,800.00	\$17,600.00	\$150.00	\$150.00	\$6,000.00	\$6,000.00	\$12,000.00
\$4,800.00	\$4,800.00	\$9,600.00	\$700.00	\$700.00	\$2,800.00	\$2,800.00	\$5,600.00	\$300.00	\$300.00	\$1,200.00	\$1,200.00	\$2,400.00
\$350.00	\$350.00	\$700.00	\$300.00	\$300.00	\$300.00	\$300.00	\$600.00	\$300.00	\$300.00	\$300.00	\$300.00	\$600.00
\$1,500.00	\$1,500.00	\$3,000.00	\$150.00	\$150.00	\$1,500.00	\$1,500.00	\$3,000.00	\$25.00	\$25.00	\$250.00	\$250.00	\$500.00
\$600.00	\$600.00	\$1,200.00	\$36.00	\$36.00	\$720.00	\$720.00	\$1,440.00	\$30.00	\$30.00	\$600.00	\$600.00	\$1,200.00
\$2,250.00	\$2,250.00	\$4,500.00	\$420.00	\$420.00	\$2,520.00	\$2,520.00	\$5,040.00	\$300.00	\$300.00	\$1,800.00	\$1,800.00	\$3,600.00
\$2,375.00	\$2,375.00	\$4,750.00	\$500.00	\$500.00	\$2,500.00	\$2,500.00	\$5,000.00	\$475.00	\$475.00	\$2,375.00	\$2,375.00	\$4,750.00
\$3,200.00	\$3,200.00	\$6,400.00	\$320.00	\$320.00	\$3,200.00	\$3,200.00	\$6,400.00	\$100.00	\$100.00	\$1,000.00	\$1,000.00	\$2,000.00
\$7,500.00	\$7,500.00	\$15,000.00	\$25.00	\$25.00	\$7,500.00	\$7,500.00	\$15,000.00	\$25.00	\$25.00	\$7,500.00	\$7,500.00	\$15,000.00
\$47,500.00	\$47,500.00	\$95,000.00	\$45.00	\$45.00	\$42,750.00	\$42,750.00	\$85,500.00	\$114.00	\$114.00	\$108,300.00	\$108,300.00	\$216,600.00

43	FLOWABLE FILL	5	CY	\$200.00	\$210.00	\$1,000.00	\$1,050.00	\$2,050.00	\$225.00	\$225.00
44	SOIL BACKFILL, PLACED AND COMPACTED	80	CY	\$50.00	\$52.50	\$4,000.00	\$4,200.00	\$8,200.00	\$70.00	\$70.00
45	AGGREGATE STABILIZATION BASE	20	TONS	\$30.00	\$31.50	\$600.00	\$630.00	\$1,230.00	\$80.00	\$80.00
46	TOPSOIL, FURNISH AND PLACE	30	CY	\$25.00	\$26.25	\$750.00	\$787.50	\$1,537.50	\$25.00	\$25.00
47	P.C.C. PAVEMENT, 7"	80	SY	\$110.00	\$115.50	\$8,800.00	\$9,240.00	\$18,040.00	\$115.00	\$115.00
48	P.C.C. PAVEMENT, 8"	170	SY	\$125.00	\$131.25	\$21,250.00	\$22,312.50	\$43,562.50	\$135.00	\$135.00
49	P.C.C. PAVEMENT, 10"	100	SY	\$145.00	\$152.25	\$14,500.00	\$15,225.00	\$29,725.00	\$135.00	\$135.00
50	BRICK STREET PATCHING	10	SY	\$150.00	\$157.50	\$1,500.00	\$1,575.00	\$3,075.00	\$135.00	\$135.00
51	HMA 300K I-S PG 58-28	10	TONS	\$200.00	\$210.00	\$2,000.00	\$2,100.00	\$4,100.00	\$100.00	\$100.00
52	SOD	20	SY	\$15.00	\$15.75	\$300.00	\$315.00	\$615.00	\$10.00	\$10.00
53	SEED, FERTILIZE, AND MULCH	30	SY	\$10.00	\$10.50	\$300.00	\$315.00	\$615.00	\$5.00	\$5.00
54	EROSION CONTROL MAT	20	SY	\$10.00	\$10.50	\$200.00	\$210.00	\$410.00	\$5.00	\$5.00
55	SILT FENCE	20	LF	\$10.00	\$10.50	\$200.00	\$210.00	\$410.00	\$4.00	\$4.00
56	TRAFFIC CONTROL - STANDARD	20	EACH	\$250.00	\$262.50	\$5,000.00	\$5,250.00	\$10,250.00	\$200.00	\$200.00
57	TRAFFIC CONTROL - LANE CLOSURE	4	EACH	\$500.00	\$525.00	\$2,000.00	\$2,100.00	\$4,100.00	\$500.00	\$500.00
58	PIPE CONNECTION, 6"-10"	20	EACH	\$500.00	\$525.00	\$10,000.00	\$10,500.00	\$20,500.00	\$475.00	\$475.00
59	PIPE CONNECTION, 12"-15"	6	EACH	\$550.00	\$577.50	\$3,300.00	\$3,465.00	\$6,765.00	\$500.00	\$500.00
60	PIPE CONNECTION, 18"-24"	2	EACH	\$600.00	\$630.00	\$1,200.00	\$1,260.00	\$2,460.00	\$500.00	\$500.00
61	SEWER LATERAL TELEVISED	5	EACH	\$150.00	\$157.50	\$750.00	\$787.50	\$1,537.50	\$125.00	\$125.00
				TOTALS		\$295,450.00	\$310,222.50	\$605,672.50		
									% over/ under est.	

\$1,125.00	\$1,125.00	\$2,250.00	\$200.00	\$200.00	\$1,000.00	\$1,000.00	\$2,000.00	\$80.00	\$80.00	\$400.00	\$400.00	\$800.00
\$5,600.00	\$5,600.00	\$11,200.00	\$120.00	\$120.00	\$9,600.00	\$9,600.00	\$19,200.00	\$10.00	\$10.00	\$800.00	\$800.00	\$1,600.00
\$1,600.00	\$1,600.00	\$3,200.00	\$20.00	\$20.00	\$400.00	\$400.00	\$800.00	\$12.00	\$12.00	\$240.00	\$240.00	\$480.00
\$750.00	\$750.00	\$1,500.00	\$20.00	\$20.00	\$600.00	\$600.00	\$1,200.00	\$8.00	\$8.00	\$240.00	\$240.00	\$480.00
\$9,200.00	\$9,200.00	\$18,400.00	\$150.00	\$150.00	\$12,000.00	\$12,000.00	\$24,000.00	\$25.00	\$25.00	\$2,000.00	\$2,000.00	\$4,000.00
\$22,950.00	\$22,950.00	\$45,900.00	\$185.00	\$185.00	\$31,450.00	\$31,450.00	\$62,900.00	\$30.00	\$30.00	\$5,100.00	\$5,100.00	\$10,200.00
\$13,500.00	\$13,500.00	\$27,000.00	\$190.00	\$190.00	\$19,000.00	\$19,000.00	\$38,000.00	\$32.00	\$32.00	\$3,200.00	\$3,200.00	\$6,400.00
\$1,350.00	\$1,350.00	\$2,700.00	\$135.00	\$135.00	\$1,350.00	\$1,350.00	\$2,700.00	\$135.00	\$135.00	\$1,350.00	\$1,350.00	\$2,700.00
\$1,000.00	\$1,000.00	\$2,000.00	\$90.00	\$90.00	\$900.00	\$900.00	\$1,800.00	\$90.00	\$90.00	\$900.00	\$900.00	\$1,800.00
\$200.00	\$200.00	\$400.00	\$30.00	\$30.00	\$600.00	\$600.00	\$1,200.00	\$10.00	\$10.00	\$200.00	\$200.00	\$400.00
\$150.00	\$150.00	\$300.00	\$50.00	\$50.00	\$1,500.00	\$1,500.00	\$3,000.00	\$5.00	\$5.00	\$150.00	\$150.00	\$300.00
\$100.00	\$100.00	\$200.00	\$5.00	\$5.00	\$100.00	\$100.00	\$200.00	\$2.00	\$2.00	\$40.00	\$40.00	\$80.00
\$80.00	\$80.00	\$160.00	\$3.00	\$3.00	\$60.00	\$60.00	\$120.00	\$3.00	\$3.00	\$60.00	\$60.00	\$120.00
\$4,000.00	\$4,000.00	\$8,000.00	\$200.00	\$200.00	\$4,000.00	\$4,000.00	\$8,000.00	\$250.00	\$250.00	\$5,000.00	\$5,000.00	\$10,000.00
\$2,000.00	\$2,000.00	\$4,000.00	\$750.00	\$750.00	\$3,000.00	\$3,000.00	\$6,000.00	\$250.00	\$250.00	\$1,000.00	\$1,000.00	\$2,000.00
\$9,500.00	\$9,500.00	\$19,000.00	\$400.00	\$400.00	\$8,000.00	\$8,000.00	\$16,000.00	\$350.00	\$350.00	\$7,000.00	\$7,000.00	\$14,000.00
\$3,000.00	\$3,000.00	\$6,000.00	\$500.00	\$500.00	\$3,000.00	\$3,000.00	\$6,000.00	\$400.00	\$400.00	\$2,400.00	\$2,400.00	\$4,800.00
\$1,000.00	\$1,000.00	\$2,000.00	\$100.00	\$100.00	\$200.00	\$200.00	\$400.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$2,000.00
\$625.00	\$625.00	\$1,250.00	\$100.00	\$100.00	\$500.00	\$500.00	\$1,000.00	\$125.00	\$125.00	\$625.00	\$625.00	\$1,250.00
\$240,530.00	\$240,530.00	\$481,060.00			\$240,765.00	\$240,765.00	\$481,530.00			\$249,895.00	\$249,895.00	\$499,790.00
		-20.57%	% over/ under est.				-20.50%	% over/ under est.				-17.48%

% over/ under est.				-100.00%	% over/ under est.				-100.00%

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Nick Schmuecker 563-327-5162
Wards:

Action / Date
10/16/2019

Subject:

Resolution authorizing the submission of an Iowa Clean Air Attainment Program application for grant assistance to replace the Elm Street Bridge over the Canadian Pacific Railway. [Ward 5]

Recommendation:

Adopt the Resolution.

Background:

Due to its poor condition, the Elm Street Bridge over the Canadian Pacific Railway has been closed to all vehicular and pedestrian traffic. The City of Davenport is now in possession of the bridge and wishes to apply for grant funding to assist with financing the construction of a replacement bridge. The bridge closure currently requires vehicles to seek an alternate route and also could discourage alternate transportation methods. It is this reason the City seeks funding assistance through the Iowa Clean Air Attainment Program. The City is requesting 60% of the \$2,500,000 construction estimate and will fund the remaining 40%.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	PW Pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	10/8/2019 - 3:56 PM
Public Works Committee	Lechvar, Gina	Approved	10/10/2019 - 10:18 AM
City Clerk	Admin, Default	Approved	10/10/2019 - 10:30 AM

Resolution offered by Alderman Dunn

RESOLVED by the City Council of the City of Davenport.

RESOLUTION authorizing the submission of an Iowa Clean Air Attainment Program ("ICAAP") application to the State for grant assistance with the construction costs to remove the existing bridge at Elm Street over the Canadian Pacific Railway and construct a new bridge at the same location

WHEREAS, the City of Davenport (the "City") is a political subdivision organized and existing under the law and the Constitution of the State of Iowa (the "State"); and

WHEREAS, the City is committed to maintaining neighborhood connections, pedestrian and bicycling corridors, and sustainable infrastructure; and

WHEREAS, a reconstructed bridge at Elm Street over the Canadian Pacific Railway will reinstate a route taken by approximately 3,160 vehicles per day and numerous pedestrians. The construction of a new bridge will decrease congestion, reduce travel and idle time, and reduce vehicle emissions; and

WHEREAS, the City has committed funding as part of the FY 2020 Capital Improvement Program for the project to provide the match funds required; and

WHEREAS, the City acknowledges and agrees to adequately maintain the completed project for its intended public use following project completion and for the project's useful life; and

WHEREAS, the Iowa Department of Transportation administers the ICAAP on a statewide competitive application basis and awards federal funds to projects with the highest potential for reducing transportation related congestion and air pollution.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City's Public Works Department is authorized to submit an application to the State for grant assistance for the construction of the bridge and that Mayor Klipsch and other public official(s) as necessary are authorized to sign any associated application material and grant funding agreements related to the project.

Passed and approved this 23rd day of October, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

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

Action / Date
10/16/2019

Subject:
Resolution of acceptance for the 46th St & Fillmore Ln Reconstruction, completed by N.J. Miller Inc of Bettendorf, IA with a final cost of \$251,678.85 budgeted in CIP #35036. [Ward 7]

Recommendation:
Adopt the Resolution.

Background:
Construction has been completed on the 46th Street & Fillmore Lane Reconstruction project which replaced sections of deteriorated pavement. This area was selected for rehabilitation through the City's Neighborhood Streets Program. All work has been satisfactorily completed and accepted by the Engineering Division.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	RES_46th & Fillmore Acceptance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	10/10/2019 - 11:23 AM
Public Works Committee	Lechvar, Gina	Approved	10/10/2019 - 11:23 AM
City Clerk	Admin, Default	Approved	10/10/2019 - 12:48 PM

Resolution No. _____

Resolution offered by Alderman Dunn

RESOLVED by the City Council of the City of Davenport.

RESOLUTION of acceptance for the 46th Street & Fillmore Lane Reconstruction, completed by N.J. Miller Inc of Bettendorf, IA with a final cost of \$251,678.85 budgeted in CIP #35036. [Ward 7]

WHEREAS, work on the project has been satisfactorily completed and accepted by the Engineering Division

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the 46th Street & Fillmore Lane Reconstruction, completed by N.J. Miller Inc of Bettendorf, IA is hereby accepted.

Passed and Approved this 23rd day of October, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

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

Action / Date
10/16/2019

Subject:
Resolution of acceptance for the Federal Street Permeable Alley Reconstruction, completed by Emery Construction Group Inc of Moline, IL with a final cost of \$206,498.06 budgeted in CIP #33032. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
Work has been completed on the Federal Street Permeable Alley project. The new permeable brick paved alley will allow for the capture and conveyance of stormwater runoff while increasing the quality of the water being discharged into the river. This project was funded through a combination of Clean Water funds, the Alley Resurfacing Program, and property owner contributions.

All work has been satisfactorily completed and accepted by the Engineering Division.

ATTACHMENTS:

Type	Description
□ Resolution Letter	RES_Federal Perm Alley Acceptance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	10/10/2019 - 11:26 AM
Public Works Committee	Lechvar, Gina	Approved	10/10/2019 - 11:26 AM
City Clerk	Admin, Default	Approved	10/10/2019 - 1:04 PM

Resolution No. _____

Resolution offered by Alderman Dunn

RESOLVED by the City Council of the City of Davenport.

RESOLUTION of acceptance for the Federal Street Permeable Alley Reconstruction, completed by Emery Construction Group Inc. of Moline IL, with a final cost of \$206,498.06 budgeted in CIP #33032. [Ward 3]

WHEREAS, work on the project has been satisfactorily completed and accepted by the Engineering Division

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Federal Street Permeable Alley Reconstruction, completed by Emery Construction Group Inc. of Moline IL, is hereby accepted.

Passed and Approved this 23rd day of October, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Eric Gravert 563-327-5125
Wards:

Action / Date
10/16/2019

Subject:
Resolution accepting the Davenport Airport Runway 15/33 Reconstruction Project completed by Langman Construction, Inc of Rock Island, IL. The project was completed with a final contract amount of \$6,739,164.29, CIP #20010. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:

The Airport Runway 15/33 pavement dates back to 1947 and given the age of the existing pavement and the severity of the distress, it has served beyond it's intended life. The Airport has historically performed panel replacements on a regular basis in order to maintain the pavement at a serviceable level; however, the pavement has deteriorated to a point where it is no longer cost effective to continue with panel replacements. A comprehensive pavement analysis shows that a full reconstruction was needed to maintain the continued functionality of the airport.

This project removed the existing Runway 15/33 and was replaced with new subdrains, drainable base, storm sewer infrastructure, concrete pavement, lighting fixtures, pavement markings, topsoil, and grass.

This project was completed in accordance with the City of Davenport and FAA requirements with a final amount of \$6,739,164.39 budgeted in CIP #20010.

ATTACHMENTS:

Type	Description
□ Resolution Letter	Resolution Letter

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	10/10/2019 - 11:25 AM
Public Works Committee	Lechvar, Gina	Approved	10/10/2019 - 11:26 AM
City Clerk	Admin, Default	Approved	10/10/2019 - 2:09 PM

Resolution No. _____

RESOLUTION offered by Alderman Dunn

RESOLUTION of acceptance for the construction Davenport Municipal Airport Runway 15/33 Reconstruction Project completed by Langman Construction of Rock Island, IL.

WHEREAS, City of Davenport, Iowa entered into a contract with Langman Construction for the Davenport Municipal Airport Runway 15/33 Reconstruction; and

WHEREAS, work on the project has been satisfactorily completed

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Davenport, Iowa, that the Davenport Municipal Airport Runway 15/33 Reconstruction is hereby accepted.

Passed and approved this 23rd day of October, 2019

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Dan Miers 563-888-2121
Wards:

Action / Date
10/16/2019

Subject:
Resolution approving change order #1 and #2 to the WPCP UV Disinfection Infrastructure Project to Strand Associates, Inc of Madison, WI in the amount of \$254,400 funded in CIP #39005. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
On October 11, 2017, the City Council approved a design and facility planning contract to Strand Associates for the UV Disinfection project following an extended RFP process. The construction of a disinfectant system is required by the consent order that was agreed upon by the City of Davenport and the Iowa Department of Natural Resources. This project will provide an additional treatment process that helps remove pathogens in the effluent water prior to the plant discharging into the Mississippi River.

Change Order #1 Description: During the facility planning process it was determined that a larger disinfection system is required in order to meet the standards set by the Iowa Department of Natural Resources National Pollutant Discharge Elimination System (NPDES) permit, therefore funding for additional design work needs to be added to the original contract.

Change Order #2 Description: The Iowa Department of Natural Resources has increased the requirement for the disinfection of blended flow. This change order would provide funding to perform a pilot program to test the project's design in order to ensure it meets the new requirements before the design and construction documents are finalized.

Funding for this change of scope to the contract is from CIP #39005, Disinfection of Plant Effluent.

SUMMARY OF CONTRACT

Original Contract Amount	\$328,600
Change Order #1	\$219,400
Change Order #2	<u>\$ 35,000</u>
Total Amended Amount	\$583,000

ATTACHMENTS:

Type	Description
□ Resolution Letter	PW Pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	10/10/2019 - 11:54 AM

Public Works Committee
City Clerk

Lechvar, Gina
Admin, Default

Approved
Approved

10/10/2019 - 11:54 AM
10/10/2019 - 2:14 PM

Resolution No. _____

Resolution offered by Alderman Dunn

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving change order #1 and #2 to the WPCP UV Disinfection Infrastructure project to Strand Associates, Inc of Madison, WI in the amount of \$254,400 funded in CIP #39005.

WHEREAS, the City of Davenport entered into a contract with Strand Associates, Inc of Madison, WI for the UV Disinfection project; and

WHEREAS, additional design work and a pilot program is needed in order to ensure all requirements from the Iowa Department of Natural Resources are met before the project's design is finalized and construction documents are completed; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa that change order #1 and #2 to the WPCP UV Disinfection Infrastructure project to Strand Associates in the amount of \$254,400 is hereby approved, and

Passed and approved this 23rd day of October, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Brian Schadt 563-326-7923
Wards:

Action / Date
10/16/2019

Subject:
Motion determining property values for the Alley Resurfacing Program, CIP #35038. [Ward 4]

Recommendation:
Pass the motion.

Background:

The City has received a petition to resurface the t-alley that is east-west between W 15th St. and W 16th St. from Myrtle St. to the alley east of Marquette St. and continues north-south between Myrtle St. and Marquette St. from W 15th St. to W 16th St.

Within the City of Davenport, alleys are considered secondary roads. A property owner petitions the city to have their alley reconstructed with full depth concrete, hot mix asphalt (HMA) or resurfaced with HMA through the Alley Reconstruction and Resurfacing Program. This program is an assessment program where ½ of the total cost to reconstruct or resurface the alley is paid for by the city and the other ½ is paid for by the abutting property owners based on the size of their lot. The property owner that requests to have their alley reconstructed or resurfaced obtain the necessary signatures on a petition prepared by the city of over 50% of the owner occupied property abutting the alley.

The city has received a petition. The estimated cost of these improvements is \$82,200 with a budgeted amount of \$82,200. This motion is a continuation of the assessment process.

The Preliminary Alley Assessment Schedule is attached.

ATTACHMENTS:

Type	Description
▢ Backup Material	FY20 Alley Part 1 Prelim Schedule

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	10/10/2019 - 10:08 AM
Public Works Committee	Lechvar, Gina	Approved	10/10/2019 - 10:08 AM
City Clerk	Admin, Default	Approved	10/10/2019 - 10:33 AM

FY20 Alley Resurfacing Part 1

Parcel	Address	Deed1 Name	Deed1 Addr	Deed1 CSZ	Assessed Value	Property Value Limit	Parcel Area (SF)	Assessed Area (SF)	Allocated Proportion	Assessment Amount	Deficiency
G0016-14	1528 N MYRTLE ST	JERRY D COX	1528 MYRTLE ST	DAVENPORT IA 52804	\$ 131,040.00	\$ 32,760.00	7,200	7,200	\$ 1,162.00	\$ 1,162.00	\$ -
G0016-15	1107 W 16TH ST	LINDA JOHNSON	1107 W 16TH ST	DAVENPORT IA 52804-3707	\$ 93,100.00	\$ 23,275.00	7,200	7,200	\$ 1,162.00	\$ 1,162.00	\$ -
G0016-16	1111 W 16TH ST	LISA E COONEY	1111 W 16TH ST	DAVENPORT IA 52804-3707	\$ 155,290.00	\$ 38,822.50	14,400	14,400	\$ 2,324.00	\$ 2,324.00	\$ -
G0016-17	1121 W 16TH ST	LORAN C OUDERKIRK	1121 W 16TH ST	DAVENPORT IA 52804	\$ 102,320.00	\$ 25,580.00	7,200	7,200	\$ 1,162.00	\$ 1,162.00	\$ -
G0016-18	1127 W 16TH ST	BERNARD J MASTERSON	1127 W 16TH ST	DAVENPORT IA 52804	\$ 96,130.00	\$ 24,032.50	7,200	7,200	\$ 1,162.00	\$ 1,162.00	\$ -
G0016-19	1131 W 16TH ST	HALEY D WIKOFF	1131 W 16TH ST	DAVENPORT IA 52804	\$ 104,180.00	\$ 26,045.00	7,200	7,200	\$ 1,162.00	\$ 1,162.00	\$ -
G0016-20	1203 W 16TH ST	HAGEN HELEN J	1203 W 16TH ST	DAVENPORT IA 52804	\$ 113,410.00	\$ 28,352.50	7,200	7,200	\$ 1,162.00	\$ 1,162.00	\$ -
G0016-21	1211 W 16TH ST	DONALD LINNENKAMP	1211 W 16TH ST	DAVENPORT IA 52804	\$ 111,290.00	\$ 27,822.50	6,825	6,825	\$ 1,102.00	\$ 1,102.00	\$ -
G0016-22	1215 W 16TH ST	PATRICIA CONNELLY	1215 W 16TH ST	DAVENPORT IA 52804-3709	\$ 84,000.00	\$ 21,000.00	6,825	6,825	\$ 4,547.00	\$ 4,547.00	\$ -
G0016-23	1531 MARQUETTE ST	CHRISTINE LUCAS	1531 MARQUETTE ST	DAVENPORT IA 52804	\$ 107,210.00	\$ 26,802.50	7,975	7,975	\$ 1,813.00	\$ 1,813.00	\$ -
G0016-24	1527 N MARQUETTE ST	PAIGE EDNA BANKSON	1527 N MARQUETTE ST	DAVENPORT IA 52804-3753	\$ 93,240.00	\$ 23,310.00	7,975	7,975	\$ 1,813.00	\$ 1,813.00	\$ -
G0016-25	1521 MARQUETTE ST	RANDONE JERRY R	1521 MARQUETTE ST	DAVENPORT IA 52804	\$ 74,180.00	\$ 18,545.00	7,975	7,975	\$ 1,813.00	\$ 1,813.00	\$ -
G0016-26	1515 MARQUETTE ST	LC FIRST FINANCIAL GROUP	1987 SPRUCE HILLS DR	BETTENDORF IA 52722	\$ 108,570.00	\$ 27,142.50	10,875	10,875	\$ 2,473.00	\$ 2,473.00	\$ -
G0016-27	1501 MARQUETTE ST	PILGRIM NAZARENE CHURCH INC	618 W 8TH ST	DAVENPORT IA 52803	\$ 215,520.00	\$ 53,880.00	13,050	13,050	\$ 2,967.00	\$ 2,967.00	\$ -
G0016-31	1106 W 15TH ST	JOHN T IMMESOETE	1106 W 15TH ST	DAVENPORT IA 52804-3702	\$ 274,970.00	\$ 68,742.50	15,360	15,360	\$ 3,486.00	\$ 3,486.00	\$ -
G0016-33	1114 W 15TH ST	BRIAN R HEIDGERKEN	1114 W 15TH ST	DAVENPORT IA 52804	\$ 118,750.00	\$ 29,687.50	7,680	7,680	\$ 1,162.00	\$ 1,162.00	\$ -
G0016-34	1118 W 15TH ST	PETERSEN JR ANDREW R	1118 W 15TH ST	DAVENPORT IA 52804	\$ 76,620.00	\$ 19,155.00	7,680	7,680	\$ 1,162.00	\$ 1,162.00	\$ -
G0016-35	1200 W 15TH ST	LOAN T HUGNH	1200 W 15TH ST	DAVENPORT IA 52803	\$ 93,730.00	\$ 23,432.50	7,680	7,680	\$ 1,162.00	\$ 1,162.00	\$ -
G0016-36	1202 W 15TH ST	KEVIN A KOPP	1202 W 15TH ST	DAVENPORT IA 52804	\$ 105,690.00	\$ 26,422.50	7,680	7,680	\$ 1,162.00	\$ 1,162.00	\$ -
G0016-37	1204 W 15TH ST	JOSHUA J COLLINS	1204 W 15TH ST	DAVENPORT IA 52804-3704	\$ 109,070.00	\$ 27,267.50	7,680	7,680	\$ 1,162.00	\$ 1,162.00	\$ -
G0016-38	1206 W 15TH ST	ERIC A HACKBARTH	1206 W 15TH ST	DAVENPORT IA 52804	\$ 104,240.00	\$ 26,060.00	7,280	7,280	\$ 1,102.00	\$ 1,102.00	\$ -
G0016-39	1212 W 15TH ST	RICHARD E BUCKMASTER	1212 W 15TH ST	DAVENPORT IA 52804	\$ 99,280.00	\$ 24,820.00	7,280	7,280	\$ 4,877.00	\$ 4,877.00	\$ -

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Clay Merritt 563-888-3055
Wards:

Action / Date
10/16/2019

Subject:
Motion approving change order #1 to the FY20 Sidewalk Program to Kelly Construction, Inc of Davenport, Iowa in the amount of \$75,000 funded in CIP #28021. [All Wards]

Recommendation:
Pass the Motion.

Background:
On June 26, 2019, the City Council approved the FY20 Sidewalk Program contract to Kelly Construction, Inc. This contract is used to construct new and repair existing sidewalks throughout the City. Locations are based on residents that have elected to utilize the 50/50 cost share program, Cartegraph requests, areas where City tree roots have caused problems, and where sidewalk connections are needed. This change order would add funding to the contract for additional work to occur throughout the City.

Funding for this change of scope to the contract is from CIP #28021, Creating Connections Program.

SUMMARY OF CONTRACT

Original Contract Amount: \$400,000
Change Order #1: \$ 75,000
Total Amended Amount: \$475,000

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	10/10/2019 - 3:40 PM
Public Works Committee	Lechvar, Gina	Approved	10/10/2019 - 3:40 PM
City Clerk	Admin, Default	Approved	10/10/2019 - 3:47 PM

City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Mike Atchley 563-327-5149
Wards:

Action / Date
10/16/2019

Subject:
Resolution authorizing the Mayor to execute conveyance documents for City-owned parcel G0049-40, 1125 W 7th St, to Brian Morris and Maria Parrow of 1123 W 7th St. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:

The City of Davenport, in looking to divest parcel G0049-40, reached out to the adjoining property owners to determine if there was interest in the parcel. The owners of 1123 West 7th St, Brian Morris and Maria Parrow, expressed a desire to acquire the 25 foot wide parcel and have agreed to pay \$300 as well as execute a "Not to Sever Agreement." The selling of this parcel from the City's inventory will decrease operating costs, as it removes an unnecessary property from the City's mowing and snow removal lists.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution for Authorization
▣ Cover Memo	1125 W 7th Aerial

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	10/9/2019 - 10:35 AM
Public Works Committee	Lechvar, Gina	Approved	10/9/2019 - 10:36 AM
City Clerk	Admin, Default	Approved	10/9/2019 - 3:02 PM

Resolution offered by Alderman Matson.

RESOLUTION authorizing the Mayor and City Clerk to execute the necessary documents to convey city owned parcel G0049-40, 1125 W 7th Street, to Brian Morris and Maria Parrow of 1123 W 7th Street.

RESOLVED by the City Council of the City of Davenport.

WHEREAS, the City of Davenport owns parcel G0049-40 described as follows:

The East 23 feet of the North 84 feet and the East half of the South 76 feet of Lot 12 in Block 12 of GCR Mitchell's Second Addition to the City of Davenport, Iowa, together with an easement for walkway purposes over the East 3 feet of the West 41 feet of the North 84 feet of said Lot 12, granting also an easement for walkway purposes to the property just west of and adjoining the property heretofore described, a tract of land described as follows: the West 4 feet of the South 48 feet of the East half of said Lot 12 and the part of the North 28 feet of the South 76 feet of the East half of said Lot 12, more particularly described as follows: beginning at the Southwest corner of the North 28 feet of the South 76 feet of said Lot 12; thence North along the West line of the East half of said Lot 12, 28 feet; thence East along the North line of the North 28 feet of the South 76 feet of the East half of said Lot 12, 8 feet; thence in a southerly direction to a point 4 feet East to the point of beginning; thence West 4 feet to the point of beginning.

WHEREAS, Community and Economic Development, Public Works, Parks and the Davenport Fire Department have no need for this parcel.

WHEREAS, removing this parcel from the mowing snow removal contracts will reduce operating costs.

WHEREAS, Brian Morris and Maria Parrow have executed a "Not To Sever Agreement", are willing pay \$300.00 for the parcel and pay for the recording costs.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Mayor and City Clerk are authorized to execute all documents necessary to convey the above city owned parcel of land to the adjacent property.

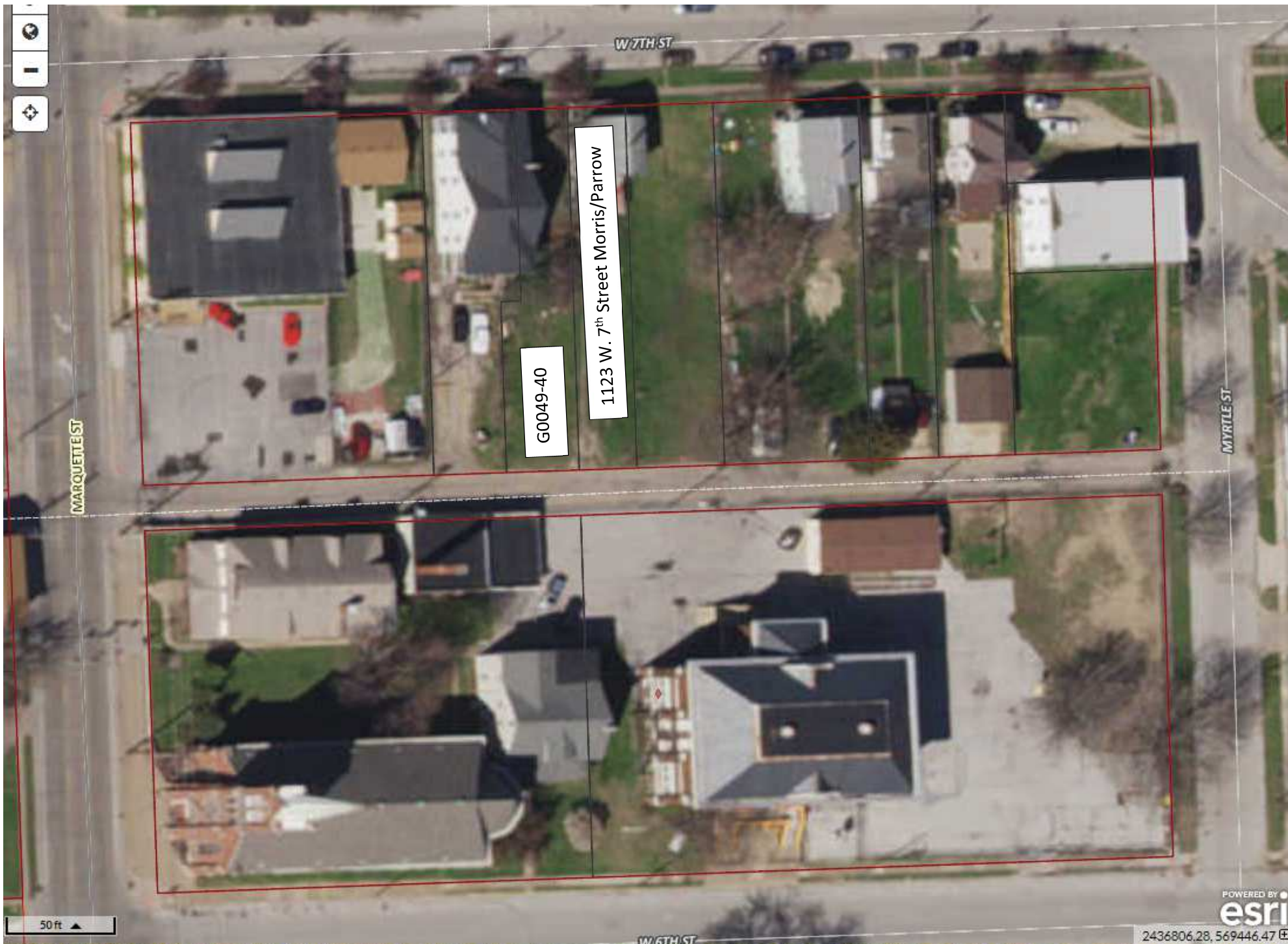
Passed and approved this 23rd day of October, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian J. Krup, Deputy City Clerk



MARQUETTE ST

W 7TH ST

MYRTLE ST

W 6TH ST

G0049-40

1123 W. 7th Street Morris/Parrow

50 ft

POWERED BY
esri

2436806.28, 569446.47

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Brandon Wright 563-326-7750
Wards:

Action / Date
10/16/2019

Subject:
Resolution authorizing the Finance Director to make the appropriate inter-fund transfers for the City's FY19 financial records as required by the Iowa Administrative Code, City Finance Committee Agency Chapter 2. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
The City Finance Committee established under Iowa Code 384.13 is granted authority to promulgate rules relating to the procedures for transferring moneys between funds. Chapter 2 of Section 545 of the Iowa Administrative Code states that all transfers of moneys between funds found in the city budget forms must be approved by a fund transfer Resolution.

The City of Davenport regularly and routinely transfers amounts between funds in order to carry out the lawful and public purposes of a municipal government. A list of inter-fund transfers with associated explanations are attached to this Council action for the fiscal year ended June 30, 2019.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Answerer	Approved	10/4/2019 - 5:12 PM
Finance Committee	Answerer	Approved	10/4/2019 - 5:12 PM
City Clerk	Admin, Default	Approved	10/4/2019 - 5:23 PM

Resolution No. _____

Resolution offered by Alderman Matson

RESOLVED by the City Council of the City of Davenport.

RESOLUTION authorizing the finance director to make the appropriate inter-fund transfers for the City's FY 2019 financial records as required by the Iowa Administrative Code, City Finance Committee Agency Chapter 2.

WHEREAS, the City Finance Committee established under Iowa Code 384.13 is granted authority to promulgate rules relating to the procedures for transferring moneys between funds; and

WHEREAS, Chapter 2 of Section 545 of the Iowa Administrative Code states that all transfers of moneys between funds found in the city budget forms must be approved by a fund transfer resolution; and

WHEREAS, the City of Davenport regularly and routinely transfers amounts between funds in order to carry out the lawful and public purposes of a municipal government; and

WHEREAS, the attached list of inter-fund transfers with associated explanations are necessary to satisfy these purposes for the fiscal year ended June 30, 2019.

NOW, THEREFORE, BE IT RESOLVED, that this resolution authorizing the finance director to make the appropriate inter-fund transfers for the City's FY 2019 financial records as required by the Iowa Administrative Code, City Finance Committee Agency Chapter 2 is hereby approved by the City Council.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

Transfer in:											
	General Fund	Local Option Sales Tax Fund	General Debt Service Fund	Capital Projects Fund	Non-major Governmental Funds	Parking Fund	RiverCenter Fund	Non-major Proprietary Funds	Risk Mgmt Internal Service Fund	Total Transfer	
Transfer out:											
General Fund	\$ -	\$ -	\$ -	\$ 234,066	\$ 513,244	\$ -	\$ 658,591	\$ 866,852	\$ -	\$ 2,272,753	
Local Option Sales Tax Fund	-		10,416,580	2,541,411	75,000	-	-	170,000	-	13,202,991	
General Debt Service Fund	-	1,140,000	-	398,923	-	484,093	90,933	-	-	2,113,949	
Capital Projects Fund	400,000	-	-	-	1,834,000	-	-	-	-	2,234,000	
Sewer Fund	-	-	-	228,000	-	-		-	58,982	286,982	
Other Non-major Proprietary Funds	-	-	-	-	83,221	-	-	-	-	83,221	
Other Non-major Governmental Funds	377,285	-	-	1,729,662	-	-	-	-	-	2,106,947	
Total transfer	\$ 777,285	\$ 1,140,000	\$ 10,416,580	\$ 5,132,062	\$ 2,505,465	\$ 484,093	\$ 749,524	\$1,036,852	\$ 58,982	\$ 22,300,843	

DETAILS AND EXPLANATIONS:

To General Fund	\$ 400,000	from Capital Projects Fund for purchase of NIBIN system
To General Fund	275,000	from TIF Funds for administrative support
	49,785	from HUD Section 8 Fund for repayment of prior year timing issue
	52,500	from Riverfront Improvement Fund in payment of riverfront work performed by city employees
	<u>\$ 377,285</u>	
To Local Option Sales Tax Fund	\$ 1,140,000	from Debt Service Fund for property tax relief per local sales tax referendum
To General Debt Service Fund	\$10,416,580	from Local Option Sales Tax Fund for property tax relief per local sales tax referendum
To Capital Projects Fund	26,512	from Special Needs Fund to support the Miracle Field Project
	182,511	from Hotel/Motel Tax Fund for RiverCenter projects
	25,043	from Library Levy Fund for the mobile library project
	<u>\$ 234,066</u>	
To Capital Projects Fund	\$ 2,541,411	from Local Sales Tax Fund for multiple capital projects
To Capital Projects Fund	289,000	from Debt Service Fund to correct bond premium entry
	109,923	from Modern Woodmen Park lease payment (Debt Service Fund) to support ballpark projects
	<u>\$ 398,923</u>	
To Capital Projects Fund	\$ 228,000	from Sewer Fund to correct bond premium entry
To Capital Projects Fund	\$ 1,729,662	from Road Use Tax Fund for various street projects
To Riverfront Impr Fund	20,366	from General Fund to cover operating deficit
To REIL Fund	450,000	from General Fund for future repayment of HUD settlement
To Fair Housing Fund	42,878	from General Fund to cover operating deficit
	<u>\$ 513,244</u>	
To Riverfront Impr Fund	\$ 75,000	from Local Option Sales Tax Fund for various riverfront projects
To Downtown TIF fund	834,000	from Capital Project Fund to correctly match expense with receivable
To Downtown TIF fund	1,000,000	from Capital Project Fund to correctly match expense with receivable
	<u>\$ 1,834,000</u>	
To HUD Section 8 Fund	\$ 83,221	from Heritage Fund to reconcile to cash basis accounting
To Parking Fund	\$ 484,093	from Debt Service Fund for parking ramp debt service payments
To RiverCenter Fund	\$ 658,591	from Hotel/Motel Tax Fund for operating deficit subsidy
To RiverCenter Fund	\$ 90,933	from Debt Service Fund for Adler Theatre acquisition debt service payment
To Transit Fund	413,385	from General Fund to cover operating deficit
To Golf Fund	307,781	from General Fund to cover operating deficit
To River's Edge Fund	95,686	from General Fund to cover operating deficit
To River's Edge Fund	50,000	from Hotel/Motel Tax Fund for ongoing operating subsidy
	<u>\$ 866,852</u>	
To Transit Fund	\$ 170,000	from Local Option Sales Tax Fund to cover operating deficit for property tax relief per referendum
To Risk Fund	\$ 58,982	from Sewer Fund to allocate no fault sewer backup program fees collected from utility

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Brandon Wright 563-326-7750
Wards:

Action / Date
10/16/2019

Subject:
Resolution approving the payment of \$149,395.03 to Tyler Technologies, Inc of Falmouth, ME for the support and maintenance of the Munis software system for the period of November 1, 2019 through October 31, 2020. [All Wards]

Recommendation:
Adopt the Resolution.

Background:

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

Funding is available in the IT operating expenses account.

ATTACHMENTS:

Type	Description
□ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Answerer	Approved	10/1/2019 - 10:42 AM
Finance Committee	Answerer	Approved	10/1/2019 - 10:42 AM
City Clerk	Admin, Default	Approved	10/1/2019 - 10:44 AM

Resolution No. _____

Resolution offered by Alderman Matson:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the payment of \$149,395.03 to Tyler Technologies, Inc. of Falmouth, ME for the support and maintenance of the Munis software system for the period of November 1, 2019 through October 31, 2020.

WHEREAS, the City needs to renew its annual support and maintenance agreement with Tyler Technologies, Inc. for the Munis software system for ongoing use of the City's enterprise financial software;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the payment of \$149,395.03 to Tyler Technologies, Inc. is hereby approved.

Approved:

Attest:

Frank J. Klipsch, Mayor

Brian Krup, City Clerk

City of Davenport

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

Action / Date
10/16/2019

Subject:
Resolution awarding the purchase of six truck chassis with trades from Truck Country of Iowa of Davenport, IA in the amount of \$370,970 and six truck bodies with options from TriState Truck Equipment of Dubuque, IA in the amount of \$377,466, CIP #24014. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
An invitation to bid was issued on September 6, 2019 and was sent to 176 vendors. On September 26, 2019, the Purchasing Division received a total of 9 responses for various line items of the bid. See attached bid tab.

Truck Country of Iowa was the lowest responsive and responsible bidder for the chassis and options with trades, and TriState Truck Equipment was the lowest responsive and responsible bidder for truck bodies with options. In total, six trucks will be traded to Truck Country of Iowa as part of the purchase.

Funding for this purchase is from account 76509680 530350 24014 and 54702031 530302, which are funded by equipment bonds and the road use tax fund.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	FIN_RES_Salt and Plow Trucks Resolution Letter
▣ Backup Material	FIN_RES_Salt and Plow Trucks Signed Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Answerer	Approved	10/10/2019 - 12:32 PM
Finance Committee	Answerer	Approved	10/10/2019 - 12:32 PM
City Clerk	Admin, Default	Approved	10/10/2019 - 2:26 PM

Resolution No. _____

Resolution offered by Alderman Matson.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the purchase of six truck chassis with trades from Truck Country of Iowa of Davenport, IA in the amount of \$370,970 and six truck bodies with options from TriState Truck Equipment of Dubuque, IA in the amount of \$377,466, CIP #24012

WHEREAS, the City needs to purchase six truck chassis, bodies, and accessories; and

WHEREAS, the applicable purchasing process was followed resulting in a recommendation to award to Truck Country of Iowa and TriState Truck Equipment;

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

1. Approving the purchase of six truck chassis, bodies, and accessories from Truck Country of Iowa of Davenport, IA and TriState Truck Equipment of Dubuque, IA; and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

Brian Krup
Deputy City Clerk

Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: THREE SINGLE AXLE AND THREE TANDEM AXLE TRUCKS

BID NUMBER: 20-40

OPENING DATE: SEPTEMBER 26, 2019

GL ACCOUNT NUMBER: 76509680 530350 24014, 54702031 530302

RECOMMENDATION: AWARD THE PURCHASE TO TRUCK COUNTRY OF DAVENPORT, IA AND TRISTATE TRUCK EQUIPMENT OF DUBUQUE, IA

<u>VENDOR NAME</u>	<u>PRICE</u>
TRUCK CHASSIS W/ TRADES	
Truck Country of Davenport, IA	\$370,970.00
Thompson Truck & Trailer of Davenport, IA	\$410,139.00
Midway Freightliner, Inc. of Palmyra, MO	\$457,332.00
Twin Bridges Truck City, Inc. of Davenport, IA	\$541,803.00

TRUCK BODIES WITH OPTIONS	
TriState Truck Equipment of Dubuque, IA	\$377,466.00
Link Hydraulic and Truck Equipment of Dubuque, IA	\$419,214.00
Monroe Truck Equipment, Inc. of Monroe, WI	\$436,932.00
Midway Freightliner, Inc. of Palmyra, MO	\$449,091.00

Approved By Caitlyn James 10-8-19
Purchasing Date

Approved By Debbie Wileason 10-8-19
PW Director Date

Approved By Brandi Cox 10-9-19
Budget/CIP Date

Approved By [Signature] 10-9-2019
Chief Financial Officer Date

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Kris Keller 563-888-2077
Wards:

Action / Date
10/16/2019

Subject:

1. Lane & Waterman LLP - legal services - Amount: \$14,632.39
2. Wired Production Group Inc - audio/lighting equipment rental for Adler Theatre - Amount: \$16,286
3. Karl Chevrolet - Chevy Malibu for Police Department - Amount: \$17,395.14
4. GL Ankeny Ford LLC - Ford Escape for Police Department - Amount: \$24,278.06
5. Stew Hansen Dodge City - Ram truck for Police Department - Amount: \$25,073
6. WRS Construction - Emeis Golf Clubhouse restroom renovation - Amount: \$31,090

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	10/10/2019 - 12:29 PM