

CITY COUNCIL MEETING

City of Davenport, Iowa

Wednesday, September 27, 2017; 5:30 PM

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

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

Approval of the Minutes of the City Council Meeting for September 13, 2017

VI. City Administrator Update

VII. Report on Committee of the Whole

Approval of the Report of the Committee of the Whole for September 20, 2017

VIII. Appointments, Proclamations, Etc.

A. Appointments

1. Design Review Board

George Rashid (New Appointment; fills a vacancy)

Danelle Kvapil (New Appointment; fills a vacancy)

B. Proclamations

1. Indigenous Peoples Day

IX. Presentations

A. Local Business Recognition: Dutchman's Barber Shop

X. Petitions and Communications from Council Members and the Mayor

A. Community Engagement Update - Alderman Rawson, Chair

XI. Individual Approval of Items on the Discussion Agenda

1. First Consideration: Ordinance for Case No REZ17-06 request of David A. Parochetti dba David A. Parochetti Revocable Trust to remove conditions of City Ordinance 1999-569 on 0.70 acre located at the northwest corner of West Kimberly Road and Sturdevant Street (1616 West Kimberly Road and 3910 Sturdevant Street). The previous development was to be a Schnucks grocery store. Removal of the conditions would allow development of a quick service restaurant (Taco Bell). [7th

Ward]

PROTEST RATE EXCEEDS 20.0% (REQUIRES EIGHT VOTES FOR PASSAGE, THREE-FOURTHS VOTE IF ABSTENTION FOR CONFLICT OF INTEREST)

XII. Approval of All Items on the Consent Agenda

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

Community Development

1. Second Consideration: Ordinance to amend the division of the operational and capital funds in the Hilltop Self Supporting Municipal Improvement District. [Wards 3, 4, 5]
2. Resolution approving Case No. FDP17-07 being the request of Legacy Design Group for a PDD final development plan on 1.5 acres, more or less, being Lot 1 and part of Lot 2 of Terrace Ridge Park 8th Addition located west of Utica Ridge Road and north of Crow Creek Road. [6th Ward]
3. Resolution approving Case No. F16-12 being the final plat of Wisor's Historic Addition, being a replat of Lot 7 of Block 11 of the East Davenport Proper, located East of Mound Street and south of East 12th Street (2111 & 2115 East 12th Street) containing one (1) commercial lot. [5th Ward]
4. Resolution directing staff to explore modifications and amendments to the Urban Revitalization Tax Exemption areas and plans.

Public Safety

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

American Legion Post #26, Veteran's Day Parade, Friday, November 10, 2017, 10:00 AM to Noon; Closure Location: 4th Street between 4th & 5th Streets; Step off at 4th and Western, south to 2nd Street, east to Main Street, Main Street north to 4th Street and west on 4th Street returning to Scott County Courthouse Parking Lot [Ward 3]

Quad City Arts, Festival of Trees Holiday Parade, Saturday, November 18th, 4:00 AM until parade end; Closure Location: Staging area: at 4:00 a.m. closing 3rd Street between Pershing and LeClaire Street and Iowa Street between 2nd and 4th Streets; Parade route: at 9 a.m. closing Second and Third Street from Pershing to Scott Street; all north/south streets will be closed between River Drive and 4th Street until parade end [Ward 3]

Davenport West High School, Homecoming Parade, Thursday, September 28, 2017; 5:30 - 6:30 PM; Closure Location: North on Nevada Ave to West Lombard Street, east to North

Elsie Avenue then south to Locust Street and cross to school parking area [Ward 4]

2. Motion approving beer and liquor license applications.

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

Ward 3

Iowa Mini Mart (Samreet LLC) - 234 W 3rd St. - License Type: C Liquor / B Native Wine / C Beer

Ward 8

Element Tea and Wine Lounge (Element Tea Lounge LLC) - 5345 Belle Ave., Suite 4 - Upgrading from Beer / Wine license - License Type: C Liquor

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

Ward 3

Raw Bar (RAWBAR) - 136 E 3rd St., Suite A - License Type: C Liquor

Public Works

1. Resolution accepting the Northwest Park ADA Access Project completed by Little H Construction of Davenport, IA. This project was completed with a final contract amount of \$101,489.91 budgeted in CIP #10118. [Ward 2]
2. Resolution accepting the ADA Sidewalk & Curb and Gutter Replacement Project by McDermott Concrete, LLC of Blue Grass, IA. This project was completed with a final contract amount of \$376,985.95 budgeted in CIP #28004. [All Wards]
3. Resolution approving the Reimbursement Agreement with MidAmerican Energy Company for the relocation of electric facilities necessary for construction of Veteran's Memorial Parkway Paving Project from Jersey Ridge to I-74 in the amount of \$55,000 budgeted in CIP# 02418. [Wards 6 & 8]
4. Resolution of acceptance for the FY16 Sanitary Sewer Manhole Rehabilitation and Replacement Program (Bid 16-105). Kim Construction rehabilitated 375 manholes for a final cost of \$1,098,239.58 budgeted in CIP #30018. [All Wards]
5. Resolution approving the second year option for the Full Depth Patch Program to Langman Construction of Rock Island, IL in the amount of \$800,000 budgeted in CIP #35011. [All Wards]
6. Resolution assessing the cost of repairing sewer lateral at various lots and tracts of real estate. [All Wards]
7. Resolution assessing the cost of replacing sidewalk at various lots and tracts of real estate. [All Wards]
8. Resolution assessing the cost of brush and debris removal at various lots and tracts of real estate. [All Wards]

9. Resolution assessing the cost of weed cutting at various lots and tracts of real estate. [All Wards]
10. Motion approving change order #8 to McCarthy Improvement Company in the amount of \$75,000 to modify a culvert, as directed by the Iowa DOT, for the Forest Grove Road Paving Project, CIP #01145 [Ward 6]
11. Motion to approve payment of \$42,750 for permanent sanitary sewer and temporary construction easements through Shriners Hospitals for Children property. The sewer is needed for the Sterilite Development. [Ward 8]

Finance

1. Resolution approving the purchase of a body-worn camera package from Axon at the price of \$550,000.00 and authorizing Mayor Frank Klipsch to sign and manage any related agreements. CIP #62001 and #62004 [All Wards]
2. Resolution awarding a contract for the 1501 Eastern Avenue Interior & Exterior Rehab Project to Olde Town Roofing dba Vogue Marketing of Moline, IL in the amount of \$115,000. [Ward 5]
3. Motion approving a FY 2018 Operating Budget amendment in the amount of \$16,400 for additional Civil Rights personnel costs. [All Wards]
4. Motion approving the purchase of a Bobcat Skid Loader from the State of Iowa Bid List from Bobcat of the Quad Cities (Rexco) in the amount of \$55,156. [All Wards]

XIII. Other Ordinances, Resolutions and Motions

XIV. Public with Business

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

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

XV. Reports of City Officials

XVI. Adjourn

City of Davenport

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

Action / Date
9/27/2017

Subject:
Approval of the Minutes of the City Council Meeting for September 13, 2017

ATTACHMENTS:

Type	Description
▣ Cover Memo	2017-0913 CC Minutes

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	9/21/2017 - 9:53 AM

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, September 13, 2017---The Council observed a moment of silence. Pledge of Allegiance. The Council met in regular session at 5:30 PM with Mayor Pro tem Gordon presiding and all aldermen present.

The minutes of the August 23, 2017 City Council meeting were approved as printed.

The report of the Committee of the Whole was as follows: COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, September 6, 2017---The Council observed a moment of silence. Pledge of Allegiance. The Council met in Committee of the Whole at 5:30 PM with Mayor Klipsch presiding and all alderman present. The following Public Hearings were held: on the plans, specifications, form of contract and estimate of cost for the FY2018/2019 Manhole Rehabilitation & Replacement Program, CIP #30034. The following Presentation was held: New Police Officers Swearing In: Kevin Carver, Robert Farra, Nicklaus Hunter, Jared Nimrick, Mason Roth, Murphy Simms, Dwight Swartz, Jordan Youngerman. Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development: Ald. Gripp reviewed all items listed. On motion by Ald. Ambrose, second by Ald. Rawson all items moved to the Consent Agenda. Public Safety: Ald. Matson reviewed all items listed. On motion by Ald. Dickmann, second by Ald. Ambrose the liquor license renewal for MC's Happy Hallow moved to the Discussion Agenda and all other items moved to the Consent Agenda. Public Works: Ald. Ambrose reviewed all items listed. On motion by Ald. Dunn, second by Ald. Matson all items moved to the Consent Agenda. Finance: Ald. Tompkins reviewed all items listed. On motion by Ald. Tompkins, second by Ald. Rawson all items moved to the Consent Agenda. Council adjourned at 6:12 p.m.

The following Appointments were approved: *Riverfront Improvement Commission*: Karin Elftmann-Gross; Carolyn Ontiveros; *Housing Commission*: Ruby Mateos, Matt Wissing, Yolanda Roberts, Mario Ruiz; *Historic Preservation Commission*: Dave Cordes, Alyssa Kuehl, 380.

The following Proclamations were issued: Constitution Week, National Preparedness Month, and National Hispanic Heritage Month, 381.

The following Presentations were given: Firefighter Swearing In: Korinne Israel, Collin Boldt, Benjamin Nagle and Nickolas Ulloa; Davenport Sister Cities.

September 13, 2017

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

The following motion was passed: approving the annual renewal of MC's Happy Hollow (D.M.C. Corporation) - 1502 W 14th St. - License Type: C Liquor [Ward 4], 382.

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

Community Development: The following ordinance moved to second consideration: to amend the division of the operational and capital funds in the Hilltop Self Supporting Municipal Improvement District.

The following resolutions were adopted: to approve the plan goals, local hazard scoring and revised action items for inclusion in the update to the Scott County Multi-Jurisdiction Local Hazard Mitigation Plan, 383; approving Case No. F17-05 the final plat of Villas at Pheasant Creek Second Addition being a replat of part of Lot 25 of Villas of Pheasant Creek First Addition located east of Jersey Ridge Road and north of East 46th Street containing 35 single family lots, 384; approving Case No. F17-07 being the final plat of Lampton 1st Addition, located east of Spring Street and north of Kirkwood Boulevard, containing 3.37 acres, more or less, and two (2) residentially zoned lots, 385.

Public Safety: The following resolution was adopted: closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s), 386.

The following motions were passed: approving noise variance request(s) for various events on the listed dates at the listed times, 387; approving all submitted beer and liquor license applications, 388.

Public Works: The following resolutions were adopted: adopting the final assessment schedule for the FY2017 Alley Resurfacing Program, CIP #35017, 390; approving the FY2017 Street Finance Report from July 1, 2016 to June 30, 2017 to be submitted to the Iowa Department of Transportation, 391; approving the plans, specifications, form of contract and estimate of cost for the FY2018/2019 Manhole Rehabilitation & Replacement Program, CIP #30034, 392; approving the agreement with THF Davenport North Development, LLC to

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install traffic signals at the intersection of Elmore Avenue and the main entrance to Wal-Mart and reimbursement to the city for installation costs, 393; awarding a contract for the Sterilite Sanitary Sewer Extension project & EIIC Future Growth Sanitary Sewer Extension project to Legacy Corporation of Illinois, of East Moline IL, in the amount of \$598,880, CIP #30040, 394; awarding a contract for the River's Edge roof replacement to Sterling Commercial Roofing Inc. of Sterling, IL, in the amount of \$475,100, CIP #64045, 395; approving the contract for the East 29th Street Pavement Improvement Project from Langman Construction, Inc. at the price of \$347,486.55 and authorizing Mayor Frank Klipsch to sign and manage any related agreements, CIP# 35030, 396.

The following motion passed: awarding a contract for the alley reconstruction - Tremont to Carey, behind St. Paul's to Hyperion Construction LLC of Davenport, in the amount of \$60,279, CIP #35017, 397.

Finance: The following resolutions were adopted: approving the Unum Group to be the carrier for the City of Davenport's employee Life, Long-term Disability (LTD), Accidental Death & Dismemberment (AD&D), and Voluntary Life insurance coverages, 398; approving a Memorandum of Understanding By and Between Davenport Sister Cities, Incorporated and the City of Davenport, 399; awarding a contract for the clean-out of Digester #3 at the Water Pollution Control Plant to Nutri-Ject Systems, Inc. of Hudson, IA in the amount of \$133,437.20, 400.

The following motions were passed: awarding a contract for the clarifier drive project at the Water Pollution Control Plant to FabTec WWS of O'Fallon, MO in the amount of \$78,000, 401; ratifying and approving additional purchases and installation of Dell Computers and Havis Mounts for the Fire Department from Dell Marketing, LP of Chicago, IL for an amount not to exceed \$53,000, CIP# 20339, 402; awarding a contract for the purchase and installation of a playground at Garfield Park to Boland Recreation of Marshalltown, IA in the amount of \$59,900, CIP# 64055, 403; approving a contract for the Fire Station #3 HVAC upgrade project to Crawford Company of Rock Island IL, in the amount of \$51,000, CIP# 63002, 404.

Other Ordinances, Resolutions and Motions: The following items were deleted: Motion for suspension of the rules to add and vote on the following item; resolution approving a license

September 13, 2017

to encroach pursuant to Chapter 12.36 in the east/west alley between Christie and Mound and 11th and 12th Streets for the purpose of constructing a patio service area (Baked Bread & Beer Company, petitioner).

On motion Council adjourned at 6:33 P.M.

A handwritten signature in black ink that reads "Jackie E. Holecek". The signature is written in a cursive, flowing style.

Jackie E. Holecek, MMC
Deputy City Clerk

City of Davenport

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

Action / Date
9/27/2017

Subject:
Approval of the Report of the Committee of the Whole for September 20, 2017

ATTACHMENTS:

Type	Description
▢ Cover Memo	2017-0920 COW Report

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	9/21/2017 - 10:04 AM

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, September 20, 2017---

The Council observed a moment of silence. Pledge of Allegiance. The Council met in Committee of the Whole at 5:30 PM with Mayor Klipsch presiding and all alderman present. The following Public Hearings were held: Community Development: for the Ordinance for Case No REZ17-06 request of David A. Parochetti dba David A. Parochetti Revocable Trust to remove conditions of City Ordinance 1999-569 on 0.70 acre located at the northwest corner of West Kimberly Road and Sturdevant Street (1616 West Kimberly Road and 3910 Sturdevant Street). The previous development was to be a Schnucks grocery store. Removal of the conditions would allow development of a quick service restaurant (Taco Bell); on the Consolidated Plan Annual Performance Evaluation Report for the year ending June 30, 2017. Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development: Ald. Gripp reviewed all items listed. On motion by Ald. Meeker, second by Ald. Ambrose to table for one cycle the Ordinance for Case No. REZ17006 (FAILED, Ald. Gripp, Gordon, Meginnis, Dunn, Matson and Dickmann). On motion by Ald. Gripp, second by Ald. Gordon item #2 moved to the Discussion Agenda and all other items moved to the Consent Agenda. Public Safety: Ald. Matson reviewed all items listed. On motion by Ald. Dickmann, second by Ald. Ambrose the resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s) was amended to add the West High Homecoming Parade. On motion by Ald. Dickmann, second by Ald. Ambrose all items moved to the Consent Agenda. Public Works: Ald. Ambrose reviewed all items listed. On motion by Ald. Dunn, second by Ald. Matson all items moved to the Consent Agenda. Finance: Ald. Tompkins reviewed all items listed. On motion by Ald. Tompkins, second by Ald. Rawson all items moved to the Consent Agenda. Council adjourned at 8:20 p.m.

City of Davenport

Agenda Group: Council
Department: Office of the Mayor
Contact Info: Nevada Lemke
Wards: All

Action / Date
9/27/2017

Subject:
Indigenous Peoples Day

ATTACHMENTS:

Type	Description
▢ Cover Memo	Indigenous Peoples Day

REVIEWERS:

Department	Reviewer	Action	Date
Office of the Mayor	Admin, Default	Approved	9/7/2017 - 4:50 PM
Finance Committee	Admin, Default	Approved	9/7/2017 - 4:51 PM
City Clerk	Admin, Default	Approved	9/7/2017 - 4:51 PM



City of Davenport, Iowa

Proclamation

- Whereas** the City of Davenport is a diverse community and diversity is valued by its leaders and residents; and
- Whereas** the City of Davenport strives to have a diverse workforce and be a welcoming community to people of all cultures and backgrounds; and
- Whereas** Indigenous People have made many positive contributions to present day society nationally and locally; and
- Whereas** Indigenous People have been historically oppressed, marginalized and under-represented in our celebrations and leadership circles; and
- Whereas** Indigenous Peoples Day was first proposed in 1977 by a delegation of Native Nations to the United Nations-sponsored International Conference on Discrimination Against Indigenous Populations in the Americas; and
- Whereas** Indigenous Peoples Day allows for all people to honor their origins and ancestors who overcame challenges so that one day their descendants might reap the reward of living equally and peacefully with one another and with the earth.
- Now therefore** We, Mayor Frank Klipsch and the Davenport City Council, do hereby proclaim October 9th, 2017 as

Indigenous Peoples Day

In the City of Davenport. We encourage celebration through intentional community gatherings to learn more about the cultures, contributions and values of Indigenous Peoples and urge our residents to be in solidarity with Indigenous Peoples across the United States.

Dated this 27th day of September, 2017


Frank J. Klipsch
Mayor of Davenport


Jackie E. Holecek, MMC
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286
Wards: 7th

Action / Date
9/20/2017

Subject:

First Consideration: Ordinance for Case No REZ17-06 request of David A. Parochetti dba David A. Parochetti Revocable Trust to remove conditions of City Ordinance 1999-569 on 0.70 acre located at the northwest corner of West Kimberly Road and Sturdevant Street (1616 West Kimberly Road and 3910 Sturdevant Street). The previous development was to be a Schnucks grocery store. Removal of the conditions would allow development of a quick service restaurant (Taco Bell). [7th Ward]

PROTEST RATE EXCEEDS 20.0% (REQUIRES EIGHT VOTES FOR PASSAGE,
THREE-FOURTHS VOTE IF ABSTENTION FOR CONFLICT OF INTEREST)

Recommendation:

PROTEST RATE EXCEEDS 20.0% (REQUIRES EIGHT VOTES FOR PASSAGE,
THREE-FOURTHS VOTE IF ABSTENTION FOR CONFLICT OF INTEREST)

THE PROTEST RATE IS 24.0%.

Findings:

The rezoning conforms to the comprehensive plan.

Recommendation:

At its regular meeting on September 05, 2017, the City Plan and Zoning Commission recommended approval of the petition subject to the following conditions:

1. That the conditions be removed from City Ordinance No. 99-569 as they relate to the proposed development;
2. That downcast luminaries and LED lighting be used;
3. That if the proposed development causes the need for signalization the developer will pay for one-fourth (25%) of the cost;
4. That the City make the intersection improvements as proposed in the email from Gary Statz dated August 09, 2017 as follows:
 - Parking be removed on the west side of Sturdevant to 300 feet north of Kimberly;
 - Add a painted lane and centerline near the intersection to separate southbound traffic on Sturdevant;
 - New traffic counts be used to determine if the criteria have been met for signalization (the Taco Bell proposed counts will also be used) (see condition No.3)

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

Relationship to Goals:

Welcome investment.

Background:

The property was part of the rezoning to allow for the Schnucks market. The rezoning placed a number of conditions related to traffic improvements, especially related to the Kimberly and Division intersection as well as access restrictions (please refer to the attachment City Ordinance 1999-569). The petitioner is proposing to remove those conditions but is open to new conditions related to the proposed project. Note: The development of the Kwik Star facility was on the land initially zoned "C-2" (old Geifman's site) and not part of the rezoning for the proposed Schnuck's development, therefore those conditions were not applied to the Kwik Star development.

The petitioner's request is to remove the conditions of City Ordinance 99-569 from the property to facilitate development of a portion of the property to which the conditions apply. Since the development of a major grocery store or any large retail use on the property is now a moot point, the removal of the conditions should occur. Note: The zoning of a property does not automatically revert if a development does not happen; for that to occur an overt action to rezone (downzone) the property by the owner or possibly by the City must occur.

Most of the concerns raised by neighbors are related to traffic issues. These have been reviewed by the Traffic Engineer and his comments are incorporated in the technical review portion of the report as well as being an attachment. The use of full downcast luminaires as well as LED lighting should suffice to limit concerns site lighting. The City should revisit the need for the extent of commercial zoning in the area.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	REZ17-06 Ord only
▣ Backup Material	REZ17-07 SR background
▣ Backup Material	REZ17-07 notices & protests

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	9/14/2017 - 9:27 AM
Community Development Committee	Berger, Bruce	Approved	9/14/2017 - 9:27 AM
City Clerk	Admin, Default	Approved	9/14/2017 - 12:19 PM

ORDINANCE NO.

ORDINANCE for Case No REZ17-06 request of David A. Parochetti dba David A. Parochetti Revocable Trust to remove conditions of City Ordinance 1999-569 on 0.70 acre located at the northwest corner of West Kimberly Road and Sturdevant Street (1616 West Kimberly Road and 3910 Sturdevant Street). The previous development was to be a Schnucks grocery store. Removal of the conditions would allow development of a quick service restaurant (Taco Bell). [7th Ward]

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

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

Part of the Northeast Quarter of Section 15, Township 78 North, Range 3 East of the 5th P.M. being more particularly described as follows:

Lot 16 of Victory Acres and Lot 1 of Ken's Addition being a replat of Lot 17 of Victory Acres. Said tract contains 0.72 acres, more or less.

The Plan and Zoning Commission accepted the findings and forwards Case No. REZ17-06 to the City Council for approval subject to the following conditions:

1. That the conditions be removed from City Ordinance No. 99-569 as they relate to the proposed development;
2. That downcast luminaries and LED lighting be used;
3. That if the proposed development causes the need for signalization the developer will pay for one-fourth (25%) of the cost;
4. That the City make the intersection improvements as proposed in the email from Gary Statz dated August 09, 2017 as follows:
 - Parking be removed on the west side of Sturdevant to 300 feet north of Kimberly;
 - Add a painted lane and centerline near the intersection to separate southbound traffic on Sturdevant;
 - New traffic counts be used to determine if the criteria have been met for signalization (the Taco Bell proposed counts will also be used) (see condition No.3)

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch
Mayor

Attest: _____
Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____

From: [Statz, Gary](#)
To: [Wille, Wayne](#)
Cc: [Leabhart, Tom](#)
Subject: Taco Bell traffic
Date: Wednesday, August 09, 2017 4:24:46 PM

Wayne,

Here are some comments I have about the Taco Bell site. If you have any questions or want me to add/remove anything, please let me know.

The proposed Taco Bell site at the northwest corner of Kimberly Rd and Sturdevant St shows two access points. One of them is a shared access with Kwik Star and the other is near the north lot line on Sturdevant, across from the entrance to the dentist office. These are acceptable locations because they are as far away from the intersection as possible. The access point on Kimberly is right-in, right-out because of the median on Kimberly Road. The access point on Sturdevant will be for ingress and egress and is located approximately 175 feet from Kimberly Road. I do not expect this access point to have any effect on traffic near Kimberly and Sturdevant.

We do not have traffic volumes from Sturdevant and to do so now would not be representative of a normal day because of the construction project at Division and Kimberly. We will take traffic counts on Sturdevant soon after that project is finished so that we have a baseline for what a normal day looks like there. According the DOT, the traffic volume on Kimberly Road that passes this site is 20,400 vehicles per day. The peak hour is from 4:00 PM to 5:00 PM when 1750 vehicles pass the site from both directions combined on Kimberly. The peak hour on Division Street north of Kimberly has 1230 vehicles. Transaction counts from a comparable Taco Bell were provided and I am assuming that those numbers correlate to the number of vehicles entering the site, even though the number of orders has to be a little higher than the number of vehicles. The count on a recent Friday, which is typically the busiest day of the week, was 631. The average day has a volume of 542. The peak time period is during lunch with 192 vehicles on that Friday between 11 AM and 2 PM. This equates to 1 vehicle every 56 seconds. The next peak is the dinner time with traffic averaging 1 vehicle every 1:23.

Although I don't have traffic counts on Sturdevant, it is probably safe to say that its peaks coincide with school pickup and drop-off time at JFK Catholic School. Their day is from 7:45 AM to 3:00 PM. These two times coincide with the slower times at Taco Bell. Taco Bell is open for breakfast, but the traffic count showed only 11 transactions between 5 – 8 AM on that Friday. Even if all of those were during the school drop-off period of 7:30 – 8:00 AM, that would only be one car every 3 minutes. The Taco Bell volume between 2 – 5 PM, which would be during the school pickup times, had 95 transactions. This equates to about 1 car every 2 minutes. These volumes from Taco Bell are very low during the peak school times, so I do not see a concern with school and restaurant traffic combining to cause any problems.

Crash data was collected for the intersection of Kimberly and Sturdevant. There were 5 crashes in the intersection between cars on Sturdevant and on Kimberly during the past 5 years. Four of the crashes involved a driver going northbound on Sturdevant and hitting someone on Kimberly. Only 1 crash was caused by someone going southbound on Kimberly. There were numerous other crashes in this area that were mostly rear-end crashes on Kimberly and were unrelated to the intersection. So traffic coming from the north leg of the intersection, which is applicable to this proposed site, has caused only 1 crash in 5 years.

I am proposing some changes to the roadway. The parking along the west side needs to be

removed from Kimberly to a point about 300 feet north of Kimberly. The road will seem congested if cars are parked on both sides of the street. This can be accomplished with an ordinance change. We should also paint a lane line and centerline near the intersection so southbound traffic can split into two lanes closer to Kimberly. City forces can easily do this work and there is no need for the petitioner to complete this. There is also the issue of a potential traffic signal at Sturdevant. Division and Sturdevant are 875 feet apart, so a traffic signal could be located there. When we take traffic counts after the Division Street construction is complete, we will know how close the traffic volumes are to meeting the criteria for signalization. I propose that if the current traffic volumes are short of signalization criteria and the Taco Bell puts us over the threshold for signalization, then the petitioner shall pay the proportion of Sturdevant traffic exiting onto Kimberly that necessitated the signalization. City staff will conduct all of the traffic counts and traffic signals will be installed only if the warrants in the Manual on Uniform Traffic Control Devices are met. The City will design and construct the signals and the petitioner would simply have to pay a percentage of the construction costs based on the traffic generated by the site.

Overall, I do not see a big impact to the surrounding neighborhoods. Most of the traffic will be on Kimberly and on Division and some, especially eastbound Kimberly traffic, will enter via Sturdevant. I do not expect a lot of people to cut through the neighborhoods to get to this site unless they live nearby.

Gary Statz, PE
Traffic Engineer
City of Davenport

From: [Fisher, William \(Billy\)](#)
To: [Wille, Wayne](#)
Cc: [Sim, Nicholas](#); [Kay, Amy](#)
Subject: RE: Request for comments
Date: Monday, July 24, 2017 7:27:23 AM
Attachments: [image001.png](#)

They will be required to meet the water quality standards and treat the first 1.25" rain on site.

Thank you,

[Billy Fisher, CPMSM](#)
Urban Conservationist
City of Davenport
Ph - 563-888-2107
Fax - 563-327-5182

From: Wille, Wayne

Sent: Thursday, July 13, 2017 4:49 PM

To: Berger, Bruce; Cox, David; Driskill, Amy; DuBois Julie; Fisher, William (Billy); Flynn, Matt; Glessner, Antonio ; Hayman, Michael; Heyer, Brian; Hock, Scott; Jacobsen, Henry; Johnson, Christopher T.; Johnson, Joy ; Jones, Todd; Kay, Amy; Koops, Scott E.; Leabhart, Tom; Longlett, Eric; McGee, Mike; Morris, Kathy; Peterson, Zach; Ralfs, Jacob; Rusnak, Ryan; Schadt, Brian; Scheible, Kurt; Sim, Nicholas; Statz, Gary; Tate, Art; Wille, Wayne

Subject: Request for comments

This item will go for public hearing before the Plan and Zoning Commission on August 1st; please have comments/concerns back to me by Tuesday July 25th. Thank You.

Wayne Wille, CFM - Planner II

Community Planning Division

226 W 4th St - Davenport IA 52801

563-326-6172 - wtw@ci.davenport.ia.us

563-326-7765 - planning@ci.davenport.ia.us

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



From: [Leabhart, Tom](#)
To: [Wille, Wayne](#)
Subject: RE: Request for comments
Date: Thursday, July 20, 2017 8:44:47 AM
Attachments: [image001.png](#)

Wayne,
I have no comments at this time.
Tom Leabhart, P.E.
Davenport Public Works
563-327-5155

From: Wille, Wayne
Sent: Thursday, July 13, 2017 4:49 PM
To: Berger, Bruce; Cox, David; Driskill, Amy; DuBois Julie; Fisher, William (Billy); Flynn, Matt; Glessner, Antonio ; Hayman, Michael; Heyer, Brian; Hock, Scott; Jacobsen, Henry; Johnson, Christopher T.; Johnson, Joy ; Jones, Todd; Kay, Amy; Koops, Scott E.; Leabhart, Tom; Longlett, Eric; McGee, Mike; Morris, Kathy; Peterson, Zach; Ralfs, Jacob; Rusnak, Ryan; Schadt, Brian; Scheible, Kurt; Sim, Nicholas; Statz, Gary; Tate, Art; Wille, Wayne
Subject: Request for comments

This item will go for public hearing before the Plan and Zoning Commission on August 1st; please have comments/concerns back to me by Tuesday July 25th. Thank You.

Wayne Wille, CFM - Planner II
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[Click here for more information about the Zoning Ordinance Rewrite](#). Spread the Word!



\$16.00

04876-200 01

99-569

ORDINANCE NO.

ORDER OF

ORDINANCE for the rezoning of 4.8 acres, more or less, of real property located north of West Kimberly Road between Division and Sturdevant Streets from "R-3" Moderate Density Dwelling District to "C-2" General Commercial District to facilitate retail development. Schnuck Markets, Inc., petitioner.

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

SECTION 1. The following described unit of Scott County, Iowa real estate is hereby rezoned from "R-3" Moderate Density Dwelling District to "C-2" General Commercial District - Schnuck Markets, Inc., petitioner. The property has the following legal description:

Part of the Southwest Quarter of the Northeast Quarter of Section 15, Township 78 North, Range 3 East of the 5th P.M. being more particularly described as follows:

Lot 1 (except the South 15.5 feet) of Ken's Addition also known as a replat of Lot 17 of Victory Acres an addition to the City of Davenport, Iowa; and Lot 16 (except the south 15.5 feet), the East 200 feet of Lot 19, Lot 20 (except the West 35 feet), Lot 21, Lot 22, the East 200 feet of Lots 23 and 24, and the West 209.47 feet of Lot 25 all in Victory Acres, an addition to the City of Davenport, Iowa. Combined parcels contain 4.8 acres, more or less.

The rezoning is to facilitate development of a Schnuck's Market. The rezoning is subject to the following special conditions:

1. that the petitioner dedicate 15 feet of right-of-way the length of its Kimberly Road frontage and construct right turn deceleration lanes for all driveways at its sole expense as per City specifications and shall be constructed prior to the issuance of occupancy permits. All Kimberly Road driveways shall also meet Iowa Department of Transportation standards;
2. that the site will be limited to a single driveway on Sturdevant Street (the northernmost). The City of Davenport shall approve the design of said driveway which will be limited to right turn only turning movements for customers leaving the store, said turn lanes shall be constructed prior to the issuance of occupancy permits;
3. that the petitioner contribute \$350,000 to be put in an escrow account prior to the issuance of any building permit for the purpose of rebuilding the West Kimberly Road and Division Street intersection. The City would construct the improvements when funding is available for the entire intersection project. The provisions of this condition will be superseded if the petitioner and the City enter into a separate street construction agreement to address the obligations related to the Kimberly-Division intersection;
4. that the petitioner dedicate 10 feet of right-of-way the length of its Division Street frontage;
5. that the development shall be limited to a single driveway access to Division Street (at 40th Street) unless a shared driveway is arranged with the convenience store/service station. Deceleration lanes will not be required on Division Street, however, left turn lanes for driveways shall be required and constructed at the

petitioner's sole expense and shall be completed prior to the issuance of occupancy permits;

6. that the architectural elevations and materials shall be approved by the City of Davenport Plan and Zoning Commission Design Review Committee and shall meet the architectural standards of the "HCOD" Highway Corridor Overlay District ordinance. The architectural design and materials shall be similar to those shown in Exhibit "B";

7. that 5 percent of the project parking area have a permeable surface and be in landscapes peninsulas and islands;

8. that a landscape plan be submitted to and approved by the City of Davenport. The plan shall include berming, landscaping and a six foot privacy fence at the project's rear property line or other location agreed to by Our Lady of Victory Church. Landscape materials shall meet the requirements of the "HCOD" Highway Corridor Overlay District ordinance;

9. that signage shall be limited to two 15 foot monument or ground signs constructed with a masonry base and building mounted signage and that no billboards will be allowed on this site;

10. that a site plan in conformance with the requirements of Chapter 17.56 of the 1995 Davenport Municipal Code entitled "Site Plans" be submitted to, and approved by, the City of Davenport prior to the issuance of any building or foundation permit;

11. that the petitioner agree to install and pay for speed bumps in the driveway of Our Lady of Victory Church to discourage Schnuck's customers from cutting through the property, if requested by the Church;

12. that the project lighting be limited to downcast luminaries and that lighting be directed away from neighboring properties; and

13. that a stormwater management plan for the subject property at full projected development be submitted to and approved by the Engineering Division of the Public Works Department in writing prior to the issuance of any building permit and that such plan allow no increase in stormwater runoff.

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

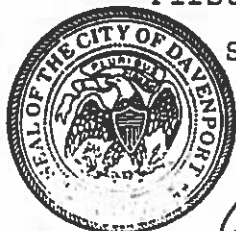
REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

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

First Consideration December 15, 1999

Second Consideration December 15, 1999

Approved December 15, 1999

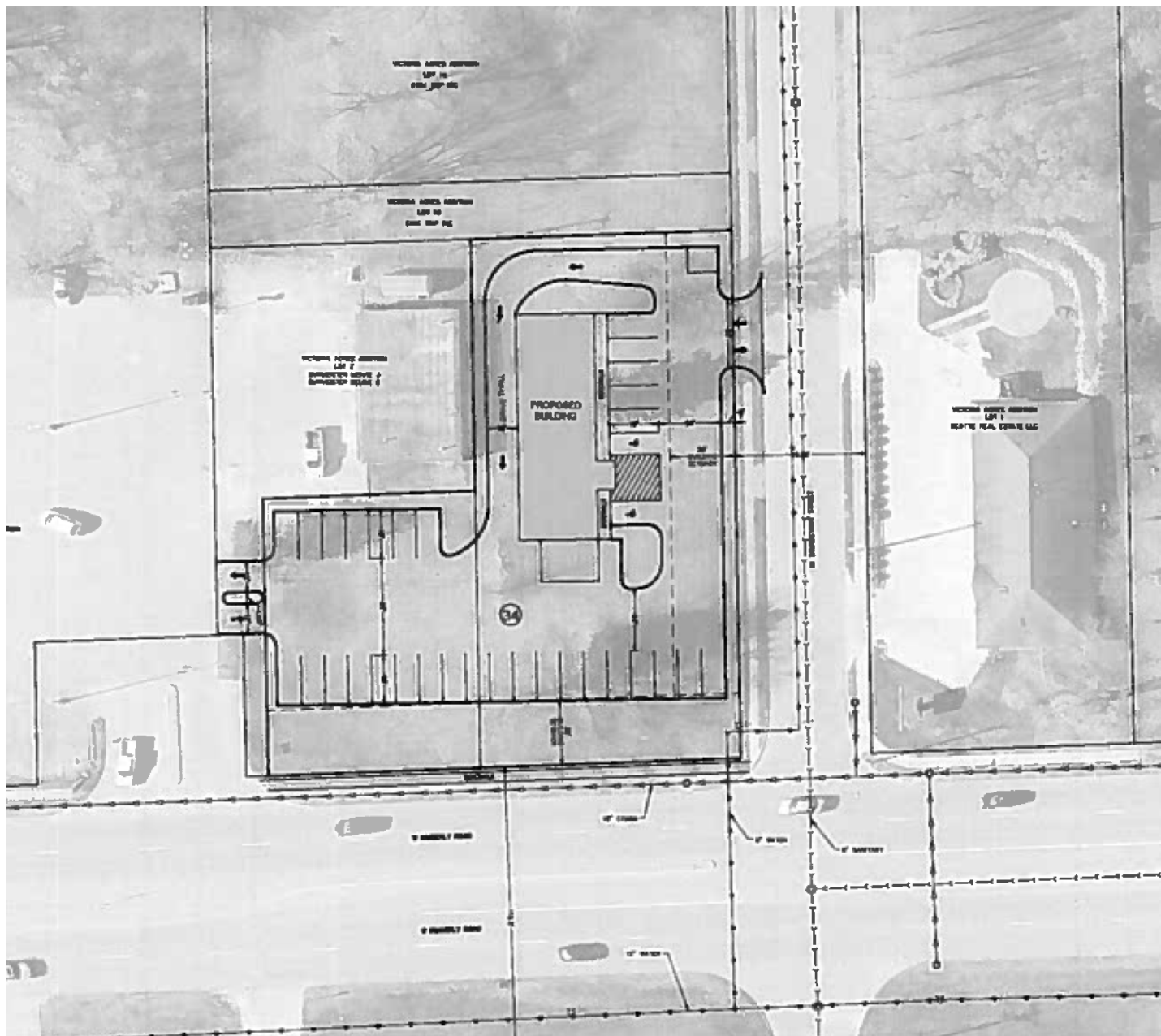


Attest:

Jackie E. Raggsdale
Jackie E. Raggsdale, CMC
Deputy City Clerk

Phillip C. Yerington
Phillip C. Yerington, Mayor

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



Concept plan



Sturdevant & Kimberly - southeast corner



Sturdevant & Kimberly – southwest corner



Sturdevant & Kimberly – northeast corner



Sturdevant & Kimberly – northwest corner



Sturdevant Street – view southwest at approximate site



Sturdevant Street – view southeast at dental office across street from site

owner		address	C-S-Z
KWIK TRIP INC		1626 OAK ST	LACROSSE WI 54603
KWIK TRIP INC		1626 OAK ST	LACROSSE WI 54603
KWIK TRIP INC		1626 OAK ST	LACROSSE WI 54603
KWIK TRIP INC		1626 OAK ST	LACROSSE WI 54603
JUDY M DISNEY	ROBERT O DISNEY	3937 STURDEVANT ST	DAVENPORT IA 52806
BEATTIE REAL ESTATE LLC		1544 W KIMBERLY RD	DAVENPORT IA 52806
BRIAN L FRENCH		1530 W KIMBERLY RD	DAVENPORT IA 52806
MONTE J BURMEISTER	DELSIE B BURMEISTER	2907 W 68TH ST	DAVENPORT IA 52806
GOLD KEY AUTO LLC		1310 E KIMBERLY RD	DAVENPORT IA 52807
LEROY ANTHONY DIETRICH	KAREN DIETRICH	1605 W KIMBERLY RD	DAVENPORT IA 52806
KENNETH A MADDEN	JOLINE A MADDEN	3849 STURDEVANT ST	DAVENPORT IA 52806
NEIL R MCREYNOLDS	AMI D MCREYNOLDS	1535 W KIMBERLY RD	DAVENPORT IA 52806
ALD MATSON			

PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – AUGUST 01, 2017 5:00 P.M.
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Case No. REZ17-06: Request of David A. Parochetti dba David A. Parochetti Revocable Trust to remove conditions of City Ordinance 1999-569 on 0.70 acre located at the northwest corner of West Kimberly Road and Sturdevant Street (1616 West Kimberly Road and 3910 Sturdevant Street). The previous development was to be a Schnucks grocery store. Removal of the conditions would allow development of a quick service restaurant.

The City Plan and Zoning Commission will conduct a public hearing concerning this matter at **5:00 p.m., Tuesday August 01, 2017** in the **Council Chambers of Davenport City Hall at 226 West 4th Street**, Davenport, Iowa.

This public hearing is the first step in the review/approval process. The City Plan and Zoning Commission will consider (vote on a recommendation) the petition at its regular meeting on Tuesday August 15, 2017. The Commission's report and recommendation will then be forwarded to the City Council. The City Council will then hold its own public hearing, as required by state law. You should also receive a notice of the City Council's public hearing. For the ordinance to be approved, it must be read/considered at three (3) separate City Council meetings. For the specific dates and times of subsequent meetings, please call the phone number below.

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

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

(detach here)

The undersigned – **opposes / does not oppose (circle one)** Petition of David A. Parochetti (REZ17-06)

Comments: _____

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

NAME _____
ADDRESS _____
DATE _____

(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

EX-1

PROPOSED TACO BELL

PAVEMENT, SIGN

SITE EXHIBIT 4

MISSION, INC.

10000 N. 100TH AVE., SUITE 100

EDMONT, CO 80021

Legend:

- Building
- Parking
- Landscaping
- Site
- Proposed
- Existing

Properties labeled:

- Disney
- French
- Beattie Real Estate LLC
- McReynolds
- Madden
- Dietrich
- Gold Key Auto LLC
- Burmeister
- Site
- Kwik Trip Inc
- 200 Foot Notice Limit

Streets labeled:

- STURDEVANT ST
- W KIMBERLY RD

0 50 100 200 Feet

Notification Plat



Notification Plat



TEMPLATE Rezoning Protest List

PARCEL NUMBER	NOTICE AREA	NOTICE %	PROTEST (YES/NO)	PROTEST %	PROPERTY ADDRESS	PROPERTY OWNER(S)	OWNER ADDRESS	OWNER CITY/STATE/ZIP
FORMAT ROW	0.00	0.0%		0.0%				
M1506-13	22578	8.3%		0.0%	3938 STURDEVANT ST	KWIK TRIP INC	1626 OAK ST	LACROSSE WI 54603
M1506-12A	15553	5.7%		0.0%	3930 STURDEVANT ST	KWIK TRIP INC	1626 OAK ST	LACROSSE WI 54603
M1506-12B	4416	1.6%		0.0%		KWIK TRIP INC	1626 OAK ST	LACROSSE WI 54603
M1506-08	44071	16.2%		0.0%	1638 W KIMBERLY RD	KWIK TRIP INC	1626 OAK ST	LACROSSE WI 54603
M1506-21A	13782	5.1%	YES	5.1%	3937 STURDEVANT ST	JUDY M DISNEY	3937 STURDEVANT ST	DAVENPORT IA 52806
M1506-20	30087	11.0%	YES	11.0%	1544 W KIMBERLY RD	BEATTIE REAL ESTATE LLC	1544 W KIMBERLY RD	DAVENPORT IA 52806
M1506-21B	7584	2.8%	YES	2.8%	1530 W KIMBERLY RD	BRIAN L FRENCH	1530 W KIMBERLY RD	DAVENPORT IA 52806
M1506-10A	11203	4.1%		0.0%	1630 W KIMBERLY RD	MONTE J BURMEISTER	2907 W 68TH ST	DAVENPORT IA 52806
M1511-01	8575	3.1%		0.0%	1633 W KIMBERLY RD	GOLD KEY AUTO LLC	1310 E KIMBERLY RD	DAVENPORT IA 52807
M1511A11	14062	5.2%	YES	5.2%	1605 W KIMBERLY RD	LEROY ANTHONY DIETRICH	1605 W KIMBERLY RD	DAVENPORT IA 52806
M1511A12	4799	1.8%		0.0%	3849 STURDEVANT ST	KENNETH A MADDEN	3849 STURDEVANT ST	DAVENPORT IA 52806
M1511A30	405	0.1%		0.0%	1535 W KIMBERLY RD	NEIL R MCREYNOLDS	1535 W KIMBERLY RD	DAVENPORT IA 52806
FORMAT ROW	0.00	0.0%		0.0%				

PARCELS 177,115 64.9%
ROW 95,684 35.1%

Alderman: MATSON

TOTAL
NOTICE AREA 272,798.4 100% **24.0% PROTEST RATE**

Protests: 4

Properties: 12

Wille, Wayne

From: Judy Disney <disnejm@yahoo.com>
Sent: Friday, July 28, 2017 9:34 AM
To: Planning Division – CPED
Cc: mmatson@ci.davenport.ia.us; Gordon, Jason; Meeker, Gene; sburrage@ci.davenport.ia.us; nbrown@ci.davenport.ia.us; Ambrose, Ray; Justin, Jeff; bboom@ci.davenport.ia.us; bedmond@ci.davenport.ia.us; bbarnhill@ci.davenport.ia.us; Wille, Wayne; Flynn, Matt
Subject: Taco Bell at Sturdevant and Kimberly Road

Case No. REZ17-06 Removal of the conditions would allow development of a quick service restaurant. (TACO BELL)

To: Office of Community Planning and Zoning Commission
Department of Community Planning and Economic Development
City Hall
Davenport, IA 52801
Phone: 563-326-7765
Email: Planing@ci.davenport.ia.us

We are opposed to the REZONING of this Property for Taco Bell a fast food restaurant.

Below are the concerns that we have for the purposed building of the Taco Bell at the corner of Sturdevant St and Kimberly Rd.:

1. It devalues the current residents properties who have lived here long before the property on Sturdevant was changed to a Commercial property. It would be the neighborhoods desire to see that the Sturdevant St portion of the property be rezoned to residential to maintain the value of the neighborhood.

History on this property:

The commercial property was contained to Kimberly Rd portion. (Geifmans and strip mall)

Sturdevant St. had houses on the west side all the way to Kimberly Rd.

Schnucks purchased the larger property and the city allowed all the property to be rezoned commercial. Schnucks went to Bettendorf instead.

Schnucks sold the property to Kwik Star and Kwik Star only used the original portion of the property (Geifmans)

Now Kwik Star wants to sell off the small portion to Taco Bell that used to be a residential property; the corner behind Montey's at Kimberly Road and Sturdevant St.

2. The submitted plan for Taco Bell has the main entrance on Sturdevant St. There is no entrance from Kimberly Road that directly enters the planned fast food restaurant.

Sturdevant is a residential street not designed for heavy traffic in volume, or for larger size Trucks; such as the Semi Delivery Trucks for supplies and Trash removal trucks.

The thickness of the original concrete is not thick enough to support the increased volume of heavy vehicles.

3. Beattie Dental currently parks on the East Side of Sturdevant for 400 feet from Kimberly Road and this narrows the street for the steady flow of Buses, trucks, and cars from Kennedy School and Our Lady of Victory Church and the remaining neighborhood of Apartments and houses.

This Current Condition Of Traffic Is Already Extremely Congested And Dangerous. If Taco Bell Is Allowed To Be On This Corner It Will Make It Even More Congested, Crowded, And Dangerous.

We would like to recommend that a feasibility study be done before the city ever agrees to allowing a Fast Food Restaurant on this corner.

4. As a neighborhood we are greatly concerned also for the safety of the students who walk from Kennedy school in and around the neighborhood. There has already been issues for these pedestrians and it will only get worse with more traffic and congestion.

5. With more commercial property the increase of traffic is a huge problem for the residents. Left hand turns are next to impossible at the corner of Sturdevant and Kimberly Rd. - unless the city adds a traffic light.

Currently the traffic has to travel through the entire neighborhood across Sturdevant over 41 St. to Marquette in order to make a left hand turn at the light at Marquette and Kimberly Rd. Marquette and Kimberly Rd intersection has been a nightmare since Popeyes chicken was opened. Marquette is designed wider to deal with traffic, has a traffic light, and inspite of that, it still has created a traffic issue for residents.

6. Current road conditions on Sturdevant and 41Street are less than desirable. The city has been unable to keep up with repairing the streets with the current traffic flow and adding to it will only make these streets more dangerous to live on and drive on.
7. Trash has increased 10 fold in the neighborhood since Kwik Star Gas Station was opened. The neighborhood has also seen a 10 fold increase in Trash from Popeyes opening. We do not want to see another fast food restaurant like Taco Bell add additional Trash to the neighborhood. We have all worked hard to clean up after everyones mess!
8. Currently the City has had to put barricades up on the property in question to stop the flow of "cut through traffic" from the Kwik Star Gas Station to Sturdevant St. If the Taco Bell goes in on this corner it again just allows all the traffic from the Kwik Star to cut through the Taco Bell lot to Sturdevant St. This is extremely dangerous for traffic as well as pedestrians!
9. Looking at the proposed plan for the Taco Bell it appears to us that the Lot is too small and not wide enough to safely have traffic travel around the building for a drive through and for all the other traffic using the lot, plus handicap parking and other parking.
10. We believe the the Drive through will also cause additional noise issues for the neighborhood, as well as lights that will be on during the night, causing an issue for sleeping and sanity.
11. The current old trees and animals that live on the property will be destroyed, thus the green and natural beauty of the environment,the eco-systm and the neighborhood will also be destroyed and forever changed.

Robert O. Disney
Judy M. Disney
3937 N Sturdevant St
Davenport, Iowa 52806

July 27,2017

PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – AUGUST 01, 2017 5:00 P.M.
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Case No. REZ17-06: Request of David A. Parochetti dba David A. Parochetti Revocable Trust to remove conditions of City Ordinance 1999-569 on 0.70 acre located at the northwest corner of West Kimberly Road and Sturdevant Street (1616 West Kimberly Road and 3910 Sturdevant Street). The previous development was to be a Schnucks grocery store. Removal of the conditions would allow development of a quick service restaurant.

The City Plan and Zoning Commission will conduct a public hearing concerning this matter at **5:00 p.m., Tuesday August 01, 2017** in the **Council Chambers of Davenport City Hall at 226 West 4th Street**, Davenport, Iowa.

This public hearing is the first step in the review/approval process. The City Plan and Zoning Commission will consider (vote on a recommendation) the petition at its regular meeting on Tuesday August 15, 2017. The Commission's report and recommendation will then be forwarded to the City Council. The City Council will then hold its own public hearing, as required by state law. You should also receive a notice of the City Council's public hearing. For the ordinance to be approved, it must be read/considered at three (3) separate City Council meetings. For the specific dates and times of subsequent meetings, please call the phone number below.

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

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

(detach here)

The undersigned opposes / does not oppose (circle one) Petition of David A. Parochetti (REZ17-06)

Comments: I have concerns about traffic volume
on Sturdevant, especially traffic turning south from
proposed business.

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

NAME Matthew Beattie
ADDRESS 1544 W. Kimberly
DATE 8/1/2017
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

THE UNDESIGNED OPPOSE

PETITION OF DAVID A. PAROCHETTI;
(REZ17-06) COMMENTS:

NEIGHBOR - WE OPPOSE THIS
DEVELOPMENT AT THE CORNER
OF STURDEVANT; KIMBERLY RD.

I AM UNABLE TO ATTEND
THIS MEETING; HAVE TO GO TO
IOWA CITY FOR CHECK UP, I
DON'T HAVE A COMPETITOR TO HELP



SHARON DETTMANN
DORIE DETTMANN
3831 STURDEVANT
563-391-6865
1505 W. KIMBERLY APT. 4
DRAKEPORT, IOWA 2801
44184551

Learn more about the Lakota (Sioux) culture at sio.org/culture.

PUBLIC HEARING NOTICE
DAVENPORT PLAN AND ZONING COMMISSION

(detach here)

The undersigned opposes / does not oppose (circle one) Petition of David A. Parochetti (REZ17-06)

Comments: I do not want to see a Taco Bell at
this location.

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

NAME Brian French
ADDRESS 1530 W. Kimberly Rd.
DATE 8-6-17
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

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

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

(detach here)

The undersigned opposes / does not oppose (circle one) Petition of David A. Parochetti (REZ17-06)

Comments: _____

Entrance from Sturdevant is a bad idea.

Needs to be a traffic light at Sturdevant & Kimberly

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

NAME Tony Dietrich
ADDRESS 1605 W. Kimberly Rd.
DATE 8-5-2017
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

BUSH, MOTTO, CREEN, KOURY & HALLIGAN, P.L.C.

An Association of Attorneys and Counselors at Law

5505 VICTORIA AVENUE, SUITE 100

DAVENPORT, IA 52807

MICHAEL K. BUSH*

MICHAEL J. MOTTO, P.C.

JOSEPH C. CREEN*

WILLIAM J. BUSH, P.C.*

MICHAEL J. KOURY, JR.

KEVIN L. HALLIGAN, P.C.*

MICHAEL A. KOURY*

MICHAEL E. MOTTO, P.C.*

JOHN C. BUSH**

TELEPHONE

(563) 344-4900

FACSIMILE

(563) 344-8961

* ADMITTED IN IOWA AND ILLINOIS

* ADMITTED IN IOWA, ILLINOIS AND TEXAS

August 31, 2017

Davenport Planning and Zoning Commission

226 W. 4th St.

Davenport, IA 52801

Davenport City Council

226 W. 4th St.

Davenport, IA 52801

It has come to our attention that Taco Bell has requested the Planning and Zoning Commission and the City Council to remove thirteen conditions that are attached to its land, that were part of the City's requirement in approximately 2002 when Schnuck's was asking for rezoning. Some of the conditions that were imposed on this property relates to protecting the northern properties, neighbors, the school and the fact that there is a school with hundreds of children directly north of the Schnuck's property, and whose children cross over Sturdevant Street near 42nd Street and Sturdevant intersection, and play in the playground that is on Sturdevant. The concern at that time, and which continues today, is that development of the Sturdevant/Kimberly intersection with retail such as restaurants, and any and all conditions that are imposed or removed from that development will also apply, or become a pattern for future requests when each of the lots that are adjacent to the Taco Bell restaurant on the west side of Sturdevant (going north towards the school grounds) develops in the future.

I proposed to Attorney Greg Jager of the Pastrnak Law Firm that to protect the school, neighbors and the northern part of that community that:

1. The Taco Bell restaurant be required to have a right turn only curb cuts for its customers exiting the Taco Bell on to Sturdevant, and
2. Right turn only curb cuts for Taco Bell's customers who are entering Taco Bell

from the north on Sturdevant, so that the customers can turn right into Taco Bell.

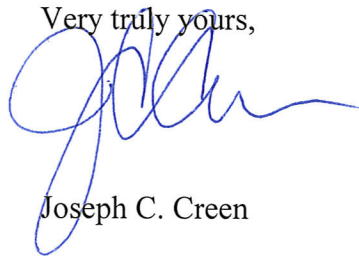
We oppose an open curb cut that will allow a customer of Taco Bell to turn left as they leave Taco Bell.

These right turn only curb cuts would inhibit or reduce traffic going north on Sturdevant from the Taco Bell, without undue burden on Taco Bell. Sturdevant is a very narrow residential road. As all of the four lots on Sturdevant develop, especially a restaurant that is open after school hours increase the Northbound traffic, this is a real concern to our client. This will endanger children at Sturdevant and 42nd Street leaving/entering school and who play on the school fields located on Sturdevant and crowd the neighbor unnecessarily. This is important because as the three other lots (north of the proposed Taco Bell) are developed more traffic will flow on the narrow Sturdevant Street.

If the foregoing restriction can be included in your consideration and as part of the condition of your approval, it will be my recommendation that the church and school agree to the removal of the other conditions that were, by ordinance, imposed upon the corner lot where Taco Bell intends to develop.

It is my understanding you are having a meeting on Tuesday, September 5th at 5:00 p.m. Unfortunately I cannot attend that meeting as it came to my attention late on Thursday evening and I will be in Iowa City.

Very truly yours,



Joseph C. Creen

JCC:kam

cc: Chad Steimle, JFK

Fr. Greiner, OLV

PASTRNAK LAW FIRM, P.C.

Attorneys at Law

313 W. 3rd Street

Davenport, IA 52801

Phone: (563) 323-7737, Ext. 216

Fax: (563) 323-7739

E-mail: jhamerlinck@pastrnak.com

Thomas J. Pastrnak*

Candy K. Pastrnak*

Troy D. Venner*

Thomas R. Schulz – Of Counsel *

Gregory S. Jager – Of Counsel**

Dee A. Runnels – Of Counsel **

* Admitted in Iowa and Illinois

** Admitted in Iowa Only

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

File No. 2550.038

June 26, 2017

TO THE PROPERTY OWNERS WHO MAY BE AFFECTED BY A REZONING APPLICATION

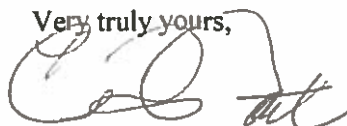
Re: Rezoning of Parcel Nos. M1506-10 and M1506-11 as identified by area highlighted in blue, consisting of consisting of 0.70 acre, more or less

Please be apprised that the undersigned represents David A. Parochetti Revocable Trust dated March 24, 1998 ("Developer"). It is the intent of the Developer to purchase the property to allow the construction of a proposed quick service food facility ("Development") and rezone the Property (to eliminate the need for the conditions in Ordinance No. 99-569 filed as Document No. 2000-04876 on February 23, 2000 when the property was intended to be developed for a grocery market).

We would like to hold a neighborhood meeting to discuss the request and have scheduled such meeting for Thursday, July 6, 2017 at 6:15 P.M. at the Davenport Public Library located at 3000 N. Fairmount St., Davenport, Iowa.

We look forward to your attendance at this meeting. Please advise your neighbors if you see that any of them have not be listed on the attached Exhibit "A" to this notice.

Very truly yours,



THOMAS J. PASTRNAK

Attorney at Law

TJP:jb

Enclosure

cc: Mike Matson, Kyle Gripp, Matt Flynn, Jason Gordon, Wayne Wille, Dave Parochetti

Exhibit A

- | | | | |
|----|--|----|--|
| 1 | Monte J. Burmeister
2907 W. 68th St.
Davenport, IA 52806 | 11 | Kenneth H. Madden
3849 STURDEVANT ST
DAVENPORT, IA 52806 |
| 2 | KWIK TRIP INC
1626 OAK ST
LA CROSSE, WI 54603 | 12 | Douglas W. Harbison
3839 STURDEVANT ST
DAVENPORT, IA 52806 |
| 3 | KWIK TRIP INC
1626 OAK ST
LA CROSSE, WI 54603 | 13 | Anthony Leroy Dietrich
1605 W KIMBERLY RD
DAVENPORT, IA 52806 |
| 4 | KWIK TRIP INC
1626 OAK ST
LA CROSSE, WI 54603 | 14 | Marjorie G. Tubbs
1347 W LOMBARD ST
DAVENPORT, IA 52804 |
| 5 | KWIK TRIP INC
1626 OAK ST
LA CROSSE, WI 54603 | 15 | GOLD KEY AUTO LLC
1310 E KIMBERLY RD
DAVENPORT, IA 52807 |
| 6 | BEATTIE REAL ESTATE LLC
1544 W KIMBERLY RD
DAVENPORT, IA 52806 | 16 | RIVERSIDE REAL ESTATE
Holdings, LLC
PO Box 6
LeClaire, IA 52753 |
| 7 | Brian L. French
1530 W KIMBERLY RD
DAVENPORT, IA 52806 | | |
| 8 | Harold T. Akins
1520 W KIMBERLY RD
DAVENPORT, IA 52806 | | |
| 9 | Judy M. Disney
3937 STURDEVANT ST
DAVENPORT, IA 52806 | | |
| 10 | Neil R. McReynolds
1535 W KIMBERLY RD
DAVENPORT, IA 52806 | | |

7-6-17

<u>NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>
Rabin Enoch	3947 Sturdevant	peperoch@gmail
Robert + Peppers	"	"
Chantell Roberts	"	"
Judy ^{Blayne} Keeney	1607 W 43rd	keeneyo@q.com
JIM STRATKER	4119 STURDEVANT	
Tony Dietrich	1605 W. Kimberly Rd	drtdolc@yahoo.com
MIKE MATSON	DAVIA	MATSON60thaus@msu.com
Kyle Gripp	4319 Belle Ave	KGripp34@gmail.com
Brian French	1530 W. Kimberly Rd	Frenchfrys03@yahoo.com
Mike Puente	1605 W 44th st	punchpuente@gmail.com
Ron & Jody Loetz	1450 W. 39th St.	ronloetz383@yahoo.com
Patricia Jean Johnson	4019 N Sturdevant	gigiarts@yahoo.com
Hecker Beneke	1445 W 40th ST	lebrunop@excite.com
Susan Stradtbeck	1422 W 40th St	wynafred@excite.com

July 6 mtg.

7/6 @ Dan Liscary

biggest concern:

Traffic. Streetlights

Lighting

Access points

Storm / Sanitary Sewers

- Stocking -

City of Davenport

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

Action / Date
9/6/2017

Subject:
Second Consideration: Ordinance to amend the division of the operational and capital funds in the Hilltop Self Supporting Municipal Improvement District. [Wards 3, 4, 5]

Recommendation:
Approve First Consideration.

Relationship to Goals:
Added emphasis on economic development.

Background:
On October 28, 2015 the Hilltop Self Supporting Municipal Improvement District ordinance was approved for 20 year extension.

The signed petition to amend the Hilltop SSMID included changing the division of operational and capital improvement funds. The petition laid out changing the operation tax not to exceed two dollars per thousand dollars of taxable value (currently at one dollar per thousand dollars) and changing the capital improvement fund not to exceed one dollar per thousand dollars of taxable value (currently at two dollars per thousand dollars). The overall dollar amount between the operation tax and capital improvement fund remains unchanged and is not to exceed three dollars per thousand dollars of taxable value. The ordinance approved on October 25, 2015 did not reflect this change in the division of funds.

This amendment will bring the Hilltop SSMID ordinance into concurrence with petition that was circulated and signed in order to extend the SSMID term.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Hilltop SSMID Amended ORD

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Rhoads, Jessica	Approved	8/31/2017 - 3:42 PM

ORDINANCE NO. _____

ORDINANCE to amend the division of the operational and capital funds in the Hilltop Self Supporting Municipal Improvement District.

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

SECTION 1: Section 3.35.050 amended to provide that the rate of tax levied annually for the operation tax shall not exceed two dollars per thousand dollars of taxable value rather than the current one dollar per thousand dollars.

SECTION 2: Section 3.35.070 amended to provide that the rate of tax levied annually for the capital improvement fund shall not exceed one dollar per thousand dollars of taxable value rather than the current two dollars per thousand dollars.

NOW THEREFORE, the Davenport Municipal Code Section 3.35.050 and 3.35.070 are amended so that the operation tax shall not exceed two dollars per thousand dollars of taxable value and the capital improvement fund shall not exceed one dollar per thousand dollars of taxable value.

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

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

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

First Consideration _____,

Second Consideration _____,

Approved _____.

Attest:

Approved:

Jackie E. Holecek, CMC
Deputy City Clerk

Frank Klipsch
Mayor

Published in the Quad City Times on _____

City of Davenport

Agenda Group:
Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286
Wards: 6th

Action / Date
9/20/2017

Subject:

Resolution approving Case No. FDP17-07 being the request of Legacy Design Group for a PDD final development plan on 1.5 acres, more or less, being Lot 1 and part of Lot 2 of Terrace Ridge Park 8th Addition located west of Utica Ridge Road and north of Crow Creek Road. [6th Ward]

Recommendation:

Findings:

The development is in full conformance with the comprehensive plan.

The development continues the development of the regional commercial corridor.

Recommendation:

The Plan and Zoning Commission accepted the finding and forwards Case No. FDP17-07 to the City Council for approval subject to the following condition:

That the development comply with Chapter 13.34 entitled Stormwater Management

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

Relationship to Goals:

Welcome investment.

Background:

The proposal is to construct a My Place Hotel, being three (3) stories and containing 64 guest units.

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

ATTACHMENTS:

Type	Description
▣ Resolution Letter	FDP17-07 Res Only
▣ Backup Material	FDP17-07 SR Background
▣ Backup Material	FDP17-07 Site Set
▣ Backup Material	FDP17-07 Elevation set

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	9/14/2017 - 9:21 AM
Community Development Committee	Berger, Bruce	Approved	9/14/2017 - 9:21 AM
City Clerk	Admin, Default	Approved	9/14/2017 - 12:20 PM

Resolution No. _____

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. FDP17-07 being the request of Legacy Design Group for a PDD final development plan on 1.5 acres, more or less, being Lot 1 and part of Lot 2 of Terrace Ridge Park 8th Addition located west of Utica Ridge Road and north of Crow Creek Road. [6th Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final development plan for Legacy Design Group (FDP17-07) is hereby approved and accepted pursuant to all the listed findings and the condition in the City Plan and Zoning Commission letter dated September 06, 2017 being approved as per the attached site plan;

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 J. Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk



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

Meeting Date: September 05, 2017
Request: Final Development Plan My Place Hotel
Address: Lot 1, Terrace Ridge Park 8th Addition
Case No.: FDP17-07
Applicant: Legacy Design Group

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. FDP17-07 to the City Council for approval.

Introduction:

Request of Legacy Design Group for a PDD final development plan on 1.5 acres, more or less, being Lot 1 and part of Lot 2 of Terrace Ridge Park 8th Addition located west of Utica Ridge Road and north of Crow Creek Road.

AREA CHARACTERISTICS:

Aerial Map

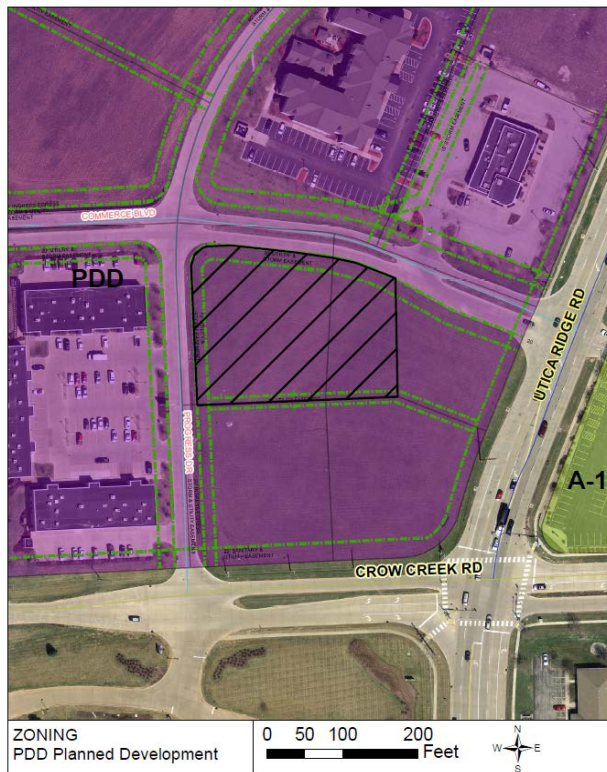


Aerial Photo 2014

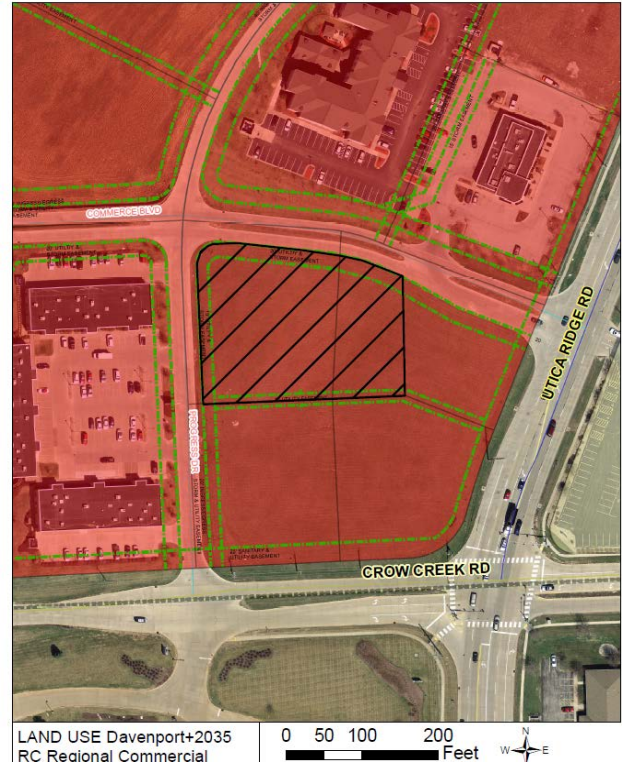
0 50 100 200
Feet



Zoning



Land Use



Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

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

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

The proposed use would comply with the Davenport 2035 proposed land use section.

Zoning:

The property is currently zoned "PDD" Planned Development District, the proposed development meets allowable uses.

Technical Review:

Streets. No new streets shall be required or impacted. Access to the property is via the private street system in the Terrace Ridge Park development. The northerly driveway access aligns with the west edge of the median break in Commerce Drive which is slightly offset from the driveway to the north. This will be a shared access with the development on the adjacent parcel to the east. The Progress Drive access point is slightly offset to the south from the commercial (office) drive on the west side of Progress Drive.

Storm Water. Detention is already provided for this site however City ordinance requires treatment of the water quality volume, retention of the first 1.25 inch rainfall. Other than indicating areas of retention this is not addressed by the current plans. The site will also need a Construction Site Erosion and Sediment Control (COSESCO) permit which cannot be issued until we have a copy of the National Pollution Discharge Elimination System (NPDES) permit and the projects Storm Water Pollution Prevention Plan (SWPPP). Existing storm infrastructure (inlets) is located in the south curb of Commerce Drive.

Sanitary Sewer. Sanitary sewer service is located on the west side of Utica Ridge Road and on the north side of Commerce Drive to the northwest. Both are eight (8) inch lines.

Other Utilities. Other utilities are located within this area.

Emergency Services. Fire Station #8 located at 2802 East 53rd Street is approximately 1.4 mile from the proposed development.

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

Public Input:

No public hearing is required for a Final Development Plan.

Discussion:

The proposal is to construct a My Place Hotel, being three (3) stories and containing 64 guest units.

Staff Recommendation

Staff recommends the Plan and Zoning Commission forward Case No. FDP17-07 to the City Council for approval subject to the following condition:

1. That the development comply with Chapter 13.34 entitled Stormwater Management

Prepared by:

Wayne Wille, CFM – Planner II
Community Planning Division

From: [Fisher, William \(Billy\)](#)
To: [Wille, Wayne](#)
Cc: [Kay, Amy](#); [Sim, Nicholas](#)
Subject: RE: New item ofr Plan and Zoning Commission
Date: Monday, August 21, 2017 9:48:21 AM
Attachments: [image001.png](#)
[image002.png](#)

Detention is already provided for this site however, our ordinance requires treatment of the water quality volume (WQv) which is not addressed by the current plans. The site will also need a COSESCO permit which cannot be issued until we have a copy of the NPDES permit and SWPPP. Because the addition of the water quality treatment may cause significant changes in the grading, I will hold my review until this has been addressed.

Thank you,
[Billy Fisher, CPMSM](#)
Urban Conservationist
City of Davenport
Ph - 563-888-2107
Fax - 563-327-5182

From: Wille, Wayne
Sent: Friday, August 18, 2017 9:09 AM
To: Berger, Bruce; Cox, David; Driskill, Amy; DuBois Julie; Fisher, William (Billy); Flynn, Matt; Glessner, Antonio ; Hayman, Michael; Heyer, Brian; Hock, Scott; Jacobsen, Henry; Johnson, Christopher T.; Johnson, Joy ; Jones, Todd; Kay, Amy; Koops, Scott E.; Lacey, Latrice; Leabhart, Tom; Longlett, Eric; McGee, Mike; Morris, Kathy; Peterson, Zach; Ralfs, Jacob; Rusnak, Ryan; Schadt, Brian; Scheible, Kurt; Sim, Nicholas; Statz, Gary; Tate, Art; Wille, Wayne
Subject: New item ofr Plan and Zoning Commission

This is a new item for the 09-05-17 Plan and Zoning Commission; final development plan for a My Place Hotel. Please review and comment by Tuesday August 29th. Thank You

Wayne Wille, CFM - Planner II
Community Planning Division
226 W 4th St - Davenport IA 52801
563-326-6172 - wtw@ci.davenport.ia.us
563-326-7765 - planning@ci.davenport.ia.us

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



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



From: [Leabhart, Tom](#)
To: [Wille, Wayne](#)
Subject: RE: New item ofr Plan and Zoning Commission
Date: Saturday, August 19, 2017 2:14:18 PM
Attachments: [image001.png](#)
[image002.png](#)

Wayne,

I have no comments on this plan.

Tom Leabhart, P.E.

Davenport Public Works

563-327-5155

From: Wille, Wayne

Sent: Friday, August 18, 2017 9:09 AM

To: Berger, Bruce; Cox, David; Driskill, Amy; DuBois Julie; Fisher, William (Billy); Flynn, Matt; Glessner, Antonio ; Hayman, Michael; Heyer, Brian; Hock, Scott; Jacobsen, Henry; Johnson, Christopher T.; Johnson, Joy ; Jones, Todd; Kay, Amy; Koops, Scott E.; Lacey, Latrice; Leabhart, Tom; Longlett, Eric; McGee, Mike; Morris, Kathy; Peterson, Zach; Ralfs, Jacob; Rusnak, Ryan; Schadt, Brian; Scheible, Kurt; Sim, Nicholas; Statz, Gary; Tate, Art; Wille, Wayne

Subject: New item ofr Plan and Zoning Commission

This is a new item for the 09-05-17 Plan and Zoning Commission; final development plan for a My Place Hotel. Please review and comment by Tuesday August 29th. Thank You

Wayne Wille, CFM - Planner II

Community Planning Division

226 W 4th St - Davenport IA 52801

563-326-6172 - wtw@ci.davenport.ia.us

563-326-7765 - planning@ci.davenport.ia.us

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



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





Property Address*

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

Applicant (Primary Contact)

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

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

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

Engineer (if applicable)

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

Design Review Board

Certificate of Design Approval
Demolition Request in the Downtown

Architect (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative

Floodplain Development
Cell Tower Co-Location
Identification Signs
Site Plan

Attorney (if applicable)

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

Request:

Total Land Area:

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

Submittal Requirements:

- The completed application form.
- Required fee:
 - Less than 1 acre - \$500.
 - One acre or more - \$1,000.
- A PDF, which depict the following:
 - Building pad locations with proposed building area, number of stories, overall height, a list of the proposed uses in the structure and their gross floor area.
 - Parking lot information including the extent of paving, the proposed circulation and parking layout and the number of cars to be parked.
 - The proposed landscaping and buffering to be developed in the project. The massing and density of plant and other screening materials shall be indicated. In areas where material issues have been identified in the rezoning public hearing process, or in meetings with the city plan and zoning commission, more detailed plans shall be provided.
 - The location of loading docks, receiving areas, trash pickup areas and other areas requiring screening.
 - The location and configuration of all access points with city streets and a pedestrian circulation plan.
 - A storm water management plan.
 - The location of all proposed free standing signage including circulation signs.
 - A grading plan showing final grades, the direction of storm water flow from roof drains and parking areas and the erosion control methods to be used during construction.
 - For projects involving subdivision, the approval of the development plan shall constitute the approval of a preliminary plat provided all provisions of Chapter 16.16 of the Municipal Code have been fulfilled.
 - Note: City staff may waive any of the required plan requirements if the scale of the project, topography of the site or other reasons make them unnecessary. Please specify which waivers are being sought.

The Applicant hereby acknowledges and agrees to the following procedure and requirements:

(1) Application:

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

(2) Plan and Zoning Commission's consideration of the final development plan:

- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the final development plan:

- The Committee of the Whole (COW) will consider the request. Subsequently, the City Council will vote on the request.

Applicant:

Date:

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

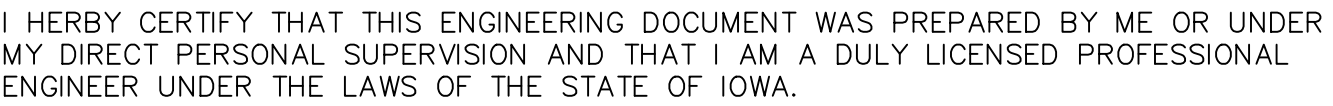
Received by:

Date:

Planning staff

Date of the Public Meeting:

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



MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018

BUILDING/PARKING LOT NOTES

PROPOSED USE: MY PLACE HOTEL

FLOOR AREA:

- MAIN: 9,950 SF
- SECOND LEVEL: 9,413 SF
- THIRD LEVEL: 9,413 SF
- TOTAL FLOOR AREA: 28,776 SF

ROOM NUMBER TOTAL: 64

PARKING SPACES: 67

BUILDING COVERAGE RATIO: 15.4% (BUILDING:9,963 SF LOT:64,753)

LOT DEVELOPMENT NOTES

PARCEL NUMBER: LOTS 1 AND 2 IN TERRACE RIDGE PARK EIGHTH ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

DEVELOPMENT ACREAGE: 1.67 ACRES (72,911 SF)

ZONING: PDD, PLANNED DEVELOPMENT DISTRICT & HIGHWAY OVERLAY ZONE

ADJOINING RECORDED DEED NAMES:

- BLACK HAWK BANK AND TRUST
- RRS INVESTING

FLOOD PLAIN: ZONE X, OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. MAP 19163C0360F, DATED FEBRUARY 18, 2011.

CONTACTS

OWNER/DEVELOPER:
EC HOLDINGS, LLC
GRANT TJERNAGEL
104 CAMPUS DR, SUITE 202
HUXLEY, IA 50124
515.203.0332

ARCHITECT:
THE RICHARDSON DESIGN PARTNERSHIP
JEFF BYERS, AIA
510 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.355.6868

CIVIL ENGINEER:
LEGACY DESIGN GROUP, LLC
CRAIG LARSEN, PE
PO BOX 1692
BOUNTIFUL, UT 84011-1692
605.725.5257

SURVEYOR:
TOWNSEND ENGINEERING
KEVIN COX
2224 E 12TH STREET
DAVENPORT, IA 52803
563.386.4236

GEOTECHNICAL ENGINEER:
TEAM SERVICES
ROBERT E. DOSS, P.E.
171 SE 6TH STREET
DES MOINES, IA 50309
515.282.8818

UTILITY PROVIDERS

WATER, SANITARY SEWER, STORM SEWER:
IOWA AMERICAN WATER COMPANY

ELECTRIC:
MID AMERICAN ENERGY

NATURAL GAS:
MID AMERICAN ENERGY

LANDSCAPING NOTES

PARKING LANDSCAPING REQUIRED (5%) = 1,099 SF

PARKING LANDSCAPING PROVIDED = 1,153 SF

IMPERVIOUS AREA: 44,405 SF (68.6%)

PERVIOUS AREA (LANDSCAPING): 20,348 SF (31.4%)

SHEET INDEX & REVISION TABLE

[illegible]

GENERAL NOTES

- ALL WORKS SHALL BE GOVERNED BY AND CONFORM TO APPLICABLE CURRENT NATIONAL AND LOCAL STANDARDS UNLESS OTHERWISE SPECIFIED ON DRAWINGS & THIS NOTE SHEET.
- THE PERMITTEE SHALL FULLY COMPLY WITH THE REQUIREMENTS OF THE CITY ORDINANCES AND REGULATIONS, SPECIFICATIONS AND STANDARDS RELATIVE TO WORK IN THE PUBLIC WAY.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. SUCH MEETING SHALL COMPLY WITH ADOPTED ENGINEERING STANDARDS.
- APPLICATION FOR INSPECTION BY GOVERNING AGENCY SHALL BE MADE BY THE CONTRACTOR AT LEAST TWENTY-FOUR (24) HOURS BEFORE THE SERVICES THEREOF WILL BE REQUIRED.
- WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITH DILIGENCE AND EXPEDITION AND RESTORE THE PUBLIC WAY TO CITY SPECIFICATIONS WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS FROM THE COMPLETION OF SUCH WORK, WITH REASONABLE WEAR AND TEAR EXCEPTED.
- NO BACKFILL SHALL OCCUR UNTIL THE UTILITY HAS BEEN INSTALLED CORRECTLY, INSPECTED, AND APPROVED FOR BACKFILLING
- THE OWNER'S SOIL TEST ENGINEER SHALL CERTIFY THAT ALL FILLS, BACKFILLS OVER UNDERGROUND UTILITIES, BASE AND ASPHALT HAVE BEEN ADEQUATELY COMPACTED. THIS CERTIFICATION SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO ACCEPTANCE OF THE WORK BY THE CITY.
- ALL REPAVING OF UTILITY TRENCHES SHALL BE COMPLETED IN SUCH A MANNER AS TO ALLOW THE NEW PAVEMENT TO JOIN THE EXISTING PAVEMENT WITHOUT A RIDGE BEING FORMED AND TO THE SATISFACTION OF THE CITY ENGINEER.
- NO CONCRETE SHALL BE PLACED UNTIL THE FORMS AND REINFORCING STEEL (WHERE APPLICABLE) HAVE BEEN PLACED, INSPECTED AND APPROVED.
- NUCLEAR DENSITY TESTING OF ANY ASPHALT SHALL BE FOR GUIDANCE ONLY AT CONTRACTORS RISK. ACTUAL ASPHALT DENSITY SHALL BE DETERMINED BY CORES.
- THE CONTRACTOR SHALL COMPLY WITH MINIMUM SAFETY REQUIREMENTS AS GIVEN BY OSHA, NATIONAL AND LOCAL STANDARDS.

PROJECT NOTES

- LOCATION OF EXISTING UTILITIES AS SHOWN HAS BEEN IN PART TAKEN FROM RECORDS PROVIDED BY OTHERS. SURVEY DATA HAS BEEN USED TO SUPPLEMENT THESE RECORDS AS MUCH AS POSSIBLE. ACTUAL LOCATIONS MAY VARY SIGNIFICANTLY FROM LOCATIONS AS SHOWN ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATIONS OF EXISTING UTILITIES. UTILITIES NOT SHOWN ON PLANS, OR SHOWN INCORRECTLY SHALL BE WORKED AROUND AT NO ADDITIONAL COST TO THE OWNER. EXCEPTIONS SHALL BE OBTAINED IN ADVANCE IN WRITTEN FORM FROM THE ENGINEER AND ARE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE OWNER & ENGINEER OF DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
- SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL DETAILS, AND SPECIFICATIONS.
- THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE TEMPORARY ERECTION OF BRACING AND SHORING AS REQUIRED FOR STABILITY OF STRUCTURES AND EXCAVATIONS DURING ALL PHASES OF CONSTRUCTION.
- PROJECT DATUM AND COORDINATES ARE BASED ON LOCALIZED CONTROL POINTS LOCATED AT THE FOLLOWING LOCATIONS:
SEE SITE PLAN, SHEET C100
- THE CONTRACTOR SHALL OBTAIN APPLICABLE PERMITS FROM LOCAL AUTHORITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER NECESSARY PERMITS AND LICENSES REQUIRED FOR COMPLETION OF THE WORK AND WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL BE REQUIRED TO FURNISH ALL TEMPORARY WATER, POWER, OR OTHER UTILITIES AS REQUIRED TO COMPLETE CONSTRUCTION OF THE PROJECT AS DETAILED.
- THE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE PRIOR TO BEGINNING CONSTRUCTION IN THE JURISDICTION WHERE THE PROJECT IS TO TAKE PLACE.
- THE CONTRACTOR SHALL MAINTAIN CLEAN CONSTRUCTION AREAS. ALL DEBRIS, RUBBISH AND TRASH MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
- THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN A SET OF APPROVED DRAWINGS AT THE JOB SITE, ON WHICH THE CONTRACTOR SHALL RECORD ALL ACTUAL MEASUREMENTS AND DETAILS AS CONSTRUCTED. THESE DRAWINGS SHALL BE SUBMITTED AS "AS-BUILT" OR "RECORD" DRAWINGS AT THE CONCLUSION OF THE PROJECT. FINAL PAYMENT WILL NOT BE RELEASED UNTIL "AS-BUILT" OR "RECORD" DRAWINGS HAVE BEEN SUBMITTED TO AND ACCEPTED BY THE OWNER & ENGINEER.
- VARIOUS WATER, SANITARY AND STORM DRAIN SEWER, COMMUNICATION, GAS, AND ELECTRICAL UTILITIES EXIST IN OR NEAR THE IMPROVEMENT PROJECT. THE EXACT LOCATION OF THESE UTILITIES IS NOT KNOWN. THE CONTRACTOR SHALL EXERCISE CAUTION TO ENSURE MINIMAL DISRUPTION OF SERVICE DURING EARTHWORK OPERATIONS.
- CONTRACTOR SHALL ARRANGE FOR EXISTING UTILITY LOCATING AND MARKING

ENVIRONMENTAL

- THE CONTRACTOR WILL BE REQUIRED TO STORE ALL FUELS, OILS, SOLVENTS AND HAZARDOUS MATERIALS IN DESIGNATED IMPOUND AREAS LOCATED IN ONE OR MORE OF THE APPROVED STAGING AREAS. IMPOUND AREAS WILL BE EXCAVATED AND LINED WITH AN IMPERMEABLE LINER, BACKFILLED AND GRADED SUCH THAT A DEPRESSION IS CREATED. THE SIZE OF THE DEPRESSION SHALL BE LARGE ENOUGH TO COMPLETELY CONTAIN TOTAL VOLUMES OF HAZARDOUS MATERIALS BEING STORED AT THAT LOCATION. CLEAN-UP/CONTAINMENT KITS ARE TO BE KEPT AT EACH STORAGE LOCATION.
- THE CONTRACTOR SHALL CONSTRUCT ONE OR MORE "WASHOUT" AREAS FOR CONCRETE TRUCKS. "WASHOUT" AREAS SHALL BE LOCATED OUTSIDE THE FLOOD PLAIN OF ALL WATERWAYS. "WASHOUT" AREAS SHALL BE COMPLETELY CONTAINED WITHIN EXTERIOR DRAINAGE DITCHES. ALL WASTE CONCRETE IS TO BE REMOVED FROM SITE BY COMPLETION OF PROJECT.
- IN THE EVENT OF A SPILL, PERSONNEL DISCOVERING THE SPILL SHALL IMMEDIATELY MAKE ATTEMPTS TO CONTAIN AND/OR ABSORB THE SPILLED MATERIALS AND SHALL NOTIFY EMERGENCY RESPONSE AGENCIES.CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF ONE IS NOT PROVIDED, FILING THE "NOTICE OF INTENT" (NOI), AND OBTAINING PERMIT FROM THE STATE OR OTHER GOVERNING AGENCIES

CONCRETE

- CONCRETE CLASS SHALL BE ACCORDING TO STRUCTURE TYPE AS FOLLOWS:
THRUST BLOCKS: CLASS 2000
NON-EXPOSED: CLASS 3000
EXPOSED: CLASS 4000
- AIR ENTRAINMENT IS NOT REQUIRED FOR THRUST BLOCKS. ALL EXPANSION JOINTS SHALL BE ACI RECOMMENDATIONS. MAXIMUM SLUMP FOR EXPOSED CONCRETE IS 4.5 INCHES, AND REQUIRED AIR CONTENT IS 6%±1%. CLASS 4000 CONCRETE. CONCRETE FOR BOXES AND MANHOLES SHALL BE CONSIDERED AS EXPOSED CONCRETE.

EARTHWORK

- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BLUE STAKES OR UTILITIES AS REQUIRED TO HAVE UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY EXCAVATION WORK.
- UNTREATED BASE COURSE MATERIALS SHALL MEET THE REQUIREMENTS OF THE STATE DEPARTMENT OF TRANSPORTATION WITH THE FOLLOWING MODIFICATIONS:
GRADING BAND LIMITS FOR THE PERCENT PASSING THE NO. 200 SIEVE SHALL BE 6% TO 10% FOR ALL GRADES OF BASE COURSE.
- GRANULAR BORROW SHALL MEET THE AASHTO CLASSIFICATION OF A-1a WITH THE FOLLOWING LIMITATIONS:
MAXIMUM PARTICLE SIZE: 4"
MAXIMUM PERCENT PASSING #200 SIEVE: 13%
- ALL TRENCHES AND EXCAVATIONS SHALL BE CUT, PROTECTED, AND SUPPORTED AS PRESCRIBED BY OSHA.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ANY EQUIPMENT NECESSARY TO DEWATER EXCAVATIONS.
- FILL MATERIAL ABOVE THE PIPE ZONE SHALL BE NATIVE GRANULAR MATERIAL APPROVED BY THE ENGINEER AND FREE FROM ROOTS, BRUSH, ORGANIC MATTER, PERISHABLE OR OBJECTIONABLE MATERIAL, TRASH, MUD, MUCK, FROZEN MATERIAL AND STONES GREATER THAN 3 INCHES IN DIAMETER. IF ACCEPTABLE MATERIAL CANNOT BE FOUND ON SITE, APPROVED MATERIAL SHALL BE IMPORTED. NATIVE GRANULAR BACKFILL OR GRANULAR BACKFILL BORROW SHALL MEET THE AASHTO CLASSIFICATION OF A-1a WITH THE FOLLOWING LIMITATIONS:
MAXIMUM PARTICLE SIZE: 3"
MAXIMUM PERCENT PASSING #200 SIEVE: 13%
- PIPE ZONE BEDDING MATERIAL SHALL BE FREE FROM ROOTS, BRUSH, ORGANIC MATTER, PERISHABLE OR OBJECTIONABLE MATERIAL, TRASH, MUD, MUCK, FROZEN MATERIAL, AND STONES GREATER THAN 1 INCH IN DIAMETER. BACKFILL IN THE PIPE ZONE SHALL BE A 3/4" MINUS MATERIAL MEETING THE REQUIREMENTS OF THE ASTM CLASSIFICATION OF SOIL GROUPS GW OR GW-GM WITH THE EXCEPTION THAT THE FINES CONTENT (MATERIAL PASSING THE #200 SIEVE) SHALL BE LESS THAN 9% WHEN TESTED IN ACCORDANCE WITH ASTM C 136. CLASSIFICATION SHALL BE CONSISTENT WITH THE REQUIREMENTS OF ASTM D 2487 AND OTHER REFERENCED STANDARDS. PERCENTAGES IN TABLE 4 SHALL BE MAXIMUM PERCENT PASSING FOR EACH SIEVE SIZE. MATERIAL SHALL BE COMPACTED IN 6" LIFTS TO 95% RELATIVE COMPACTION (ASTM D-1557) OR 75% RELATIVE DENSITY (ASTM D4253, D4254). IF ACCEPTABLE MATERIAL CAN BE FOUND ON SITE, IT MAY BE USED UPON ENGINEER'S APPROVAL.
- PULVERIZED ASPHALT MAY BE USED AS GRANULAR BORROW (SUBBASE) AND AS SELECT FILL (UNTREATED BASE COURSE/ROAD BASE) UNDER SIDEWALKS AND IN PAVEMENT SECTIONS INSOFAR AS THE PULVERIZED ASPHALT MEETS THE GRADATION REQUIREMENTS OF THE SUBBASE OR BASE COURSE. WHERE PULVERIZED ASPHALT IS USED, COMPACTION AND OTHER INSTALLATION REQUIREMENTS OF APPROPRIATE SECTIONS SHALL APPLY.

PIPING

- PVC WATERLINES SHALL BE CONSTRUCTED OF C-900 PVC PIPE CONFORMING TO AWWA STANDARD C-151, AND MEET GOVERNING AGENCY REQUIREMENTS.
- ALL PVC PIPE MUST BE APPROVED FOR POTABLE WATER USE BY THE NATIONAL SANITATION FOUNDATION AND SHALL BEAR THE LOGO "NSFpw".
- ALL DUCTILE IRON PIPE SHALL BE EITHER CLASS 51 FOR 10" AND SMALLER OR CLASS 50 FOR 12" AND LARGER, ALL CONFORMING TO AWWA C-151, AS INDICATED ON THE DRAWINGS, AND MEET GOVERNING AGENCY REQUIREMENTS.
- ALL HDPE PIPE UTILIZED FOR POTABLE WATER MUST BE APPROVED FOR SUCH BY THE NATIONAL SANITATION FOUNDATION, MEET GOVERNING AGENCY REQUIREMENTS AND MEET AWWA C901/C906, ASTM D2239, ASTM D2737, ASTM D3035, ASTM F714 AND ANSI/NSF 14/61 LISTED.
- ALL WATER FITTINGS SHALL BE RATED FOR WORKING PRESSURES AT OR ABOVE 250 PSI AND MEET GOVERNING AGENCY REQUIREMENTS.
- BOLTS AND NUTS ON ALL FITTINGS SHALL BE COATED WITH FM GREASE AND ENTIRE FITTING SHALL BE WRAPPED IN PLASTIC PRIOR TO POURING OF THRUST BLOCKS AND BACK-FILLING.
- PIPE IS TO BE HANDLED WITH NYLON SLINGS, STEEL CABLE, OR PADDED LIFTING DEVICES. CHAINS OR PLATE CLAMPS SHALL NOT BE USED TO HANDLE OR POSITION PIPE.
- THE CONTRACTOR SHALL NOT OPERATE ANY VALVES ON THE EXISTING AGENCY-OWNED WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE AGENCY AT LEAST 24 HOURS BEFORE REQUESTED SHUT-OFFS AND THE AGENCY WILL OPEN AND CLOSE THE VALVES AS NEEDED.
- ALL OPEN ENDS AND/OR CUTS IN ABANDONED PIPING LEFT IN PLACE SHALL BE CAPPED OR PLUGGED BEFORE BACKFILLING.
- THRUST BLOCKS MAY BE ELIMINATED IF MEGALUG, ONE-BOLT, OR OTHER LOCK-TYPE JOINT RESTRAINTS ARE USED.
- WATER PIPE SHALL BE INSTALLED SUCH THAT DEVIATION FROM STRAIGHT LINE AT ANY JOINT SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS.
- STORM DRAIN PIPING LESS THAN 36" IN DIAMETER MAY BE EITHER REINFORCED CONCRETE PIPE (RCP) CLASS II, ADS N-12 HDPE, OR PVC PIPE (SCHEDULE 40 MIN.), UNLESS NOTED OTHERWISE. STORM DRAIN PIPING 36" IN DIAMETER AND LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS II UNLESS NOTED OTHERWISE.
- ALL SEWER PIPE SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE.
- ALL UTILITY STUBS AND SLEEVING SHALL BE CAPPED OR PLUGGED AND MARKED WITH A 4x4 POST AND BACKFILLED BY CONTRACTOR ONLY AFTER THE ENGINEER'S SURVEYORS RECORD LOCATION AND INVERT OF STUB.
- JOINTS OF ALL RCP STORM DRAIN PIPE 48" IN DIAMETER AND LARGER SHALL BE GROUTED SMOOTH INSIDE THE PIPE AFTER PLACEMENT OF THE PIPE AND BACKFILL OPERATIONS ARE COMPLETE.
- THE CONTRACTOR MUST VERIFY LOCATION OF SEWER LATERAL AT BUILDING BEFORE INSTALLING "WYE" OR CONSTRUCTING LATERAL. LOCATIONS ON DRAWINGS ARE NOT CERTAIN AND MUST BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION.
- UTILITY BURIAL DEPTH SHALL BE PER LOCAL JURISDICTION REQUIREMENTS.

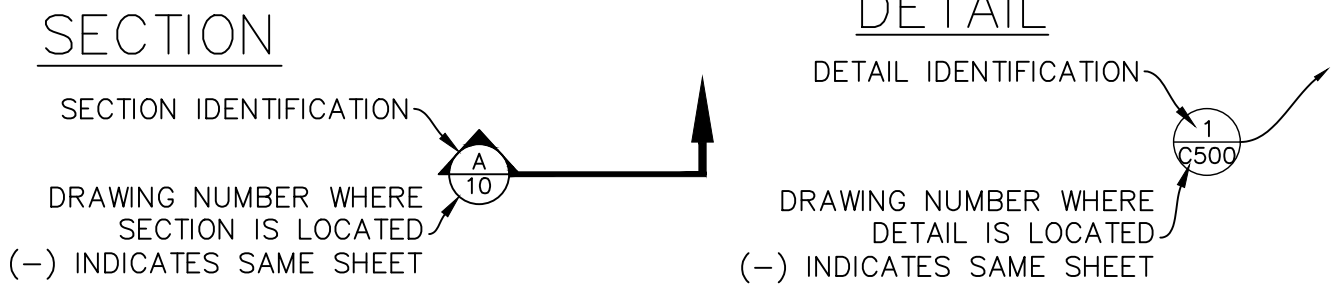
SPECIAL INSPECTIONS PER IBC 1704

- INSPECT AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE TEMPERATURE OF THE CONCRETE; CONTINUOUS, SEE ASTM C172; ASTM C31; ASTM 318:5.6, 5.8; IBC 1913.10.
- VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY; PERIODIC.
- VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL; PERIODIC.
- PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS; PERIODIC.
- VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL; CONTINUOUS.
- PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY; PERIODIC.

ABBREVIATIONS

APPX	APPROXIMATE	NTS	NOT TO SCALE
BEG	BEGIN	OC, O.C.	ON CENTER
BLDG	BUILDING	OD	OUTSIDE DIAMETER
BOT	BOTTOM	PL, P	PROPERTY LINE OR PLATE
BW, BOW	BOTTOM OF WALL	PC	POINT OF CURVE
CB	CATCH BASIN	PCC	POINT OF COMPOUND CURVE
CL, C	CENTERLINE	PI	POINT OF INTERSECTION
CFS	CUBIC FEET PER SECOND	P.I. (P.I.V.)	POST INDICATOR (VALVE)
CLR	CLEAR	PRC	POINT OF REVERSE CURVE
CMP	CORRUGATED METAL PIPE	PREFAB	PREFABRICATED
CONC	CONCRETE	PSF	POUND PER SQUARE FOOT
CONT	CONTINUOUS	PSI	POUND PER SQUARE INCH
CY	CUBIC YARD	PT	POINT OF TANGENCY
DET	DETAIL	PVI	POINT OF VERTICAL INTERSECTION
DIA, Ø	DIAMETER	QTY	QUANTITY
DIM	DIMENSION	R, RAD	RADIUS
DWG	DRAWING	RCP	REINFORCED CONCRETE PIPE
EA	EACH	REF	REFERENCE
EG	EXISTING GRADE	REINF	REINFORCEMENT
EL, ELEV	ELEVATION	REQ'D	REQUIRED
EOA, EA	EDGE OF ASPHALT	SCH	SCHEDULE
EQ	EQUAL	SDMH	STORMDRAIN MANHOLE
EXIST, EX	EXISTING	SECT	SECTION
EXP	EXPANSION	SHT	SHEET
FDN	FOUNDATION	SMH	SEWER MAH HOLE
FG	FINISHED GRADE	SPEC	SPECIFICATION
FH	FIRE HYDRANT	STA	STATION
FL	FLOW LINE	STD	STANDARD
GAL	GAGE	SW	SIDEWALK
GALV	GALVANIZED	SYM	SYMMETRICAL
HORIZ	HORIZONTAL	TA, TOA	TOP OF ASPHALT
HP	HIGH POINT	TBC	TOP BACK OF CURB
IB	INLET BOX	TBW	TOP BACK OF WALK
ID	INSIDE DIAMETER	TFW	TOP FACE OF WALK
IE	INVERT ELEVATION	TC, TOC	TOP OF CONCRETE
INV	INVERT	TOP	TOP
LB	POUND	TW, TOW	TOP OF WALL
LP	LOW POINT	TYP	TYPICAL
MATL	MATERIAL	UNO	UNLESS NOTED OTHERWISE
MAX	MAXIMUM	VC	VERTICAL CURVE
MIN	MINIMUM	VERT	VERTICAL
MISC	MISCELLANEOUS	W/	WITH
MFR	MANUFACTURER	W/O	WITHOUT
MWSEL	MAX WATER SURFACE ELEV.	WS	WATER SURFACE
NIC, N.I.C.	NOT IN CONTRACT	YD	YARD

DETAIL AND SECTION SYMBOLS



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COMMERCE BLVD. &
PROGRESS DRIVE

LEGAL DESC.: LOT 1 & 2,
TERRACE RIDGE EIGHTH ADD.

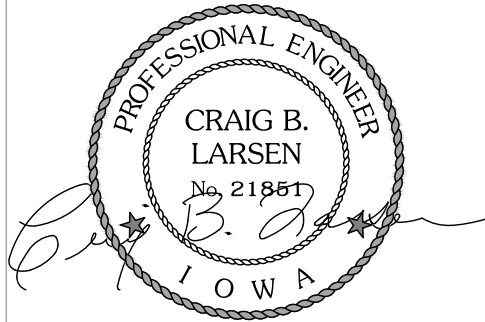


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CIVIL NOTES

C001

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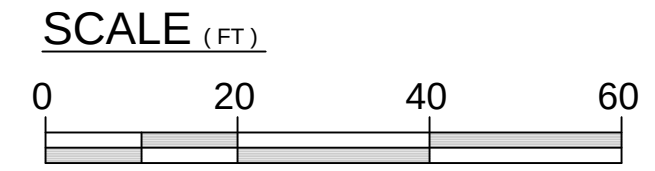
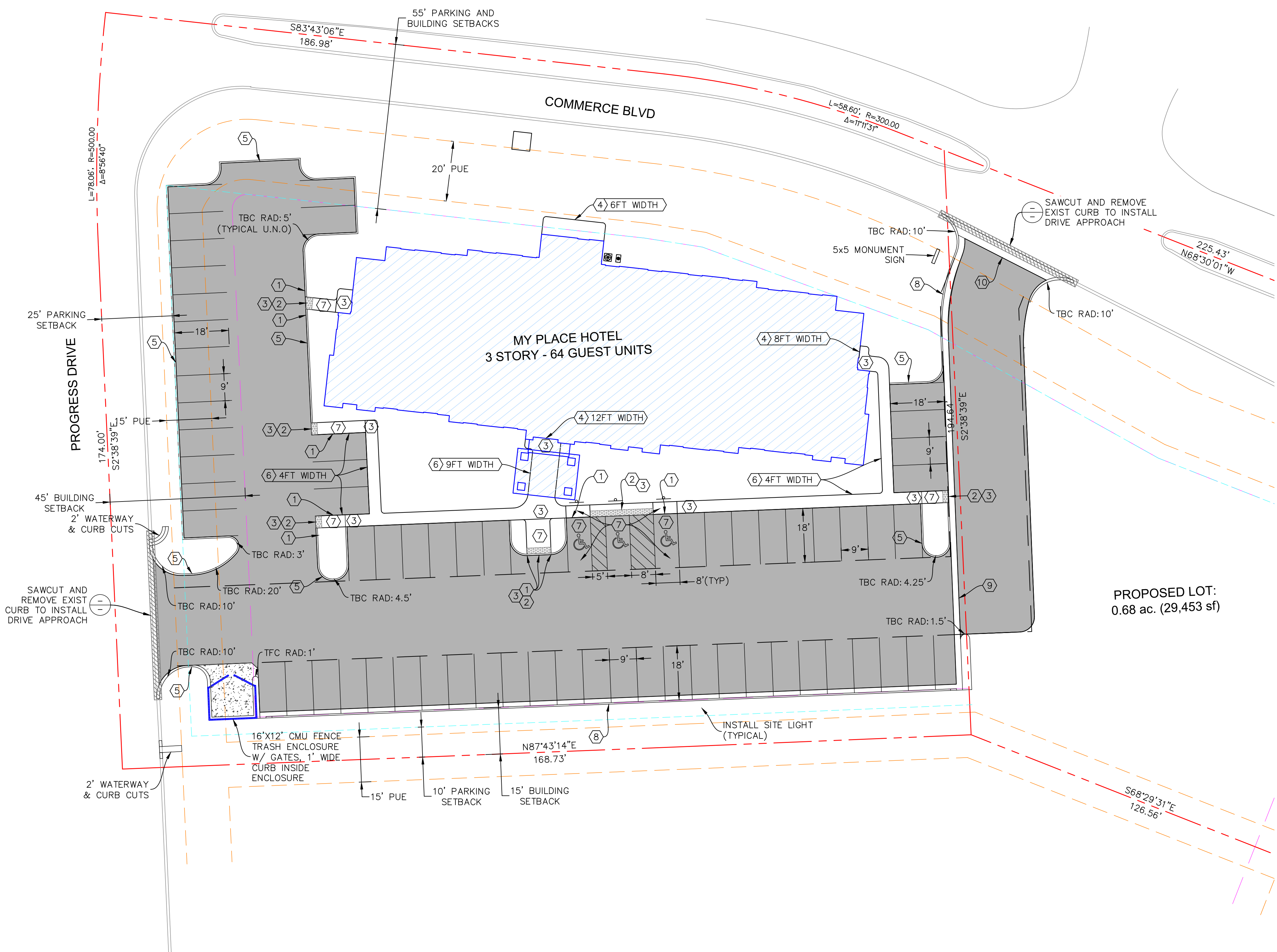
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PROGRESS DRIVE

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TERRACE RIDGE EIGHTH ADD.

- LEGEND
- PROPERTY LINE OF INTEREST
 - PARKING OFFSET REQ'T
 - BUILDING OFFSET REQ'T
 - RESTRICTED-ACCESS LINE
 - EXISTING PROPERTY LINE
 - EXISTING EASEMENT
 - EXISTING EASEMENT TO BE ABANDONED
 - PROPOSED EASEMENT
 - EXISTING CURB & GUTTER
 - PROPOSED CURB
 - PROPOSED FENCE
 - EXISTING FENCE
 - PROPOSED BUILDING
 - EXISTING BUILDING
 - PROPOSED SIGNAGE
 - EXISTING SIGNAGE
 - CAR CHARGER (GENERIC & TESLA)
 - SURVEY CONTROL
 - FLEXIBLE PAVEMENT (C501)
 - RIGID PAVEMENT (C501)
 - INTERIOR PARKING LANDSCAPING
 - REMOVE EXISTING CONCRETE
 - EXISTING CONCRETE
 - PAVEMENT PATCHING, SEE C200
 - EXISTING TREE

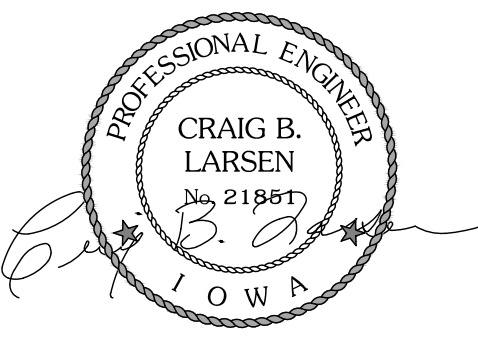
KEY TAGS:

- TRANSITION FROM 6" CURB TO FLUSH (LOWBACK) OVER 24" OR NEAREST P.C. UNLESS PARALLEL TO ADA RAMP; TRANSITION TO FOLLOW RAMP SLOPE AT ADA RAMP.
- LOWBACK CURB, INSTALL TRUNCATED DOMES PER ADA REQUIREMENTS ALONG ENTIRE PORTION OF LOWBACK CURB.
- ADA LANDING: SLOPE TO BE LESS THAN 2% IN ANY DIRECTION; WIDTH TO BE AT LEAST AS WIDE AS WIDEST ADJACENT RAMP OR SIDEWALK; LENGTH TO BE 60" MIN.
- INSTALL CRITICAL SIDEWALK PANEL ADJACENT TO BUILDING
- INSTALL CURB WALL
- INSTALL SIDEWALK, WIDTH PER PLAN, USE THICKENED EDGE ADJACENT TO ASPHALT & CONCRETE PAVING
- INSTALL ADA STALLS &/OR RAMPS
- INSTALL CURB & GUTTER, PROVIDE CURB CUT @
- INSTALL 24" WATERWAY
- INSTALL 48" WATERWAY



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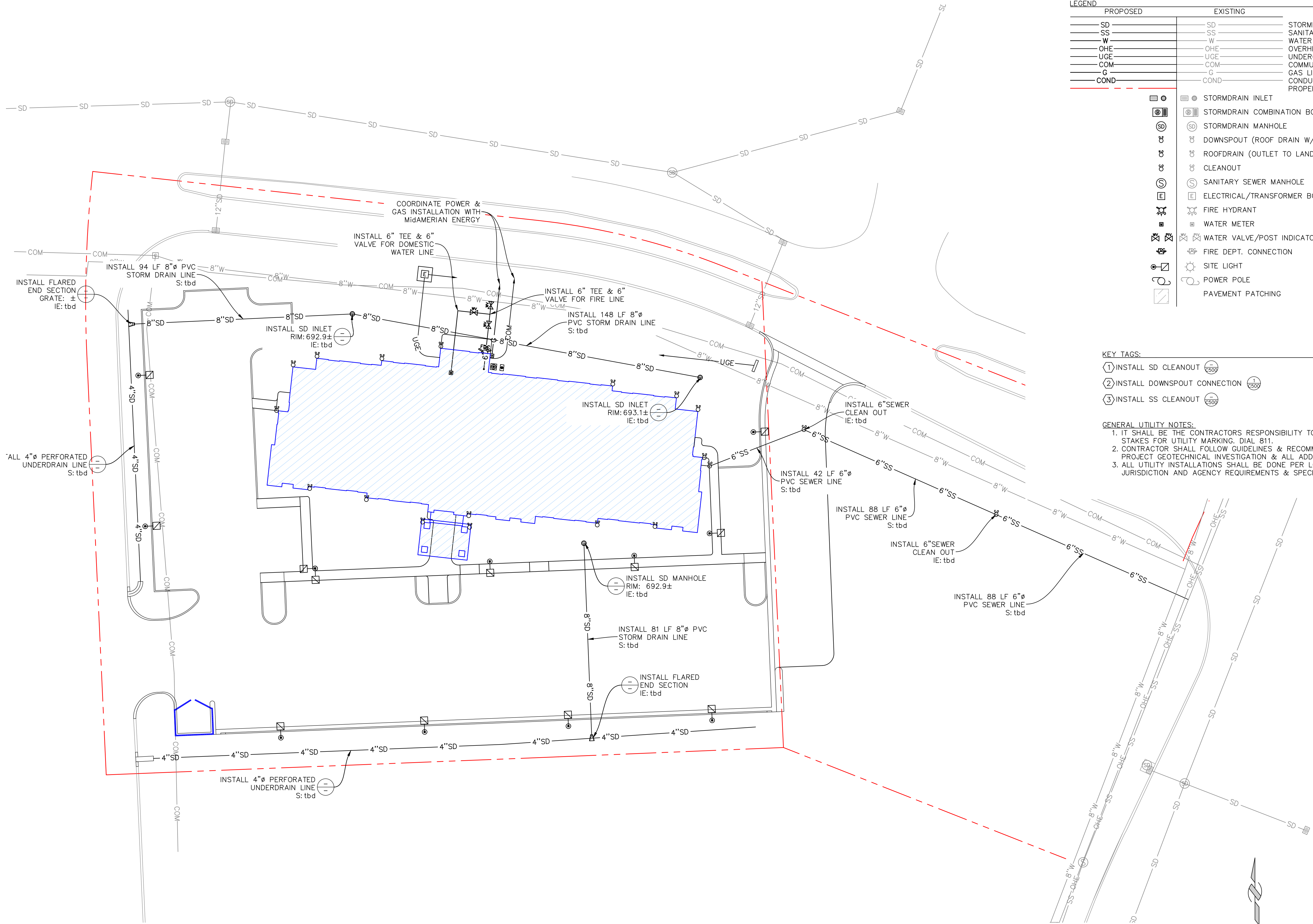
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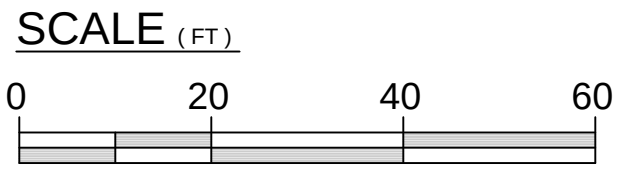
SITE PLAN

C100



LEGEND		
PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
UGE	UGE	UNDERGROUND ELECTRIC LINE
COM	COM	COMMUNICATIONS LINE
G	G	GAS LINE
COND	COND	CONDUIT PROPERTY LINE
●	●	STORMDRAIN INLET
⊞	⊞	STORMDRAIN COMBINATION BOX
⊞	⊞	STORMDRAIN MANHOLE
⌵	⌵	DOWNSPOUT (ROOF DRAIN W/CONNECTION)
⌵	⌵	ROOFDRAIN (OUTLET TO LANDSCAPING)
⌵	⌵	CLEANOUT
⊞	⊞	SANITARY SEWER MANHOLE
⊞	⊞	ELECTRICAL/TRANSFORMER BOX
⌵	⌵	FIRE HYDRANT
⊞	⊞	WATER METER
⌵	⌵	WATER VALVE/POST INDICATOR VALVE
⌵	⌵	FIRE DEPT. CONNECTION
⊞	⊞	SITE LIGHT
⊞	⊞	POWER POLE
⊞	⊞	PAVEMENT PATCHING

- KEY TAGS:
- ① INSTALL SD CLEANOUT
 - ② INSTALL DOWNSPOUT CONNECTION
 - ③ INSTALL SS CLEANOUT
- GENERAL UTILITY NOTES:
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT BLUE STAKES FOR UTILITY MARKING. DIAL 811.
 - CONTRACTOR SHALL FOLLOW GUIDELINES & RECOMMENDATIONS OF PROJECT GEOTECHNICAL INVESTIGATION & ALL ADDENDUMS.
 - ALL UTILITY INSTALLATIONS SHALL BE DONE PER LOCAL JURISDICTION AND AGENCY REQUIREMENTS & SPECIFICATIONS.



Ldg

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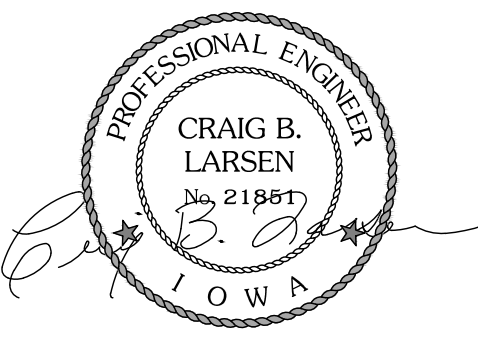
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PROGRESS DRIVE

LEGAL DESC.: LOT 1 & 2,
TERRACE RIDGE EIGHTH ADD.



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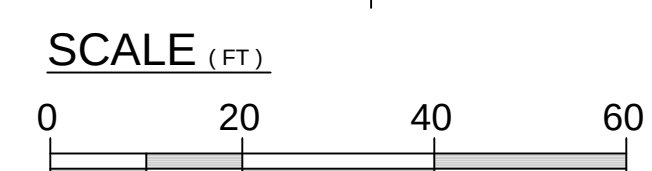
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UTILITY PLAN

C200



LEGEND	
PROPOSED	EXISTING
-----4650-----	-----4650-----
-----4649-----	-----4649-----
	
	
	 STORMDRAIN INLET
	 STORMDRAIN COMBINATION BOX
	 STORMDRAIN MANHOLE
	 DOWNSPOUT CONNECTION
	 ROOF DRAIN
	 CLEANOUT
	GRADE BREAK LINE/CONVERGENCE POINT
	50 YR. STORM WATER SURFACE

KEY TAGS:

① TRANSITION FROM 6" CURB TO FLUSH (LOWBACK) OVER 24" OR NEAREST P.C. UNLESS PARALLEL TO ADA RAMP; TRANSITION TO FOLLOW RAMP SLOPE AT ADA RAMPS.

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Call before you dig.**

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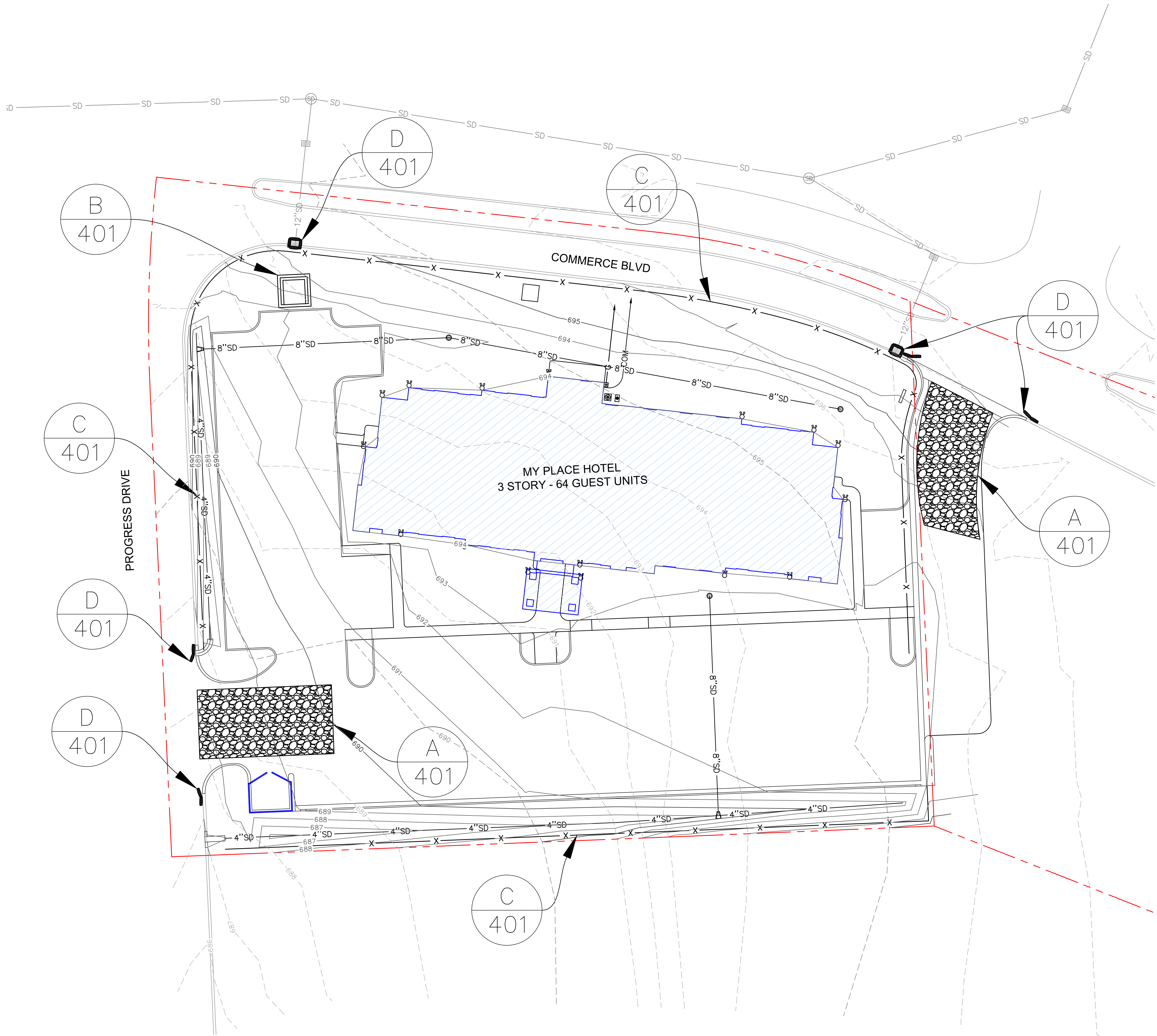
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GRADING PLAN C300



LEGEND		
PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
-1775	-1775	PROPERTY LINE
-1776	-1776	MAJOR CONTOUR
X		MINOR CONTOUR
		STRAW WADDLE/SILT FENCE
		STRAW BAIL
		GRAVEL BAG
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT CONNECTION

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PROGRESS DRIVE

LEGAL DESC.: LOT 1 & 2,
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Call before you dig.

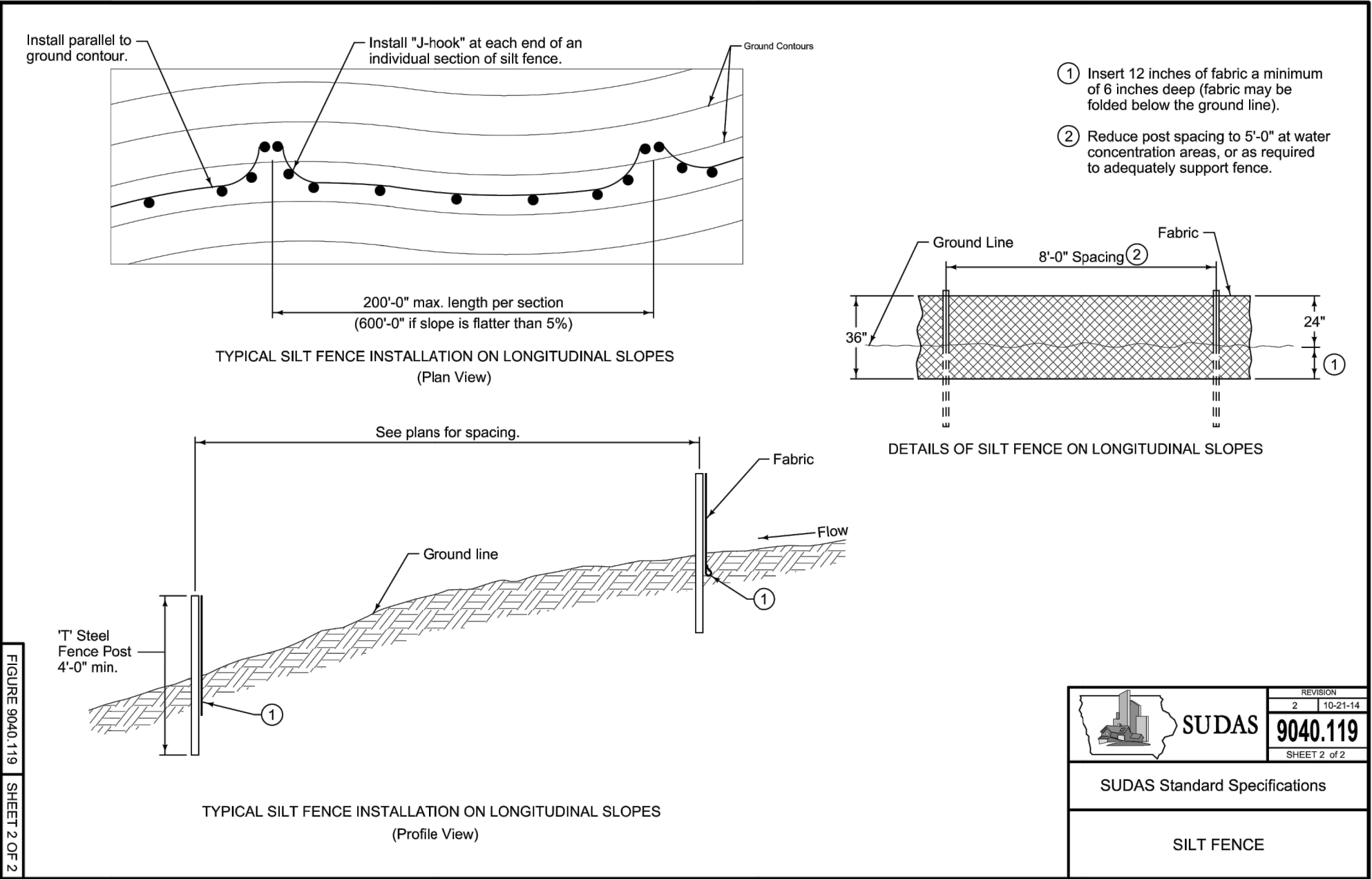
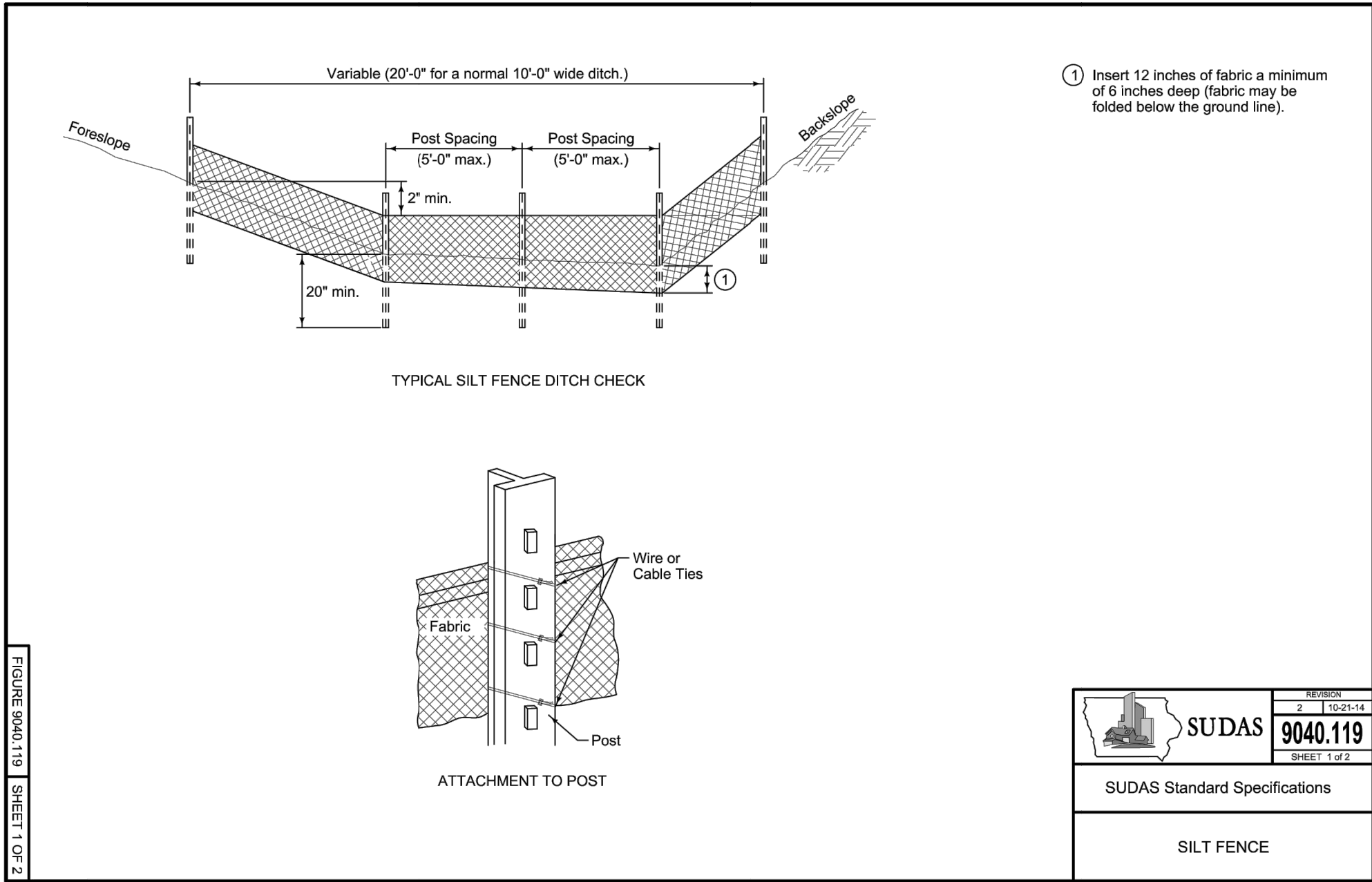
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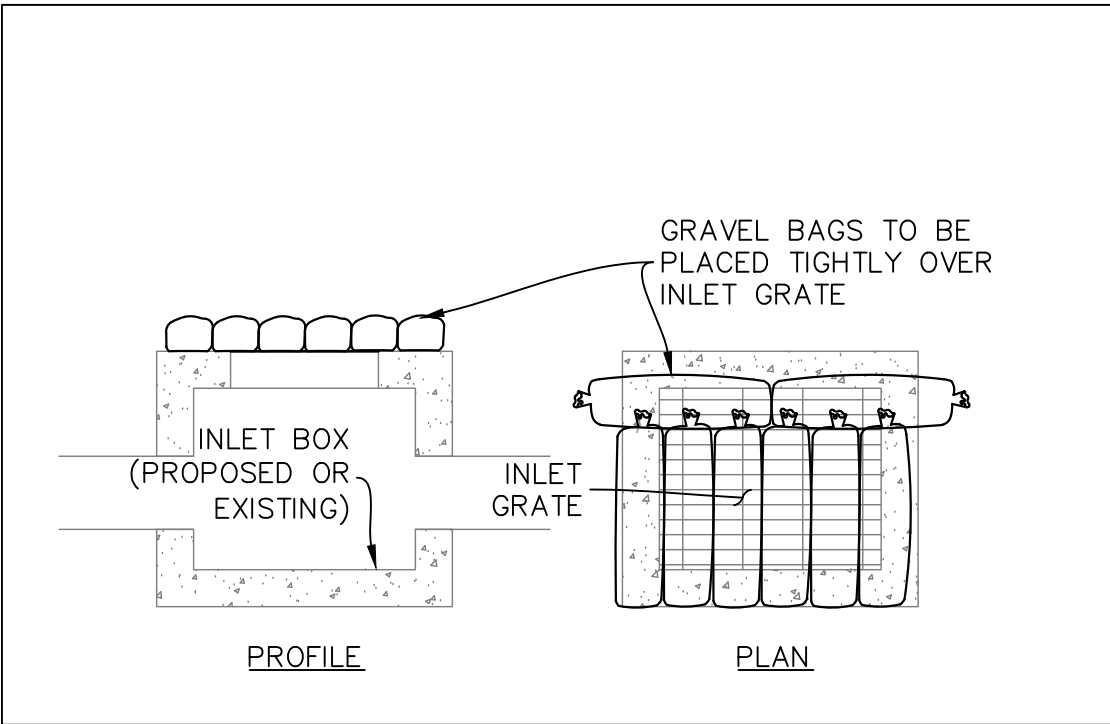
PROFESSIONAL ENGINEER
CRAIG B. LARSEN
No. 21987
IOWA

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SWPPP
C400



- A
—
—
- CONSTRUCT VEHICLE TRACKING CONTROL ENTRANCE, LOCATION TO BE DETERMINED BY CONTRACTOR THROUGHOUT PROJECT FOR PRACTICALITY
- B
—
—
- CONSTRUCT CONCRETE WASHOUT FACILITY, LOCATION(S) TO BE DETERMINED BY CONTRACTOR THROUGHOUT PROJECT FOR PRACTICALITY, CLEAN & DISPOSE OF EXCESS MATERIAL AS NECESSARY IN A LAWFUL MANNER
- C
—
—
- INSTALL STRAW WADDLE OR BALE EROSION CONTROL BARRIER AT ALL LOCATIONS WHERE STORMWATER RUNOFF MAY FLOW OFF-SITE
- D
—
—
- PLACE GRAVEL BAGS & INLET PROTECTION, OVER PROPOSED & EXISTING INLETS & STREET GUTTERS UNTIL COMPLETION OF SITE CONSTRUCTION & LANDSCAPING (TYP. ALL INLETS)



C
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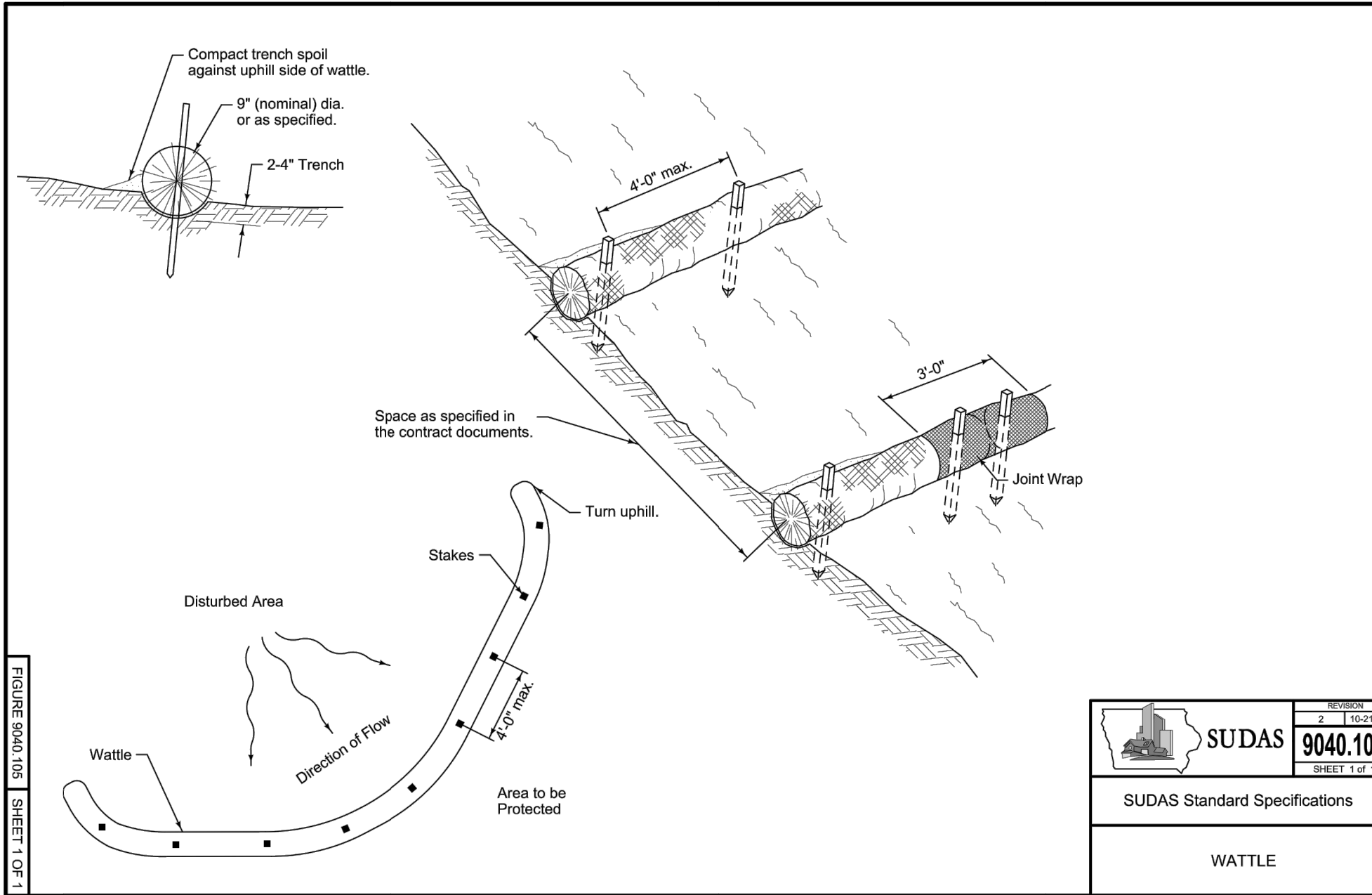
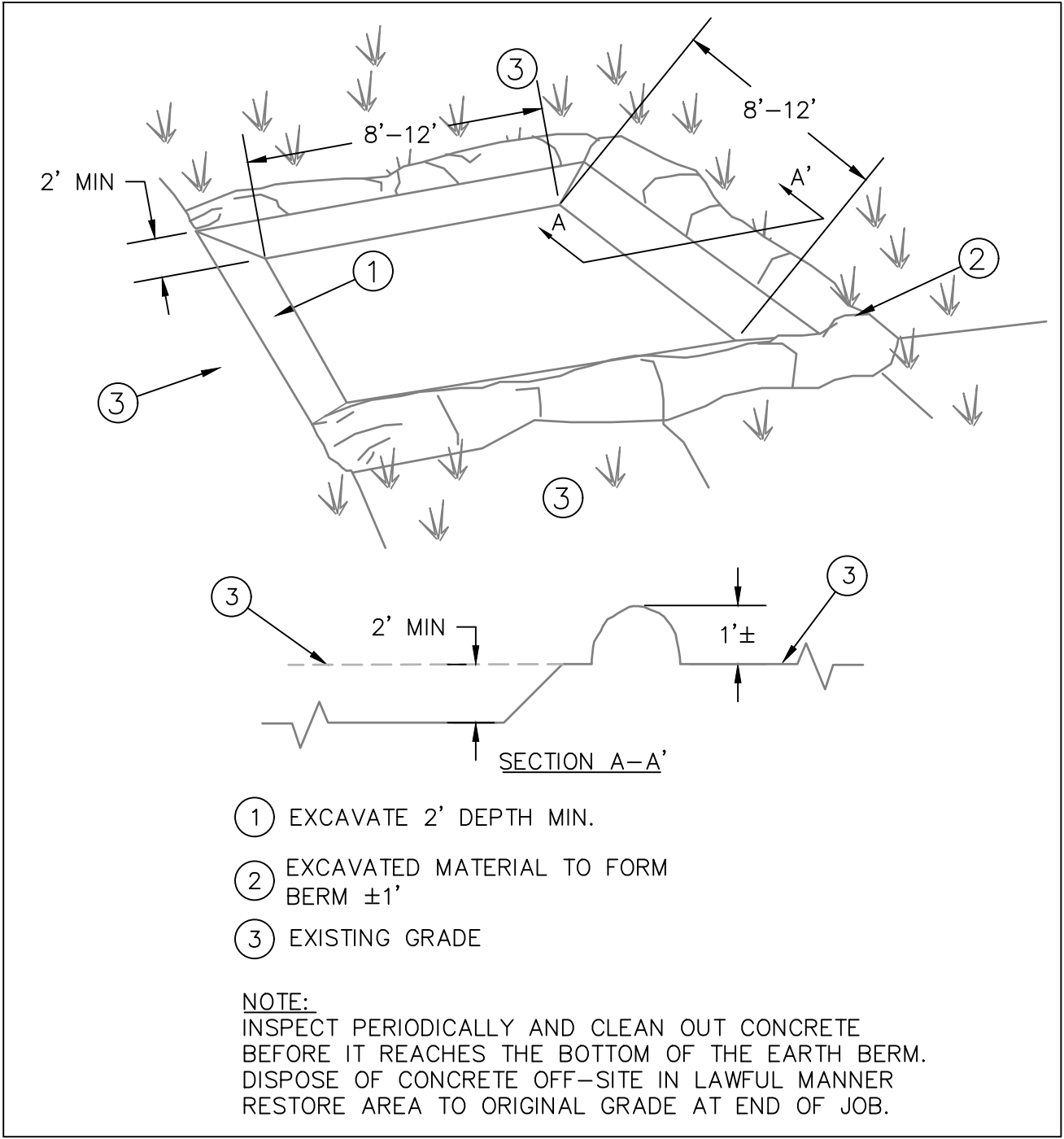
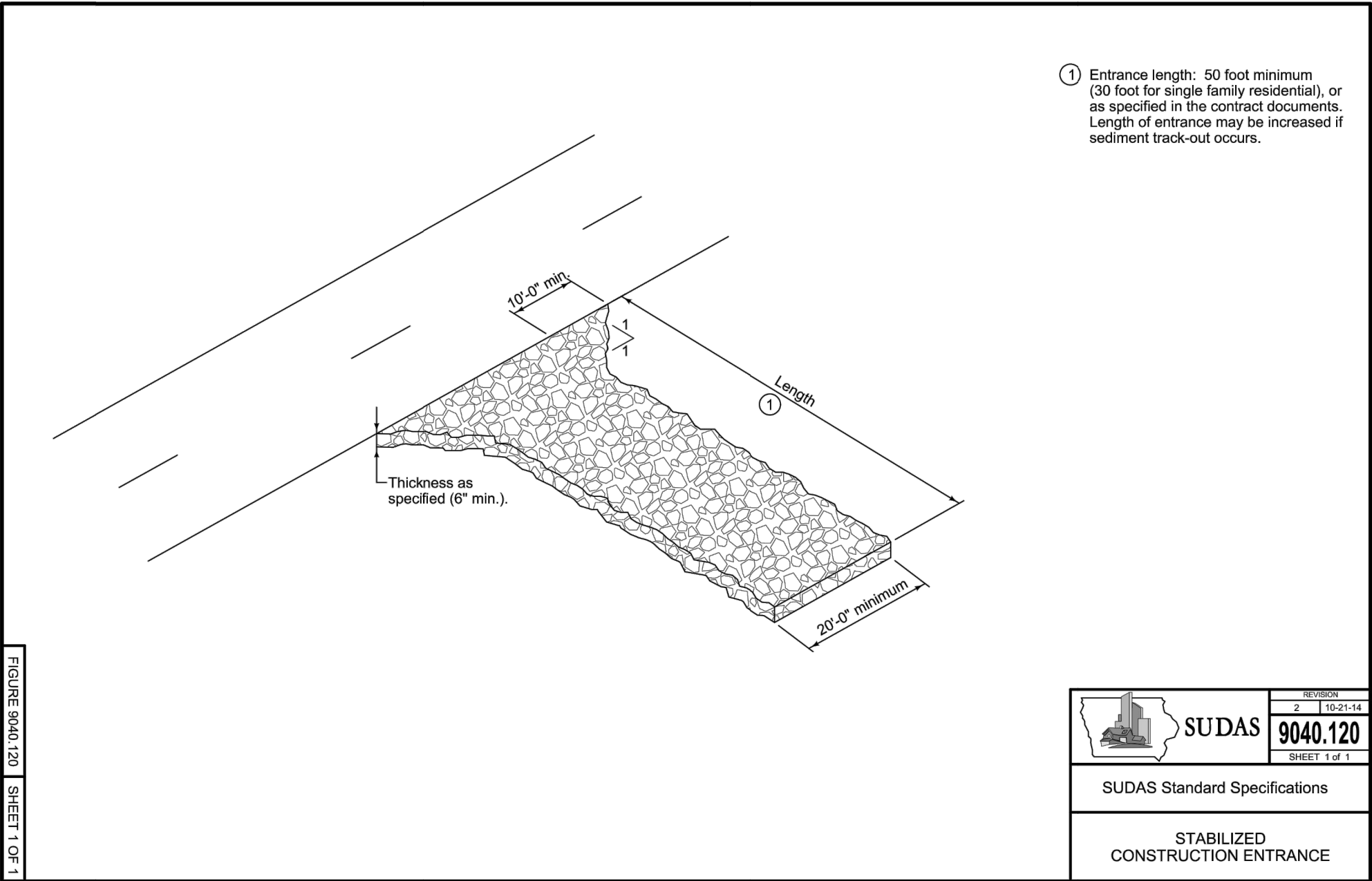
STRAW WATTLE, SILT FENCE OR BALE EROSION CONTROL

NTS

D
—
—

GRAVEL BAGS

NTS



A
—
—

VEHICLE TRACKING CONTROL

NTS

B
—
—

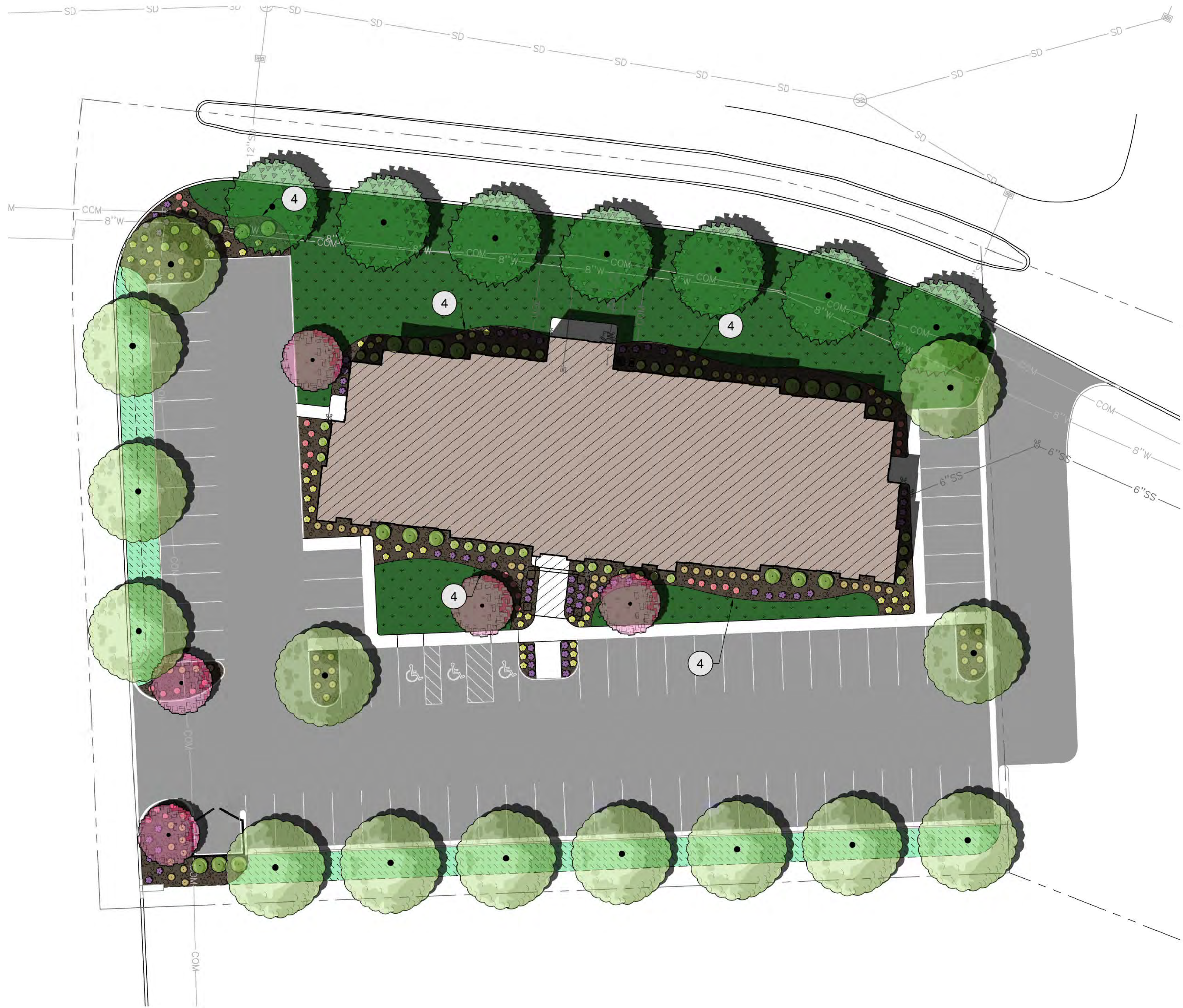
CONCRETE WASHOUT BASIN

NTS

C
—
—

STRAW WATTLE, SILT FENCE OR BALE EROSION CONTROL

NTS



PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
UGE	UGE	UNDERGROUND ELECTRIC LINE
COM	COM	COMMUNICATIONS LINE
G	G	GAS LINE
COND	COND	CONDUIT
		PROPERTY LINE
		STORMDRAIN INLET
		STORMDRAIN COMBINATION BOX
		STORMDRAIN MANHOLE
		DOWNSPOUT (ROOF DRAIN W/CONNECTION)
		ROOFDRAIN (OUTLET TO LANDSCAPING)
		CLEANOUT
		SANITARY SEWER MANHOLE
		ELECTRICAL/TRANSFORMER BOX
		FIRE HYDRANT
		WATER METER
		WATER VALVE
		SITE LIGHT

REFERENCE NOTES

SYMBOL	DESCRIPTION	QTY
	1 PLANTER BED WITH 3/4" COLORED GRAVEL OVER WEED FABRIC	5,391 sf
	2 GRASS SOD	10,287 sf
	3 STORMWATER SWALE WITH WETLAND VEGETATION INCLUDING RUSHES, SEDGES, AND OTHER NATIVE SPECIES LISTED IN THE DAVENPORT STORMWATER MANUAL	3,366 sf
	4 6" BLACK METAL EDGING	

CONCEPT PLANT SCHEDULE

	SMALL FLOWERING TREE	5
	STREET TREE	7
	PARKING LOT TREE	14
	MEDIUM SHRUB	20
	SMALL SHRUB	39
	PERENNIAL 1	50
	PERENNIAL 2	58
	PERENNIAL 3	33
	ORNAMENTAL GRASS	63

NOTES:
EXISTING TOP SOIL SHALL BE STOCKPILED AND USED FOR ALL PROPOSED LANDSCAPE AREAS.
PARKING LOT TREES REQUIRED: 14
PARKING LOT TREES PROVIDED: 14

Ldg

LEGACY DESIGN GROUP
ABERDEEN, SD
SALT LAKE CITY, UT
605.725.5257

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IN PART WITHOUT WRITTEN PERMISSION

DEVELOPER:

DAVENPORT, IOWA
MY PLACE HOTEL

ADDRESS

811

Know what's below.
Call before you dig.

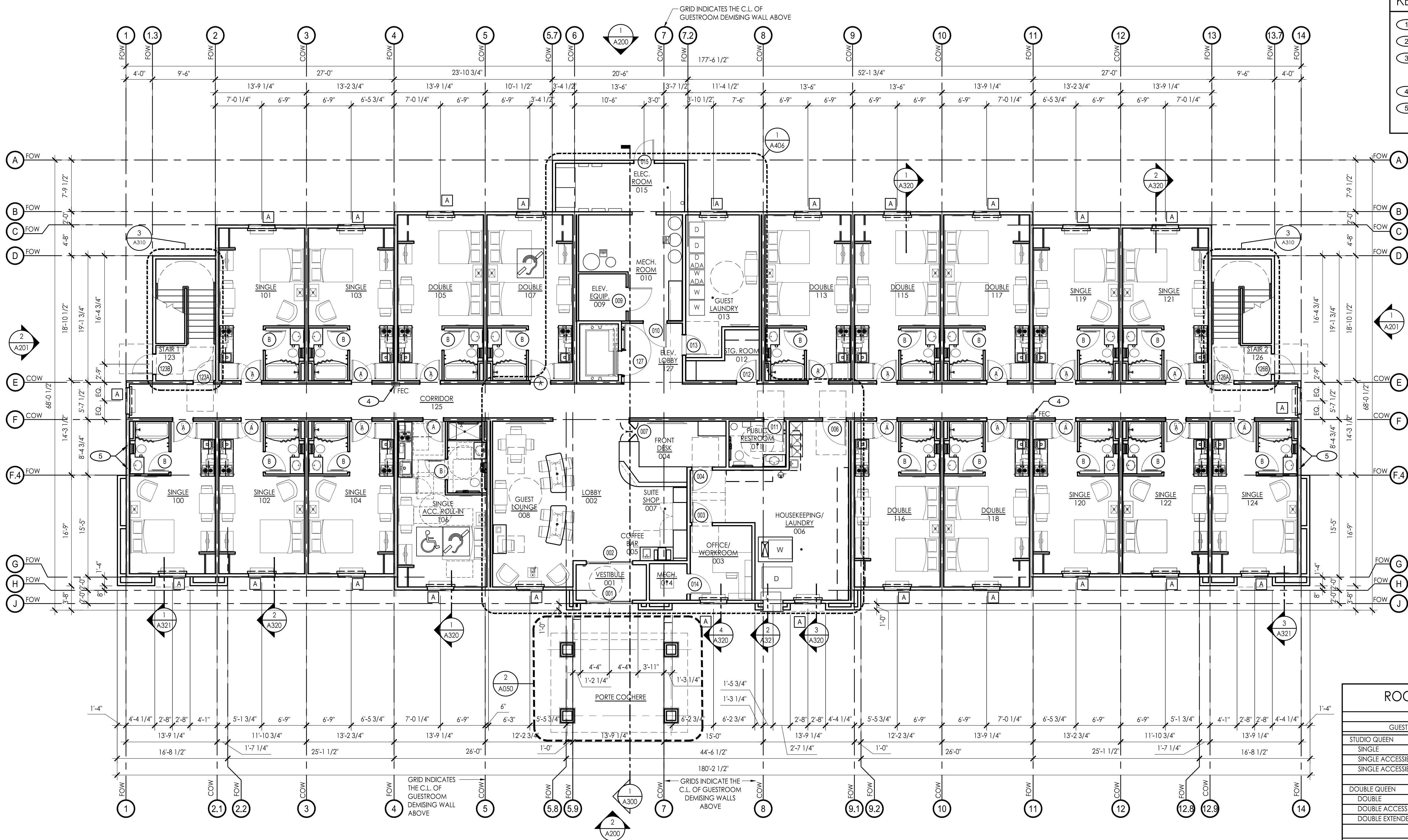
Rev.	Date	Comment

DRAWN BY: S. PEADEN
DESIGN BY: J. YOUNG
ORIG. ISSUE DATE: 8/3/17

PROFESSIONAL ENGINEER
CRAIG B. LARSEN
No. 21857
IOWA

8/7/2017 12:56:03 PM

LANDSCAPE SITE
PLAN
L-101



1 MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

- GENERAL NOTES
- A. SEE A110 SERIES SHEETS FOR WALL TYPES INDICATION PLANS

B. SEE A400 SERIES SHEETS FOR ENLARGED GUESTROOM PLANS

C. SEE SHEET A700 FOR DOOR AND WINDOW TYPES

D. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- KEYNOTES
- 1 REFRIGERATOR. SEE SPECIFICATIONS

2 FREEZER. SEE SPECIFICATIONS

3 ARTWORK GROUP #10. MOUNT 62" A.F.F TO 1/4 OF ARTWORK. SEE MPHQA SPECIFICATIONS

4 RECESSED FEC CABINET. SEE DETAIL 6/A600

5 PROVIDE CLOSED-CELL SPRAY FOAM INSULATION TO PROTECT PLUMBING RISERS. SEE PLUMBING DRAWINGS FOR EXACT LOCATIONS

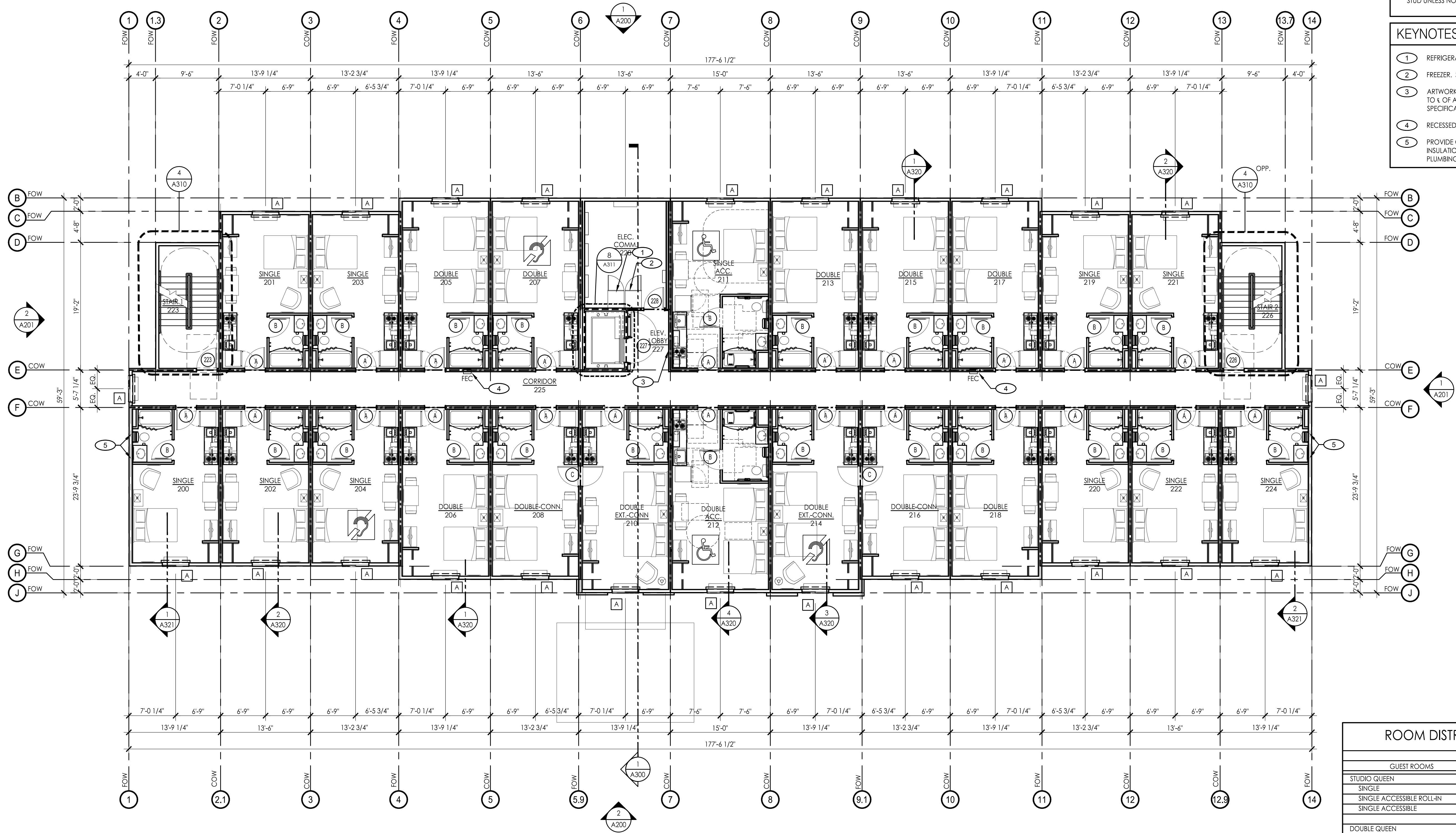
THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.

510 South 400 East
Salt Lake City, Utah 84102
P: 801.355.6848
F: 801.355.6880

MY PLACE EXTENDED STAY
3 STORY 64 UNIT PROTOTYPE
DAVENPORT, IOWA
PROJECT:

DATE: 8/15/17
DESCRIPTION:
REVIEW SET:

ROOM DISTRIBUTION MATRIX									
			FLOOR LEVEL		TOTALS				
GUEST ROOMS			1	2		3			
STUDIO QUEEN									
SINGLE		10	10	10	30				
SINGLE ACCESSIBLE ROLL-IN		1	0	0	1				
SINGLE ACCESSIBLE		0	1	0	1				
DOUBLE QUEEN									
DOUBLE		7	9	10	26				
DOUBLE ACCESSIBLE		0	1	1	2				
DOUBLE EXTENDED		0	2	2	4				
TOTAL ACCESSIBLE REQUIRED (TUB)						3			
TOTAL ACCESSIBLE PROVIDED (TUB)						0	2	1	3
TOTAL ACCESSIBLE REQUIRED (ROLL-IN)						1			
TOTAL ACCESSIBLE PROVIDED (ROLL-IN)						1	0	0	1
TOTAL HEARING IMPAIRED REQUIRED						7			
TOTAL HEARING IMPAIRED PROVIDED						2	3	2	7
TOTAL SINGLE						11	11	10	32 (50%)
TOTAL DOUBLE						5	12	13	32 (50%)
TOTAL ROOMS						18	23	23	64



- GENERAL NOTES
- A.

SEE A110 SERIES SHEETS FOR WALL TYPES INDICATION PLANS
- B.

SEE A400 SERIES SHEETS FOR ENLARGED GUESTROOM PLANS
- C.

SEE SHEET A700 FOR DOOR AND WINDOW TYPES
- D.

EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

KEYNOTES

1

REFRIGERATOR. SEE SPECIFICATIONS

2

FREEZER. SEE SPECIFICATIONS

3

ARTWORK GROUP #10. MOUNT 62" A.F.F TO 6" OF ARTWORK. SEE MPHQA SPECIFICATIONS

4

RECESSED FEC CABINET. SEE DETAIL 6/A600

5

PROVIDE CLOSED-CELL SPRAY FOAM INSULATION TO PROTECT PLUMBING RISERS. SEE PLUMBING DRAWINGS FOR EXACT LOCATIONS

1 SECOND LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"

plus vent

ROOM DISTRIBUTION MATRIX									
			FLOOR LEVEL		TOTALS				
GUEST ROOMS			1	2		3			
STUDIO QUEEN									
SINGLE		10	10	10	30				
SINGLE ACCESSIBLE ROLL-IN		1	0	0	1				
SINGLE ACCESSIBLE		0	1	0	1				
DOUBLE QUEEN									
DOUBLE		7	9	10	26				
DOUBLE ACCESSIBLE		0	1	1	2				
DOUBLE EXTENDED		0	2	2	4				
TOTAL ACCESSIBLE REQUIRED (TUB)						3			
TOTAL ACCESSIBLE PROVIDED (TUB)						3			
TOTAL ACCESSIBLE REQUIRED (ROLL-IN)						1			
TOTAL ACCESSIBLE PROVIDED (ROLL-IN)						1			
TOTAL HEARING IMPAIRED REQUIRED						7			
TOTAL HEARING IMPAIRED PROVIDED						7			
TOTAL SINGLE						11	11	10	32 (50%)
TOTAL DOUBLE						5	12	13	32 (50%)
TOTAL ROOMS						18	23	23	64

THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.

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MY PLACE EXTENDED STAY
3 STORY 64 UNIT PROTOTYPE
DAVENPORT, IOWA
PROJECT:

DATE: 8/15/17DESCRIPTION: REVIEW SET

SECOND LEVEL FLOOR PLAN

PROJECT # 17-160.01
SHEET # A102

GENERAL NOTES

A. SEE A110 SERIES SHEETS FOR WALL TYPES INDICATION PLANS

B. SEE A400 SERIES SHEETS FOR ENLARGED GUESTROOM PLANS

C. SEE SHEET A700 FOR DOOR AND WINDOW TYPES

D. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

- KEYNOTES
- 1 REFRIGERATOR. SEE SPECIFICATIONS
 - 2 FREEZER. SEE SPECIFICATIONS
 - 3 ARTWORK GROUP #10. MOUNT 62" A.F.F TO 6" OF ARTWORK. SEE MPHQA SPECIFICATIONS
 - 4 RECESSED FEC CABINET. SEE DETAIL 6/A600
 - 5 PROVIDE CLOSED-CELL SPRAY FOAM INSULATION TO PROTECT PLUMBING RISERS. SEE PLUMBING DRAWINGS FOR EXACT LOCATIONS

THE
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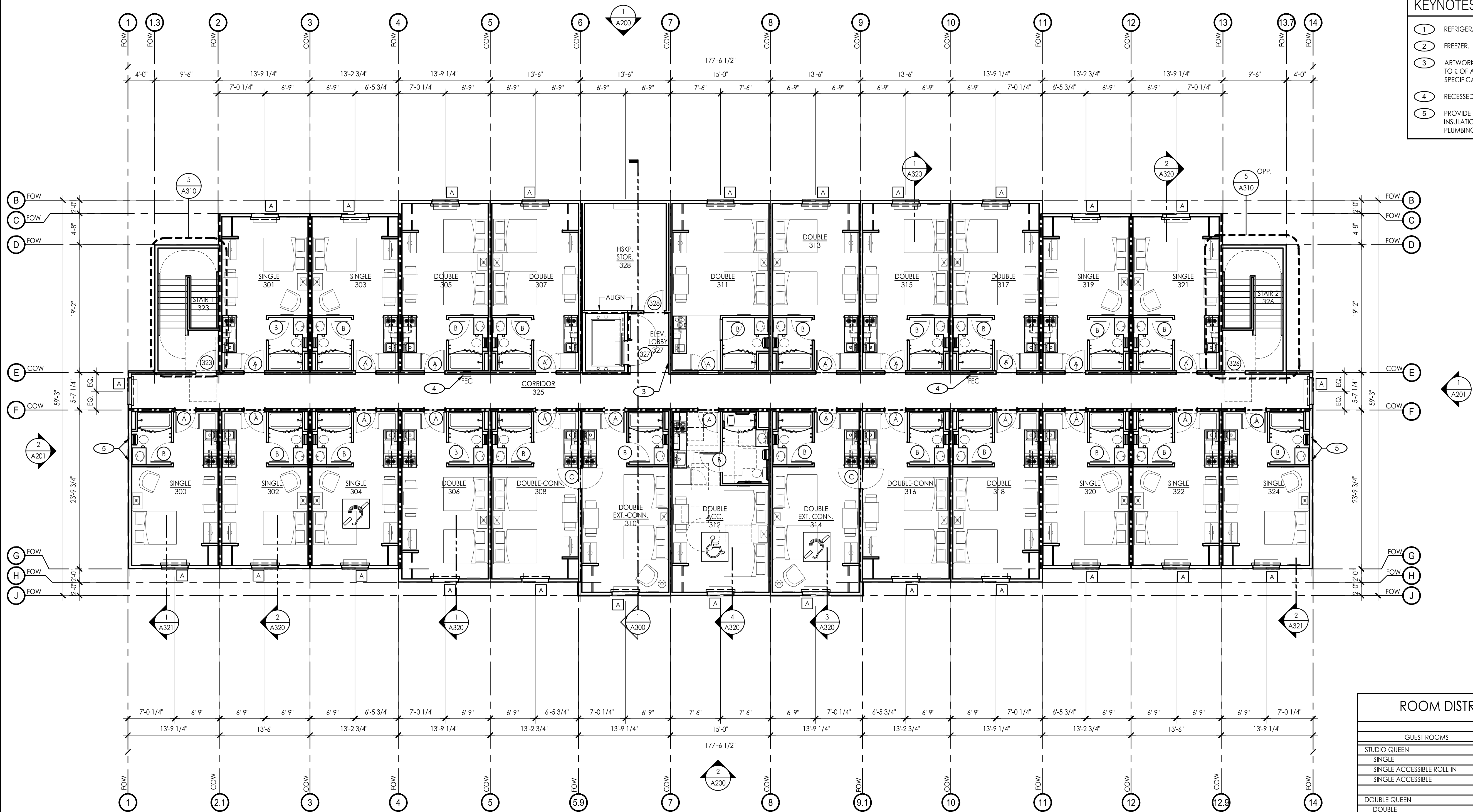
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3 STORY 64 UNIT PROTOTYPE
DAVENPORT, IOWA
PROJECT:

DATE: 8/15/17 DESCRIPTION: REVIEW SET

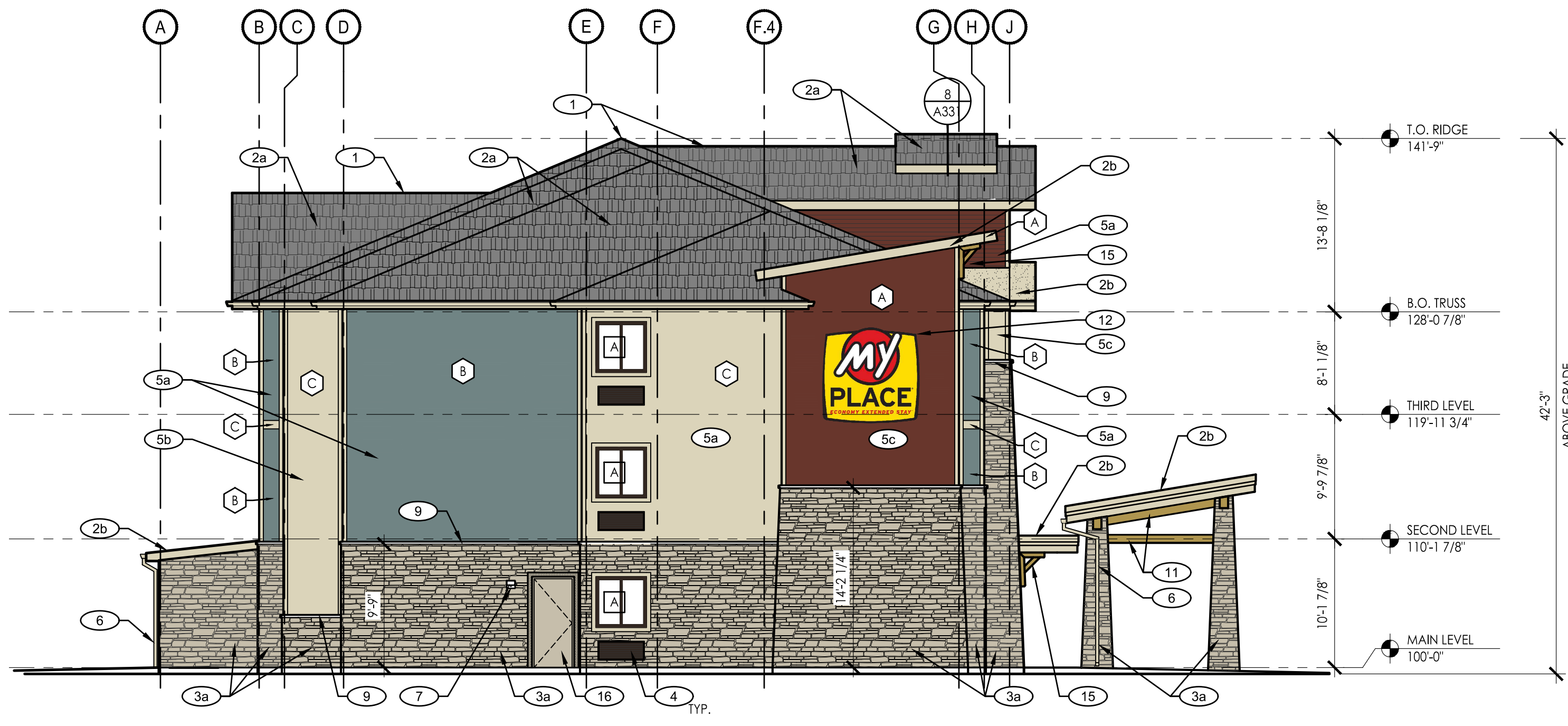
THIRD LEVEL FLOOR
PLAN
PROJECT #
17-160.01
SHEET #

A103

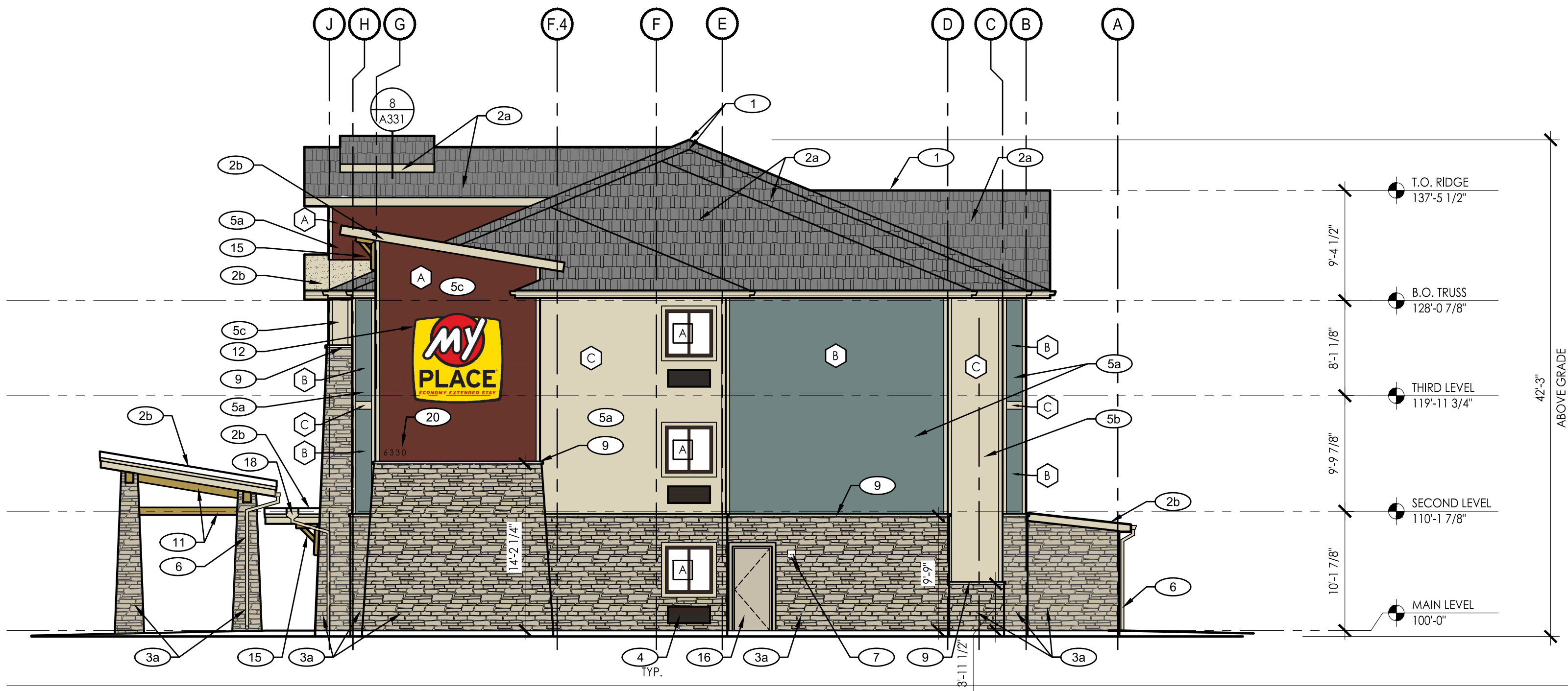


1 THIRD LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

ROOM DISTRIBUTION MATRIX				
GUEST ROOMS	FLOOR LEVEL			TOTALS
	1	2	3	
STUDIO QUEEN				
SINGLE	10	10	10	30
SINGLE ACCESSIBLE ROLL-IN	1	0	0	1
SINGLE ACCESSIBLE	0	1	0	1
DOUBLE QUEEN				
DOUBLE	7	9	10	26
DOUBLE ACCESSIBLE	0	1	1	2
DOUBLE EXTENDED	0	2	2	4
TOTAL ACCESSIBLE REQUIRED (TUB)				3
TOTAL ACCESSIBLE PROVIDED (TUB)	0	2	1	3
TOTAL ACCESSIBLE REQUIRED (ROLL-IN)				1
TOTAL ACCESSIBLE PROVIDED (ROLL-IN)	1	0	0	1
TOTAL HEARING IMPAIRED REQUIRED				7
TOTAL HEARING IMPAIRED PROVIDED	2	3	2	7
TOTAL SINGLE	11	11	10	32 (50%)
TOTAL DOUBLE	5	12	13	32 (50%)
TOTAL ROOMS	18	23	23	64



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

COLOR LEGEND		MATERIAL LEGEND	
A	MATERIAL: EIFS COLOR: MATCH JAMES HARDIE COUNTRYLANE RED	PROVIDE THE FOLLOWING BASIS OF DESIGN FINISHES OR APPROVED EQUAL PRODUCTS	
B	MATERIAL: EIFS COLOR: MATCH JAMES HARDIE BOOTHBAY BLUE	ASPHALT SHINGLES COLOR: MATCH OWEN'S CORNING ESTATE GRAY	
C	MATERIAL: EIFS COLOR: MATCH JAMES HARDIE NAVAJO BEIGE	SINGLE-PLY MEMBRANE ROOF COLOR: OWNER TO SELECT	
		ADHERED STONE VENEER "A" MANUF: HARRISTONE STYLE & COLOR: OWNER TO SELECT	
		ADHERED STONE VENEER "B" MANUF: HARRISTONE STYLE & COLOR: OWNER TO SELECT	
		EIFS COLOR: SEE LEGEND	
		DECORATIVE STONE LINTEL MANUF: HARRISTONE COLOR: OWNER TO SELECT	
		SOFFIT PANEL EXPOSURE: 16" COLOR: COLOR TO MATCH "NAVAJO BEIGE"	
		COLOR OF ALL FASCIA, TRIM & GUTTERS TO MATCH SOFFIT PANEL	

KEYNOTES	
1	RIDGE VENT.
2a	ASPHALT SHINGLES. SEE MATERIAL LEGEND.
2b	SINGLE-PLY ROOF MEMBRANE. SEE MATERIAL LEGEND.
3a	ADHERED STONE VENEER "A". SEE MATERIAL LEGEND.
3b	ADHERED STONE VENEER "B". SEE MATERIAL LEGEND.
4	HEATING/COOLING UNIT. VERIFY ROUGH OPENING W/ MANUFACTURER.
5a	EIFS SEE MATERIAL LEGEND.
5b	EIFS SEE MATERIAL LEGEND.
5c	EIFS SEE MATERIAL LEGEND.
6	GUTTER AND DOWNSPOUTS. SIZE, AND LOCATION TO BE DETERMINED BY RUN-OFF CALCULATIONS AND SHOP DRAWINGS. VERIFY DOWNSPOUT DISCHARGE W/ G.C. TO PREVENT WATER FLOWING ACROSS LANDSCAPING OR OVER SIDEWALKS. WHEN REQUIRED, ROUTE DOWNSPOUTS TO STORM SEWER. SEE CIVIL DRAWINGS.
7	EXTERIOR LIGHTING. SEE DETAIL 10/A331.
8	EIFS BAND AT MATERIAL CHANGE AND WINDOW TRIM COLOR. TO MATCH "NAVAJO BEIGE".
9	STONE CAP. COLOR TO MATCH STONE LINTEL. PROVIDE METAL FLASHING. PAINT TO MATCH STONE LINTEL TO RUN BEHIND SIDING AND OVER STONE CAP.
10	STONE DECORATIVE LINTEL (10"x72").
11	ROUGH-SAWN TIMBER BEAMS. CLEAR COAT FINISH.
12	8'-0" MY PLACE BUILDING SIGN, FURNISHED BY OTHERS UNDER SEPARATE PERMIT.
13	SOFFIT PANEL. INSTALL VENT PANELS AS INDICATED ON ROOF PLAN. SEE MATERIAL LEGEND.
14	3'-0" MY PLACE BUILDING SIGN, FURNISHED BY OTHERS UNDER SEPARATE PERMIT.
15	WOOD DECORATIVE BRACKET. SEE DETAIL 11/A331. CLEAR COAT FINISH TO MATCH TIMBER BEAMS.
16	DOOR. AS SCHEDULED.
17	7'-0" MY PLACE BUILDING SIGN, FURNISHED BY OTHERS UNDER SEPARATE PERMIT.
18	ROOF PARAPET SCUPPER DRAIN.
19	BUILDING MOUNTED FLOOD LIGHTING. MOUNT AT 32'-0" AFF. SEE DETAIL 11/A331.
20	BUILDING ADDRESS. INSTALL PER LOCAL REGULATIONS.
21	BUILDING MOUNTED FLOOD LIGHTING. MOUNT AT 27'-0" AFF. SEE DETAIL 11/A331.

THE
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MY PLACE EXTENDED STAY
3 STORY 64 UNIT PROTOTYPE
DAVENPORT, IOWA
PROJECT:

DATE:	DESCRIPTION
8/15/17	REVIEW SET

EXTERIOR
ELEVATIONS - URBAN

PROJECT #
17-160.01
SHEET #
A201

City of Davenport

Agenda Group:
Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286
Wards: 5th

Action / Date
9/20/2017

Subject:

Resolution approving Case No. F16-12 being the final plat of Wisor's Historic Addition, being a replat of Lot 7 of Block 11 of the East Davenport Proper, located East of Mound Street and south of East 12th Street (2111 & 2115 East 12th Street) containing one (1) commercial lot. [5th Ward]

Recommendation:

Findings:

The plat conforms to the Comprehensive plan.
The plat facilitates commercial redevelopment in the area.

The City Plan and Zoning Commission accepts the findings and forwards Case No. F16-12 to the City Council for approval subject to the following conditions:

1. The surveyor signs the plat.
2. The utility companies sign the plat when their easement needs have been met. No easements are shown at this time.
3. That the plat be tied to two quarter corners or two previously established lot corners and these corners are shown and "labeled with description". The description needs to identify the section corner or if lot corners are used the lot number and subdivision name.
4. Building setback lines are added as required.

The Commission vote for approval was unanimous with 9-yes, 0-no and 0-abstentions.

Relationship to Goals:

Welcome investment.

Background:

The plat is proposed to facilitate commercial redevelopment of the lots. The proposed development has been through the Historic Preservation Commission for the demolition of the existing structures and the Design Review Board for the proposed new structure. The subdivision which will combine the two lots is required since the proposed building will cross the common property line of the two lots.

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

ATTACHMENTS:

Type	Description
▣ Resolution Letter	F16-12 Resolution only
▣ Backup Material	F16-12 Background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	9/14/2017 - 9:19 AM

Community Development Committee	Berger, Bruce	Approved	9/14/2017 - 9:20 AM
City Clerk	Admin, Default	Approved	9/14/2017 - 12:20 PM

Resolution No. _____

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. F16-12 being the final plat of Wisor's Historic Addition , being a replat of Lot 7 of Block 11 of the East Davenport Proper, located East of Mound Street and south of East 12th Street (2111 & 2115 East 12th Street) containing one (1) commercial lot. [5th Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final plat of Wisor's Historic 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 Commission's letter dated September 07, 2016 and as follows:

1. The surveyor signs the plat.
2. The utility companies sign the plat when their easement needs have been met. No easements are shown at this time.
3. That the plat be tied to two quarter corners or two previously established lot corners and these corners are shown and "labeled with description". The description needs to identify the section corner or if lot corners are used the lot number and subdivision name.
4. Building setback lines are added as required.

and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution upon said plat as required by law.

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

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

September 07 2016

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of September 06, 2016, the City Plan and Zoning Commission considered Case No. F16-12 being the final plat of Wisor's Historic Addition , being a replat of Lot 7 of Block 11 of the East Davenport Proper, located East of Mound Street and south of East 12th Street (2111 & 2115 East 12th Street) containing one (1) commercial lot.

The plat is proposed to facilitate commercial redevelopment of the lots. The proposed development has been through the Historic Preservation Commission for the demolition of the existing structures and the Design Review Board for the proposed new structure. The subdivision which will combine the two lots is required since the proposed building will cross the common property line of the two lots.

Findings:

The plat conforms to the Comprehensive plan.

The plat facilitates commercial redevelopment in the area.

The City Plan and Zoning Commission accepts the findings and forwards Case No. F16-12 to the City Council for approval subject to the following conditions.

1. The surveyor signs the plat.
2. The utility companies sign the plat when their easement needs have been met. No easements are shown at this time.
3. That the plat be tied to two quarter corners or two previously established lot corners and these corners are shown and "labeled with description". The description needs to identify the section corner or if lot corners are used the lot number and subdivision name.
4. Building setback lines are added as required.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission



		APPROVED	APPROVED	APPROVED	APPROVED				
Name:	Roll Call	REZ16-08 Classic Development 3705-07 W 46th St 4604-06 Fairmount St	F16-10 Amato Way	F16-11 Village Shopping 3rd Subdivision	F16-12 Wisor's Historic				
Connell	P	Y	Y	Y	Y				
Hepner	P	Y	Y	Y	Y				
Inghram	P								
Kelling	P	Y	Y	Y	Y				
Lammers	P	Y	Y	Y	Y				
Maness	P	Y	Y	Y	Y				
Martinez	Ex								
Medd	P	Y	Y	Y	Y				
Quinn	P	Y	Y	Y	Y				
Reinartz	Ex	Y	Y	Y	Y				
Tallman	P	Y	Y	Y	Y				
		9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN				



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

Meeting Date: September 06 2016
Request: Wisor's Historic Addition
Address: 2111 & 2115 East 12th Street
Case No.: F16-12
Applicant: John Wisor

Recommendation:

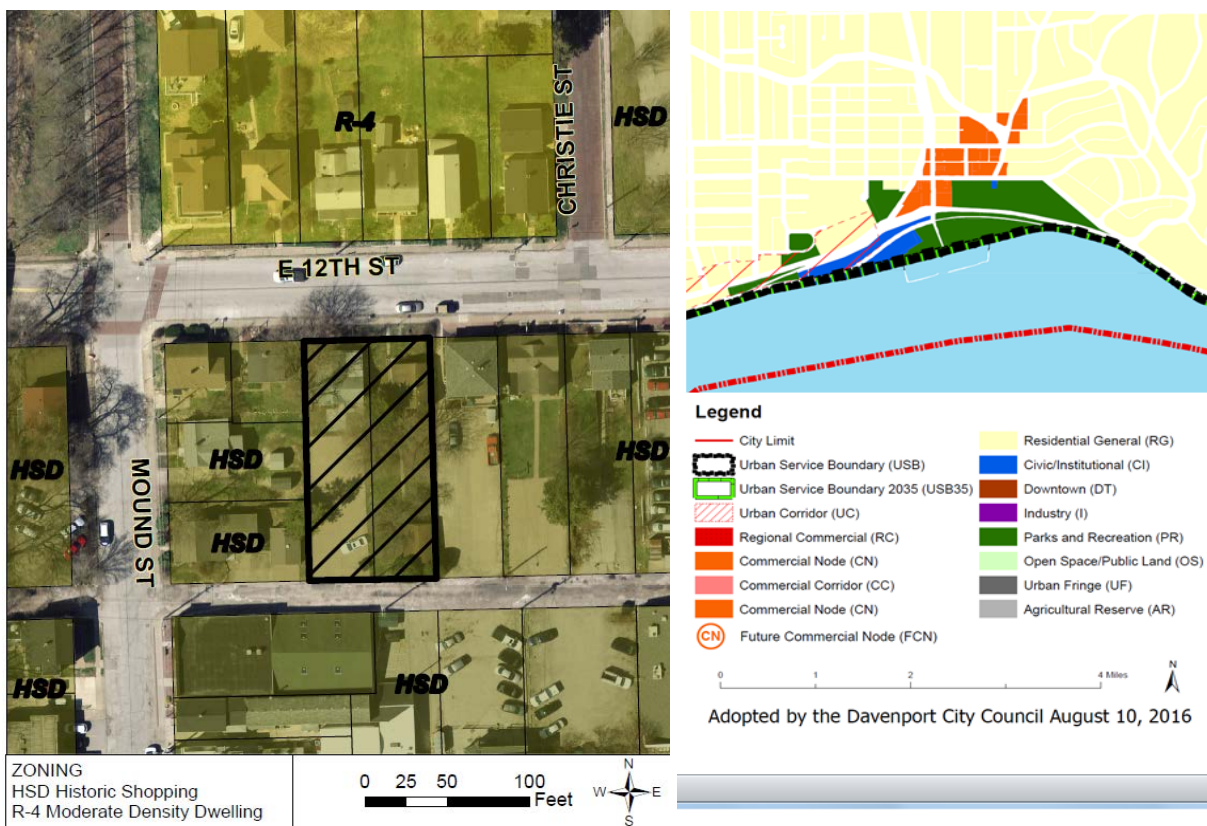
Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F16-12 to the City Council for approval subject to the listed conditions.

Introduction:

This is the final plat of Wisor's Historic Addition combining two existing lots into one to facilitate commercial redevelopment of 2111 and 2115 East 12th Street. The plat contains 0.277 acre, more or less (12,084 square feet) and recombines the east and west halves of Lot 7 of Block 11 of East Davenport Proper.

AREA CHARACTERISTICS:

Zoning Map & Land Use Map



NOTES:

DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

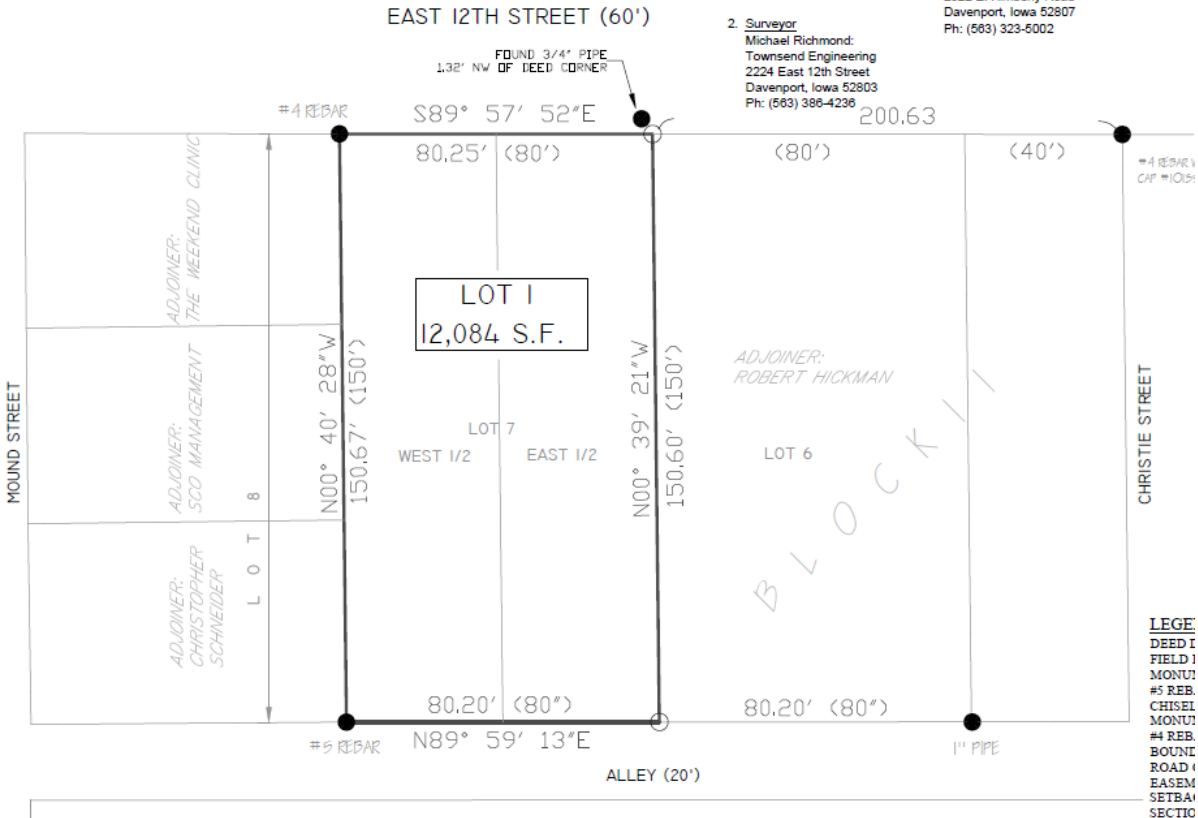
ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

PLAT INFORMATION

1. Owner
John Wisor
1125 Jersey Ridge Road
Davenport, Iowa 52803
2. Surveyor
Michael Richmond:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
3. Attorney
Doug Wells
Gomez May Law
2322 E. Kimberly Road
Davenport, Iowa 52807
Ph: (563) 323-5002



Background:

Comprehensive Plan:

Within Urban Service Boundary: Yes

Proposed Land Use Designation:

Commercial Node (CN) - Clusters of generally more intense uses found either along existing Urban Corridors or along or at the intersection of major streets in newly developed areas. CN areas may contain commercial uses somewhat more intense than uses found elsewhere on Urban Corridors, as well as higher density residential uses and office and service businesses. CN should serve a population of about 5000 people within 1/2 mile. Ideally, CN areas should be architecturally integrated, and designed to serve all modes of transportation. Pedestrian connections to the neighborhoods they serve are important. Therefore, master planning and customized zoning provisions for new CN areas should occur before development or redevelopment occurs.

Relevant Goals to be considered in this Case:

- Strengthen the existing built environment
- Identify and reserve land for future development

Zoning:

The area of the plat is zoned HSD Historic Shopping District.

Technical Review:

Streets. The subject property is located along the south side of East 12th Street east of Mound Street. Vehicular access is from the alley to the south.

Storm Water. Stormwater flows are generally overland though stormwater infrastructure is located in Mound Street.

Sanitary Sewer. Sanitary sewer service is located in 12th and Mound Streets, as well as Christie Street to the east.

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

Emergency Services. The property is located under one (1) mile from Fire Station No. 4, which is located at 1805 East Locust Street.

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

Public Input:

No public hearing is required for a Preliminary or Final Plat.

Discussion:

The plat is proposed to facilitate commercial redevelopment of the lots. The proposed development has been through the Historic Preservation Commission for the demolition of the existing structures and the Design Review Board for the proposed new structure. The subdivision which will combine the two lots is required since the proposed building will cross the common property line of the two lots.



2111 and 2115 East 12th Street



Generalized elevation

Staff Recommendation:

Findings:

The plat conforms to the Comprehensive plan.

The plat facilitates commercial redevelopment in the area.

Recommendation:

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F16-12 to the City Council for approval subject to the following conditions.

1. The surveyor signs the plat.
2. The utility companies sign the plat when their easement needs have been met. No easements are shown at this time.
3. That the plat be tied to two quarter corners or two previously established lot corners and these corners are shown and "labeled with description". The description needs to identify the section corner or if lot corners are used the lot number and subdivision name.
4. Building setback lines are added as required.

Prepared by:

Wayne Wille, CFM

Planner II

Community Planning Division

NOTES:

DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

FINAL PLAT
WISOR'S HISTORIC ADDITION

BEING PART OF THE NORTHWEST QUARTER OF SECTION 3
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.
CITY OF DAVENPORT, SCOTT COUNTY, IOWA

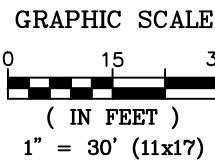
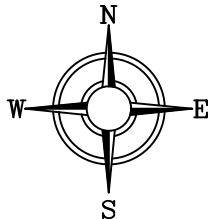
PLAT INFORMATION

1. Owner

John Wisor
1125 Jersey Ridge Road
Davenport, Iowa 52803
2. Surveyor

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

Doug Wells
Gomez May Law
2322 E. Kimberly Road
Davenport, Iowa 52807
Ph: (563) 323-5002



APPROVAL SIGNATURES:

CITY OF DAVENPORT DATE:

PLANNING AND ZONING COMMISSION DATE:

MEDIACOM DATE:

CENTURYLINK DATE:

IOWA - AMERICAN WATER COMPANY DATE:

MIDAMERICAN ENERGY DATE:
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

SURVEYOR'S FINAL PLAT CERTIFICATE

I, MICHAEL RICHMOND, AN IOWA PROFESSIONAL LAND SURVEYOR NO. 23503, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF IOWA, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF **WISOR'S HISTORIC ADDITION** TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA, IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION AND ACCORDING TO THE LAWS OF THE STATE OF IOWA AND THE CITY OF DAVENPORT SUBDIVISION ORDINANCE, OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

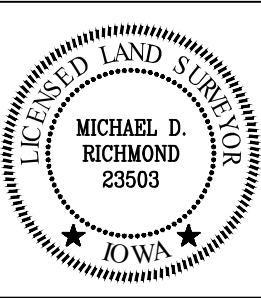
THE WEST HALF OF LOT 7 AND THE EAST HALF OF LOT 7, ALL IN BLOCK 11 IN THE VILLAGE OF EAST DAVENPORT, NOW CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

MONUMENTS SHOWN ON THIS PLAT HAVE BEEN SET OR WILL BE SET WITHIN 30 DAYS OF COMPLETION OF THE REQUIRED IMPROVEMENTS AND THEIR ACCEPTANCE BY THE CITY OF DAVENPORT, AND SUCH MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND OCCUPY THE POSITIONS SHOWN THEREON.

IN WITNESS THEREOF, I HEREUNTO AFFIX MY HAND AND SEAL THIS _____ DAY OF _____, 2016 A.D.

LEGEND:

- DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND
#5 REBAR, UNLESS NOTED = ●
CHISELED "X" = X
MONUMENTS SET:
#4 REBAR W/ RED CAP #23503 = ○
BOUNDARY LINE = _____
ROAD CENTER LINE = _____
EASEMENT LINE = _____
SETBACK LINE = _____
SECTION LINE = _____



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

MICHAEL D. RICHMOND Date
Iowa License Number: 23503
My license renewal date is December 31, 2017.
Pages or sheets covered by this seal: 1



DATE: 00/00/00 TE PROJECT NO: 00000.00

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

DRAWN BY: KLC CHECKED BY: MDR

DRAWING LOCATION
S:\WISOR\2111 12TH STREET\WISOR BOUNDARY.DWG

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT
FINAL PLAT
WISOR'S HISTORIC ADDITION
DAVENPORT, IOWA

DEVELOPER
JOHN WISOR
1125 JERSEY RIDE ROAD
DAVENPORT, IOWA

SHEET NO.
1 OF 1

City of Davenport

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

Action / Date
9/20/2017

Subject:
Resolution directing staff to explore modifications and amendments to the Urban Revitalization Tax Exemption areas and plans.

Recommendation:
Approve the resolution.

Relationship to Goals:
Revitalize neighborhoods and corridors.

Background:
At the Tuesday September 5, 2017 Mayor Council Management Briefing staff presented council with the status of the Davenport NOW and Urban Revitalization Tax Exemption (URTE) programs. Direction received from this briefing was for staff to explore modifications for all tax incentive programs.

This resolution is the first step outlined in the State of Iowa code to modify and/or amend the areas and plans for the City's URTE program.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	RES URTE

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	9/14/2017 - 9:31 AM
Community Development Committee	Berger, Bruce	Approved	9/14/2017 - 9:31 AM
City Clerk	Admin, Default	Approved	9/14/2017 - 12:22 PM

Resolution No. _____

Resolution offered by Alderman _____.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION directing staff to explore modifications and amendments to the Urban Revitalization Tax Exemption areas and plans.

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

WHEREAS, it is a best practice to review and modify incentives on a periodic basis; and

WHEREAS, City Council has directed staff to review the Urban Revitalization Tax Exemption program;

NOW, THEREFORE, be it resolved by the City Council of the City of Davenport, Iowa that staff is directed to explore modifications and amendments to the Urban Revitalization Tax Exemption areas and plans.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Jackie E Holecek
Wards: 3

Action / Date
9/20/2017

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

American Legion Post #26, Veteran's Day Parade, Friday, November 10, 2017, 10:00 AM to Noon; Closure Location: 4th Street between 4th & 5th Streets; Step off at 4th and Western, south to 2nd Street, east to Main Street, Main Street north to 4th Street and west on 4th Street returning to Scott County Courthouse Parking Lot [Ward 3]

Quad City Arts, Festival of Trees Holiday Parade, Saturday, November 18th, 4:00 AM until parade end; Closure Location: Staging area: at 4:00 a.m. closing 3rd Street between Pershing and LeClaire Street and Iowa Street between 2nd and 4th Streets; Parade route: at 9 a.m. closing Second and Third Street from Pershing to Scott Street; all north/south streets will be closed between River Drive and 4th Street until parade end [Ward 3]

Davenport West High School, Homecoming Parade, Thursday, September 28, 2017; 5:30 - 6:30 PM; Closure Location: North on Nevada Ave to West Lombard Street, east to North Elsie Avenue then south to Locust Street and cross to school parking area [Ward 4]

ATTACHMENTS:

Type	Description
▣ Cover Memo	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	9/7/2017 - 2:01 PM

RESOLUTION NO. 2017-

Resolution offered by Alderman Matson

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

RESOLVED by the City Council of the City of Davenport.

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

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

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

Entity: American Legion Post #26

Event: Veterans Day Parade

Date: Friday, November 10

Time: 10:00 AM - Noon

Closure Location: 4th Street between 4th and 5th Streets; Step off on 4th Street at Western, south to 2nd Street, East to Main Street, north to 4th Street returning to Scott County Courthouse Parking Lot

Ward: 3

Entity: Quad City Arts

Event: Festival of Trees Holiday Parade

Date: Saturday, November 18

Time: Saturday at 4:00 AM until parade end

Closure Location: Staging area: at 4:00 a.m. closing 3rd Street between Pershing and LeClaire Street and Iowa Street between 2nd and 4th Streets; Parade route: at 9 a.m. closing Second and Third Street from Pershing to Scott Street; all north/south streets will be closed between River Drive and 4th

Street until parade end

Ward: 3

Entity: Davenport West High School

Event: Homecoming Parade

Date: Thursday, September 28, 2017

Time: 5:30 PM to 6:30 pm

Closure Location: North on Nevada Ave to W Lombard Street, east to N Elsie Ave then south to Locust Street and cross to school parking area

Ward: 4

Approved this 27th day of September, 2017.

Approved:

Attest:



Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

City of Davenport

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

Action / Date
9/20/2017

Subject:
Motion approving beer and liquor license applications.

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

Ward 3

Iowa Mini Mart (Samreet LLC) - 234 W 3rd St. - License Type: C Liquor / B Native Wine / C Beer

Ward 8

Element Tea and Wine Lounge (Element Tea Lounge LLC) - 5345 Belle Ave., Suite 4 -
Upgrading from Beer / Wine license - License Type: C Liquor

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

Ward 3

Raw Bar (RAWBAR) - 136 E 3rd St., Suite A - License Type: C Liquor

Recommendation:
Consider the license applications.

Relationship to Goals:
Support local businesses.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	9/20/2017 - 3:25 PM

City of Davenport

Agenda Group:
Department: Public Works Committee
Contact Info: Eric Gravert (563) 327-5125
Wards: 2

Action / Date
9/20/2017

Subject:
Resolution accepting the Northwest Park ADA Access Project completed by Little H Construction of Davenport, IA. This project was completed with a final contract amount of \$101,489.91 budgeted in CIP #10118. [Ward 2]

Recommendation:
Approve the resolution.

Relationship to Goals:
Upgraded City Infrastructure & Public Facilities

Background:
The Department of Public Works is upgrading the ball field facilities at Northwest Park to ensure compliance with expanded Federal American with Disabilities Act (ADA) guidelines. These expanded guidelines mandate that all competitive athletic fields within the city shall have an accessible route to the playing surface and dugout/team facilities.

Northwest Park was the third project to be constructed under this compliance program. Subsequent remaining funds shall be attributed to future park projects currently under design.

This project was completed with a final contract amount of \$101,489.91 budgeted in CIP #10118.

ATTACHMENTS:

Type	Description
▯ Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/13/2017 - 11:13 AM
Public Works Committee	Lechvar, Gina	Approved	9/13/2017 - 11:14 AM
City Clerk	Admin, Default	Approved	9/13/2017 - 4:52 PM

Resolution No. _____

Resolution offered by Alderman Ambrose

Resolution accepting the Northwest Park ADA Access Project completed by Little H Construction of Davenport, IA. This project was completed with a final contract amount of \$101,489.91 budgeted in CIP #10118.

Whereas, the City of Davenport entered into a contract with Little H Construction of Davenport, Iowa for construction work; and

Whereas, work on the project has been completed

Now, therefore, be it resolved, by the City Council of the City of Davenport, Iowa: that the competitive athletic fields have an accessible route to the playing surface and dugout/team facilities at Northwest Park is hereby accepted.

Passed and approved this 27th day of September, 2017.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works Committee
Contact Info: Eric Gravert (563) 327-5125
Wards: All

Action / Date
9/20/2017

Subject:
Resolution accepting the ADA Sidewalk & Curb and Gutter Replacement Project by McDermott Concrete, LLC of Blue Grass, IA. This project was completed with a final contract amount of \$376,985.95 budgeted in CIP #28004. [All Wards]

Recommendation:
Approve the resolution

Relationship to Goals:
Financially Responsible City Government

Background:
The project purpose was to update sidewalk ramps along the roads that were previously micro-surfaced.

This project was completed with a final contract amount of \$379,985.95 budgeted in CIP #28004. The source of funding is from Road Use Tax and Local Option Sales Tax.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/13/2017 - 11:19 AM
Public Works Committee	Lechvar, Gina	Approved	9/13/2017 - 11:19 AM
City Clerk	Admin, Default	Approved	9/13/2017 - 4:52 PM

Resolution No. _____

Resolution offered by Alderman Ambrose

Resolution accepting the ADA Sidewalk & Curb and Gutter Replacement Project by McDermott Concrete, LLC of Blue Grass, IA. This project was completed with a final contract amount of \$376,985.95 budgeted in CIP #28004.

Whereas, the City of Davenport entered into a contract with McDermott Concrete, LLC of Blue Grass, Iowa for construction work; and

Whereas, work on the project has been completed

Now, therefore, be it resolved, by the City Council of the City of Davenport, Iowa: that the updated sidewalk ramps along the roads that were previously micro-surfaced are hereby accepted.

Passed and approved this 27th day of September, 2017.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works Committee
Contact Info: Tom Leabhart; (563) 326-7729
Wards: Ward 6 and 8

Action / Date
9/20/2017

Subject:

Resolution approving the Reimbursement Agreement with MidAmerican Energy Company for the relocation of electric facilities necessary for construction of Veteran's Memorial Parkway Paving Project from Jersey Ridge to I-74 in the amount of \$55,000 budgeted in CIP# 02418. [Wards 6 & 8]

Recommendation:

Approve the resolution

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities.

Background:

In 2018 MidAmerican Energy Company (MEC) will be relocating electric facilities for the construction of Veteran's Memorial Parkway from Jersey Ridge Rd to I-74. The city is financially responsible for the portions located in private utility easements and will reimburse MEC for the actual costs incurred once work has been completed. The estimated cost is \$55,000 budgeted in CIP #02418.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES pg2
▣ Backup Material	Reimbursement Agreement

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/13/2017 - 11:48 AM
Public Works Committee	Lechvar, Gina	Approved	9/14/2017 - 9:21 AM
City Clerk	Admin, Default	Approved	9/14/2017 - 12:22 PM

Resolution No. _____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

Resolution approving the Reimbursement Agreement with MidAmerican Energy Company for the relocation of electric facilities necessary for construction of Veteran's Memorial Parkway Paving Project from Jersey Ridge to I-74 in the amount of \$55,000 budgeted in CIP# 02418.

Whereas, MidAmerican Energy Company is required to relocate electric facilities necessary for construction of Veteran's Memorial Parkway Paving Project from Jersey Ridge to I-74, and

Whereas a portion of the existing facilities are located within a private utility easement, and

Whereas the cost of relocating facilities located with private utility easements are the responsibility of the City, and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Reimbursement Agreement with MidAmerican Energy is hereby approved.

BE IT FURTHER RESOLVED:

That the Mayor is hereby authorized and directed to sign said Agreement in behalf of the City of Davenport.

Passed and approved this 27th day of September, 2017.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

REIMBURSEMENT AGREEMENT

IT IS AGREED this ____ day of _____, 2017, by and between the City of Davenport, Iowa ("City") and MidAmerican Energy Company, an Iowa corporation, ("MidAmerican") as follows:

Recitals

- A. WHEREAS, as part of City's planned extension of Veterans Memorial Parkway, City desires that MidAmerican relocate a structure and related facilities of a MidAmerican-owned and operated 161 kV electric line (known collectively as "electric facilities"), which is presently located on private easement and as generally shown on the attached Exhibit A, which electric facilities are an integral part of MidAmerican's electric system providing electric service to Davenport, Iowa and elsewhere;
- B. WHEREAS, MidAmerican is willing to relocate the electric facilities as generally shown on Exhibit A attached hereto and made a part hereof by reference and for the compensation set forth in this Reimbursement Agreement;
- C. THEREFORE, the parties agree as follows:
 - 1. Services. The Services to be provided by MidAmerican under this Reimbursement Agreement consist of relocation of the electric facilities as generally shown on attached Exhibit A. MidAmerican shall commence the Services after execution of this Reimbursement Agreement and notice to proceed from the City, subject to the availability of a line outage needed to perform the Services. Construction is expected to be completed approximately one week after commencement of the Services; however, weather and unanticipated other work as necessary at the site to achieve the objectives of this Reimbursement Agreement may affect the schedule.
 - 2. Site Conditions. MidAmerican assumes that any information furnished by City is accurate and complete and is relying on such information. If MidAmerican encounters toxic substances, hazardous substances, or hazardous wastes (as such terms are defined in any Federal, state or local statute, regulation or ordinance), which require special handling and/or disposal, and are not a part of the services contracted for herein, MidAmerican shall immediately suspend further work in the area of such substances or wastes and notify City of the condition. City shall immediately take whatever precautions are legally required to eliminate such hazardous conditions and properly handle and dispose of such substances or wastes so that the Services hereunder may safely proceed. If site conditions cause an increase in MidAmerican's cost of, or the time required for, performance of any part of the Services under a Scope of Work, an equitable adjustment shall be made to the compensation paid MidAmerican and the schedule. If during the course of these Services, MidAmerican observes the existence of asbestos or asbestos-containing substances or wastes, MidAmerican will immediately suspend further work

in the area of the substances or wastes and notify City of the condition, and City will determine the further course of action.

3. Reimbursement. All compensation for the Services under this Agreement shall be based on MidAmerican's actual costs with no additional markups. The estimated cost for this work is \$55,000.00 (Fifty-five Thousand and no/100 dollars).

When the relocation is complete, MidAmerican shall provide City with an invoice detailing the actual cost of such relocation of the electric facilities located on private easement, which invoice shall be the amount of total compensation due MidAmerican. Payment shall be due and payable upon presentment of such invoice.

4. Prerequisite work by City's. City shall perform all work required to establish final grade at the proposed structure location as shown generally on Exhibit B and provide MidAmerican notice to proceed upon completion of this work. City shall provide any updated engineering data required by MidAmerican for the design and installation of such modification of the electric facilities. City shall obtain all permits and all other authorizations required by them for their work.

IN WITNESS WHEREOF, the City of Davenport, Iowa and MidAmerican Energy Company have caused this Agreement to be executed by their duly authorized representatives to be effective on the date and year first above written.

CITY OF DAVENPORT, IOWA

By: _____
Name: _____
Title: _____

MIDAMERICAN ENERGY COMPANY

By: _____
Name: _____
Title: _____

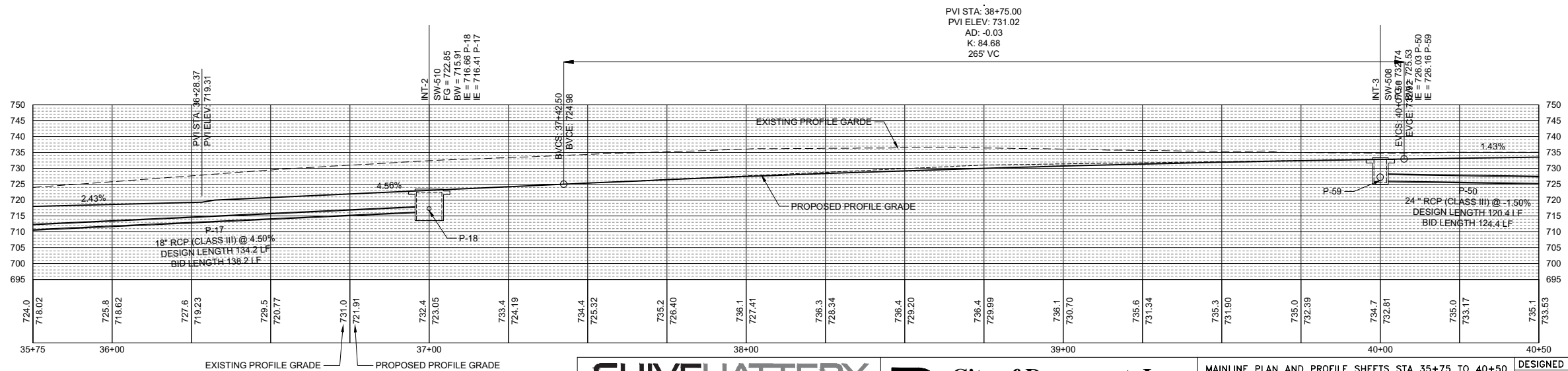
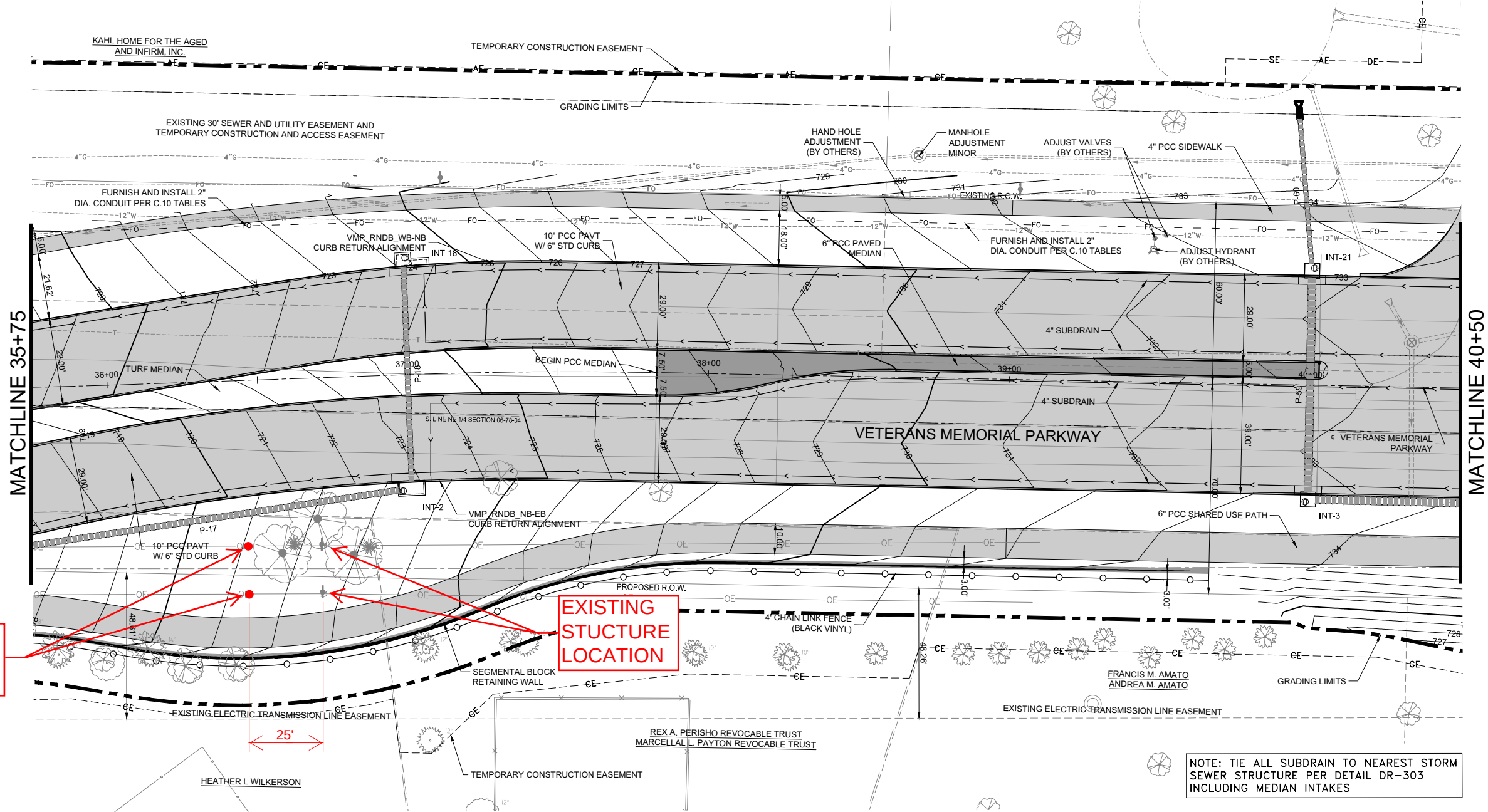


EXHIBIT A

SHIVE-HATTERY
ARCHITECTURE + ENGINEERING
Iowa | Illinois | Indiana | Missouri
<http://www.shive-hattery.com>



City of Davenport, Iowa
Engineering Division

MAINLINE PLAN AND PROFILE SHEETS STA 35+75 TO 40+50
VETERANS MEMORIAL PARKWAY
JERSEY RIDGE ROAD TO 500 FEET
EAST OF ELMORE AVENUE

DESIGNED BY: PRL
DRAWN BY: PRL
CHECKED BY: PRL
FIELD BOOK: NONE PAGE:
SCALE: AS SHOWN

DATE: 10-25-16
REVISED:
CITY PN: 13-00010-02418
DWG. FOLDER: 314310-0

City of Davenport

Agenda Group:
Department: Public Works Committee
Contact Info: Sandy Doran;(563)326-7756
Wards: All

Action / Date
9/20/2017

Subject:
Resolution of acceptance for the FY16 Sanitary Sewer Manhole Rehabilitation and Replacement Program (Bid 16-105). Kim Construction rehabilitated 375 manholes for a final cost of \$1,098,239.58 budgeted in CIP #30018. [All Wards]

Recommendation:
Pass the resolution.

Relationship to Goals:
Davenport – *The Choice Community for Living*
Upgraded City Infrastructure & Public Facilities

Background:
There are manholes in the sanitary collection system that are structurally deficient and allow for inflow and infiltration. Rehabilitation is needed to comply with the Iowa Department of Natural Resources (IDNR) Administrative Consent Order.

This program is a combined effort by the Sewer and Engineering Divisions of the Public Works Department. The manhole rehabilitation areas were based on Inflow & Infiltration studies and manhole inspections.

Work has been completed by KIM Construction Company, Inc., Steger, IL. The final cost for the project was \$1,098,239.58 with 375 manholes being rehabilitated.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/13/2017 - 10:58 AM
Public Works Committee	Lechvar, Gina	Approved	9/13/2017 - 10:58 AM
City Clerk	Admin, Default	Approved	9/13/2017 - 4:53 PM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION of acceptance for the FY16 Sanitary Sewer Manhole Rehabilitation and Replacement Program (Bid 16-105). Kim Construction rehabilitated 375 manholes for a final cost of \$1,098,239.58 budgeted in CIP #30018.

WHEREAS, the City of Davenport entered into a contract with KIM Construction Company, Inc., Steger, IL; and

WHEREAS, work on the project has been completed

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa: that the FY16 Sanitary Sewer Manhole Rehabilitation and Replacement Program is hereby accepted.

Passed and approved this 27th day of September, 2017.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works Committee
Contact Info: Jen Walker; (563) 326-6168
Wards: All

Action / Date
9/20/2017

Subject:
Resolution approving the second year option for the Full Depth Patch Program to Langman Construction of Rock Island, IL in the amount of \$800,000 budgeted in CIP #35011. [All Wards]

Recommendation:
Approve the resolution

Relationship to Goals:
Upgraded City Infrastructure & Public Facilities

Background:
The Full Depth Patch Program repairs concrete streets located in various areas throughout the City. The locations are chosen by Public Works' staff based upon several factors including severity of pavement failure, traffic counts, rate of deterioration, etc.

Langman Construction, Inc. was awarded the contract and has expended most of the FY17 funding. The City wishes to exercise the second year option at this time, therefore continuing needed work this fall using FY18 funds.

FY18 funding set aside in CIP #35011 for this program is \$800,000. Funding is provided from sale of Government Bonds and Local Option Sales Tax.

ATTACHMENTS:

Type	Description
▯ Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/14/2017 - 11:07 AM
Public Works Committee	Lechvar, Gina	Approved	9/14/2017 - 11:08 AM
City Clerk	Admin, Default	Approved	9/14/2017 - 12:21 PM

Resolution No. _____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the second year option for the Full Depth Patch Program to Langman Construction of Rock Island, IL in the amount of \$800,000 budgeted in CIP #35011.

WHEREAS, the City of Davenport entered into a contract Langman Construction, Inc. for the Full Depth Patch Program in FY17,

WHEREAS, the City of Davenport will exercise the second year option therefore extending the contract in the amount of \$800,000,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the second year option for the contract is hereby approved.

Passed and approved this 27th day of September, 2017.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

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

Action / Date
9/20/2017

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

Recommendation:
Approve the resolution

Relationship to Goals:
Enhance Quality of Life

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

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW RES - SEWER LATERAL

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	9/13/2017 - 11:23 AM
Public Works Committee	Lechvar, Gina	Approved	9/13/2017 - 11:23 AM
City Clerk	Admin, Default	Approved	9/13/2017 - 4:51 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

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

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

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

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

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Repair Sewer Lateral Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
300250724	BYS, MICHEAL	C0029-44	01311957	500.00

Number of Accounts to Levy	1	Total Balance Outstanding:	\$500.00
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City of Davenport

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

Action / Date
9/20/2017

Subject:
Resolution assessing the cost of replacing sidewalk at various lots and tracts of real estate. [All Wards]

Recommendation:
Approve the resolution.

Relationship to Goals:
Enhance Quality of Life

Background:
The sidewalk was replaced at the following lots and tracts of real estate and was billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW RES - SIDEWALK REPLACEMENT

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	9/13/2017 - 11:24 AM
Public Works Committee	Lechvar, Gina	Approved	9/13/2017 - 11:24 AM
City Clerk	Admin, Default	Approved	9/13/2017 - 4:51 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of replacing sidewalk at various lots and tracts of real estate.

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

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

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

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Sidewalk Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
000057354	PIEPER, JULIA	N1809-13	01312898	1,652.50
300218269	MENDEZ, ANTHONY R	H0009-07	01312899	300.00
000074608	JEFFREY SMITH	C0053-36	01312900	750.00
810001120	ERICKSEN CHRISTEN A	F0051-16	01312902	2,380.00
300253761	PENRY, JOSEPH	J0052-09	01312903	1,000.00
810004407	ZENAS GROUP LLC	F0051-02A	01312904	3,079.00
810000004	29TH & BRADY TOWNHOMES LLC	C0016-13	01312905	2,019.00
810003548	SCHAEFFER WILLIAM G	J0015-08	01312909	1,300.00
300237956	WOODS, MATT	J0015-09	01312910	600.00
300123399	NEBINGER, RODNEY	J0020-21	01312911	1,797.00
000055952	BAYVIEW LOAN SERVICING LLC	J0020-22	01312912	1,192.25
Number of Accounts to Levy		11	Total Balance Outstanding:	\$16,069.75

City of Davenport

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

Action / Date
9/20/2017

Subject:
Resolution assessing the cost of brush and debris removal at various lots and tracts of real estate.
[All Wards]

Recommendation:
Approve the resolution.

Relationship to Goals:
Enhance Quality of Life

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

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW RES - BRUSH & DEBRIS

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	9/13/2017 - 11:22 AM
Public Works Committee	Lechvar, Gina	Approved	9/13/2017 - 11:22 AM
City Clerk	Admin, Default	Approved	9/13/2017 - 4:51 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

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

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

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

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

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Brush and Debris Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
120223102	KURSCHAT, CLAUDIO W	F0048-18	80014065	90.00
300205458	WOLFE, PAMELA	F0021-37	80014069	145.00
000028853	MILLER, MELVIN	F0026-35	80014071	145.00
000049582	GOF LLC	K0007-38	80014079	58.75
300253454	BRAVO PROPERTIES LLC	K0016-09	80014125	153.25
300262000	LIVIN OUR DREAMS LLC	O1651B01	80014128	58.25
300258415	NANTZ, STEPHEN	C0035-11	80014218	99.25
000059234	DEVAN MAERTEMS	W0422-39	80014222	58.25
300218303	HAUSSMAN, FRED Q	L0001-08	80014224	58.25
000061279	BEARNAUER, GEORGE D	F0022-33	80014228	58.25
300262000	LIVIN OUR DREAMS LLC	O1651B01	80014230	58.25
810003730	SPEECE MARCUS	O2112D27	80014232	58.25
300231194	MOORE, PHILLIP J	C0051-11	80014236	74.75
300175596	JACKSON, JEFFREY L	F0032-43	80014238	58.25
000051209	NICHOLS, TRAVIS R	H0012-10	80014251	153.25
000059151	BARSTOOL INVESTORS LLC	B0057-03	80014259	161.50
000072339	MUIR PASS	H0023-46	80014274	161.00
000151056	CLAUSS, JON	F0037-09	80014287	188.50
120152304	NHS	D0050-02	80014294	174.00
300013566	BROWN, FRANCIS E	J0022-42	80014306	153.25
300250538	LITTLE DEER PROPERTIES INC	P1312A08A	80014337	153.25
300262000	LIVIN OUR DREAMS LLC	O1651B01	80014345	161.50
810000750	CRESTWOOD COOPERATIVE	P1312A04A	80014353	169.75
300076911	OHLSEN, A MICHAEL	A0055-33	80014361	161.50
810000335	BLUE DOT DEVELOPMENT LLC	A0055-34	80014363	161.50
810002325	LICANDRO MANAGEMENT LLC	B0023-03	80014371	161.50
000055594	AVILA, MATTHEW J	B0050-29	80014381	153.25
000074031	PEKIOS, STEVEN A	B0050-38	80014386	194.00
300236003	TERRY, SARA	H0011-11	80014418	187.50
300263177	MAD VENTURES	H0011-23	80014420	66.50
000051209	NICHOLS, TRAVIS R	H0012-10	80014422	174.75
300263177	MAD VENTURES	H0023-31	80014424	169.75
000051163	GLYNN, PAT	S2907C11	80014453	161.50
000051327	MANUEL RAMIREZ JR	S2921B32	80014456	161.50

Number of Accounts to Levy	34	Total Balance Outstanding:	\$4,403.00
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City of Davenport

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

Action / Date
9/20/2017

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

Recommendation:
Approve the resolution.

Relationship to Goals:
Enhance Quality of Life

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

ATTACHMENTS:

Type	Description
▢ Cover Memo	PW RES - WEED CUTTING

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	9/13/2017 - 11:26 AM
Public Works Committee	Lechvar, Gina	Approved	9/13/2017 - 11:26 AM
City Clerk	Admin, Default	Approved	9/13/2017 - 4:51 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

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

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

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

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

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Weed Cutting Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
300087127	BELL, KIMBERLY	W0425-37	80014029	125.00
000036693	MEIER, HELEN	J0037-24	80014031	125.00
000062772	AMANDA JONES	H0041-16	80014033	125.00
000064673	FOUR SEASONS PROPERTY PRESER	H0056-58	80014035	125.00
810001232	FOUR SEASONS PROPERTY	H0056-57	80014037	125.00
120211282	RPS PROPERTIES LLC	H0056-55	80014041	125.00
300236003	TERRY, SARA	H0011-11	80014043	125.00
300203034	VANHOOSIER, STACY	C0046-30	80014045	125.00
120219483	TAYLOR, DEREK	F0007-39	80014047	125.00
000150516	MAY, THIRI	E0003-17	80014049	125.00
300200399	MARTIN, JEFF	O2111C08	80014051	125.00
000066780	RESIDENTIAL EQUITY PARTNERS LL	E0019-22	80014053	125.00
000002889	PORTER, RANDY L	E0003-13	80014055	125.00
120237867	FINN-MCGEE, MICHELE L	W1001B17	80014057	125.00
300263369	WEBSTER PROPERTIES LLC	E0013-03	80014059	125.00
000012667	HALLMAN, HAZIE M	F0031-38	80014082	125.00
000024585	RALEY, DAN O	G0021-32	80014084	125.00
000033222	SMITH, SONIA	E0017-21	80014086	125.00
000052052	FIRST FINANCIAL GROUP	R0419-13	80014089	125.00
000053276	JOHNSON, JEREMIAH	F0044-23	80014091	125.00
000059532	WHITE, NIKE	F0034-07	80014094	125.00
000070866	HIT HOLDINGS LLC	H0062-06	80014097	125.00
000072892	SPEAK, SHANNON	F0022-36	80014099	125.00
000073947	DEVELOPMENT LLC, CJ	E0032-12	80014102	125.00
000151057	HICKMAN, ALBERTA	F0037-07	80014105	125.00
300012982	ALCALA, JEFFERY C	J0021-41	80014110	125.00
300110292	FISHER, FREDDIE W	F0044-30	80014113	125.00
300123539	OEHRLEIN, PAUL G	B0010-22	80014115	125.00
300210296	EILEEN C NIELSEN REVOC TRUST	L0013-08	80014119	125.00
300235896	RICHARDSON, HEATHER	O2104C32	80014123	125.00
000151877	KEPHART, RICKEY D	F0009-27	80014182	125.00
000053216	TRAN, DUNG	X0251B05	80014184	125.00

300261755	CARROLL, BONNIE	F0016-08	80014186	73.75
000150516	MAY, THIRI	E0003-17	80014188	125.00
120102187	KOSTH, TERRI L	F0025-07	80014192	125.00
000070497	JESSICA CLARK	O1637B04	80014194	125.00
300260439	BASTING, JOSHUA E	W0455D22	80014202	125.00
300238025	FETTY, CARL JR	P1110A26	80014204	125.00
000019818	MAY, THIRI	H0054-01	80014206	125.00
400004156	PRICE, HELEN	F0028-20	80014210	125.00
300239607	MEISENBURG, DENNIS	H0064-48	80014212	125.00
000002441	BROWN, MARK	F0003-42	80014216	125.00
000013822	VANDERTUIG, DAWN M	H0005-14	80014246	125.00
000047918	AURELIO, ELIAH	G0020-20	80014249	125.00
000051232	C & C ASSETS LLC	G0027-21	80014253	125.00
000054545	CLARALEE BERRYMAN	H0064-37	80014257	125.00
000062610	LUDLOFF, WESLEY H	E0031-01	80014261	188.20
000063811	KATHERINE OESTREICH	B0022-43	80014268	125.00
000073963	HOLDINGS 10 LLC, VINMAK RE	B0004-26	80014278	125.00
000151272	RODENBECK, RICHARD H	B0009-21	80014289	125.00
120202197	MORELAND, KENNETH C	H0064-02	80014302	125.00
300010284	FRUEH, LLOYD J	K0031-10	80014304	125.00
300118262	BROWN, W L	G0027-38	80014313	125.00
300121110	DIPPEL, RICHARD L	P1113C24	80014315	125.00
300156512	HART, PAUL E	P1114C30	80014319	125.00
300200399	MARTIN, JEFF	O2111C08	80014321	281.08
300203558	COTTON, JULIE	F0004-38	80014323	125.00
300205458	WOLFE, PAMELA	F0021-37	80014325	125.00
300227000	PETERS, JONATHAN	C0049-03	80014329	125.00
300237956	WOODS, MATT	J0015-09	80014331	197.68
300258489	FRANKS, LISA M	J0015-12	80014339	125.00
400001469	MORELAND, KEN	H0064-39	80014351	125.00
810003397	ROBERT E FUHS	H0052-34	80014357	125.00
000150800	JBB ENTERPRISES LLC	A0059-22	80014366	125.00
000074614	DEVON WHITE	B0024-34A	80014373	125.00
000052720	BLACK BOX EQUITIES LLC	B0025-33	80014375	125.00
000074031	PEKIOS, STEVEN A	B0050-38	80014384	125.00
000048813	AUGUSTA BARBER	C0046-35	80014388	125.00
000069917	WILMINGTON SAVINGS, FUND SOCIE	C0047-41	80014390	125.00
000061900	MUDDY WATER LLC	E0018-03	80014392	125.00
000066780	RESIDENTIAL EQUITY PARTNERS LL	E0019-22	80014394	125.00
000064002	D&B MANAGMENT CO	G0018-09	80014397	125.00
000068753	RVFM 13 SERIES LLC	G0019-10	80014399	125.00

000024585	RALEY, DAN O	G0021-32	80014402	125.00
000066780	RESIDENTIAL EQUITY PARTNERS LL	G0030-30	80014405	125.00
000015549	HIBBS, MICHAEL A	G0035-11	80014407	125.00
000018462	THE BEAUTY OF NEW BEGINNINGS L	G0037-19	80014409	125.00
300213863	MCCRACKEN, GREGORY S	G0046-25	80014411	125.00
300120624	ALCALA, MARK	G0051-30	80014413	125.00
300021877	FRUEH, JOHN L	G0051-52	80014415	125.00
000065977	HOME OPPORTUNITY LLC	H0056-27	80014426	125.00
000016036	DIEFENBACH, JEFFREY E	J0018-22	80014430	125.00
300100191	MILLS, RICHARD	J0026-23	80014432	125.00
000015380	SNYDER CONSTRUCTION LLC	M1033-01F	80014441	300.00
300238506	BUEHNERKEMPER, NICHOLAS	M1049-06	80014443	125.00
300229459	LINENBERGER, RUTH	W0318-10	80014458	125.00
300205382	CLARK, STEVEN	W0335-14	80014460	1,250.00
810003467	RUHL & RUHL PROP MGMT	W0921-12A	80014464	125.00
300214886	EASTERN AVE COMM DEV LC	X0123-22A	80014466	260.00

Number of Accounts to Levy	89	Total Balance Outstanding:	\$12,800.71
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City of Davenport

Agenda Group:
Department: Public Works Committee
Contact Info: Eric Gravert (563) 327-5125
Wards: 6

Action / Date
9/20/2017

Subject:
Motion approving change order #8 to McCarthy Improvement Company in the amount of \$75,000 to modify a culvert, as directed by the Iowa DOT, for the Forest Grove Road Paving Project, CIP #01145 [Ward 6]

Recommendation:
Pass the motion

Relationship to Goals:
Upgraded City Infrastructure & Public Facilities.

Background:
Change Order #8 approves the amount to be added to the contract for modifying the 8' x 10' culvert as directed by the Iowa DOT. This work will be performed by "force account" where all labor, equipment, subcontract and other associated costs for performing said work will be verified and confirmed with daily documentation.

This project is being managed by the City of Davenport and is partially funded by a Federal Surface Transportation Program grant. The project is funded through CIP #01145.

This change order approves the additional contract amount to be used for construction installation services requested and performed by McCarthy Improvement Company.

SUMMARY OF CONTRACT AMOUNT:

Original Contract	\$5,544,773.13
Previous Change Orders	\$700,925.96
<u>Change Order #8</u>	<u>\$75,000.00</u>

- Amended Contract Amount \$6,320,699.09

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/14/2017 - 9:54 AM
Public Works Committee	Lechvar, Gina	Approved	9/14/2017 - 9:54 AM
City Clerk	Admin, Default	Approved	9/14/2017 - 12:21 PM

City of Davenport

Agenda Group:
Department: Public Works Committee
Contact Info: Mike Atchley 563-327-5149
Wards: 8

Action / Date
9/20/2017

Subject:
Motion to approve payment of \$42,750 for permanent sanitary sewer and temporary construction easements through Shriners Hospitals for Children property. The sewer is needed for the Sterilite Development. [Ward 8]

Recommendation:
Approve the motion

Relationship to Goals:
Welcome Investment

Background:
Development at the Eastern Iowa Industrial Park led to additional sewer capacity requirements. This extension was approved by Council on 9/13/17. Permanent and temporary easements are required for this project. Fair market value assessment of \$42,750 is being offered to Shriners for these easements and are currently under review by Shriners Board. Advance Council approval is being requested in the interest of advancing the project.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Shriners Property - Sanitary Sewer Easement APPRAISAL

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/13/2017 - 11:49 AM
Public Works Committee	Lechvar, Gina	Approved	9/14/2017 - 9:19 AM
City Clerk	Admin, Default	Approved	9/14/2017 - 12:21 PM



**VALUE FINDING APPRAISAL REPORT
OF MARKET VALUE OF THE
SHRINERS HOSPITAL FOR CRIPPLED
CHILDREN PROPERTY
RESEARCH PARKWAY EXTENDED
DAVENPORT, IOWA 52806
(as of June 8, 2017)**

PREPARED FOR:

**MR. MIKE ATCHLEY
REAL ESTATE MANAGER
CITY OF DAVENPORT
1200 EAST 46TH STREET
DAVENPORT, IA 52807**

PREPARED BY:

**DAVID MARK NELSON
ROY R. FISHER
2028 EAST 38TH STREET #1
DAVENPORT, IA 52807**

June 6, 2017<10419> 1E



2028 East 38th Street, Suite 1 | Davenport, IA 52807
Ph: (563) 355.6606

June 21, 2017

Mr. Mike Atchley
Real Estate Manager
City of Davenport
1200 East 46th Street
Davenport, IA 52807
(563) 326-7711

RE: Value Finding Appraisal Report of Market
Value of the Shriners Hospital for Crippled
Children property, Research Parkway
Extended, Davenport, Iowa.

Mr. Atchley:

As requested, I have completed an appraisal of Market Value of the above mentioned property, which is included with this letter. This is an **Appraisal Report**, in conformance with Standard 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP) and the requirements of the IA Department of Transportation. The appraisal recognizes the Jurisdictional Exception present in the Iowa Constitution.

This report explains and supports my opinion of the value in the subject. It was prepared after an inspection of the site, and an analysis of land sales data, as well as other market factors deemed pertinent.

As a result of my investigation, and based upon the analysis of the following data, it is my opinion that the Market Value of the Fee Simple Interest in the permanent and temporary easements in the subject property, as of June 8, 2017, is:

Land Value – Permanent Easement (1.046± acres)	\$30,500
Land Value – Permanent Easement (0.119± acres)	\$3,500
Land Value – Temporary Easement (4.216± acres)	\$12,250
Land Value – Temporary Easement (0.226± acres)	\$660
Total Value	\$46,910

Respectfully submitted,

ROY R. FISHER

David Mark Nelson

General Real Property Appraiser
IA Certificate # CG01831

APPRAISAL CONSULTANTS

Roy R. Fisher, Sr., Founder 1890-1978 | Edmond C. Fisher, MAI, SREA
Kevin M. Pollard, MAI | David Mark Nelson | Jordan D. Maus

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LETTER OF TRANSMITTAL

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Addenda

SUBJECT PHOTOGRAPHS



View facing east from the end of Research Parkway, along the path of the easements.



View facing west toward Research Parkway, from the south end of the easment.

SUBJECT PHOTOGRAPHS - CONTINUED

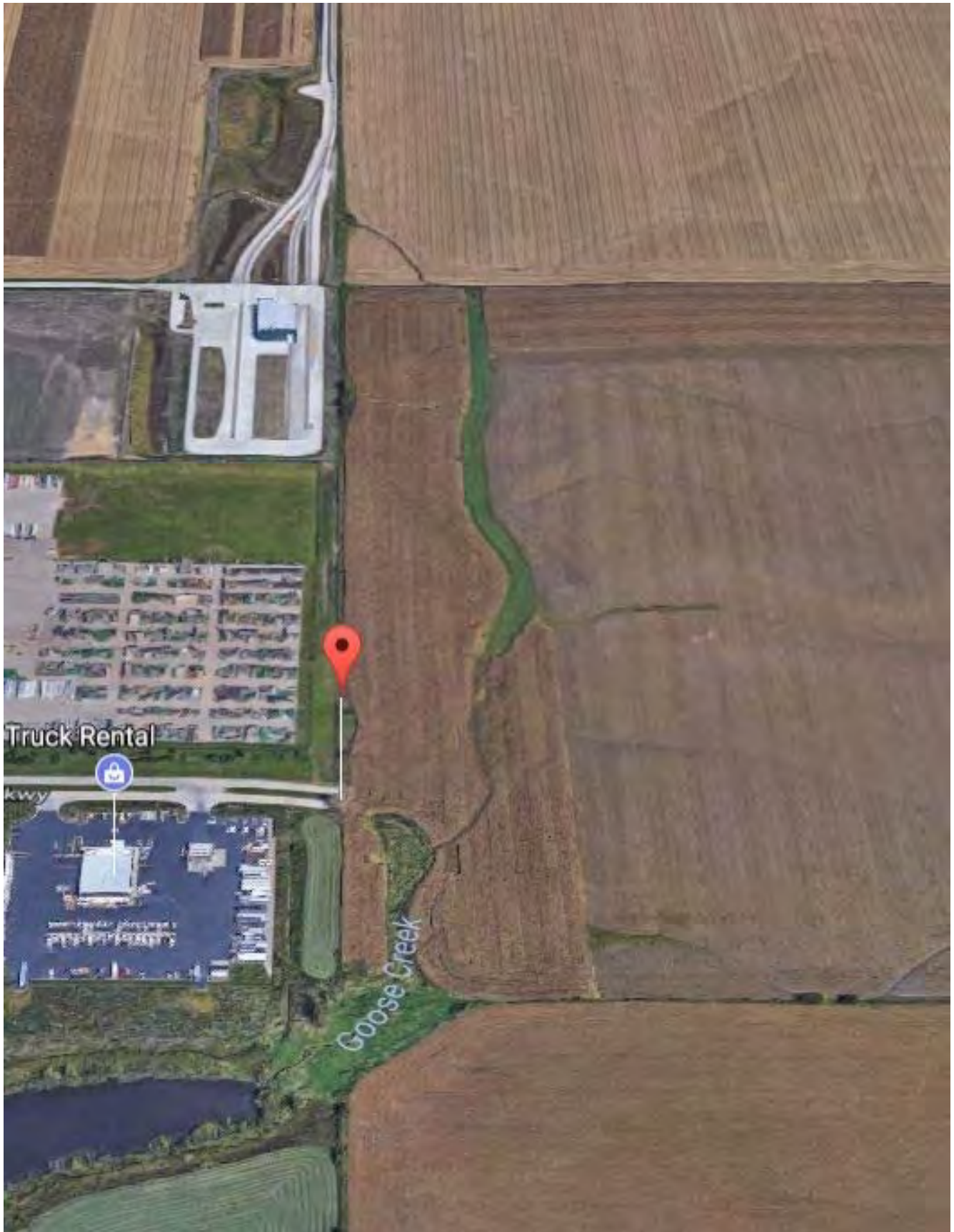


View facing north along the path from the south end of the proposed easement.



View facing east from the north end of the easement, at the rail transport facility.

AERIAL PHOTO



PURPOSE, INTENDED USER, AND INTENDED USE

The purpose of this Value Finding appraisal is to estimate the Market Value of the Fee Simple Interest in permanent and temporary construction easements in the Shriners Hospital for Crippled Children property, to the east of the Interstate 80 Airport Industrial park, in northwest Davenport. Mike Atchley, Real Estate Manager, City of Davenport, the intended user, has requested the appraisal to assist in negotiations for permanent and temporary easements to be taken for a sewer extension, along with any damages. No other use of this appraisal is possible without my approval.

DEFINITIONS

Market Value is defined by The Appraisal Foundation, in its Uniform Standards of Professional Appraisal Practice, published by the Appraisal Institute (2016-2017 Edition, p. 3) as, ***“a type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.”***

Iowa Code Definition 2500.4:

Fair And Reasonable Market Value. *The term “fair and reasonable market value” means the cash sales price between a voluntary, willing seller who is not forced to sell, and a voluntary, willing buyer who is not forced to buy. It assumes a buyer and seller are bargaining freely in the open market for the purchase and sale of real estate.*

The term does not mean a value under circumstances where greater than its fair price would be obtained, nor does it mean the price which the property would bring at a forced sale. Also, it does not mean what the property is worth to the owner nor what the acquiring agency can afford to pay.

Iowa Code Definition 2500.14:

Eminent Domain - Highest and Best Use - Partial Taking.

“Your determination of fair and just compensation must be based on the most valuable use for which the property was reasonably suited immediately before and after the condemnation. The most valuable use of the property means the most profitable legal use for which a willing buyer would probably have purchased the property and paid the highest price.

To determine the most valuable use of the property, you should consider the suitability of the property for the use before the condemnation or any other suitable use. This includes any legal use even though the owner never used and may not intend to use the property in that way.”

Fee Simple Interest is defined in The Dictionary of Real Estate Appraisal, published by the Appraisal Institute (6th Edition, 2015, p. 90) as, ***“absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”***

DEFINITIONS (CONTINUED)

Jurisdictional Exception is defined by 2016-2017 USPAP, page U-3, as, ***“An assignment condition established by applicable law or regulation, which precludes an appraiser from complying with a part of USPAP.”***

On page U-3, the 2016-2017 USPAP states The JURISDICTIONAL EXCEPTION RULE preserves the balance of USPAP if a portion is contrary to law or public policy of a jurisdiction.

Standards Rule 1-4(f) of the 2016-2017 USPAP states, ***“When analyzing anticipated public or private improvements, located on or off the site, an appraiser must analyze the effect on value, if any, of such anticipated improvements to the extent they are reflected in market actions.”***

Article 1, section 18 of the Iowa Constitution **prohibits** consideration of increases in a property's value caused by the project. It specifically states, ***“shall not take into consideration any advantages that may result to said owner on account of the improvement for which it is taken.”***

This variance between USPAP and the Iowa Constitution creates a Jurisdictional Exception.

DATE OF APPRAISAL

David Mark Nelson inspected the site on June 8, 2017. This is the effective date of value. The inspection was completed with the property owner. The date the report was completed and delivered to the client was June 21, 2017.

OWNERSHIP AND SALES HISTORY

According to the Scott County Recorder's Office, title to the property is held by Shriners Hospital for Crippled Children. My research has revealed no sales of the subject in the five years prior to this report's effective date.

EXPOSURE TIME

The property has not been listed for sale. Properties similar to the subject are somewhat atypical and are often sold for alternative uses. If the property was offered for sale today, the marketing time is estimated to be up to two years. An exposure time of up to two years is also estimated.

OVERVIEW OF THE PROPERTY

The subject is an agricultural tract of land east of Division Street and west of the Interstate 80 Airport Industrial Park. The larger site has a total land area of 158.12± acres, with a farmstead along Division Street.

The City of Davenport intends to establish two permanent sewer easements in the site to extend sewer service to the Sterilite plant under construction to the north. This will also require two temporary construction easements border the permanent easements.

SCOPE OF THE APPRAISAL

In preparing this appraisal, the appraisers:

- 1. Inspected the site where the easements are situated; I did not inspect the buildings;
- 2. Analyzed the easements, along with the damages, if any, to the remainder;
- 3. Identified and investigated appropriate land sale data;
- 4. Developed a land value estimate using the Sales Comparison Approach to Value;
- 5. Applied the land value estimate to the areas of the easements to be acquired; and
- 6. Correlated the various findings into a final value opinion.

The value of the total property was not developed. The easements do not have any effect on the existing buildings, or the larger tract of land.

The Sales Comparison Approach is the only applicable approach. It was fully developed. The Cost and Income Approaches to value are not applicable, and have not been developed.

Local market data used in the report is from the appraiser’s files. The comparable sales used in the report were researched, inspected, and confirmed by the appraisers.

The appraisal is in a summary format. All of the data necessary to understand the analysis is included in the report. Some supporting data is retained in my files.

SALIENT FACTS SUMMARY

DATE OF VALUATION:	June 8, 2017 (the date of inspection).
DATE OF REPORT:	June 21, 2017.
ADDRESS:	Research Parkway Extended, Davenport, Iowa.
PROPERTY TYPE:	Agricultural.
LAND AREA:	158.12± acres (6,887,707± sq.ft.).
IMPROVEMENTS:	A farmstead along Division Street.
CURRENT OWNERSHIP:	Shriners Hospital for Crippled Children
ZONING:	A-1 (Agricultural).
RIGHTS APPRAISED:	The Market Value of the Fee Simple Interest.
LEGAL DESCRIPTION:	Not available for the overall tract or the various easement areas.

ASSESSED VALUE AND TAXES:

Real Estate Assessment and Taxes									
Tax ID	Assessment		Land	Buildings	Dwellings	Total	2015 Rollback	Taxable	
	Year							Value	Tax Rate
W3417-01	2017		\$104,190	\$0	\$0	\$104,190	46.1068%	\$48,039	\$24
3401-01	2017		\$101,710	\$0	\$0	\$101,710	46.1068%	\$46,895	\$24
W3419-01	2017		\$109,680	\$1,230	\$62,360	\$173,270	46.1068%	\$79,889	\$24
W3403-01	2017		\$115,830	\$0	\$0	\$115,830	46.1068%	\$53,406	\$24
Totals			\$431,410	\$1,230	\$62,360	\$495,000		\$228,229	\$10,000

Notes: There is a state legislature passed a property tax rollback for agricultural property. The most recent Ag Rollback and Taxrate (2015) are shown above. The subject should also receive ag tax credits.

The assessment history for the property was not available. It had previously been in Scott County, and was assessed by the County Assessor. The sites were recent annexed into Davenport. The City of Davenport Assessor applied the 2017 assessments noted above.

VALUE ESTIMATES:

Land Value – Permanent Easement (1.046± acres)	\$30,500
Land Value – Permanent Easement (0.119± acres)	\$3,500
Land Value – Temporary Easement (4.216± acres)	\$12,250
Land Value – Temporary Easement (0.226± acres)	\$660
Total Value	\$46,910

NEIGHBORHOOD MAP



NEIGHBORHOOD DATA

GENERAL LOCATION:

The subject site is north of Interstate #80 and northeast of Northwest Boulevard, in northwest Davenport. The subject tracts are immediately east of the Interstate 80 Airport Industrial development. This development is situated along either side of Research Parkway, Research Drive and Hillandale Road, and extending north to south of Slopertown Road.

The neighborhood boundaries are Interstate #280 to the west, Jersey Ridge Road to the east, roughly five blocks south of Interstate #80, and LeClaire and Slopertown Roads to the north. The neighborhood to the south is typified by interstate focused retail at the interchanges (Brady Street and Northwest Boulevard) and a mix of agricultural and industrial uses away from the interchanges.

TRANSPORTATION LINKAGES:

With the adjacent development, both Hillandale Road and Research Parkway are wide, two-lane, two-directional, concrete paved streets serving the industrial park. These streets are grass median divided in several sections of the development.

Research Drive is a wide, two-lane, two-directional, concrete paved road with no median divide. At the current time, Research Drive extends south of Research Parkway ending in a court. A gravel road, assumed to be the path of a future street, is next to Roemer Machine, west of Research Drive.

To the north, Hillandale Road becomes a gravel paved county road. This will be upgraded for the new Kraft Heinz development.

Division Street extends along the east edge of the subject tract. This is a two-lane asphalt paved street that is a secondary north-south artery in western Davenport.

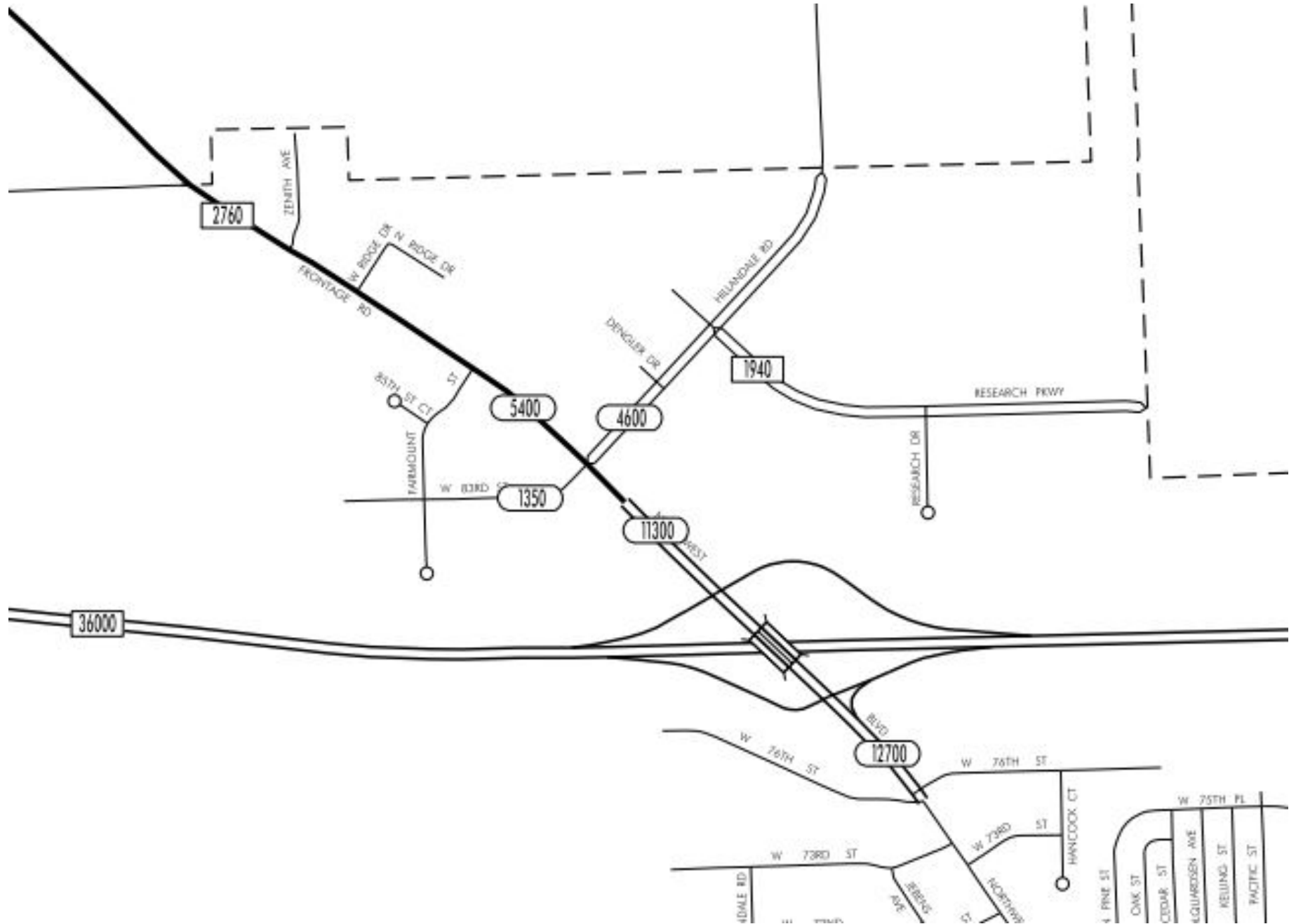
Northwest Boulevard is the most proximate north-south thoroughfare. It is a two-lane, road that has turn lanes north of the interstate overpass. This is a secondary north-south traffic artery in the Iowa Quad Cities and is designated Iowa Highway #130. The road is concrete paved with gravel shoulders and grass ditches, proximate to the subject. Traffic Counts from 2014 are 11,300 vehicles daily north of Interstate #80, dropping to 5,400 northwest of Hillandale Road.

Interstate #80 is the major east-west route across Iowa and northern Illinois. It is four lanes in front of the subject. The most recent traffic counts available indicate there are over 36,000 vehicles daily near the development, on Interstate #80. The Northwest Boulevard interchange was upgraded in the past five years to a modified diamond configuration, with traffic lights.

A railroad track extends along the western edge of the northern tracts to be purchased (along the east edge of the Kraft Heinz tract). The track connects to the east to a track in Eldridge, which extends south into Davenport, connecting to a main line near the Village of East Davenport, along River Drive, Davenport.

Near the subject, the rail line ends at a transfer facility that is has been built just northeast of the existing large warehouse. The rail transfer facility is being managed by the City of Davenport, not the industrial park owners. There is a road connecting this transfer facility to Hillandale Road which is nearing completion. A north south-road between this and Slopertown is under construction to serve the Kraft Heinz plant.

Traffic Map



NEIGHBORHOOD DATA

NEIGHBORHOOD CHARACTERISTICS:

Within the adjacent industrial park, the most influential neighbors are the 500,000+ sq.ft. warehouse at 2900 Research Parkway and the Eastern Iowa Community College building on Hillandale Road. Other businesses in the subject development include Roemer Machine, Sadler Power Train, Evolution Power Train, MMS Thermal Processing, Penske Truck Service and Ercolina (pipe and tube bending equipment), along with a Farm Service office.

Kraft Heinz purchased 78+ acres north of the existing development, extending north to Slopertown Road. Sterilite purchased 159+ acres immediately north of the subject tracts. Streets and utilities will be extended into these development. Both Kraft Heinz and Sterilite will develop large manufacturing facilities. These large new developments are expected to attract additional users to the subject neighborhood.

South of the subject development are the Love's and Flying J Truck Stops, in the north quadrant of the interstate interchange. Several trucking related enterprises have been built around the truck stops. Many of these sites have frontage on Interstate #80. Further northwest is Eastern Iowa Tire, Farm and Fleet, and several smaller light industrial buildings. An RV park is to the west of the truck oriented developments.

The Scott County Regional Industrial Park and the Research, Commerce and Technology Park (RTC) are east of Division Street, on the south and north (respectively) of Interstate #80. The Scott County development was focused on light industrial users and is now full. The RTC Park was directed at higher end users, but the lots have been disposed of by auctions and heavily discounted from earlier pricing.

The Davenport Municipal Airport is to the east of the subject, between Division Street and South 1st Street, Eldridge, south of Slopertown Road. The balance of the land immediately to the east, west and north of the subject is in agricultural use.

CONCLUSIONS:

The subject site is just off a primary interstate thoroughfare, in an actively growing industrial area, with proximate strong Interstate related retail businesses. Based on historical demand and recent activity, slow steady growth is anticipated for the development for the long term. Short term sales patterns will likely vary widely. The long term outlook for the neighborhood is good due to the interstate exchange and the growing synergy with existing businesses.

SITE ANALYSIS

The larger site is mostly rectangular. The usable land area is 158.12± acres. It has 2,640± feet of frontage along the west side of Division Street, with an average depth of 2,640± feet. A plat map of the site is below .

The site is rolling. It is roughly at grade with Division Street, but slopes downward to the south and west. It is the source for Goose Creek, which begins just southwest of the subject tracts. The properties north and west of the taking areas are at a higher elevation, while the property to the south is at a lower elevation. The areas where the easements are situated is in the drainage area that flows into Goose Creek.

Drainage appears to be adequate. The site is not in the FEMA Flood Hazard Area (a copy of the flood map is included in the Addenda).

Research Parkway dead-ends into the site, from the west. It is assumed that access is available from along Division Street. This is considered to be adequate for the current agricultural use and provides opportunities for development in the future.

The subject is within the city limits of Davenport, and all public utilities are available. These include water, sewer, natural gas, and electricity. No detrimental easements were noted.

The subject is presently zoned A-1 (Agricultural). This allows the subject's current use. The adjacent industrial park sites are zoned for industrial use.

PLAT MAP



DESCRIPTION OF IMPROVEMENTS

The improvements are a farmstead along Division Street, which are not impacted by the taking, in my opinion.

HIGHEST AND BEST USE ANALYSIS

Highest and Best Use is defined in The Dictionary of Real Estate Appraisal, published by the Appraisal Institute (6th Edition, 2015, p. 109) as, ***“the reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.”***

The strengths of the site are the proximity to active industrial development, and an Interstate #80 interchange, along with gently sloping topography.

The weakness is the west edge of the site being below the grade of the neighboring development and below the grade of the streets ending at the site.

The surrounding developments suggest the subject site will convert to an industrial use at some time in the next five years. The Division Street improvements are not consistent with this use.

The most likely buyer is the regional quasi-public entity that is developing the industrial park. The most likely user is a larger scale distribution or manufacturing business. The current agricultural use is an interim Highest and Best Use.

ANALYSIS OF THE EASEMENTS

The City of Davenport intends to establish a permanent sewer easement over a 45,563± sq.ft. (1.046± acres). This is a 20' wide strip extending east from Research Parkway, and then turns north. A 183,634± sq.ft. (4.216± acres) temporary construction easement will extend along either side of this permanent easement.

A 5,205± sq.ft. (0.119± acres) strip extending east from a point to the north will be encumbered with a second permanent easement. There will be 9,863± sq.ft. (0.226± acres), temporary construction easement along either side of this permanent easement.

The permanent sewer easements are needed to install a new sewer line to serve the growth to the north of the subject tracts. It is assumed it will also serve growth on the subject tract.

The temporary construction easement is needed to access the work area during the construction period. This includes soil storage and equipment movement. The work is reported to be completed in one year.

An image depicting the easement areas is on the following page.

DAMAGES

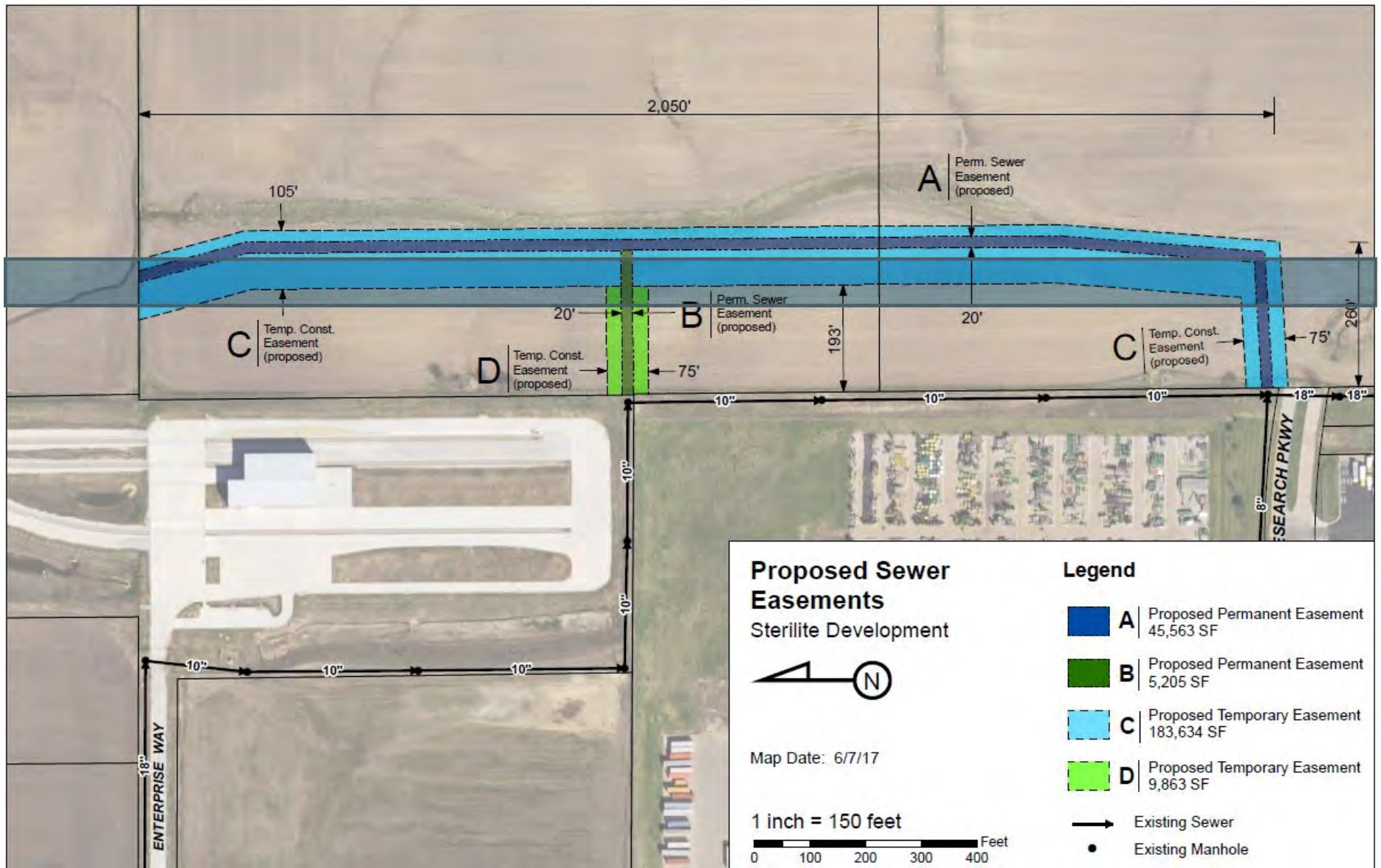
Due to the presence of the easements, the owner may not construct improvements on these portions of the site, but can still use them for outside storage or paved parking. It is my opinion that the permanent and temporary easements have no detrimental impact on the remaining site.

The taking is in a low lying area that will not typically be developed in a use other than parking or outside storage. Still, the city retains the right to re-enter the site for repairs without restriction. Therefore, a rate of 100% of market value will be applied to the permanent easement.

The land will be disturbed, which will impact the agricultural productivity for up to three years. However, with the values being paid reflecting industrial development sales, which are considerably higher than agricultural land sales, the loss of agricultural use is not compensable.

A value of the temporary easements will be based on the land value per acre, with a 10% land rent for one year of construction.

Takings Exhibit



SALES COMPARISON APPROACH TO VALUE

The Sales Comparison Approach to Value presumes that no prudent buyer would pay more for the subject than an amount necessary to acquire an equal substitute, assuming no undue delay. Thus, sales of similar properties are pertinent in the valuation process.

A land value estimate was developed using a Sales Comparison Approach as a primary analysis. Sales of eight vacant sites have been used in developing the land value estimate for the overall site. These sales are shown in the grid below.

Comp	Address	City	Date	Price	Acres	Price Per Acre
Subject	Research Parkway Extended	Davenport			158.12	
1	130 Research Parkway	Davenport	5/17/16	\$472,500	12.46	\$37,921
2	2603 Research Parkway	Davenport	7/17/16	\$580,000	14.50	\$40,000
3	8360 Research Drive	Davenport	8/4/16	\$487,720	10.95	\$44,541
4	9401 Granite Way	Davenport	2/26/16	\$2,266,560	71.35	\$31,767
5	9100 Block Hillandale Rd	Davenport	12/22/16	\$1,135,800	37.87	\$29,995
6	Slopertown Road, East of RR R.O.W.	Davenport	7/1/16	\$2,330,324	80.36	\$29,000
7	SWQ Slopertown and Division St.	Davenport	2/13/17	\$2,277,370	78.53	\$29,000
8	SWQ Slopertown and Division St.	Davenport	2/13/17	\$5,116,736	159.73	\$32,034

The comparables range in size from 10.95 acres to 159.73 acres., with overall prices ranging from \$472,500 to \$5,111,736. The unit of value most pertinent is the price/acre of land area, which is the common denominator most often used by market participants. The comparables indicate a price/acre range of **\$29,000 to \$44,541.**

All of the sales were cash, or conventionally financed, and no adjustments for terms were required. There are indications that economic conditions have recovered from the depth of the market slowdown. Therefore, a 2% adjustment per year has been made for improved market conditions.

Sales #6 and #7 were resold as Sale #8.

Location:

Location strongly affects the desirability and general value levels in each area. The major benefit provided by location would be exposure to traffic along primary roadways. Additional consideration is given to synergistic neighborhood influences and access. The subject location is considered to be average since it is not on a heavily traveled stretch of Harrison Street.

Comparable #1 is in the development to the west of the subject, with exposure to both Interstate #80 and U.S. Highway #61 traffic. It is modestly superior to the subject. Similarly, Sale #3 has good exposure to Interstate #80 traffic, modestly superior to the subject.

The balance of the sales are in the subject neighborhood, requiring no adjustment.

Land Sales Adjustment Grid

Land Analysis Grid		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5		Comp 6		Comp 7		Comp 8	
Address	Research Parkway Extended	130 Research Parkway		2603 Research Parkway		8360 Research Drive		9401 Granite Way		9100 Block Hillandale Rd		Slopertown Road, East of RR R.O.W.		SWQ Slopertown and Division St.		SWQ Slopertown and Division St.	
City	Davenport	Davenport		Davenport		Davenport		Davenport		Davenport		Davenport		Davenport		Davenport	
State	Iowa	IA		IA		IA		IA		IA		IA		IA		IA	
Date	6/8/2017	5/17/2016		7/17/2016		8/4/2016		2/26/2016		12/22/2016		7/1/2016		2/13/2017		2/13/2017	
Price		\$472,500		\$580,000		\$487,720		\$2,266,560		\$1,135,800		\$2,330,324		\$2,277,370		\$5,116,736	
Acres	158.12	12.46		14.50		10.95		71.35		37.87		80.36		78.53		159.73	
Acre Unit Price		\$37,921		\$40,000		\$44,541		\$31,767		\$29,995		\$29,000		\$29,000		\$32,034	
Transaction Adjustments																	
Property Rights	Fee Simple	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%
Financing	Cash	Cash	0.0%	Cash	0.0%	Cash	0.0%	Cash	0.0%	Cash	0.0%	Cash	0.0%	Cash	0.0%	Cash	0.0%
Conditions of Sale	Arm's Length	Arm's Length	0.0%	Arm's Length	0.0%	Arm's Length	0.0%	Arm's Length	0.0%	Arm's Length	0.0%	Arm's Length	0.0%	Arm's Length	0.0%	Arm's Length	0.0%
Adjusted Acre Unit Price		\$37,921		\$40,000		\$44,541		\$31,767		\$29,995		\$29,000		\$29,000		\$32,034	
Market Trends Through	6/8/2017	2.0%		2.1%		1.8%		1.7%		2.6%		0.9%		1.9%		0.6%	
Adjusted Acre Unit Price		\$38,726		\$40,714		\$45,291		\$32,584		\$30,270		\$29,543		\$29,182		\$32,234	
Location	Average	Average+		Average		Average+		Average		Average		Average		Average		Average	
% Adjustment		-3.0%		0.0%		-3.0%		0.0%		0.0%		0.0%		0.0%		0.0%	
\$ Adjustment		-\$1,162		\$0		-\$1,359		\$0		\$0		\$0		\$0		\$0	
Acres	158.12	12.46		14.50		10.95		71.35		37.87		80.36		78.53		159.73	
% Adjustment		-10.0%		-10.0%		-10.0%		0.0%		0.0%		0.0%		0.0%		0.0%	
\$ Adjustment		-\$3,873		-\$4,071		-\$4,529		\$0		\$0		\$0		\$0		\$0	
Topography	Rolling, downward slope	Level/Sloping		Gently Sloping		Gently Sloping		Level		Level		Level		Level		Level	
% Adjustment		-5.0%		-5.0%		-5.0%		-10.0%		-10.0%		-10.0%		-10.0%		-10.0%	
\$ Adjustment		-\$1,936		-\$2,036		-\$2,265		-\$3,258		-\$3,027		-\$2,954		-\$2,918		-\$3,223	
Shape	Mostly Rectangular	Roughly Rectangular		Irregular		Irregular		Rectangular		Rectangular		Rectangular		Rectangular		Rectangular	
% Adjustment		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%	
\$ Adjustment		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	
Zoning	A-1	M-1		M-1		M-1		Ag		Ag		Ag		Ag		Ag	
% Adjustment		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%	
\$ Adjustment		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	
Adjusted Acre Unit Price		\$31,755		\$34,607		\$37,139		\$29,325		\$27,243		\$26,589		\$26,263		\$29,011	
Net Adjustments		-18.0%		-15.0%		-18.0%		-10.0%		-10.0%		-10.0%		-10.0%		-10.0%	
Gross Adjustments		18.0%		15.0%		18.0%		10.0%		10.0%		10.0%		10.0%		10.0%	

SALES COMPARISON APPROACH TO VALUE

Land Size:

Any adjustments relative to size are based on the premise that typically, with all other factors being equal, smaller sites tend to sell for higher unit prices than do larger sites and would require downward adjustments. Sales #1, #2 and #3 were smaller, platted lots. They have been adjusted downward. The remaining sales are all larger, unplatted tracts requiring no adjustment.

Topography/Shape:

The topography and shape of a site can be a deciding factor in what improvements could be built. Level, rectangular sites typically provide the most usable area and tend to be more desirable.

None of the sales required adjustments for shape. The subject has a more severe slope than the comparables, requiring some downward adjustment.

Zoning:

Zoning can affect the type and density of uses possible on a site. These are all industrial sites or obtained industrial zoning after the purchase. No adjustment is needed.

CONCLUSION

After making adjustments, the comparables indicate a price/sq.ft. range of **\$26,263 to \$37,139**. The average price/sq.ft. after adjustment is \$30,241, down from an average of \$34,282 prior to the adjustments. The median adjusted value is \$29,168/acre, down from \$31,900 prior to adjustments.

Land Value Ranges & Reconciled Value				
Number of Comparables:	8	Unadjusted	Adjusted	% Δ
Low:		\$29,000	\$26,263	-9%
High:		\$44,541	\$37,139	-17%
Average:		\$34,282	\$30,241	-12%
Median:		\$31,900	\$29,168	-9%
Reconciled Unit Value:			\$29,000	

The data narrowly brackets the \$30,000/acre, with the developed lots indicating values above that level, and four of the undeveloped larger tracts indicating values below that level. The most recent sales support a value somewhat below \$30,000/acre for the subject tract. Rounded values using \$29,000/acre have been developed for the easements.

VALUE OF EASEMENTS

*The below estimates may vary because of rounding of the sq.ft. size of the easements into acres.
This is not a material variance*

PERMANENT EASEMENTS:

The owner can still use the area of the permanent easement for outside storage or parking, but the city retains the right to reenter the site for repairs or maintenance. As noted earlier, a rate of 100% of market value will be used to compensate for the easement.

$$1.046\pm \text{ acres} \times \$29,000/\text{acre} \times 100\% = \$30,333 \text{ (Rounded to } \$30,500)$$

$$0.119\pm \text{ acres} \times \$29,000/\text{acre} \times 100\% = \$ 3,465 \text{ (Rounded to } \$3,500)$$

TEMPORARY EASEMENTS:

The value of the temporary easement is \$29,000/acre x 10% annual land rent x one year.

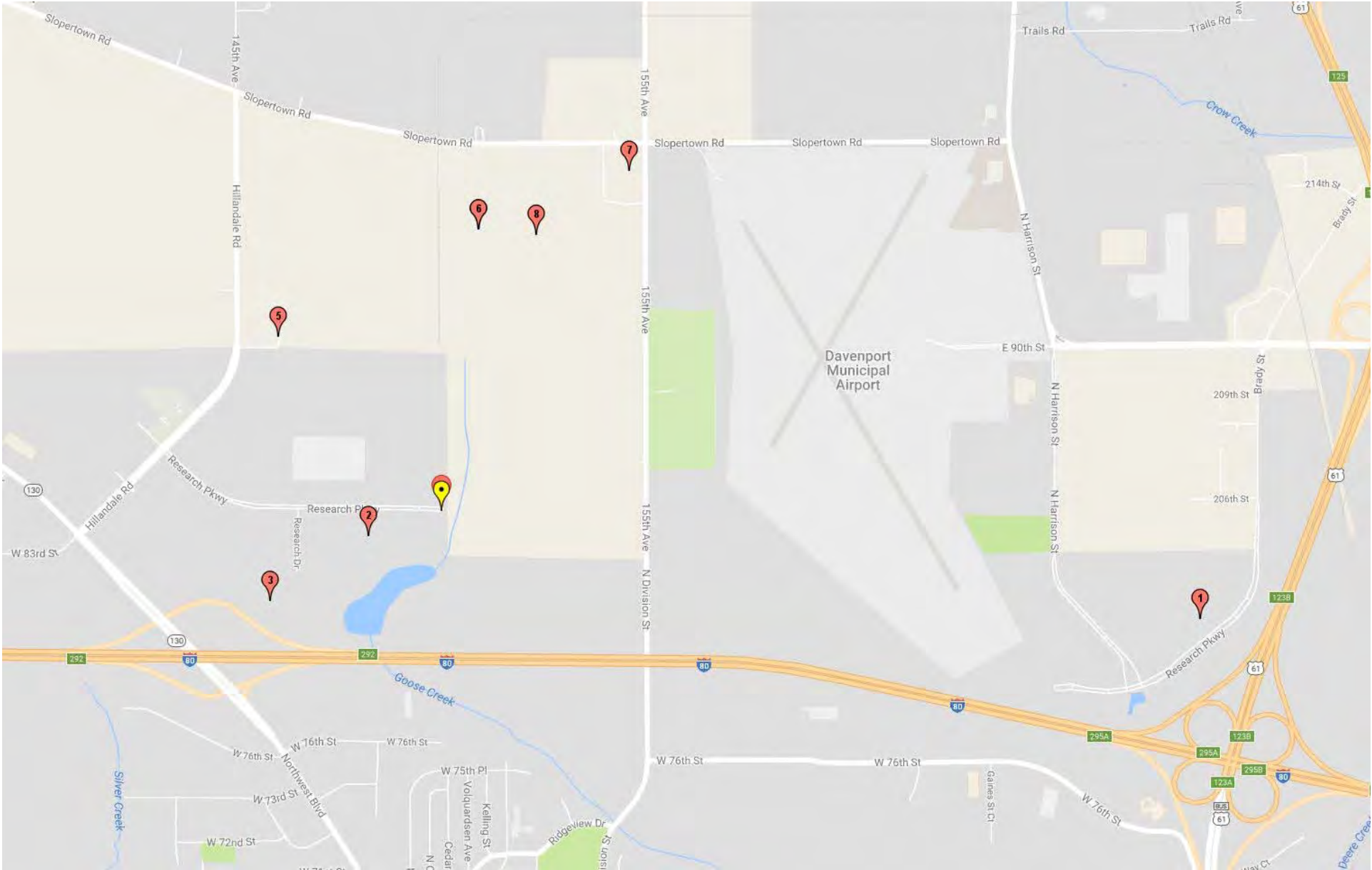
$$4.216\pm \text{ acres} \times 2,900/\text{rent for one year} = \$12,225 \text{ (Rounded to } \$12,250)$$

$$0.226\pm \text{ acres} \times 2,900/\text{rent for one year} = \$ 657 \text{ (Rounded to } \$660)$$

TOTAL VALUE OF THE EASEMENTS

\$46,910

LAND COMPARABLE MAP



Land Comparable 1



Transaction			
Address	130 Research Parkway	Date	5/17/2016
City	Davenport	Price	\$472,500
Tax ID	X3539-18, -19	Price Per Land SF	\$0.87
Legal Description	Lots 18 & 19, Iowa Research, Commerce & Technology Park	Conditions of Sale	Arm's Length
Grantor	Iowa Research, Commerce & Technology Park, LLC & QC1, Inc.	Financing	Cash
Grantee	Kidz III, LLC	Property Rights	Fee Simple
Sale Instrument	Warranty Deeds	Days on Market	Not Formally Marketed
Sales Record #	2016-13057, -13059	Verification Source	Attorney
Site			
Acres	12.46	Topography	Level/Sloping
Land SF	542,758	Zoning	M-1
Shape	Roughly Rectangular	Utilities	All Public

Comments
This is two parcels along the north side of Research Parkway, northeast of Harrison Street, and in the northwest quadrant of Interstate #80 and U.S. Highway #61. The buyer is constructing a manufacturing facility on the site. The property was not formally marketed, but had been available for over 15 years.

Land Comparable 2



Transaction

Address	2603 Research Parkway	Date	7/17/2016
City	Davenport	Price	\$580,000
Tax ID	Part of W3321-01B	Price Per Land SF	\$0.92
Legal Description	Lot 2, Interstate 80 Airport Industrial Park 9th Add.	Conditions of Sale	Arm's Length
Grantor	Greater Davenport Redevelopment Corporation	Financing	Cash
Grantee	Helmsing Development Group, LLC	Property Rights	Fee Simple
Sale Instrument	Warranty Deed	Days on Market	5+ Years
Sales Record #	2016-20341	Verification Source	Grantor

Site

Acres	14.50	Topography	Gently Sloping
Land SF	631,620	Zoning	M-1
Shape	Irregular	Utilities	All Public

Comments

This parcel is along the south side of Research Parkway, east of Hillandale Road. It is also in the Eastern Iowa Industrial Center, in the northeast quadrant of Northwest Boulevard and Interstate #80. The site is being subdivided from a larger parcel. The property had been marketed along with other lots in the park for over five years.

Land Comparable 3



Transaction			
Address	8360 Research Drive	Date	8/4/2016
City	Davenport	Price	\$487,720
Tax ID	W3337-05A	Price Per Land SF	\$1.02
Legal Description	Lot 5, Interstate 80 Airport	Conditions of Sale	Arm's Length
Grantor	Greater Davenport Redevelopment Corporation	Financing	Cash
Grantee	R.L.L, LLC	Property Rights	Fee Simple
Sale Instrument	Warranty Deed	Days on Market	5+ Years
Sales Record #	2016-21293	Verification Source	Grantor

Site			
Acres	10.95	Topography	Gently Sloping
Land SF	476,982	Zoning	M-1
Shape	Irregular	Utilities	All Public

Comments	
This parcel is at the south end of Research Drive, south of Research Parkway. It is also in the Eastern Iowa Industrial Center, in the northeast quadrant of Northwest Boulevard and Interstate #80. The buyer intends to construct a regional bus transportation facility on the site. The property had been marketed along with other lots in the park for over five years. DOV indicates purchases price of \$484,720 but Deed indicates \$488,000+/-, supporting the stated \$487,720 purchase price.	

Land Comparable 4



Transaction

Address	9401 Granite Way	Date	2/26/2016
City	Davenport	Price	\$2,266,560
Tax ID	932855003, 932839003	Price Per Land SF	\$0.73
Legal Description	Lenghty	Conditions of Sale	Arm's Length
Grantor	Greater Davenport Redevelopment Corporation	Financing	Cash
Grantee	Kraft Heinz Food Company	Property Rights	Fee Simple
Sale Instrument	Warranty Deed	Days on Market	--
Sales Record #	2016-6034	Verification Source	Grantor, Appraisal

Site

Acres	71.35	Topography	Level
Land SF	3,108,006	Zoning	Ag
Shape	Rectangular	Utilities	All City

Comments

This is ag land north of the Interstate #80 Airport Industrial Park and south of Slopertown Road in northwest Davenport. It borders the rail spur on the east. Utilities and a road will be extended to the site via a development agreement. The tract was purchased by the seller in 2012 for \$19,412/acre.

Land Comparable 5



Transaction

Address	9100 Block Hillandale Rd	Date	12/22/2016
City	Davenport	Price	\$1,135,800
Tax ID	932853001	Price Per Land SF	\$0.69
Legal Description	Lenghty	Conditions of Sale	Arm's Length
Grantor	Curtis Living Trust	Financing	Cash
Grantee	Greater Davenport Redevelopment Corporation	Property Rights	Fee Simple
Sale Instrument	Warranty Deed	Days on Market	Not Marketed
Sales Record #	2016-36255	Verification Source	Grantee, Appraisal

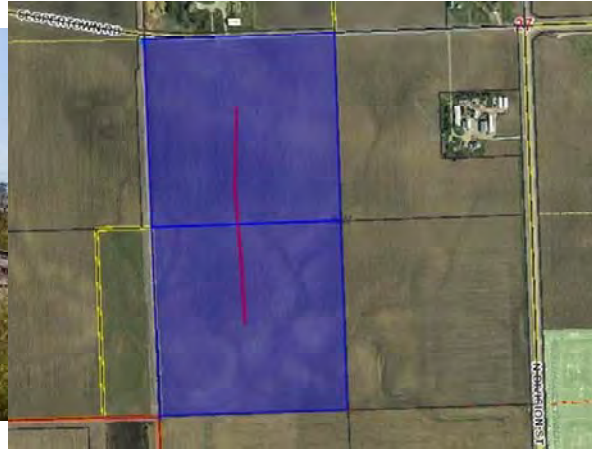
Site

Acres	37.87	Topography	Level
Land SF	1,649,472	Zoning	Ag
Shape	Rectangular	Utilities	All City

Comments

This is ag land north of the Interstate #80 Airport Industrial Park along the east side of Hillandale Road in northwest Davenport. Utilities are available in the sites to the south. The access road to the transit facility borders the property to the south. A farmstead and farm buildings were not usable.

Land Comparable 6



Transaction			
Address	Slopertown Road, East of RR R.O.W.	Date	7/1/2016
City	Davenport	Price	\$2,330,324
Tax ID	932733001, 932749002	Price Per Land SF	\$0.67
Legal Description	Lenghty	Conditions of Sale	Arm's Length
Grantor	RG Prime, LLC	Financing	Cash
Grantee	Greater Davenport Redevelopment Corporation	Property Rights	Fee Simple
Sale Instrument	Warranty Deed	Days on Market	--
Sales Record#	2016-18177	Verification Source	Grantee, Appraisal

Site			
Acres	80.36	Topography	Level
Land SF	3,500,307	Zoning	Ag
Shape	Rectangular	Utilities	All City

Comments	
This is ag land north of the Interstate #80 Airport Industrial Park and south of Slopertown Road in northwest Davenport. The rail spur is on the west edge of the site. Utilities and a road will be extended to the site via a development agreement.	

Land Comparable 7



Transaction

Address	SWQ Slopertown and Division St.	Date	2/13/2017
City	Davenport	Price	\$2,277,370
Tax ID	93273505, W2735-01, W2735-02, W2751-01	Price Per Land SF	\$0.67
Legal Description	Lengthy	Conditions of Sale	Arm's Length
Grantor	RG Prime, LLC, Keppy Family Trust	Financing	Cash
Grantee	Greater Davenport Redevelopment Corporation	Property Rights	Fee Simple
Sale Instrument	Warranty Deed	Days on Market	--
Sales Record #	2017-00003700, 2017-3697	Verification Source	Grantee, Documents

Site

Acres	78.53	Topography	Level
Land SF	3,420,767	Zoning	Ag
Shape	Rectangular	Utilities	All City

Comments

This is ag land northeast of the Interstate #80 Airport Industrial Park, in the southwest quadrant of Division Street and Slopertown Road in northwest Davenport. It included a farm stead which was given no value.

Land Comparable 8



Transaction

Address	SWQ Slopertown and Division St.	Date	2/13/2017
City	Davenport	Price	\$5,116,736
Tax ID	93273505, 932733002, W2735-01, W2735-02, W2751-01, W-2733-01, W2749-01	Price Per Land SF	\$0.74
Legal Description	Lengthy	Conditions of Sale	Arm's Length
Grantor	Greater Davenport Redevelopment Corporation	Financing	Cash
Grantee	Sterilite Corporation	Property Rights	Fee Simple
Sale Instrument	Warranty Deed	Days on Market	--
Sales Record#	2017-00003703	Verification Source	Grantor, Documents

Site

Acres	159.73	Topography	Level
Land SF	6,957,839	Zoning	Ag
Shape	Rectangular	Utilities	All City

Comments

This is ag land northeast of the Interstate #80 Airport Industrial Park, in the southwest quadrant of Division Street and Slopertown Road, east of the Railroad R.O.W. in northwest Davenport. It included a farmstead which was given no value. The east tracts previously sold the same day, the west tract were purchased by the seller in 2016.

CORRELATION AND VALUE ESTIMATE

The **Cost Approach to Value** was not developed, since the portion of the property affected is undeveloped land.

The **Sales Comparison Approach to Value** is generally a meaningful approach to use in estimating the value of most properties. A direct comparison was made to eight land comparables. Although the sales differed in several areas, the information used was reasonable and provided a reliable basis for the value estimates made for the permanent and temporary easements.

The **Income Approach to Value** was not developed. The Income Approach is not applicable for vacant land in the path of development.

Based upon the preceding analysis of data it is my opinion that the Market Value of the Fee Simple Interest in the permanent and temporary easements being acquired that impact the subject property, as of June 8, 2017, is:

Land Value – Permanent Easement (1.046± acres)	\$30,500
Land Value – Permanent Easement (0.119± acres)	\$3,500
Land Value – Temporary Easement (4.216± acres)	\$12,250
Land Value – Temporary Easement (0.226± acres)	\$660
Total Value	\$46,910

Respectfully submitted,

ROY R. FISHER

David Mark Nelson
General Real Property Appraiser
IA Certificate # CG01831

CERTIFICATION

I certify that, to the best of my knowledge and belief . . .

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification, other than the signatories to this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the continuing education program for Candidates of the Appraisal Institute.
- As of the date of this report, I have completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.

June 21, 2017

David Mark Nelson
General Real Property Appraiser
IA Certificate # CG01831

CONTINGENT AND LIMITING CONDITIONS

The legal description, which has been furnished by others, is assumed to be accurate, but no responsibility is assumed for its correctness. The report rendered herein is based on the premise that the property is free and clear of mortgage indebtedness unless specifically stated otherwise, and that there are no special assessments against the property.

No report of title is rendered herewith, and it is considered good for purposes of this report. It is further assumed by the appraiser that all leases and lease amendments which have been furnished to the appraiser are correct and accurate. If this is not the case, all values contained herein are voided.

Any sketches in this report are included to assist the reader in visualizing the property. No survey of the property has been made by the appraiser and no responsibility for its accuracy is assumed. Lacking any contrary evidence, subsurface soil conditions are assumed to be adequate to support the existing or proposed improvements.

The improvements, if any, are assumed to be within the lot lines and in accordance with all local zoning and building ordinances. Also, it is assumed that no asbestos, or any other hazardous materials are located in the structure, or the site.

Possession of this report does not carry with it the right of publication, nor may it, or any part thereof, be used by anyone but the client without the previous express written consent of the appraiser.

The appraiser shall not be required to give testimony or appear in court with reference to the appraisal of the property described herein, unless prior arrangements have been made.

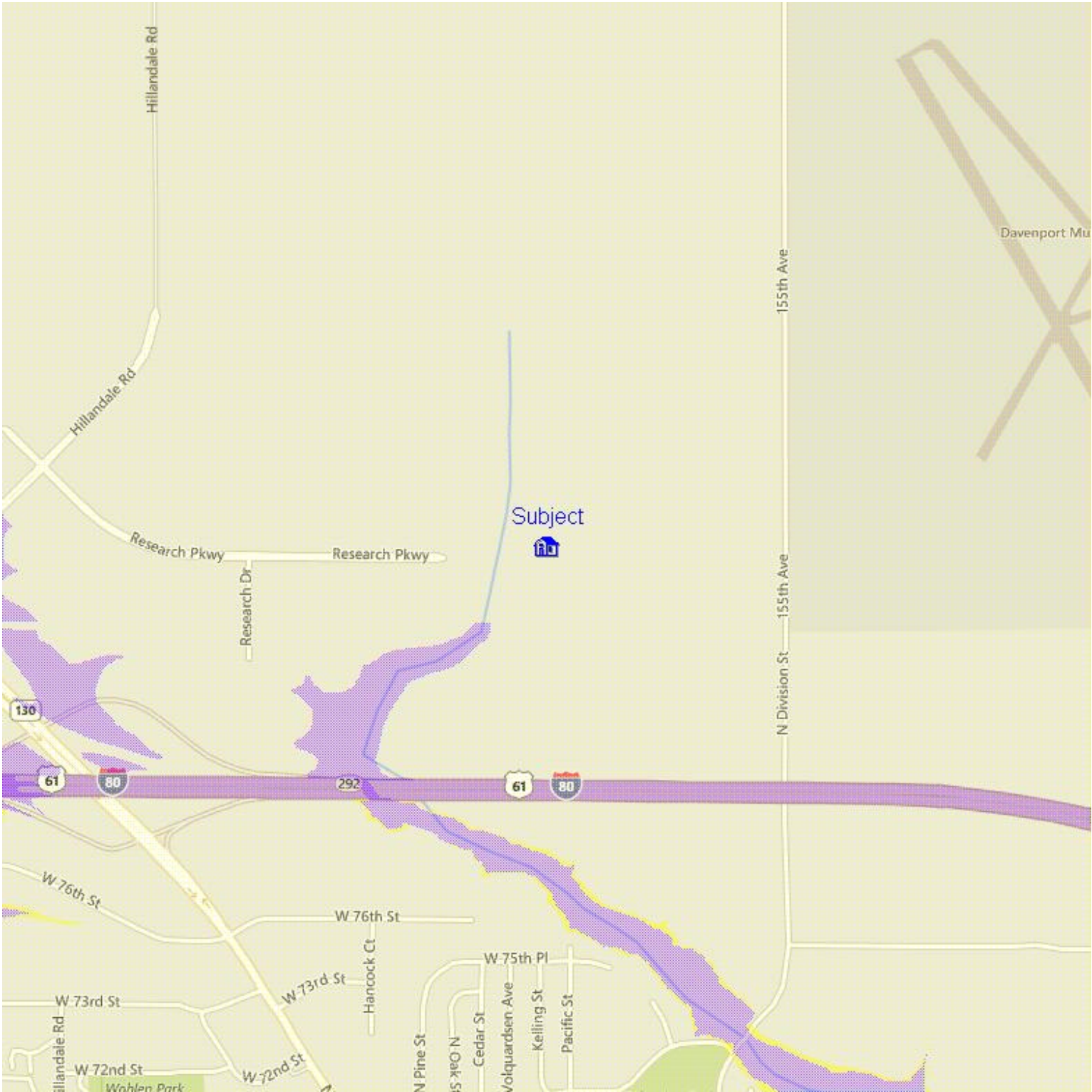
Although reasonable attempts have been made to obtain corroborative evidence, information supplied to the appraiser by the client is assumed to be basically correct and heavy reliance has been placed upon this information.

Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, or other media, without the written consent and approval of the author, particularly as to the valuation conclusions, the identity of the appraiser or firm for which he is connected.

This appraisal report has been made in conformity with, and is subject to the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the Appraisal Institute.

This is an **Appraisal Report**, and is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (b) of the Uniform Standards of Professional Appraisal Practice, and 12 CFR 34.42 of the Federal Financial Institutions Reform, Recovery and Enforcement Act of 1989.

ADDENDA



MAP DATA

Panel Date	February 18, 2011	FIPS Code	19163
Map Number	19163C0355F	Census Tract	0102.02
Geocoding Accuracy	S4 - single close match, point located at the center of shape point path		

Flood	
X or C Zone	
X500 or B Zone	
A Zone	
V Zone	
D Zone	
Area Not Mapped	

DAVID MARK NELSON

EMPLOYMENT

Various commercial and residential property management positions in Washington DC, Baltimore, MD, Chicago, IL, and Quad City areas from 1985-1992.

Associated with Roy R. Fisher (now Nelson Valuations, Inc.) since September of 1992.

Awarded Certificate #CG01831 - GENERAL CERTIFIED REAL PROPERTY APPRAISER by the Iowa Real Estate Examining Board, October 17, 1994. (Expires June 30, 2017).

Awarded Certificate #553-001111 - CERTIFIED GENERAL REAL ESTATE APPRAISER by the Illinois Office of the Commissioner, Savings and Residential Finance (Expires September 30, 2017).

EDUCATION

High School

1978 Graduated from Sherrard High School, Sherrard, Illinois

College and Universities

1987 AMERICAN UNIVERSITY, Washington, DC
Real Estate Investment Strategies, Accounting II, and the Applied Experiential Learning Program
1979 AUGUSTANA COLLEGE, Rock Island, IL
1980 Introductory Courses
Numerous Proficiency Exams, including CLEP, ACT PEP and GRE courses.
Graduate Admissions Test - 2011

PROFESSIONAL COURSES

Appraisal Institute

1992 Residential Valuation - Attended course and passed exam.
1992 Standards of Professional Practice Parts A and B - Attended courses and passed exams.
1993 Appraisal Procedures - Attended course and passed exam.
1993 Basic Income Capitalization - Attended course and passed exam.
1994 Advanced Income Capitalization - Attended course and passed exam.
1994 Highest and Best Use Analysis - Attended course and passed exam.
1996 Advanced Cost and Sales Comparison Approach - Attended course and passed exam.
1997 Young Appraisers Council, Washington, DC.
1997 Standard of Professional Practice, Part C - Attended course and passed exam.
1999 Highest and Best Use Analysis Seminar - Attended course.
2000 Demonstration Report Seminar - Attended course.
2000 Report Writing and Valuation Analysis - Attended course and passed exam.
2000 Advanced Applications - Challenged and passed exam.
2002 Apartment Appraisal - Attended course and passed exam.
2002 Separating Real & Personal Property from Intangible Business Assets - Attended course/passed exam.
2003 Demonstration Report Seminar - Attended course.
2004 The Technology Assisted Appraiser - Attended course.
2005 Market Analysis and the Site to Do Business - Attended Course.
2007 Finance Statistics and Valuation Modeling - Online Course and passed exam.
2008 Forecasting Revenue - Attended Course.
2009 Effective Appraisal Writing - Attended Course.
2010 Business Practices and Ethics - Online Course, passed exam.
2011 Condemnation Appraising: Principles and Applications.
2011 The Value of Communication - Report Writing.
2011 Comprehensive Exam of MAI designation - passed all four modules.
2011 The Lending World Crisis-What Lenders Need Their Appraisers to Know Today.
2011 Separating Real & Personal Property from Intangible Business Assets - course and exam
2012 USPAP - 7 hour update.
2012 Capital Markets and New Real Estate Development.
2012 Analyzing Tenant Credit Risk and Commercial Lease Analysis.
2013 Quantitative Analysis - course and passed exam.

DAVID MARK NELSON (CONTINUED)

Appraisal Institute - Continued

2014 USAP - 7 Hour Update
2014 General Review Theory - course and exam
2015 Supervisory/Trainee Course
2015 Real Estate Valuation and Alternative Energy
2016 Drone Technology and Its Impact on the Appraisal Industry
2016 Contract or Effective Rent: finding the Real Rent
2016 Long Term Care
2016 Business Practice and Ethics
2017 USPAP – 7 hour update
Candidate for Designation, Appraisal Institute - (complete all but Demonstration Report).

Real Estate Education Company

1992 Foundations of Real Estate Appraisal - Challenged and passed exam.

Institute of Real Estate Management (IREM)

1990 IREM 500 - Problem Solving and Decision-Making for Property Managers - Attended, passed exam.
1990 IREM 400 - Managing Real Estate as an Investment - Challenged and passed exam.
1988 IREM 301 - Marketing and Management of Residential Property - Challenged and passed exam.

Professional Affiliations - past and present

City of Davenport Parks Advisory Committee (member 2006, Chair 2008 - 2016)
Institute of Real Estate Management (IREM) (membership lapsed)
Property Management Association of Washington (PMA) (membership lapsed)
Housing Providers of Takoma Park, MD (Founding President) (membership lapsed)

Testimony

Testified as an expert witness in District Courts of Scott, Des Moines, and Dubuque Counties in Iowa, and Rock Island County in Illinois. Testified in Federal Court in Monmouth County in Illinois, and Linn County in Iowa.

Provided appraisals for eminent domain takings in Knox and Rock Island Counties in Illinois, and Clinton, Scott and Des Moines Counties in Iowa.

Testified before Compensation Commissions in Scott, Clinton, and Des Moines Counties in Iowa.

Appeared before Illinois Property Tax Appeal Board for properties in Rock Island County in Illinois.

Appeared before Iowa Property Assessment Appeal Board for properties in Scott, Polk and Pottawattamie Counties in Iowa.

Testified and/or provided appraisals for Board of Review hearings in Scott, Des Moines, Johnson, Clinton, Cedar, Polk, Story, Dubuque, Jefferson, Henry, Jackson and Dallas Counties in Iowa.

Testified and/or provided appraisals for hearings in front of Assessment Board of Reviews in Rock Island, Whiteside, Henry and Peoria Counties in Illinois.

Provided appraisals for expert witness testimony for properties in Douglas County, Nebraska, and Winnebago County, Wisconsin for property tax appeals.

Recent Testimony

June 2014 – Property at 111 West 2nd Street, Davenport, Iowa , Midwest One Bank vs. Napam Investments, Inc., Bankruptcy Court Testimony, Des Moines Federal Court

July 2014 - 6515 Mills Civic Parkway, West Des Moines, IA, Dallas County vs. Kohls
Property Tax Appeal Testimony, District Court

Favorable Supreme Court Decision No. 15-1562 File December 21, 2016

January 2015 - 3205 Brady Street, Davenport, IA, Diwan, LLC vs. Various
Bankruptcy Court, Davenport Federal Court

LICENSES



IOWA DIVISION OF BANKING

IOWA DEPARTMENT OF COMMERCE
DIVISION OF BANKING

THIS IS TO CERTIFY THAT THE BELOW NAMED
HAS BEEN GRANTED A CERTIFICATE AS A
GENERAL REAL PROPERTY APPRAISER

CERTIFICATE NO. CG01831 EXPIRES: 6/30/2019

NELSON, DAVID M
NELSON VALUATIONS, INC.
2028 EAST 38TH ST
SUITE 1
DAVENPORT, IA 52807

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Jane Imming - 326-6109
Wards: All

Action / Date
9/20/2017

Subject:
Resolution approving the purchase of a body-worn camera package from Axon at the price of \$550,000.00 and authorizing Mayor Frank Klipsch to sign and manage any related agreements. CIP #62001 and #62004 [All Wards]

Recommendation:
Pass the Resolution.

Relationship to Goals:
Financially Responsible City Government.

Background:
A Request for Proposal was issued on August 25, 2016 and was sent to 91 vendors. On September 16, 2016 the Purchasing Division received and opened nine proposals.

Proposals were evaluated and four vendors were selected for interviews. After the interviews, two vendors were selected for a demonstration and testing. This was a several-month-long process with input collected from the officers. Through the testing process and serious consideration from the team, Axon is recommended for the contract.

The purchase and contracted service agreement will include 150 body-worn cameras, mounts, charging equipment, maintenance, replacement schedule, cloud-based data storage, TAP (Taser Assurance Plan), and all other items listed in the agreed contract.

Evaluations on the proposals were based on the following criteria: Total cost to include hardware, software, licensing, data storage, warranty - 25%; Ability of application to meet departmental needs - 25%; Vendor qualifications, references, experience, staying power and financial stability, including proposed staffing and ability to meet the milestone dates - 25%; User ease of operating the system - 25%.

Funding for the purchase is from CIP #62001 and #62004. The yearly maintenance costs will come from general operating account funds.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution Letter
▣ Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
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Finance	Watson-Arnould, Kathe	Approved	9/13/2017 - 3:46 PM
Finance Committee	Watson-Arnould, Kathe	Approved	9/13/2017 - 3:47 PM
City Clerk	Admin, Default	Approved	9/13/2017 - 4:50 PM

Resolution No. _____

Resolution offered by Alderman Kerri Tompkins

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the purchase of body worn camera package from Axon at the price of \$550,000.00 and authorizing Mayor Frank Klipsch to sign and manage any related agreements.

WHEREAS, the City needs to purchase body worn camera package; and

WHEREAS, the applicable purchasing process was followed resulting in a recommendation to award to Axon;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. the purchase of body worn camera package from Axon is hereby approved; and
2. Mayor Frank Klipsch is authorized to sign and manage any related agreements;

Attest:

Approved:

Jackie E. Holecek, CMC
Deputy City Clerk

Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
PROPOSAL TABULATION

DESCRIPTION: BODY WORN CAMERAS

RFP NUMBER: 17-21

OPENING DATE: SEPTEMBER 16, 2016

RECOMMENDATION: AWARD THE CONTRACT TO AXON (TASER INTERNATIONAL) OF SCOTTSDALE, AZ

<u>VENDOR NAME</u>	<u>LOCATION</u>
TASER INTERNATIONAL (AXON)	SCOTTSDALE, AZ
RACOM CORPORATION	DAVENPORT, IA
WATCHGUARD VIDEO	DALLAS, TX
VIEVU LLC	SEATTLE, WA
KUSTOM SIGNALS, INC	CHICAGO, IL
COBAN TECHNOLOGIES INC	HOUSTON, TX
BREKFORD CORP	HANOVER, MD
INTERVID INC	ILION, NY
DIGITAL ALLY, INC	LENEXA, KS

Prepared By Cindy Whitaker
Purchasing

Approved By [Signature]
Department Director

Approved By Brandi Coyn
Budget/CIP

Approved By [Signature]
Finance Director

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Bruce Berger 328-6706
Wards: 5

Action / Date
9/20/2017

Subject:
Resolution awarding a contract for the 1501 Eastern Avenue Interior & Exterior Rehab Project to Olde Town Roofing dba Vogue Marketing of Moline, IL in the amount of \$115,000. [Ward 5]

Recommendation:
Adopt the Resolution.

Relationship to Goals:
Financially Responsible City Government.

Background:
A Request for Proposals was issued on July 18, 2017 and sent to 227 contractors. On August 16, 2017 one proposal was opened and read. See tabulation attachment.

Proposals were evaluated on the following criteria: (1) Quality/Detail of Proposal 25%; (2) Timeline of Construction 20%; (3) History of References 15%; (4) Sufficient and Qualified Personnel 15%; (5) Pricing 10%; and (6) Subcontractors 15%.

1501 Eastern Avenue will be a complete housing rehab of the interior and exterior. The work to be done for the exterior will include: windows, siding, doors, soffit, fascia, gutters, and removal of rear covered porch. Interior will include: all new outlets, switches, lighting fixtures, new or veneered drywall, kitchen cabinets/countertops, bathroom vanities, toilets, bathtub/shower combo, new doors, trim, flooring and all new mechanical components (hot water heater, air conditioning unit, and furnace). A large tree from the front of the house will be removed along with wooden flower beds, and a new concrete driveway and apron will be poured, landscaping to be completed in the spring of 2018.

The price in the contract contains a \$15,000 owner contingency. If this is not used, it will not be paid to the contractor. Funding for this project is from account 54551044 520258 BG250 Housing Rehab - CDBG Program. The source of funding is from Rehab Grants.

ATTACHMENTS:

Type	Description
□ Cover Memo	FN_RES_1501 Eastern Ave Interior & Exterior Rehab
□ Cover Memo	RFP Tabulation - 1501 Eastern Ave Interior & Exterior Rehab

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	9/13/2017 - 10:24 AM
Finance Committee	Watson-Arnould, Kathe	Approved	9/13/2017 - 10:25 AM
City Clerk	Admin, Default	Approved	9/13/2017 - 4:50 PM

Resolution No. _____

Resolution offered by Alderman Tompkins:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION awarding a contract for the construction of 1501 Eastern Avenue Interior & Exterior Rehab to Olde Town Roofin dba Vogue Marketing of Moline IL, in the amount of \$115,000, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract the construction of 1501 Eastern Avenue Interior & Exterior Rehab, and:

WHEREAS, the applicable purchasing process was followed resulting in a recommendation to award to Olde Town Roofing dba Vogue Marketing of Moline, IL;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. the contract for the construction of 1501 Eastern Avenue Interior & Exterior Rehab;
and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

Jackie E. Holecek, CMC
Deputy City Clerk

Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
PROPOSAL TABULATION

DESCRIPTION: 1501 EASTERN AVENUE INTERIOR & EXTERIOR REHAB
BID NUMBER: 18-6
OPENING DATE: AUGUST 16, 2017
GL ACCOUNT: 54551044 520258 BG250 HOUSING REHAB - CDBG PROGRAM
RECOMMENDATION: AWARD THE CONTRACT TO OLDE TOWN ROOFIN dba
VOGUE MARKETING OF MOLINE IL

<u>VENDOR NAME</u>	<u>AMOUNT</u>
Olde Town Roofin dba Vogue Marketing of Moline IL	\$115,000

Prepared By Kristi Keller
Purchasing

Approved By Bruce Berger
Department Director

Approved By Jason Gamm
Budget/CIP

Approved By bw
Finance Director

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Lauren Gonner 326-7772
Wards: All

Action / Date
9/20/2017

Subject:
Motion approving a FY 2018 Operating Budget amendment in the amount of \$16,400 for additional Civil Rights personnel costs. [All Wards]

Recommendation:
Approve the motion.

Relationship to Goals:
Financially Responsible City Government.

Background:
The Civil Rights Department has requested that the City Council amend the FY 2018 Operating Budget by \$16,400 for the purpose of temporarily transitioning a part-time position into a temporary full-time position until January 31, 2018 for the purpose of satisfying a short-term staffing shortage. The Civil Rights Commission approved a motion recommending that the City Council approve the budget amendment at their meeting on September 12, 2017.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	9/13/2017 - 4:48 PM
Finance Committee	Watson-Arnould, Kathe	Approved	9/13/2017 - 4:48 PM
City Clerk	Admin, Default	Approved	9/13/2017 - 4:50 PM

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Jonathan Meeks 563-326-7922
Wards: All

Action / Date
9/20/2017

Subject:
Motion approving the purchase of a Bobcat Skid Loader from the State of Iowa Bid List from Bobcat of the Quad Cities (Rexco) in the amount of \$55,156. [All Wards]

Recommendation:
Approve the Motion.

Relationship to Goals:
Financially Responsible City Government.

Background:
The Streets Division wants to replace a smaller skid loader that is due for replacement with a larger unit. This will give them the capability of running attachments the smaller unit cannot run. We already own the attachment, a 40 inch plainer that is used for milling out asphalt streets for Maintenance 101. Having the option to use the attachment will increase productivity.

This skid loader will be purchased through the State of Iowa, Department of Administrative Services bid, contract #17312, with Bobcat Corporation. Bobcat of the Quad Cities (Rexco) is the local vendor for this contract.

The old skid loader that is smaller and cannot handle the attachments will be sold at public auction.

Funding for this skid loader is from the Street Division's Motor Vehicle Replacement account #54702031 530302 funding is from Road Use Tax.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	9/13/2017 - 10:27 AM
Finance Committee	Watson-Arnould, Kathe	Approved	9/13/2017 - 10:27 AM
City Clerk	Admin, Default	Approved	9/13/2017 - 4:50 PM