

COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, September 7, 2016; 5:30 PM

City Hall, 226 West 4th Street

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public hearing for the Ordinance for Case No. ROW16-03: Request of Mark Barnes for the vacation (abandonment) of 310 square feet, more or less, of excess public right-of-way located adjacent to the east of 2151 Kirkwood Boulevard. [Ward 5]
2. Public hearing for the Ordinance for Case No. REZ16-07 being the request of Juan Goitia for the rezoning of 0.52 acre (22,500 sqft) of real property located at 1002 Bridge Avenue from "R-4" Moderate Density Dwelling District to "R-4 PUD" Planned Unit Development to allow a two-story detached garage with habitable area (home office and recreational area) on the second level. [Ward 5]
3. Public hearing for the purpose of amending the Downtown Urban Renewal Area Plan. [Ward 3]
4. Public hearing for the purpose of considering the approval of an economic development agreement with New College, LLC. [Ward 3]

B. Public Works

1. Public hearing to grant MidAmerican Energy Company electric easements on city property at two locations; Ridgeview Park along Division Street and the north edge of the Transload Facility property. [Ward 8]
2. Public hearing on the plans, specifications, forms of contract and estimated cost for the 2016 Crack Sealing, Crack Filling, and Joint Resealing Project, CIP Project #35015. [All Wards]
3. Public hearing on the plans, specifications, form of contract and estimated cost for the Junge and Northwest Park ADA Access Improvements Projects, CIP Project #10118 [Wards 2 & 7]

VII. Presentations

A. Quad Cities Interfaith Proclamation

VIII. Petitions and Communications from Council Members and the Mayor

A. Community Engagement Update
Rita Rawson, Chair

IX. Action items for Discussion

COMMUNITY DEVELOPMENT

Bill Boom, Chairman; Kyle Gripp, Vice Chairman

I. COMMUNITY DEVELOPMENT

1. Second Consideration: Ordinance for Case No. ORD16-01: Request of the City of Davenport for a text amendment to Title 17 of the Davenport Municipal Code by amending Chapter 17.46 of the Davenport City Code, entitled "nonconforming uses" by adding a section to allow nonconforming agricultural properties containing a minimum of 10 acres within the "R-1" Low Density Dwelling District to erect fences, accessory buildings and barns in accordance with "A-1" Agricultural District regulations. [All Wards]
2. First Consideration: Ordinance for Case No. REZ16-01 being the request of Juan Goitia for the rezoning of 0.52 acre (22,500 sqft) of real property located at 1002 Bridge Avenue from "R-4" Moderate Density Dwelling District to "R-4 PUD" Planned Unit Development to allow a two story detached garage with habitable area (home office and recreational area) on the second level. [Ward 5]
3. First Consideration: Ordinance for Case No. ROW16-03: Request of Mark Barnes for the vacation (abandonment) of 310 square feet, more or less, of excess public right-of-way located adjacent to the east of 2151 Kirkwood Boulevard. [Ward 5]
4. First Consideration: Ordinance for Case No. REZ16-06: Request of Moline Holdings LLC for the proposed rezoning of approximately 8120 square feet of property located at 718 Bridge Avenue from C-1 Neighborhood Shopping District to R-4 Moderate Density Dwelling District. [Ward 3]
5. Resolution approving an amendment for the Downtown Urban Renewal Area plan. [Ward 3]
6. Resolution approving an economic development agreement with New College, LLC. [Ward 3]
7. Resolution to set a public hearing to convey the following property: Parcel F0030-10, 1208 Farnam Street to Petitioner, Angela K. Sheets [Ward 3]
8. Motion approving Case No. PP16-01 being the preliminary plat of Westport Addition, located south of West Locust Street between Wisconsin and Utah Avenues, containing 54 residential lots and four (4) outlots. [Ward 1]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Mike Matson, Chairman; Maria Dickmann, Vice Chairman

III. PUBLIC SAFETY

1. Second Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by adding Ripley Street along the frontage of 1217 and 1221 Ripley Street. [Ward 4]
2. Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).

Route 6 Tourist Association - River to River Retro Road Trip, September 15, 6:00 - 8:00 PM, Closure Location: Brady St west on 4th to Marquette St, south to 3rd St and East on 3rd St to Brady St [Ward 3]

West High School - 2016 Homecoming Parade, September 15, 2016, 5:30 PM to 7:00 PM; Closure Location: West 18th St from Clark to Elsie, Elsie from 18th St to Lombard, Lombard from Elsie to Nevada, Nevada from Lombard to Locust, Locust between Nevada and West High School parking lot [Wards 2 & 4] **(To be voted on later in the agenda)**

James Oldham/Jimmie O's Saloon - Street Fest, September 24, 1:00 PM - Midnight, Closure Location: Rolff St between Telegraph Rd and Redwood Ave [Ward 1]

Central High School - 2016 Homecoming Parade, September 29, 5:00 PM - 7:00 PM, Closure Location: Staging area - Arlington Ave from 29th St to 30th St and 30th St from Arlington Ave to Garfield Park. Parade route - 29th St from Arlington Ave to Eastern Ave, Eastern Ave from 29th St to 33rd St, 33rd St/Kimberly Downs Rd from Eastern Ave to 36th St, 36th St from Kimberly Downs Rd to practice fields at Brady Street Stadium. [Wards 5 & 7]

St Ambrose University - Killer Bee Run, October 1, 6 AM to finish; Closure Location: Ripley St from High to Dover Ct, Dover Ct from High to Gaines St, Gaines St to High St, Rusholme from Gaines to Lillie Ave, Lillie Ave from Rusholme to Pleasant St, Warren St from Pleasant St to Spaulding Blvd [Wards 5 & 7]

Odie O Events - Race to Believe QC 16, October 8, 6:00 AM - 8:00 PM, Closure Location: Beiderbecke Dr at Marquette St [Ward 3]

Great River Brewery - Firkin Festival, October 22, 1:00 PM - 4:00 PM, Closure Location is Iowa Street between 2nd and 3rd Streets [Ward 3]

City of Davenport - Annual Halloween Parade, October 29, 10:00 AM - 4:00 PM, Closure Location: 3rd St from LeClaire to Ripley, Ripley between 2nd and 3rd Streets, 2nd St from Ripley to Iowa, Pershing Ave from 2nd to 4th St and Iowa St from 2nd to 4th St [Ward 3]

Hilltop Village Campus - Retrofest, September 10th, 7AM to 10 PM, Closure Location: 15th Street between Harrison and Main Streets **(TO BE VOTED ON LATER IN THE AGENDA)**

3. Motion approving beer and liquor license applications.

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

Ward 1

Jimmie O's Saloon (Oldham Enterprises LLC) - 2735 Telegraph Rd. onto Rolff St. - Outdoor Area September 24 - 25, 2016 'Street Fest' - License Type: C Liquor

Ward 3

Central Grocery (Central Grocery LLC) - 234 W 3rd St. - License Type: Upgrade to E Liquor

Chuck's Tap (White T. Corporation) - 1731 W 6th St. - Outdoor Area rescheduled from September 10 to September 17, 2016 'Bags Tournament' - License Type: C Liquor

Front Street Brewery/Okttoberfest (Front Street Brewery Inc.) - 421 W River Dr. (Parking lot only) - Outdoor Area September 30 - October 1, 2016 - License Type: B Beer

Hilltop Campus Village 'Retrofest' (Hilltop Campus Village Corporation) - Harrison St. between 14th & 15th St. - Outdoor Area September 10, 2016 - License Type: Beer / Wine **(To be voted on later in the agenda)**

La Flama Restaurant (Jam Brothers Inc.) - 114 Myrtle St., Suite F - License Type: C Liquor

Quad Cities Fall Pride (Andrew Glasscock) - 400 Biederbecke Dr. (Centennial Park) - Outdoor Area September 23 - 24, 2016 - License Type: Beer / Wine

4. Motion approving the petition for an alley light behind 3022 Arlington Avenue. [Ward 5]

5. Motion affirming the Davenport Fire Department re-accreditation from Center for Public Safety Excellence for years 2016-2021. [All Wards]

6. Motion approving noise variance request(s) for various events on the listed dates at the listed times. ***TO BE VOTED ON LATER IN THE AGENDA***

Hilltop Campus Village, Retrofest on September 10th, 2016 from Noon to 9:00 PM. [Ward 5]

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Ray Ambrose, Chairman; Rick Dunn, Vice Chairman

V. PUBLIC WORKS

1. Resolution to grant MidAmerican Energy Company electric easements on city property at two locations; Ridgeview Park along Division Street and the north edge of the Transload Facility property. [Ward 8]
2. Resolution approving Change Order One for the Fiscal Year 2017 Sewer Lining Program (Bid 16-79) in the amount Not-To-Exceed \$183,923.25; CIP Project #30021. [All Wards]
3. Resolution on the plans, specifications, forms of contract and estimated cost for the 2016 Crack Sealing, Crack Filling, and Joint Resealing Project, CIP Project #35015. [All Wards]
4. Resolution approving the Fiscal Year 2016 Street Finance Report from July 1, 2015 to June 30, 2016. [All Wards]
5. Resolution approving the Plans, Specifications, Form of Contract and Estimate of Cost covering the Junge and Northwest Park ADA Access Improvements Projects, CIP Project #10118. [Wards 2,7]
6. Motion considering a waiver (temporary deferral) of sidewalk installation for the proposed Subway Restaurant to be located at the southeast corner of intersection of Northwest Boulevard and W. 76th Street. [Ward 8] **STAFF RECOMMENDS DENIAL**

VI. Motion recommending discussion or consent for Public Works items

FINANCE

Jason Gordon, Chairman; Kerri Tompkins, Vice Chairman

VII. FINANCE

1. Resolution approving a 28E Agreement with the Davenport Community School District for the use of the Adler Theatre and RiverCenter for performing arts programming for the 2016-2017 school year, with option years to follow. [Ward 3]
2. Motion directing staff to release a Request for Proposals (RFP) for a Fire and Police Operations & Service Delivery Study. [All Wards]
3. Motion directing staff to issue a Request for Proposals (RFP) to reuse either the floating platform or the porte cochere as part of a commercial redevelopment of Main Street Landing. [Ward 3]
4. Motion awarding a bid for the annual street striping contract to Twin City Striping of Delano, MN in the amount of \$168,948. [All Wards]
5. Motion awarding a bid for the Utica Ridge Road sidewalk from 55th Street to Kathleen Way to Little H Construction of Davenport, in the amount of \$94,110. [Ward 6]
6. Motion awarding a contract for skatepark renovations to Spohn Ranch Skateparks of Los Angeles CA, in the amount of \$89,950. [Ward 3]
7. Motion awarding a three-year contract for millwright and welding services for the

Compost Facility to Grisham Industries Inc. of Davenport. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

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

1. Faro Technologies - HDR scanner for Police - Amount: \$48,875
2. Kronos, Inc. - Telestaff annual maintenance - \$19,113
3. Trane US, Inc. - HVAC maintenance contract (3 years) - Amount: \$18,250
4. Socrata - Open Payroll annual maintenance - Amount: \$15,000
5. Security Parking Systems - Preventative maintenance @ parking ramps - Amount: \$12,600

XI. Other Ordinances, Resolutions and Motions

1. Motion to suspend the rules to add and vote on the following motions.
2. Resolution approving the street closure request for: West High School - 2016 Homecoming Parade, September 15, 2016, 5:30 PM to 7:00 PM; Closure Location: West 18th St from Clark to Elsie, Elsie from 18th St to Lombard, Lombard from Elsie to Nevada, Nevada from Lombard to Locust, Locust between Nevada and West High School parking lot [Wards 2 & 4]
3. Resolution approving the street closure request for: Hilltop Village Campus, Retrofest, September 10, 2016 from 7 AM to 10 PM; Closure Location is 15th Street between Harrison and Main Streets [Ward 5]
4. Motion approving noise variance for Hilltop Campus Village, Retrofest on September 10, 2016 from Noon to 9:00 PM, [Ward 5]
5. Motion approving Hilltop Campus Village (Hilltop Campus Village Corporation)- Harrison St between 14th and 15th Streets - Outdoor Area September 10, 2016 "Retrofest" - License Type: Beer/Wine [Ward 5]

XII. Public with Business

XIII. Reports of City Officials

XIV. Adjourn

City of Davenport

Agenda Group: Community Development
Department: Community Planning and Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 5th

Action / Date
CD9/7/2016

Subject:

Public hearing for the Ordinance for Case No. ROW16-03: Request of Mark Barnes for the vacation (abandonment) of 310 square feet, more or less, of excess public right-of-way located adjacent to the east of 2151 Kirkwood Boulevard. [Ward 5]

Recommendation:

Findings

1. Property is no longer needed for public purposes
2. A general utility easement will be maintained to ensure existing and future utilities are not disturbed

The Plan and Zoning Commission forwards Case No. ROW16-03 to the City Council for approval with the following conditions:

1. A general utility easement be included to maintain, operate, remove, repair, replace, construct, reconstruct or relocate the electric facilities within the entire vacated right-of-way.
2. That six feet of property be maintained in City ownership from the inside edge of the existing sidewalk.

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

Relationship to Goals:

Neighborhood Improvement

Background:

This 'orphan' property was discovered while meeting with the adjacent property owner about the location of a fence. Discussions with Public Works indicated no City need for the property.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
▣ Exhibit	Notice
▣ Backup Material	Background material

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	9/1/2016 - 3:03 PM

TO BE PUBLISHED IN THE WEDNESDAY AUGUST 31, 2016 ADDITION OF THE QUAD CITY TIMES, HAVING THE NOTICE BILLED TO PO NO. 1702679 AND RECEIVING THE PROOF OF PUBLICATION PRIOR TO THE PUBLIC HEARING

TO WHOM IT MAY CONCERN:

There is on file in the Community Planning and Economic Development Department of the City of Davenport, the following petitions:

Case No. REZ16-07: Request of Juan Goitia for the rezoning of 0.52 acre (22,500 sqft) of property located at 1002 Bridge Avenue from "R-4" Moderate Density Dwelling District to "R-4 PUD" Planned Unit Development to allow a two story detached garage with habitable area (home office and recreational area) on the second level. [5th Ward]

The property has the following legal description:

Part of the Northwest Quarter of the Southeast Quarter of Section 25, Township 78 North, Range 03 East of the 5th P.M. being more particularly described as follows:

Lot 1 of Block 7 of Part of G. C. Churchill's Resurvey of Churchill's Addition to the City of Davenport, Scott County, Iowa. Said tract contains 0.516 acre, more or less.

The City Plan and Zoning Commission forwards Case No. REZ16-01 to the City Council with a recommendation for approval subject to the following condition:

1. That the building substantially conform to the elevations as shown; and
2. That the site plan submitted for building permit along with the approved elevations act as the final development plan.

Case No. ROW16-03: Request of Mark Barnes for the vacation (abandonment) of 310 square feet, more or less, of excess public right-of-way located adjacent to the east of of 2151 Kirkwood Boulevard. [5th Ward]

Part of the Southeast Quarter of the Northwest Quarter of Section 30, Township 78 North, Range 4 East of the 5th P.M. being more particularly described as follows:

Commencing in the Southwest corner of Lot 1 of Christie's 2nd Addition to the City of Davenport, Scott County, Iowa, said corner being in the north line of East 13th Street as it currently exists; thence Easterly along the south line of said Lot 1, also being the north line of said East 13th Street a distance of 95.00 feet to the point of beginning of the tract hereinafter described; thence North 32.00 feet to the southerly right-of-way line of Kirkwood Boulevard as it currently exists; thence Southeasterly along the southerly right-of-way line of said Kirkwood Boulevard a distance of 19.8 feet, more or less, to a point, said point being 6.00 feet normally distant from the westerly edge of the sidewalk currently existing; thence South and Southwesterly along a curve concave Northwesterly and parallel to and 6.00 feet normally distant from the west line of the

sidewalk as it currently exists to the point of beginning. Said tract contains 310 square feet, more or less, and is shown as Exhibit A.

The City Plan and Zoning Commission forwards Case No. ROW16-03 to the City Council for approval subject to the following conditions:

1. A general utility easement be included to maintain., operate, remove, repair, replace, construct, reconstruct or relocate the electric facilities within the entire vacated right-of-way.
2. That six feet of property be maintained in City ownership from the inside edge of the existing sidewalk.

A public hearing on these ordinances will be held before the Committee of the Whole in the Council Chambers, City Hall, Davenport, Iowa on Wednesday, September 07, 2016, at 5:30 p.m. At the hearing interested parties may appear and be heard regarding the proposed ordinances. PO NO. 1702679.

Department of Community Planning & Economic Development

Phone: (563) 326-7765

Email: planning@ci.davenport.ia.us

Department of Community Planning & Economic Development

E-MAIL: planning@ci.davenport.ia.us PHONE: 563-326-7765



PLAN AND ZONING COMMISSION

Meeting Date: August 16, 2016
Request: Vacation of approximately 310 square feet of City-owned property located immediately east of 2151 Kirkwood Boulevard
Case No.: ROW16-03
Applicant: City of Davenport
Contact: Matthew G. Flynn, AICP
Senior Planning Manager
mflynn@ci.davenport.ia.us
563-326-7743

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. ROW16-03 to the City Council for approval including the condition described below.

Background:

This 'orphan' property was discovered while meeting with the adjacent property owner about the location of a fence. Discussions with Public Works indicated no City need for the property.

Subject property:



A cursory review found no obvious reasons for the creation of the parcel. It is located within Christie's 2nd Addition. It is uncertain if its creation was before or after the platting of Kirkwood Boulevard.

Technical Review:

No specific concerns were expressed. However, nearby sanitary and storm sewers exist. The property owner has been made aware of these facilities in light of future fence construction. (See attached map). Furthermore, Mid-American Energy has requested a general utility easement be included to maintain., operate, remove, repair, replace, construct, reconstruct or relocate the electric facilities within the entire vacated right-of-way.

Public works requests that six feet of property be maintained in City ownership from the inside edge of the existing sidewalk.

Public Input:

Notices to property owners within 200 feet have been sent. No objections have been expressed.

Discussion:

There are literally hundreds of odd city-owned parcels around Davenport. It has been the practice to vacate parcels particularly when interest from adjacent property owners exist. The adjacent owner would like to fence in this property as much as possible for his dog. This vacation will allow facilitate this project by increasing the area that can be fenced.

Staff Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. ROW16-03 to the City Council for approval with the following conditions:

- o A general utility easement be included to maintain., operate, remove, repair, replace, construct, reconstruct or relocate the electric facilities within the entire vacated right-of-way.
- o That six feet of property be maintained in City ownership from the inside edge of the existing sidewalk.

NOTICE
PUBLIC HEARING
TUESDAY – AUGUST 2, 2016 - 5:00 P.M.
DAVENPORT CITY PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA

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

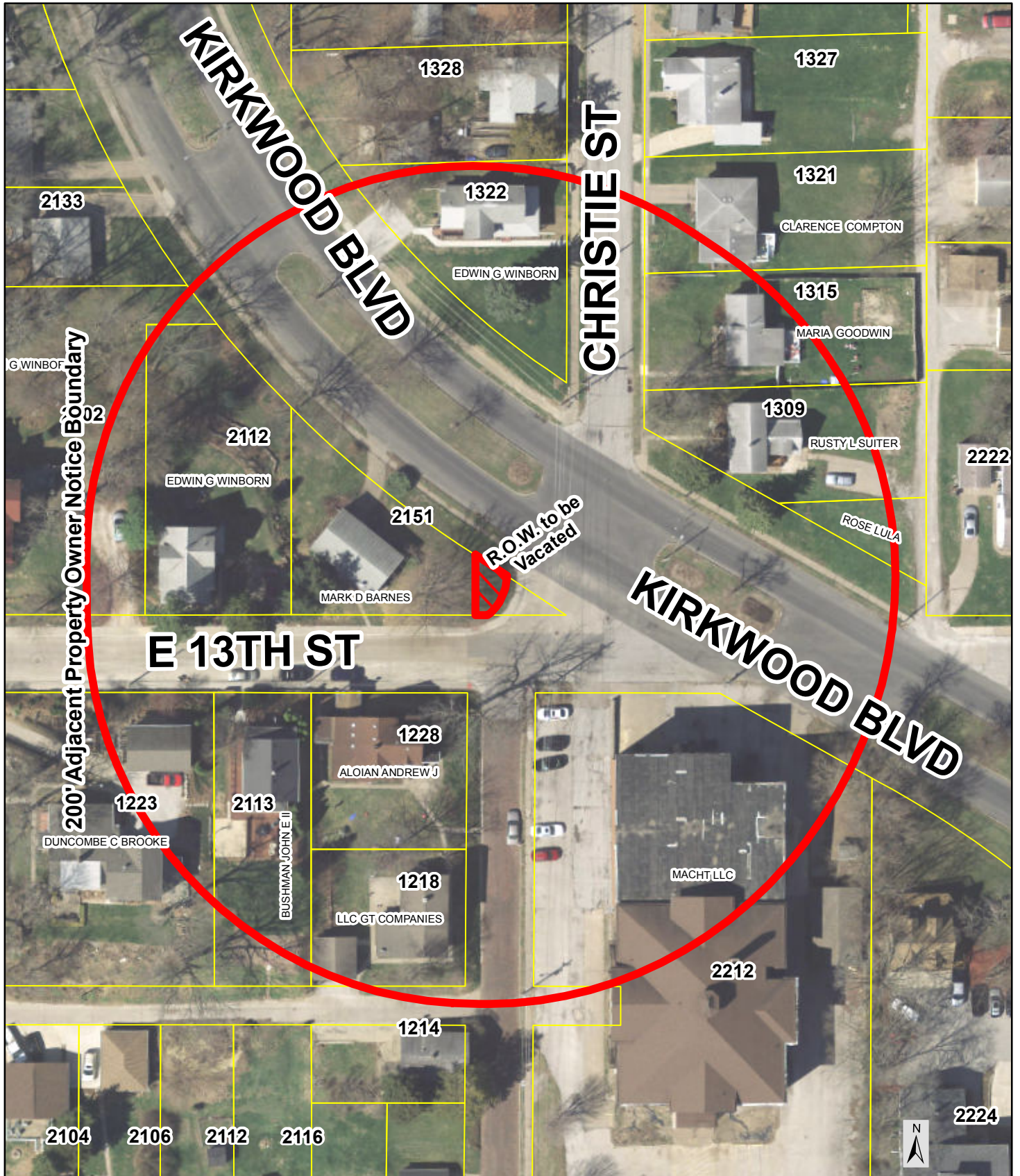
Case No. Row16-03: Request of the City of Davenport to vacate approximately 310 square feet of property located immediately east of 2151 Kirkwood Boulevard. [5th Ward].

Public hearings on the above matters are scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, August 2, 2016 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s).

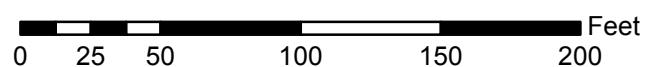
PO # 1700455

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

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



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



NOTICE
PUBLIC HEARING
TUESDAY – AUGUST 2, 2016 - 5:00 P.M.
DAVENPORT CITY PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA

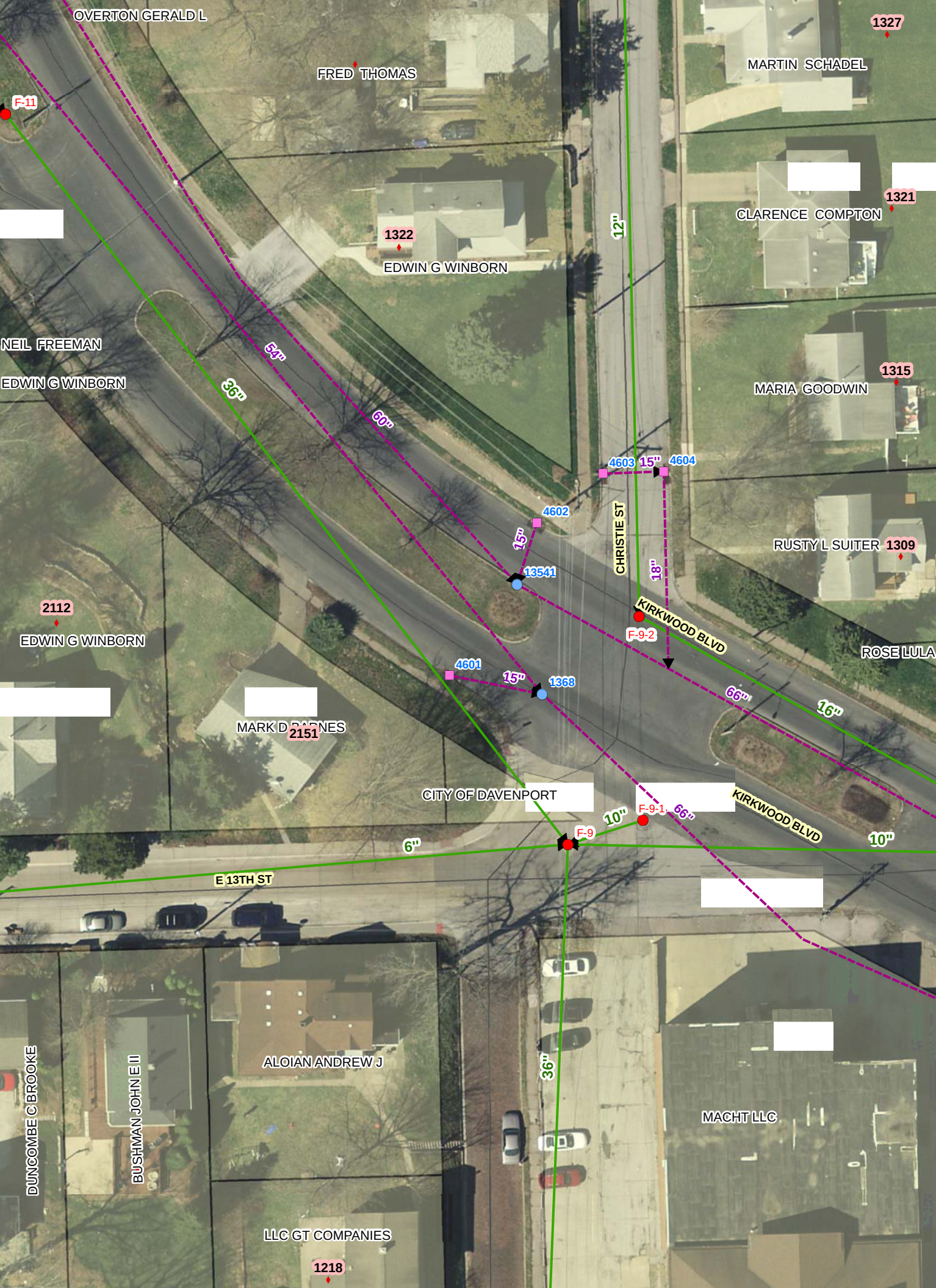
There is on file in the office of Community Planning, on behalf of the City Plan and Zoning Commission, the following petition:

Case No. Row16-03: Request of the City of Davenport to vacate approximately 310 square feet of property located immediately east of 2151 Kirkwood Boulevard. [5th Ward].

Public hearings on the above matters are scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, August 2, 2016 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s).

PO # 1700455

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



OVERTON GERALD L

FRED THOMAS

MARTIN SCHADEL

CLARENCE COMPTON

MARIA GOODWIN

RUSTY L SUITER

ROSE LULA

MARK D BARNES

CITY OF DAVENPORT

ALOIAN ANDREW J

LLC GT COMPANIES

MACHT LLC

BUSHMAN JOHN E II

DUNCOMBE C BROOKE

F-11

1322

EDWIN G WINBORN

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EDWIN G WINBORN

2151

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4601

1368

F-9-2

F-9-1

F-9

1218

City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 5

Action / Date
COW9/7/2016

Subject:

Public hearing for the Ordinance for Case No. REZ16-07 being the request of Juan Goitia for the rezoning of 0.52 acre (22,500 sqft) of real property located at 1002 Bridge Avenue from "R-4" Moderate Density Dwelling District to "R-4 PUD" Planned Unit Development to allow a two-story detached garage with habitable area (home office and recreational area) on the second level. [Ward 5]

Recommendation:

Finding:

- The rezoning conforms to the comprehensive plan.

The Plan and Zoning Commission accepts the finding and forwards Case No. REZ16-07 to the City Council for approval subject to the following conditions:

1. That the building substantially conform to the elevations as shown; and
2. That the site plan submitted for the building permit along with the approved elevations act as the final development plan.

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

The protest rate is 0.0 percent.

Relationship to Goals:

Grow the tax base.

Background:

The petitioner is proposing a detached garage with a second story for use as his home office and recreational area. Since this is a habitable building, the building becomes a second principle structure on the property. This requires the rezoning to a classification that allows more than one principal structure on the property. The "R-4 PUD" Planned Unit Development will allow for this second habitable structure on the property.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
▣ Exhibit	REZ16-07 Public Hearing only
▣ Backup Material	REZ16-07 Background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	9/1/2016 - 3:03 PM

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Case No. REZ16-07: Request of Juan Goitia for the rezoning of 0.52 acre (22,500 sqft) of property located at 1002 Bridge Avenue from "R-4" Moderate Density Dwelling District to "R-4 PUD" Planned Unit Development to allow a two story detached garage with habitable area (home office and recreational area) on the second level. [5th Ward]

The property has the following legal description:

Part of the Northwest Quarter of the Southeast Quarter of Section 25, Township 78 North, Range 03 East of the 5th P.M. being more particularly described as follows:

Lot 1 of Block 7 of Part of G. C. Churchill's Resurvey of Churchill's Addition to the City of Davenport, Scott County, Iowa. Said tract contains 0.516 acre, more or less.

The City Plan and Zoning Commission forwards Case No. REZ16-01 to the City Council with a recommendation for approval subject to the following condition:

1. That the building substantially conform to the elevations as shown; and
2. That the site plan submitted for building permit along with the approved elevations act as the final development plan.

A public hearing on these ordinances will be held before the Committee of the Whole in the Council Chambers, City Hall, Davenport, Iowa on Wednesday, September 07, 2016, at 5:30 p.m. At the hearing interested parties may appear and be heard regarding the proposed ordinances. PO NO. 1702679.

Department of Community Planning & Economic Development

Phone: (563) 326-7765

Email: planning@ci.davenport.ia.us



August 18, 2016

Honorable Mayor and City Council
226 W 4th Street
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of August 16, 2016, the City Plan and Zoning Commission considered the petition of Juan Goitia for the rezoning of 22,500 square feet, more or less, of real property at 1002 Bridge Avenue from "R-4" Moderate Density Dwelling District to "R-4 PUD" Planned Unit Development to allow a two story detached garage with habitable area (home office and recreational area) on the second level. The habitable area makes this detached structure a second principle structure on the property.

Findings:

The rezoning conforms to the comprehensive plan.

Recommendation:

The Plan and Zoning Commission accepst the finding and forwards Case No. REZ16-07 to the City Council for approval subject to the following condition:

1. That the building substantially conform to the elevations as shown; and
2. That the site plan submitted for building permit along with the approved elevations act as the final development plan.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission



		APPROVED	APPROVED	APPROVED	APPROVED				
Name:	Roll Call	ROW16-03 Mark Barnes 2151 Kirkwood	REZ16-07 Juan Goitia 1002 Bridge	F16-08 Davenport Industrial Park 4th	F16-09 Continental Lofts LLC				
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	P	Y	Y	Y	Y				
Medd	Ex								
Quinn	P	Y	Y	Y	Y				
Reinartz	P	Y	Y	Y	N				
Tallman	P	Y	Y	Y	Y				
		9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN	8-YES 1-NO 0-ABSTAIN				



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

Meeting Date: August 16, 2015
Request: Rezone 22,500 sq ft from R-4 to R-4 PUD
Address: 1002 East 10th Street
Case No.: REZ16-07
Applicant: Juan Goitia

Recommendation:

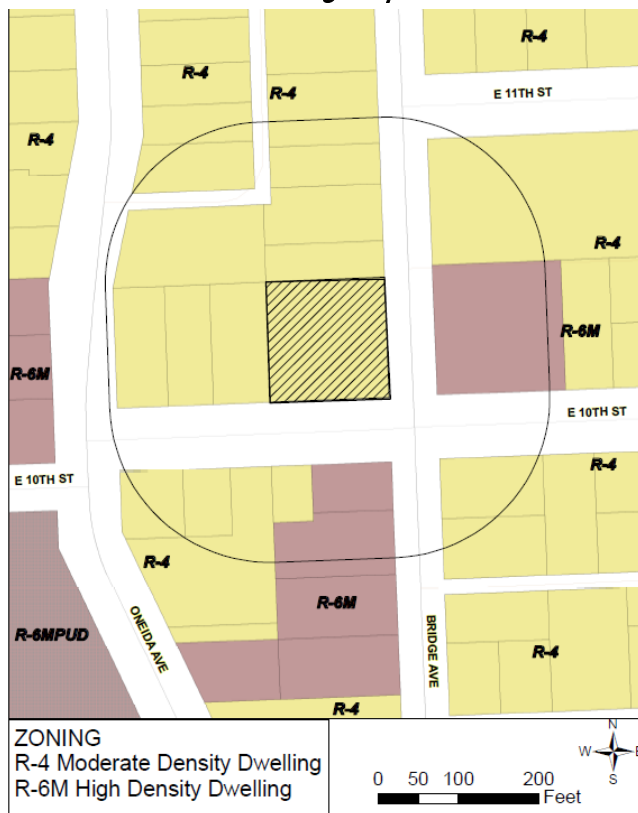
Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. REZ16-07 to the City Council for approval subject to the listed condition.

Introduction:

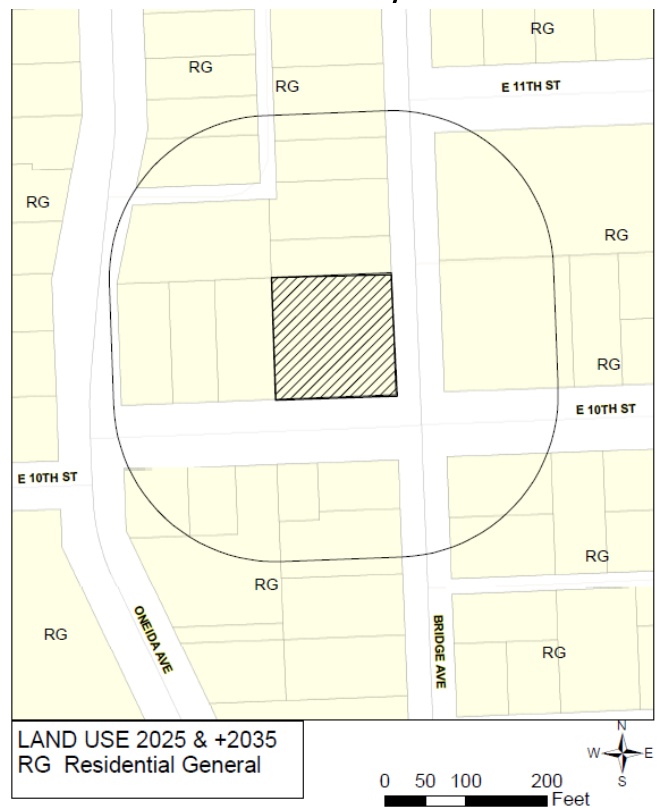
Petition of Juan Goitia for the rezoning of 22,500 square feet, more or less, of real property at 1002 Bridge Avenue from "R-4" Moderate Density Dwelling District to "R-4 PUD" Planned Unit Development to allow a two story detached garage with habitable area (home office and recreational area) on the second level. The habitable area makes this detached structure a second principle structure on the property.

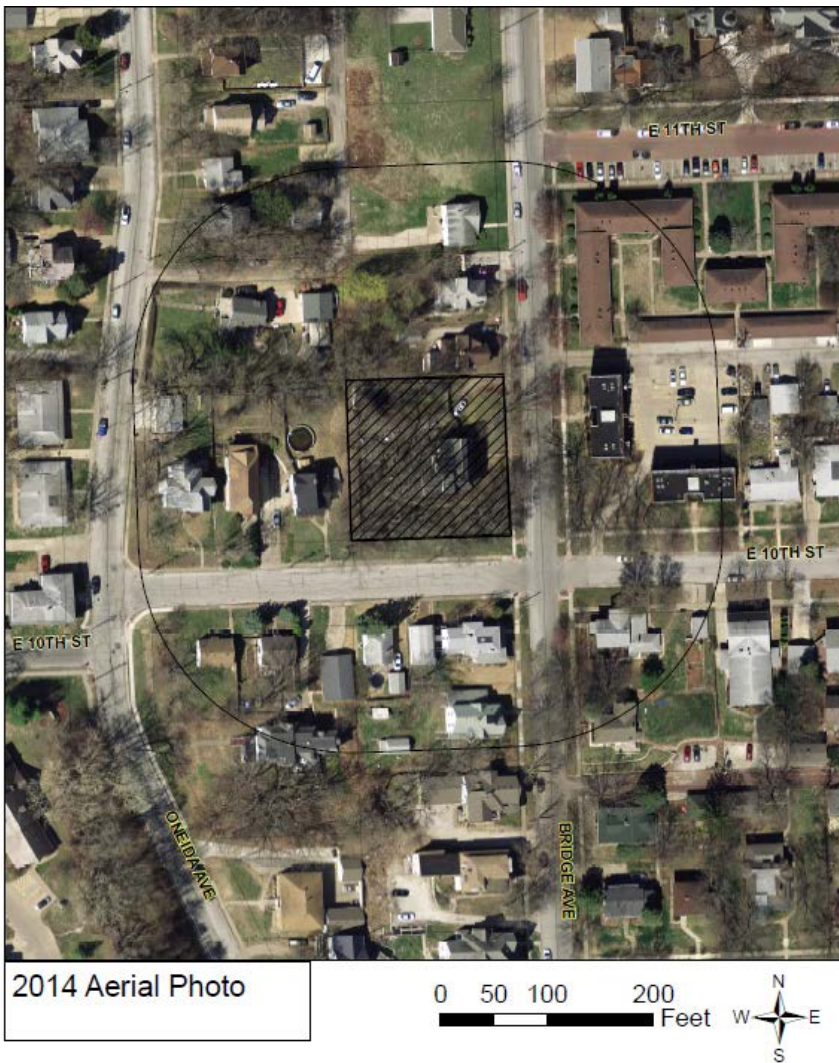
AREA CHARACTERISTICS:

Zoning Map



Land Use Map





2014 Aerial Photo



Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Boundary +2035: Yes

Proposed Land Use Designation: *Residential General (RG) designates mixed-use neighborhoods that are mostly residential but include, or are within walking distance (one-half mile) of scattered neighborhood commercial services...*

Relevant Goals to be considered in this Case:

Strengthen the existing built environment – *Reduce the number of underoccupied, abandoned, or vacant buildings/properties through adaptive reuse and infill.*

Zoning:

The property is currently zoned “R-4” Moderate Density Dwelling District.

Technical Review:

Streets. The property is located at the intersection of Bridge Avenue and East 10th Street. There is no alley access to the property.

Storm Water. There does not appear to be stormwater infrastructure at this intersection. Stormwater drainage is by surface run-off.

Sanitary Sewer. Sanitary sewer service is located in East 10th Street and in the intersection of Bridge Avenue and 10th Street.

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

Emergency Services. The property is located just under one (1) mile from Fire Station No. 4 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:

A public hearing before the Plan and Zoning Commission is scheduled for August 2nd. Staff is not yet aware of when the neighborhood meeting would be scheduled.

Discussion:

The petitioner is proposing a detached garage with a second story for use as his home office and recreational area. Since this is a habitable building, the building becomes a second principle structure on the property. This requires the rezoning to a classification that allows more than one principle structure on a property.

The "R-4 Planned Unit Development" will allow for this second habitable structure on the property. One concern regarding multiple family zoning is the possible density allowances. The following compares the R-4 PUD to other zoning districts that would allow more than one principle structure:

R-4 PUD	4 dwelling units maximum
R-5M	15 dwelling units maximum
R-6M	22 dwelling units maximum

Staff also looked at the potential to subdivide the property to allow another dwelling unit on a separate lot, however the limitation on the garage size does not allow this option.

The existing residence is listed on the National Register of Historic Places. Since no work is being done to the existing building, no review is necessary. The proposed building would appear to be sympathetic to the historic nature of the main residence.

Staff Recommendation:

Findings:

The rezoning conforms to the comprehensive plan.

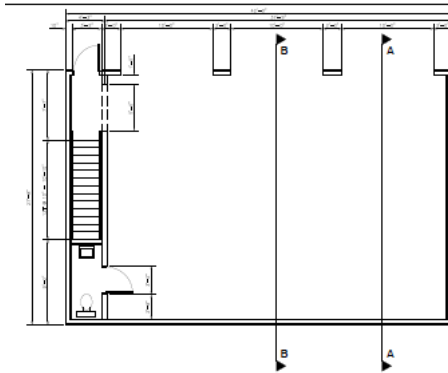
Recommendation:

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. REZ16-07 to the City Council for approval subject to the following condition:

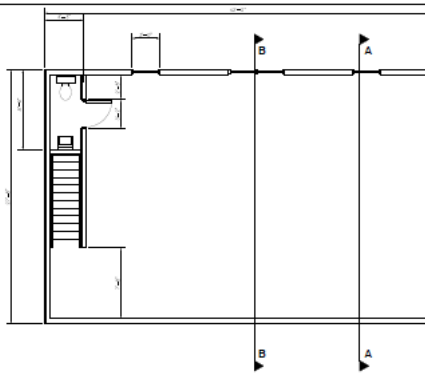
1. That the building substantially conform to the elevations as shown; and
2. That the site plan submitted for building permit along with the approved elevations act as the final development plan.

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division



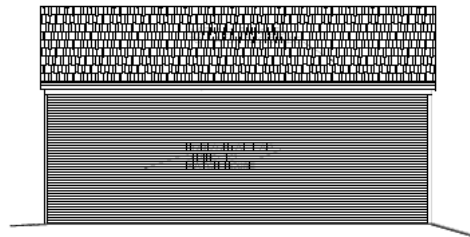
FIRST FLOOR PLAN



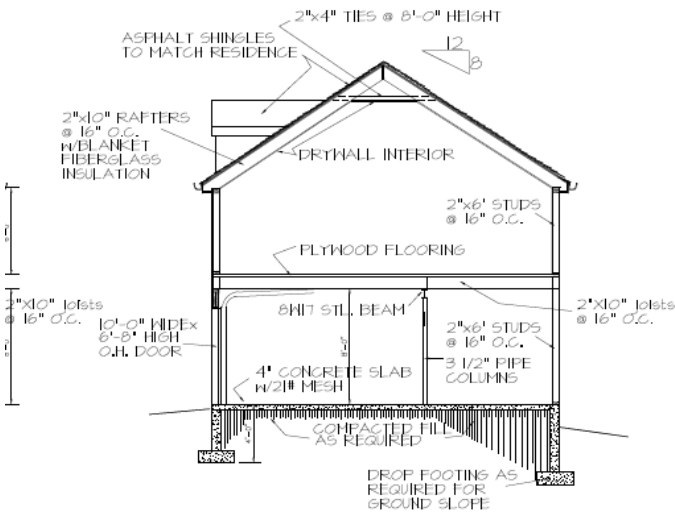
SECOND FLOOR PLAN



GARAGE FRONT ELEVATION

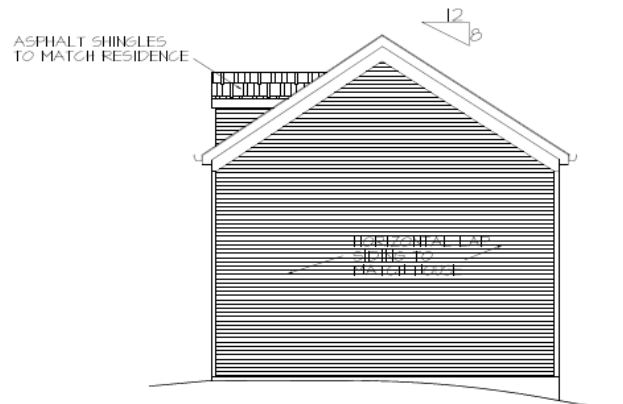


GARAGE BACK ELEVATION



GARAGE SECTION A-A

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



NEW GARAGE
GOTTA RESIDENCE | 1002 BRIDGE AVENUE | DAVENPORT, IOWA

City of Davenport

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

Action / Date
COW9/7/2016

Subject:

Public hearing for the purpose of amending the Downtown Urban Renewal Area Plan. [Ward 3]

Recommendation:

Hold the public hearing.

Relationship to Goals:

Added emphasis on economic development.

Background:

The City of Davenport is seeking to amend the Downtown Urban Renewal Area Plan. The amendment will include the following project: New College, LLC: \$8,000,000 TIF rebate.

ATTACHMENTS:

Type	Description
▣ Exhibit	Downtown URA Plan
▣ Exhibit	Public Hearing Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	9/1/2016 - 3:03 PM

CITY OF DAVENPORT, IOWA
URBAN RENEWAL PLAN AMENDMENT
DOWNTOWN URBAN RENEWAL AREA

August 2016

The Urban Renewal Plan (the “Plan”) for the Downtown Urban Renewal Area (the “Area”) is being amended for the purpose of identifying new urban renewal projects to be undertaken therein.

- 1) **Identification of New Projects.** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following described project descriptions:

A) Name of Project: New College, LLC

Cost: \$8,000,000

Rationale: The City will use TIF funds to reimburse the developer up to 100% of the incremental tax revenue available and accessible to the City for their development for fifteen years.

Reimbursement is estimated to be \$8,000,000.

- 2) **Required Financial Information.** The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa.

Outstanding general obligation debt of the City: \$189,866,175

Remaining Constitutional debt capacity of the City: \$122,719,369

Proposed debt to be incurred in the Urban Renewal Area: \$8,000,000

NOTICE OF PUBLIC HEARING ON PROPOSED URBAN RENEWAL PLAN
AMENDMENT

Notice Is Hereby Given: That at 5:30 o'clock p.m., at City Council Chambers on the first floor of City Hall, 226 W. 4th Street, Davenport, Iowa, on the 7th day of September, 2016, there will be conducted a public hearing on the question of amending the Downtown Urban Renewal Area Plan, pursuant to Chapter 403, Code of Iowa, by including the following project:

Name: New College, LLC (101 West 3rd Street & 131 West 3rd Street),

Cost: \$8,000,000

Rationale: The City shall issue up to a 100% rebate of the amount of incremental tax revenue available and accessible to the City over and above the base year valuation of the current properties.

A copy of the proposed amendment is on file for public inspection in the office of the City Clerk. The proposed amendment to the urban renewal plan brings the project described above under the plan and makes it subject to the provisions of the plan. At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Jackie Holecek
Deputy City Clerk

City of Davenport

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

Action / Date
CD9/7/2016

Subject:

Public hearing for the purpose of considering the approval of an economic development agreement with New College, LLC. [Ward 3]

Recommendation:

Hold the public hearing.

Relationship to Goals:

Added emphasis on economic development.

Background:

New College, LLC (affiliated with Eastern Iowa Community College) is planning to invest approximately \$28 million to rehabilitate 82,000 square feet of current buildings into new classroom and administrative space at the former First Federal Savings and Loan (131 West 3rd Street) and the former First Midwest Bank building (101 West 3rd Street).

To support this project, the proposed City assistance is a reimbursement of up to 100% of the incremental tax revenue available and accessible to the City based upon the increase in assessed valuation. As required by Iowa Code, a public hearing is required prior to the approval of an economic development agreement where the City will incur debt. In this case, the debt is the City's obligation for a rebate of property taxes of up to \$8 million over a 15 year period. The rebate would come through the use of tax increment financing applied to the assessed value of the improved property. The details of this financial assistance will be established and certified in the attached economic development agreement between the company and the City.

ATTACHMENTS:

Type	Description
▣ Exhibit	New College, LLC EDA
▣ Exhibit	Public Hearing Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	9/1/2016 - 3:03 PM

ECONOMIC DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF DAVENPORT AND
NEW COLLEGE, LLC

THIS AGREEMENT is made as of _____, 2016, between the City of Davenport, Iowa, a municipal corporation of the State of Iowa (hereinafter referred to as “City”), and New College, LLC, an Iowa limited liability company, its affiliates, successors or assigns (hereinafter referred to as “Company”).

WHEREAS, the former First Federal Savings and Loan and First Midwest Bank buildings reside on prominent corners in downtown Davenport and have been vacant for several years; and

WHEREAS, the Company is planning to invest approximately \$28,000,000 to rehabilitate approximately 82,000 sq/ft of current buildings into new classroom and administrative space referred to as “Subject Buildings”. Specifically, the project shall at least occur on the following property:

- Scott County, Iowa, **Parcel L0007-08B**, more commonly known as 131 W. Third Street
- Scott County, Iowa, **Parcel L0007-02C**, more commonly known as 101 W. Third Street

hereinafter referred to as “Subject Property” (see Exhibit A for legal description(s)), resulting in a projected increase in the assessed value of the Subject Property to an amount of approximately \$16,000,000 (final assessed amount subject to actual assessment); and

WHEREAS, the Company has been formed to acquire, develop, construct, rehabilitate, own, lease, maintain and operate the Buildings and the Subject Property for commercial uses;

WHEREAS, the Company has entered into a Sale and Purchase Agreement dated _____ (the “Purchase Agreement”) to acquire the Subject Property and the Buildings through a series of transactions from from Eastern Iowa Community College District (“Current Property Owner”); and

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

WHEREAS, the City has established a policy of using Tax Increment Financing to assist in growing the local Davenport economy; and

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

1. The Economic Development Project will add diversity and generate new opportunities for the Davenport and Iowa economies; and
2. The Economic Development Project will generate public gains and benefits particularly in the creation of new jobs and tax assessed property value, which warrant the amount of the proposed reimbursement of property taxes; and

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

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

5. The property is located within an existing tax increment financing district (the Downtown Urban Renewal Area); and

WHEREAS, the City Council has held a public hearing at the September 7, 2016 meeting of the Committee-of-the-Whole on entering into this agreement which will obligate the City to make future payments, provided the Company meets certain requirements;

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

SECTION I:
THE CITY'S OBLIGATIONS

1. The City shall make a series of payments to reimburse the Company for a portion of its real estate tax payments (the "Reimbursement") subject to the completion of the Economic Development Project and the timely payment of those real estate taxes, utility fees and special assessments. For the purposes of this agreement, "Timely Payment" shall mean the amounts of taxes due for the Subject Property on an annual basis, shown as payable either annually, or semi-annually, and including all fees and assessments, that are paid on the due date, and in no event later than the date that is shown on the real estate tax bill that the payment will be "delinquent by" as those words are used on the tax bill. Should a payment fail to be a Timely Payment, the City shall not be obligated to make the Reimbursement from that semi-annual payment. As provided in the published notice of the public hearing with regard to the obligations under this Agreement, the total Reimbursement could be up to approximately eight million dollars (\$8,091,325) through the term of the Agreement as shown on the attached Exhibit A (the "Projections"). There shall not be any payments beyond the fifteen (15)-year period even if there has been a withholding or a reduction of the Reimbursement payment for any preceding six (6)-month period.

2. Any commercial tenant or sub-leasing of space in the project that would otherwise be subject to commercial property taxation would not be eligible for inclusion in the TIF reimbursement calculation.

2. The Reimbursement by the City shall be up to 100% of the amount of incremental tax revenue available and accessible to the City, subject to the provisions of this Agreement, where Section 403.19 of the Code provides that only the taxes levied on the assessed value of qualified property in the year prior to the year in which the increment is used for tax increment financing shall not be considered for purposes of calculating the amount of tax increment revenue in a given year (the "Base Year Valuation"). In addition, revenues from taxes levied for debt service by local taxing

districts and for the physical plant and equipment levy of a school district cannot be accessed through tax increment financing.

3. The Reimbursements shall be made up to twice each year during the term of this Agreement, on or before June 1 and December 1 of each year after the taxes on the increased assessed value have begun. The Reimbursements shall be based only on the increase in taxable real estate value attributable to the Economic Development Project as described in Section II, Paragraph 3 of this Agreement. As an example, provided the construction of the building has been completed and the full amount of the new value has been placed on the tax rolls by January 1, 2018, the first Reimbursement payment shall be made on or before December 1, 2019. The Reimbursement shall be made for 15 consecutive years, or until the dollar amount established in Paragraph 1 of this Section has been reached, whichever comes first. Should the Company fail to make a Timely Payment of its taxes, or otherwise fail to comply with its obligations listed in Section II, the Reimbursement shall not be made. Provided the Reimbursement begins in 2019, the last Reimbursement shall be made on or before June 1, 2034. In no case shall the Reimbursement begin later than December 2020, based on the taxable real estate value as of January 1, 2019 in which case the last Reimbursement shall be made on or before June 1, 2035.

4. The Reimbursement shall be made by the City to the Company if the Company complies with its obligations for completing the construction of the building prior to January 1, 2019, paying its real estate taxes and related fees as described in Section II of this Agreement.

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

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

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

SECTION II: THE COMPANY'S OBLIGATIONS

1. The Company shall demonstrate its financial capacity to complete the Economic Development Project including, but not limited to, documentation of the availability of financing for the building construction, within ninety (90) days of the execution of this Agreement. The Company agrees to provide the City with at least one copy of an appraisal of the property both prior to beginning the project and upon completion of the project.

2. The Company agrees to rehabilitate approximately 82,000 sq/ft into new educational and commercial space on the Subject Property. The Company agrees to comply with all building and fire code regulations related to the construction, occupancy, and operation of the property.

3. The Company agrees to rehabilitate its building, attachments thereto and site improvements approved by the City of Davenport Design Review Board. Any deviation from the

aforementioned approval is to be submitted to the Design Review Board secretary to determine if the deviation requires approval by the Design Review Board.

4. The Company agrees to pay or cause to be paid property taxes on the assessed value of the Subject Property and Subject Building and all other improvements on or before the date due. The Company agrees to pay or cause to be paid any and all fees and outstanding special assessments on the property prior to any issuance of rebate. The Company agrees to furnish the City a copy of the receipt for its property tax payments no later than April 15 and October 15 for each year of this Agreement for the respective Reimbursement payment.

5. In consideration of the provisions for Reimbursement of tax payments relying on tax increment financing herein, the Company agrees that it will not pursue the exemption of the taxable value of the land or any improvements resulting from the Economic Development Project through any local or State of Iowa tax exemption program.

6. On the material breach by the Company of the terms and conditions of this Agreement, including failure to maintain occupancy requirements, this Agreement may be terminated by the City and the Company shall not be eligible for any Reimbursement for any period after the breach, provided, however that prior to any such termination the Company shall have prior written notice from the City with no less than 60 days opportunity to cure or commence to cure the purported breach.

SECTION III: MISCELLANEOUS

1. This Agreement shall not be construed to confer rights or privileges to third-party beneficiaries or entities not a party to this Agreement with the exception of the Current Owner and the Company and City agree that all rights and privileges set forth in this Agreement shall convey to the Current Owner, by way of a written assignment, in the case that the Purchase Agreement does not achieve a closing or for any other reason ("Current Owner Assignment"). In the case of a Current Owner Assignment the Company shall provide prompt written notice to the City providing notification of said assignment. Any transfer or assignment of the building, administration, operation, and/or lease arrangements, other than a Current Owner Assignment shall be proposed by the Company and be subject to City approval, as appropriate, such approval not to be unreasonably withheld denied, or delayed.

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

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

4. The parties agree to mutually cooperate in furtherance of completion of the Subject Building and related improvements. The City agrees to execute all documents reasonably required by

Company's lender in furtherance of construction and capital lending required for completion of the Subject Building and related improvements.

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

CITY OF DAVENPORT, IOWA

By: _____
Corri Spiegel, City Administrator

Attest:

Jackie E. Holecek, Deputy City Clerk

New College, LLC

By: _____

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

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

Notice Is Hereby Given: That at 5:30 o'clock p.m., at City Council Chambers on the first floor of City Hall, 226 West 4th Street, Davenport, Iowa, on the 7th day of September, 2016, there will be conducted a public hearing on the question of incurring debt within the Downtown Urban Renewal Area, pursuant to Chapter 403, Code of Iowa, as follows:

Name: New College, LLC (101 West 3rd Street & 131 West 3rd Street)

Cost: \$8,000,000

Rationale: The City shall issue up to a 100% rebate of the amount of incremental tax revenue available and accessible to the City over and above the base year valuation of the current properties.

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

Jackie Holecek
Deputy City Clerk

City of Davenport

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

Action / Date
PW9/7/2016

Subject:

Public hearing to grant MidAmerican Energy Company electric easements on city property at two locations; Ridgeview Park along Division Street and the north edge of the Transload Facility property. [Ward 8]

Recommendation:

Hold the public hearing.

Relationship to Goals:

Welcome Investment

Background:

In order to provide the necessary electrical service to the new Kraft Heinz plant being built northeast of the city's Transload Facility. MidAmerican Energy Company will need to run power lines across city owned property at two locations; Ridgeview Park along Division Street and along the north edge of the Transload Facility property. MidAmerican Energy is offering \$1,600 for the option for the Ridgeview Park easement and \$6,400 upon exercise of option for a total of \$8,000 for the Ridgeview Park easement and \$2,440.49 for the option for the Transload Facility property easement and \$9,761.95 upon exercise of option for a total of \$12,202.44 for the Transload Facility property easement.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Electric Easement Ridgeview Park
▣ Backup Material	Electric Easement Transload
▣ Cover Memo	Notice of Hearing

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	8/10/2016 - 4:09 PM
Public Works Committee	Lechvar, Gina	Approved	8/10/2016 - 4:21 PM
City Clerk	Admin, Default	Approved	8/10/2016 - 4:52 PM



MidAmerican Energy Company
P.O. Box 657
Des Moines, IA 50306

August 2, 2016

VIA CERTIFIED MAIL

Dear Sir/Madam:

Enclosed is a legal notification informing you about a proposed 161 kV electric transmission line project in your area.

MidAmerican Energy Company (MidAmerican) is limited by Iowa law in the discussions it can have with landowners regarding proposed transmission line routes until thirty (30) days after the mailing of this notice.

Enclosed is a project area map, Option for Electric Easement (Overhang and Access Only), and easement Methods and Factors calculation for the offer and payment that applies to your property.

Sincerely,

A handwritten signature in cursive script that reads "Jamie Baker".

Jamie A. Baker
Manager, Right of Way Services

BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED
NOTICE OF PUBLIC PROJECT TO CONSTRUCT ELECTRIC
IMPROVEMENTS

MidAmerican Energy Company (MidAmerican or Company), a public utility with its principal place of business at 666 Grand Avenue, Des Moines, Iowa 50309, is proposing to construct a 161,000 volt (161 kV) electric transmission line in Scott County, Iowa from an existing MidAmerican electric substation located on North Division Street in Davenport, Iowa northerly and westerly to a proposed MidAmerican electric substation on Enterprise Way in Davenport, Iowa. MidAmerican is also proposing to construct a second 161 kV electric transmission line from the proposed electric substation on Enterprise Way westerly and southerly to an interconnection with an existing MidAmerican 161 kV electric transmission line on Wisconsin Avenue in Davenport, Iowa.

The corridors for the proposed 161 kV electric transmission lines are generally depicted on the enclosed map. The new 161 kV electric transmission lines will be constructed using single pole structures. The new 161 kV electric transmission lines will provide additional electric capacity to enable the Company to serve new electric loads in the Enterprise Way area. MidAmerican will seek easement rights from landowners for the proposed lines to be constructed across public and private property. The new permanent easement width requested will generally be 25 feet along roads and 50 feet elsewhere along the proposed route.

This notice is being provided in accordance with the Iowa Code. As a landowner or a party in possession of, or residing on, property affected by the location and construction of said electric transmission lines, you are being provided notice.

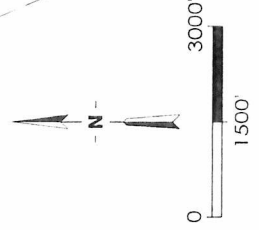
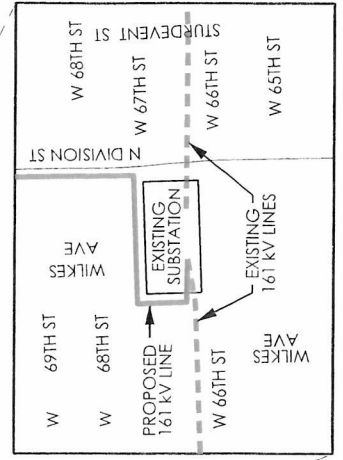
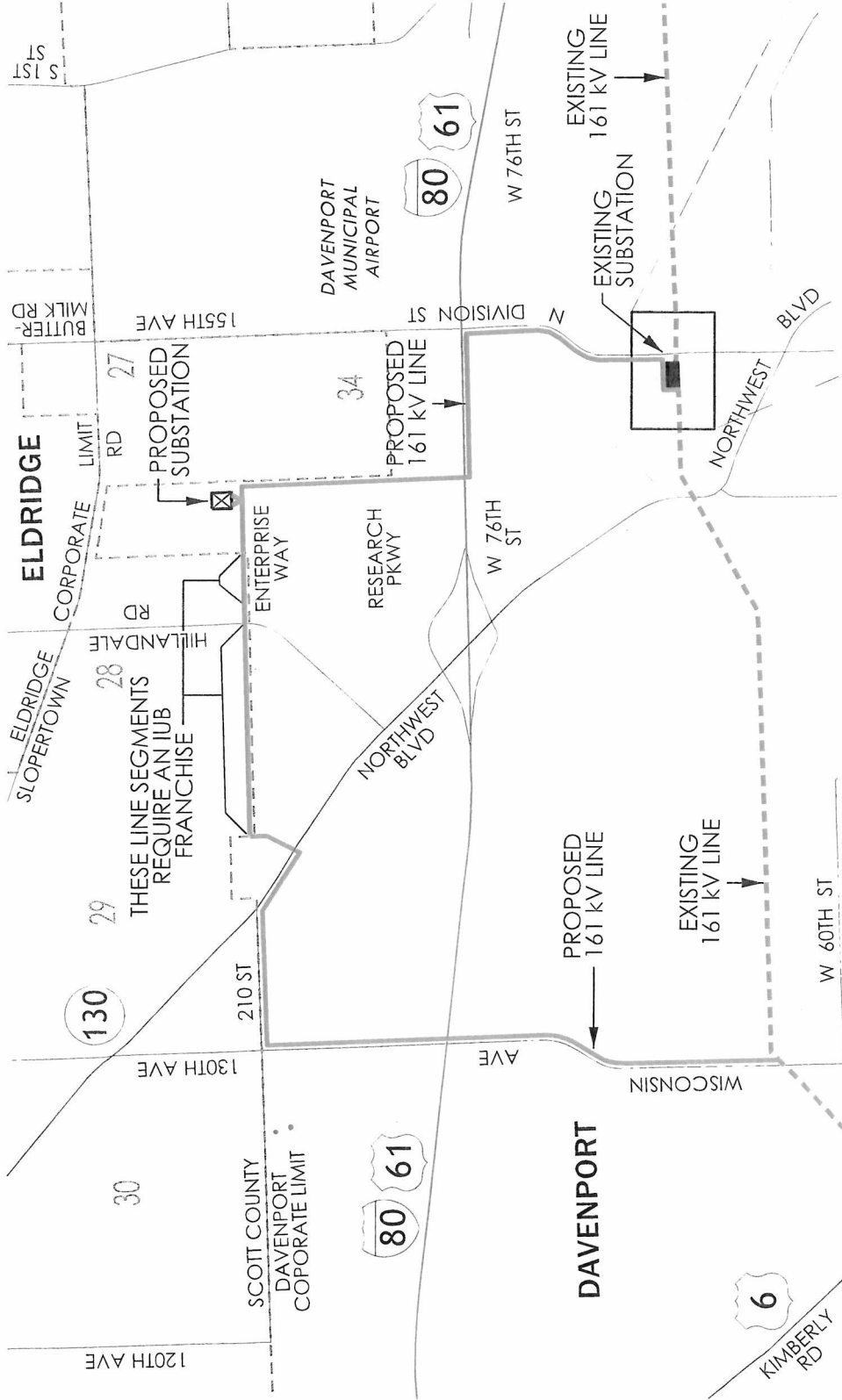
Thirty (30) days following the mailing of this notice, right-of-way personnel from the Company will begin contacting landowners to negotiate voluntary easements. It is MidAmerican's strong desire to acquire voluntary easements, however; if necessary, MidAmerican will request the right of eminent domain (condemnation) on property where voluntary easements have not been obtained.

If the voluntary easements cannot be obtained, the Company will seek condemnation authority from the applicable public authority and petition the chief judge of the judicial district for Scott County to appoint a compensation commission. The compensation commission sets the compensation amount. The Company posts the amount of the award with the Sheriff to be claimed by the landowner. The Company may then proceed with the work. The landowner or the Company may appeal the amount determined by the compensation commission to the courts.

When this project is completed, the Company will meet with landowners to settle construction damages.

**For more information, please contact MidAmerican Energy Company
at 563-333-8150.**

R-2E R-3E



PROPOSED 161 kV TRANSMISSION LINES IN SCOTT COUNTY	MidAmerican ENERGY
PROPOSED LINE ROUTE EXISTING ELECTRIC LINES	REVISION DATE: 6/10/16
SCOTT COUNTY	

Parcel # SC-028.000
Landowner Board of Park Commissioners of the City of Davenport, Iowa

METHODS & FACTORS - IOWA CODE 6B.45
Easement Payment Calculation Sheet

A. Land Value / Square Foot \$0.00 / SF

Land Values based on the ISU 2015 Land Value Survey

B. Permanent Easement Area Value \$0.00 / SF

50% of land value / Square Foot

C. Temporary or Overhang Easement Area Value \$0.00 / SF

25% of land value / Square Foot

D. Permanent Easement Area In Square Ft 0.00 SF

E. Temp. or Overhang Easement Area in Square Ft 148,987.00 SF

F. Pole / Anchor Payment \$8,000.00

12 x \$500 value per anchor

2 x \$1000 value per wooden structure

G. Payment For Permanent Easement \$0.00

Payment = B x D

H. Payment For Overhang Easement \$0.00

Payment = C x E

I. Total Easement Payment \$8,000.00

Payment = F + G + H

J. Easement Option Payment \$1,600.00

Payment due at signing = 20% of I

K. Balance of Total Easement Payment \$6,400.00

Payment due upon exercise of option, Payment = I - J

Date: _____

Landowner:

MidAmerican Energy Company:

Prepared by and return to: Dawn M. Carlson 563.333.8150 MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES PO BOX 4350-DAV4, Davenport, Iowa 52808

**MIDAMERICAN ENERGY COMPANY
OPTION FOR ELECTRIC EASEMENT**

Tract No.	<u>SC-028.000</u>	State of	<u>Iowa</u>	
		County of	<u>Scott</u>	
		Section	<u>3</u>	
		Township	<u>78</u>	North
		Range	<u>3</u>	East of the 5 th P.M.

OPTION AND EASEMENT

1. For and in consideration of the sum of One Thousand Six Hundred Dollars and 0/100 (\$1,600.00), and other valuable consideration, in hand paid by MIDAMERICAN ENERGY COMPANY, an Iowa corporation, receipt of which is hereby acknowledged, the undersigned owner(s) **Board of Park Commissioners of the City of Davenport, Iowa**, its successors and assigns, and the undersigned tenant(s) and parties of interest (collectively the "Grantor"), does hereby grant to MIDAMERICAN ENERGY COMPANY, its successors and assigns ("Grantee"), the exclusive right, for and during the period of twenty-four (24) months from the date hereof, to acquire an Electric Easement in accordance with the terms and conditions set forth herein. For the further consideration of Six Thousand Four Hundred Dollars and 0/100 (\$6,400.00), hereinafter referred to as an "Option", and upon exercise of said Option to acquire an Electric Easement, Grantor does hereby give and grant to Grantee, pursuant to the following terms and conditions, a perpetual, non-exclusive easement to construct, reconstruct, operate, maintain, replace or remove electric supply line(s) for the transmission and distribution of electric energy and for communication and electrical controls, including other reasonably necessary poles, towers, wires, guys, guy stubs, anchors, including other necessary equipment incident thereto (collectively "Facilities") upon, over, along, and across certain property described below, together with the right to survey the property and the right to trim, cut down, and remove such trees, brush, saplings, and bushes as may interfere with the proper construction, maintenance, operation or removal of said lines upon, over, along, across, adjacent to and overhanging the premises as described on the attached Exhibit "A" ("Easement Area"), and by this reference made a part hereof, together with the right to extend to any other party the use, jointly with the Grantee, of any structure(s) placed pursuant to the terms hereof, such lines to form a part of an electric distribution and transmission system and including the right of ingress and egress to and from the same, and all the rights and privileges incident and necessary to the enjoyment of this easement.

DESCRIPTION OF PROPERTY CONTAINING EASEMENT AREA: See attached Exhibit "A".

2. Grantee shall have the irrevocable right, commencing upon the date of the exercise of this Option, to survey the property; to conduct engineering and associated investigations including, but not limited to, core boring and soil testing; to cut down, trim, spray or remove any trees or other vegetation growing in or adjacent to said Easement Area which, in the judgment of Grantee, may interfere with or endanger said facilities; and to install access gates to said Easement Area in the fences on the property of Grantor.

3. In consideration of such grant, Grantee agrees that it will repair or pay for any damage which may be caused to crops, fences, or other property, real or personal, of the Grantor by the construction, reconstruction, maintenance, operation, replacement or removal of the facilities (except for damage to property placed subsequent to the granting of this easement), that Grantee determines interferes with the operation and maintenance of the facilities and associated equipment. The cutting, recutting, trimming and removal of trees, branches, saplings, brush or other vegetation on or adjacent to the Easement Area is expected and not considered damage to the Grantor.

4. Subject to the rights of the Grantee granted herein, Grantor shall have the right to cultivate, use and occupy the land. No brush or other inflammable materials shall be deposited, or accumulated or burned within the Easement Area.

5. Grantor agrees that it will not construct or place any permanent or temporary buildings, structures, including but not limited to fences, trees, plants, wells or other objects on the Easement Area described herein, or make any changes in ground elevation without written permission from Grantee indicating that said construction or ground elevation changes will not result in inadequate or excessive ground cover, or otherwise interfere with the Grantee's rights to operate and maintain its facilities, and that no act shall be performed which violates the clearance requirements of the National Electrical Safety Code and/or the rules of the state utility regulatory authority where the Facilities are located.

6. Upon exercise of the Option, all the foregoing provisions shall constitute the easement granted to the Grantee by Grantor.

LICENSE DURING THE PERIOD OF THE OPTION

7. During the period of the Option granted herein, Grantee shall have the irrevocable right, commencing upon the date of the execution of this instrument, to survey the property; to conduct engineering and associated investigations including, but not limited to, core boring and soil testing; to cut down, trim, spray or remove any trees and shrubs growing in or adjacent to the Easement Area as may be necessary, in the judgment of Grantee, to conduct the aforementioned surveys and investigations; and of ingress and egress over said land of Grantor.

8. In consideration of such grant, Grantee agrees that it will repair or pay for any damage which may be caused to crops, fences, or other property, real or personal, of the Grantor by the construction, reconstruction, maintenance, operation, replacement or removal of the facilities, that Grantee determines interferes with the operation and maintenance of the facilities and associated equipment.

9. Subject to the rights of the Grantee granted herein, Grantor shall have the right to cultivate, use and occupy the land. No brush or other inflammable materials shall be deposited, or accumulated or burned within the Easement Area.

10. Grantor agrees that it will not construct or place any permanent or temporary buildings, structures, including but not limited to fences, trees, plants, wells or other objects on the Easement Area described herein, or make any changes in ground elevation without written permission from Grantee indicating that said construction or ground elevation changes will not result in inadequate or excessive ground cover, or otherwise interfere with the Grantee's rights to operate and maintain its facilities, and that no act shall be performed which violates the clearance requirements of the National Electrical Safety Code and/or the rules of the state utility regulatory authority where the Facilities are located.

EXTENSION OF OPTION

11. The Grantee shall have the right, at the sole option of the Grantee, to extend the herein granted Option for a period of 12 months; said extension shall commence immediately upon expiration of the original Option. Consideration for said extension shall be One Thousand Dollars and 0/100 (\$1,000.00), and shall be payable at the time of such extension.

EXERCISE OF OPTION

12. The Option granted herein shall be deemed exercised by Grantee, and the easement rights agreed upon herein shall be deemed granted, upon the recording of a Notice of Exercise of Option in the office of the Recorder of Deeds in the county in which the property is situated. A copy of the Notice of Exercise of Option shall be deposited in the United States mail in a prepaid sealed envelope addressed to Grantor at their last known address. A check, payable to Grantor in the amount of the further consideration stated above, shall accompany the Notice of Exercise of Option to the Grantor first above named.

TERMINATION OF OPTION

13. If the Grantee shall not elect to exercise the Option herein, or shall fail to exercise same within the time(s) hereinbefore provided, the Option shall terminate without further action and all rights granted hereunder shall become null and void.

14. It is mutually understood and agreed that this instrument covers all of the agreements and stipulations between the parties and that no representations or statements, oral or written, have been made modifying or changing the terms hereof.

NOTICE TO ANY SUBSEQUENT PURCHASER OF THE PROPERTY

15. The rights to further consideration in this Option are considered to belong to the Grantor. For the Grantee to recognize any assignment of those rights to a subsequent purchaser of this land there must be a valid written assignment of those rights by the Grantor and a copy of that assignment must be provided to the Grantee before the Option is exercised.

16. Grantor certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Grantor hereby agrees to defend, indemnify and hold harmless Grantee from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

17. Each of the provisions of this Option shall be enforceable independently of any other provision of this Option and independent of any other claim or cause of action. In the event of any matter or dispute arising out of or related to this Option, it is agreed between the parties that the law of the jurisdiction and location where this Option is recorded (including statute of limitation provisions) will govern the interpretation, validity and effect of this Option without regard to the place of execution or place of performance thereof, or any conflicts of law provisions. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS OPTION. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.

18. Grantor hereby relinquishes all rights of dower, homestead and distributive share in and to the property and waives all rights of exemption as to any of the property. Grantor understands that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this Option, Grantor voluntarily gives up any right to this protection for this property with respect to claims based upon this Option.

Signed, sealed and delivered this _____ day of _____, 20____.

OWNER:

TENANT:

OWNER ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) ss

This record was acknowledged before me on _____, 20____, by _____
_____.

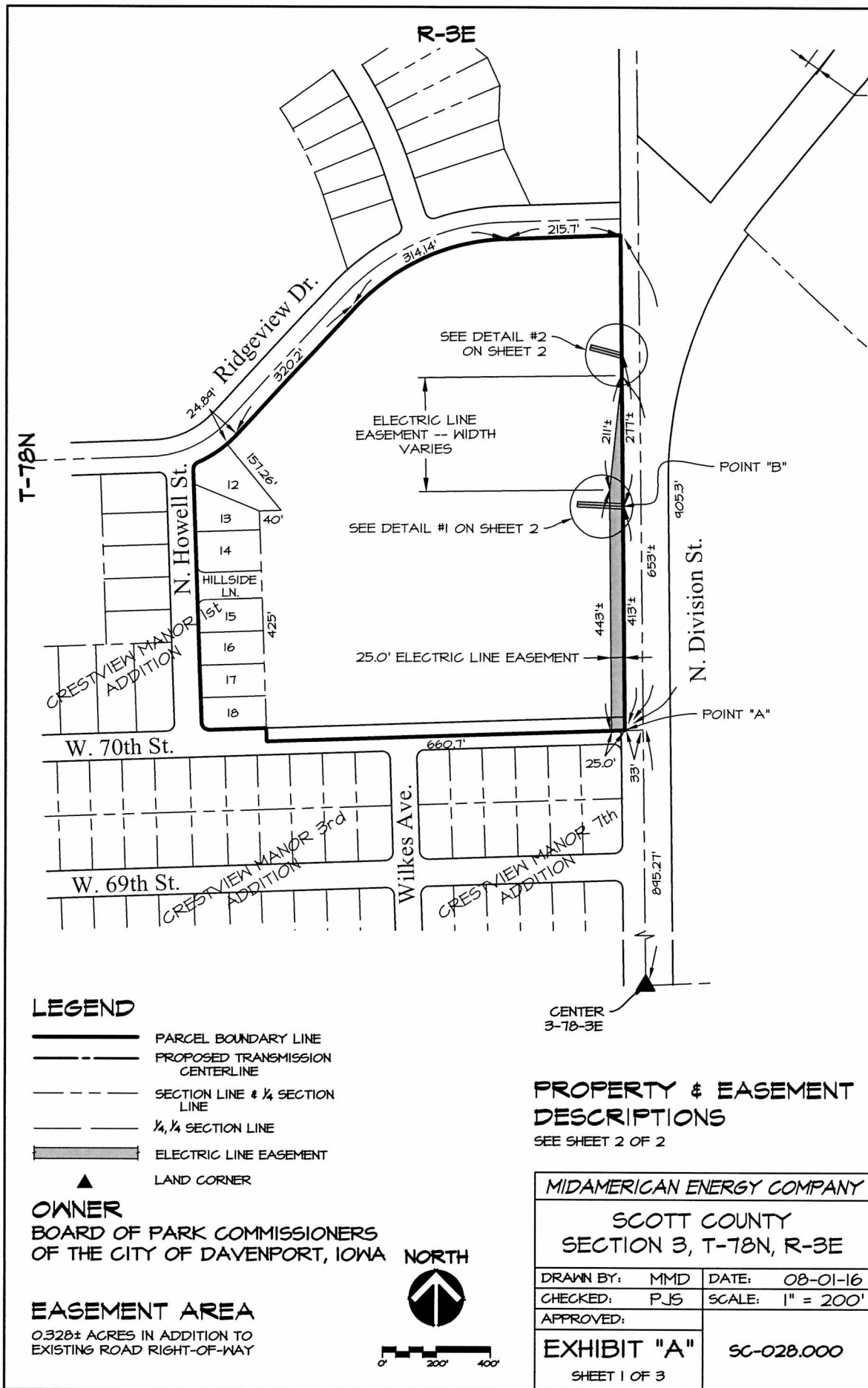
Signature of Notary Public

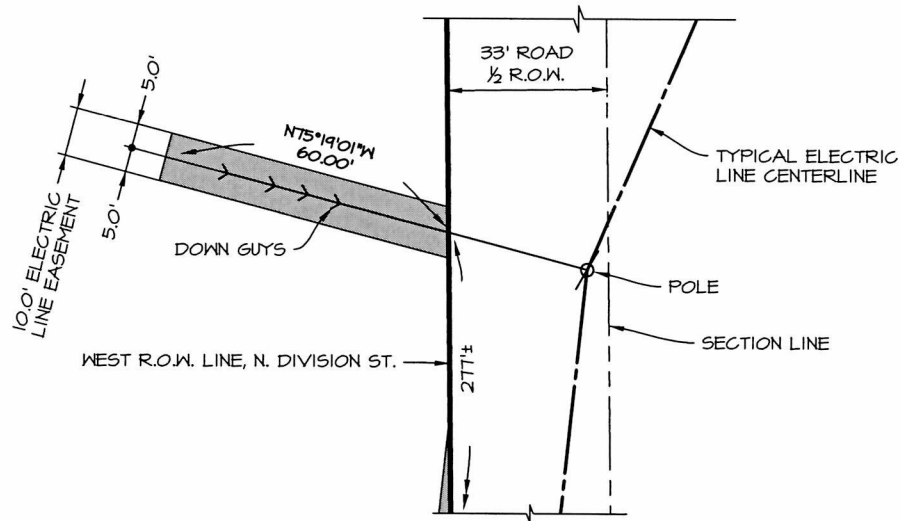
TENANT ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) ss

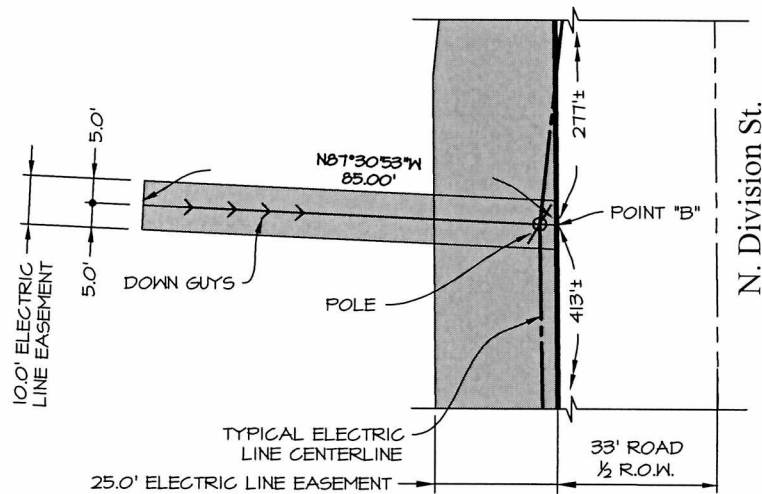
This record was acknowledged before me on _____, 20____, by _____
_____.

Signature of Notary Public





EASEMENT DETAIL #2
SCALE: 1" = 30'



EASEMENT DETAIL #1
SCALE: 1" = 30'

NORTH



0' 5' 10' 20' 30'

OWNER
BOARD OF PARK COMMISSIONERS OF
THE CITY OF DAVENPORT, IOWA

MIDAMERICAN ENERGY COMPANY

**SCOTT COUNTY
SECTION 3, T-78N, R-3E**

DRAWN BY: MMD DATE: 08-01-16

CHECKED: PJS SCALE: 1" = 30'

APPROVED:

EXHIBIT "A"

SHEET 2 OF 3

SC-028.000

PROPERTY DESCRIPTION

LOTS TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18), ALL IN CRESTVIEW MANOR FIRST ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA;

AND,

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION THREE (3), TOWNSHIP SEVENTY-EIGHT (78) NORTH, RANGE THREE (3) EAST OF THE FIFTH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA; THENCE NORTH 1°14' EAST 895.27 FEET TO THE CENTER LINE OF FOSTER DRIVE; THENCE 33 FEET DUE WEST TO A POINT OF BEGINNING; THENCE DUE WEST 660.7 FEET TO A POINT ON THE EAST LINE OF CRESTVIEW MANOR FIRST ADDITION; THENCE NORTH 0°11' WEST 425 FEET; THENCE DUE EAST 40 FEET; THENCE NORTH 37°30' WEST 157.26 FEET TO A POINT ON THE SOUTH SIDE OF RIDGEVIEW DRIVE; THENCE NORTHEASTERLY 24.89 FEET ALONG THE SOUTHERLY LINE OF RIDGEVIEW DRIVE ON A CURVE (CONCAVE) NORTHWESTERLY WITH A RADIUS OF 220 FEET; THENCE NORTH 44°49' EAST 320.2 FEET; THENCE NORTHEASTERLY ON A CONCAVE CURVE SOUTHEASTERLY WITH A RADIUS OF 400 FEET FOR A DISTANCE OF 314.14 FEET; THENCE NORTH 89°49' EAST 215.7 FEET TO A POINT ON THE WEST LINE OF DIVISION STREET; THENCE SOUTH 1°14' WEST A DISTANCE OF 405.3 FEET TO THE POINT OF BEGINNING;

AND,

A PARCEL OF LAND NOW KNOWN A HILLSIDE LANE, LOCATED IN CRESTVIEW MANOR 1ST ADDITION, A REPLAT OF PART OF RIDGEVIEW PARK, IN THE CITY OF DAVENPORT, IOWA, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., BEING MORE PARTICULARLY DESCRIBED AS ALL OF THAT LAND WHICH IS BOUNDED ON THE WEST BY THE EAST LINE OF HOWELL STREET; BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF LOT 14, CRESTVIEW MANOR 1ST ADDITION; BOUNDED ON THE EAST BY THE EAST LINE OF SAID CRESTVIEW MANOR 1ST ADDITION; AND BOUNDED ON THE SOUTH BY THE NORTHERLY LINE OF LOT 15, CRESTVIEW MANOR 1ST ADDITION, SAID PARCEL OF LAND MEASURING APPROXIMATELY 120 FEET BY 50 FEET.

ELECTRIC LINE EASEMENT DESCRIPTION (EASEMENT AREA)

COMMENCING AS A POINT OF REFERENCE AT THE CENTER OF SECTION 3, T-78N, R-3E OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA; THENCE NORTH, 895.27 FEET ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION 3 TO A POINT ON THE CENTERLINE OF W 70TH STREET; THENCE WEST, 33 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING TO BE REFERENCED AS POINT "A" AND BEING ON THE WEST RIGHT-OF-WAY LINE OF N. DIVISION STREET; THENCE CONTINUING WEST, 25.0 FEET ALONG SAID CENTERLINE TO A POINT; THENCE NORTH, 443 FEET, MORE OR LESS, ALONG A LINE THAT LIES 58.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NW 1/4 TO A POINT; THENCE NORTHEASTERLY, 211 FEET, MORE OR LESS, TO A POINT THAT LIES 33 FEET WEST OF THE SAID EAST LINE AND BEING ON THE WEST RIGHT-OF-WAY LINE OF N. DIVISION STREET; THENCE SOUTH, 653 FEET, MORE OR LESS, ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING;

AND,

TWO 10.0 FEET WIDE STRIPS OF LAND ACROSS THE NW 1/4 OF SAID SECTION 3, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT PREVIOUSLY REFERENCED POINT "A"; THENCE NORTH, 413 FEET, MORE OR LESS, ALONG THE WEST RIGHT-OF-WAY LINE OF N. DIVISION STREET TO THE POINT OF BEGINNING OF THE FIRST EASEMENT CENTERLINE TO BE REFERENCED AS POINT "B"; THENCE N87°30'53"N, 85.00 FEET TO THE POINT OF TERMINATION OF THE FIRST EASEMENT CENTERLINE,

AND,

COMMENCING AS A POINT OF REFERENCE AT PREVIOUSLY REFERENCED POINT "B"; THENCE NORTH, 277 FEET, MORE OR LESS, ALONG THE WEST RIGHT-OF-WAY LINE OF N. DIVISION STREET TO THE POINT OF BEGINNING OF THE SECOND EASEMENT CENTERLINE; THENCE N75°19'01"N, 60.00 FEET TO THE POINT OF TERMINATION OF THE SECOND EASEMENT CENTERLINE.

SAID EASEMENT CONTAINS 0.342 ACRES, MORE OR LESS, WHICH INCLUDES 0.014 ACRES, MORE OR LESS, OF EXISTING ROAD RIGHT-OF-WAY.

OWNER
BOARD OF PARK COMMISSIONERS OF
THE CITY OF DAVENPORT, IOWA

MIDAMERICAN ENERGY COMPANY			
SCOTT COUNTY SECTION 3, T-78N, R-3E			
DRAWN BY:	MMD	DATE:	08-01-16
CHECKED:	PJS	SCALE:	
APPROVED:			
EXHIBIT "A"		SC-028.000	
SHEET 3 OF 3			

NOTICE OF CANCELLATION

The undersigned grantor hereby acknowledges the receipt in duplicate of this Notice of Cancellation from MidAmerican Energy Company.

The legal rights, duties and obligations of the grantor and MidAmerican Energy Company are set forth in the Iowa Code as follows:

CANCELLATION. A person seeking to acquire an easement or other property interest for the construction, maintenance or operation of an electric transmission line or a pipeline shall:

1. Allow the landowner or a person serving in a fiduciary capacity in the landowner's behalf to cancel any agreement granting an easement or other interest by certified mail with return requested to the Company's principal place of business if received by the Company within seven (7) days, excluding Saturday and Sunday, of the date of the contract and inform the landowner or such fiduciary in writing of the right to cancel prior to the signing of the agreement by the landowner or such fiduciary.
2. Provide the landowner or a person serving in a fiduciary capacity in the landowner's behalf with a form in duplicate for the notice of cancellation.
3. Not record any agreement until after the period for cancellation has expired.
4. Not include in the agreement any waiver of the right to cancel in accordance with this section.

The landowner or a person serving in a fiduciary capacity in the landowner's behalf may exercise the right of cancellation only once for each transmission line or pipeline project.

Grantor further acknowledges that grantor has been given the opportunity to read and discuss this form in its entirety prior to executing an easement or Option for Easement with MidAmerican Energy Company.

Easement/Option Date _____ Project No. T90EI Parcel No. SC-028.000

Quarter _____ NW $\frac{1}{4}$ Sec. 3 Twp. 78 Rge. 3 County Scott

Signature

Date

Signature

Date

Grantor hereby cancels the easement or Option for Easement granted to MidAmerican Energy Company on the above referenced date.

This Notice of Cancellation and the consideration which was paid to the grantor must be delivered to MidAmerican Energy Company at the following address by certified mail with return receipt requested within seven days, excluding Saturday and Sunday, from the date of signing the easement or Option for Easement.

Right of Way Services
MidAmerican Energy Company
P.O. Box 657
Des Moines, IA 50306

Signature

Date

Signature

Date

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Easement/Option Date _____ Project No. T90EI Parcel No. SC-028.000

Quarter _____ NW $\frac{1}{4}$ Sec. 3 Twp. 78 Rge. 3 County Scott

_____ Signature	_____ Date	_____ Signature	_____ Date
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Right of Way Services
MidAmerican Energy Company
P.O. Box 657
Des Moines, IA 50306

_____ Signature	_____ Date	_____ Signature	_____ Date
--------------------	---------------	--------------------	---------------

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only **one** of the following seven boxes:

- ☐ Individual/sole proprietor or single-member LLC
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶
Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
☐ Other (see instructions) ▶
- ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)

Requester's name and address (optional)

6 City, state, and ZIP code

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number

				-			-				
--	--	--	--	---	--	--	---	--	--	--	--

or

Employer identification number

				-							
--	--	--	--	---	--	--	--	--	--	--	--

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign
Here

Signature of
U.S. person ▶

Date ▶

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding? on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

Resolution No. _____

Resolution offered by Alderman Ambrose.

RESOLUTION to to grant MidAmerican Energy Company electric easements on city property at two locations; Ridgeview Park along Division Street and the north edge of the Transload Facility property.

RESOLVED by the City Council of the City of Davenport.

WHEREAS, the City of Davenport own Parcels W0319A12, Ridgeview Park and W2801-03, Transload Facility.

WHEREAS, Kraft Heinz is constructing a new plant northwest of the Transload Facility.

WHEREAS, MidAmerican Energy Company is required to provide the necessary electrical service to the Kraft Heinz plant.

WHEREAS, MidAmerican Energy Company will pay \$8,000 for the electric easement along the east edge of Ridgeview Park and \$12,202.44 for the electric easement along the east and north edge of the Transload Facility property and along 500 ft. of the south line of the SE ¼ of Section 28 T79N, Range 3E.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Mayor and City Clerk are authorized to execute options to MidAmerican Energy Company for electric easements on city property at two locations; Ridgeview Park along Division Street and at the Transload Facility east and north edge of the Transload Facility property and along 500 ft. of the south line of the SE ¼ of Section 28 T79N, Range 3E.

Passed and approved this 14th day of September, 2016.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

Notice of Hearing

On a Resolution to Grant MidAmerican Energy Company Options for Electric Easements on City Property

Notice is hereby given that at 5:30 P.M., on Wednesday, September 7, 2016, at the Council Chambers, City Hall, in the City of Davenport, Iowa, there will be conducted a hearing on a RESOLUTION granting electric easement options to MidAmerican Energy Company across city property located at the following described locations:

At the Transload Facility property; Part of Lot 1 of Interstate 80 Airport Industrial Park 6th Addition to the City of Davenport, Iowa and the East 390 feet of the Southeast Quarter of the Southeast Quarter of Section 28, Township 79 North, Range 3 East of the 5th P.M., Scott County, Iowa, being more particularly described as:

The South 25.0 feet of the East 390.0 feet of the SE $\frac{1}{4}$, SE $\frac{1}{4}$ of Section 28, T-79N, R-3E of the 5th P.M., city of Davenport, Scott County, Iowa; and The North 25.0 feet of the East 500.0 feet and the East 25.0 feet of Lot 1, of Interstate 80 Airport Industrial Park 6th Addition; An Official Plat now include in and forming a part of the City of Davenport, Scott County, Iowa. Said Easement contains 1.007 acres more or less.

At the Ridgeview Park property; Part of Lots Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18), all in CRESTVIEW MANOR FIRST ADDITION to the City of Davenport, Scott County, Iowa; being more particularly describe as:

Commencing as a point of reference at the Center of Section 3, T-78N, R-3E of the 5th P.M., City of Davenport, Scott County, Iowa; thence North, 895.27 feet along the east line of the NW $\frac{1}{4}$ of said Section 3 to a point on the centerline of W 70th Street; thence West, 33 feet along said centerline to the point of beginning to be referenced as Point "A" and being on the west right-of-way line of N. Division Street; thence continuing West, 25.0 feet along said centerline to a point; thence North, 443 feet, more or less, along a line that lies 58.0 feet west of and parallel to the east line of said NW $\frac{1}{4}$ to a point; thence Northeasterly, 211 feet, more or less, to a point that lies 33 feet west of the said east line and being on the west right-of-way line of N. Division Street; thence South, 653 feet, more or less, along said west right-of-way line to the point of beginning;

And,

Two 10.0 feet wide strips of land across the NW $\frac{1}{4}$ of said Section 3, the centerline of which is more particularly described as follows:

Commencing as a point of reference at previously referenced Point "A"; thence North, 413 feet, more or less, along the west right-of-way line of N. Division

Street to the point of beginning of the first easement centerline to be referenced as Point "B"; thence N87°30'53"W, 85.00 feet to the point of termination of the first easement centerline,

And,

Commencing as a point of reference a previously referenced Point "B"; thence North, 277 feet, more or less, along the west right-of-way line of N. Division Street to the point of beginning of the second easement centerline; thence N75°19'01"W, 60.00 feet to the point of termination of the second easement centerline.

Said easement contains 0.342 acres, more or less, which includes 0.014 acres, more or less, of existing road right-of-way.

At said hearing any interested person may file written objection or comments with respect to the proposed granting MidAmerican Energy Company options for electric easements on city property and right-of-way.

Jackie E. Holecek
Deputy City Clerk

Davenport, Iowa
September, 1, 2016

Publish once September 1, 2016
QUAD-CITY TIMES

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Nick Schmuecker; (563) 327-5162
Wards: All

Action / Date
PW9/7/2016

Subject:

Public hearing on the plans, specifications, forms of contract and estimated cost for the 2016 Crack Sealing, Crack Filling, and Joint Resealing Project, CIP Project #35015. [All Wards]

Recommendation:

Hold the hearing.

Relationship to Goals:

Enhanced Quality of Life.

Background:

This project is intended to maximize pavement life by eliminating crack congregation and by reducing water seepage through open cracks into pavement subbase. Based on data acquired from an outside contractor, the City is able to identify and prioritize appropriate candidates using pavement management to realize the greatest benefit with the money available.

This project utilizes crack filling and crack sealing, where appropriate, in composite and asphaltic streets. For Portland Cement Concrete streets, crack sealing and joint resealing shall be utilized.

The project is scheduled to be bid this October with construction to be completed by June 30th 2017. Funding for the 2016 Crack Sealing, Crack Filling, and Joint Resealing Project is established within CIP #35015. The current estimate is \$500,000.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Memo that plans, specification, and estimate of cost are filed.
▣ Backup Material	Map

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/1/2016 - 10:27 AM
Public Works Committee	Lechvar, Gina	Approved	9/1/2016 - 10:27 AM
City Clerk	Thompson, Tiffany	Approved	9/1/2016 - 2:50 PM

MEMORANDUM

Date: August 24, 2016

To: Jackie Holecek, Deputy City Clerk

From: Nick Schmuecker, PE; Civil Engineer

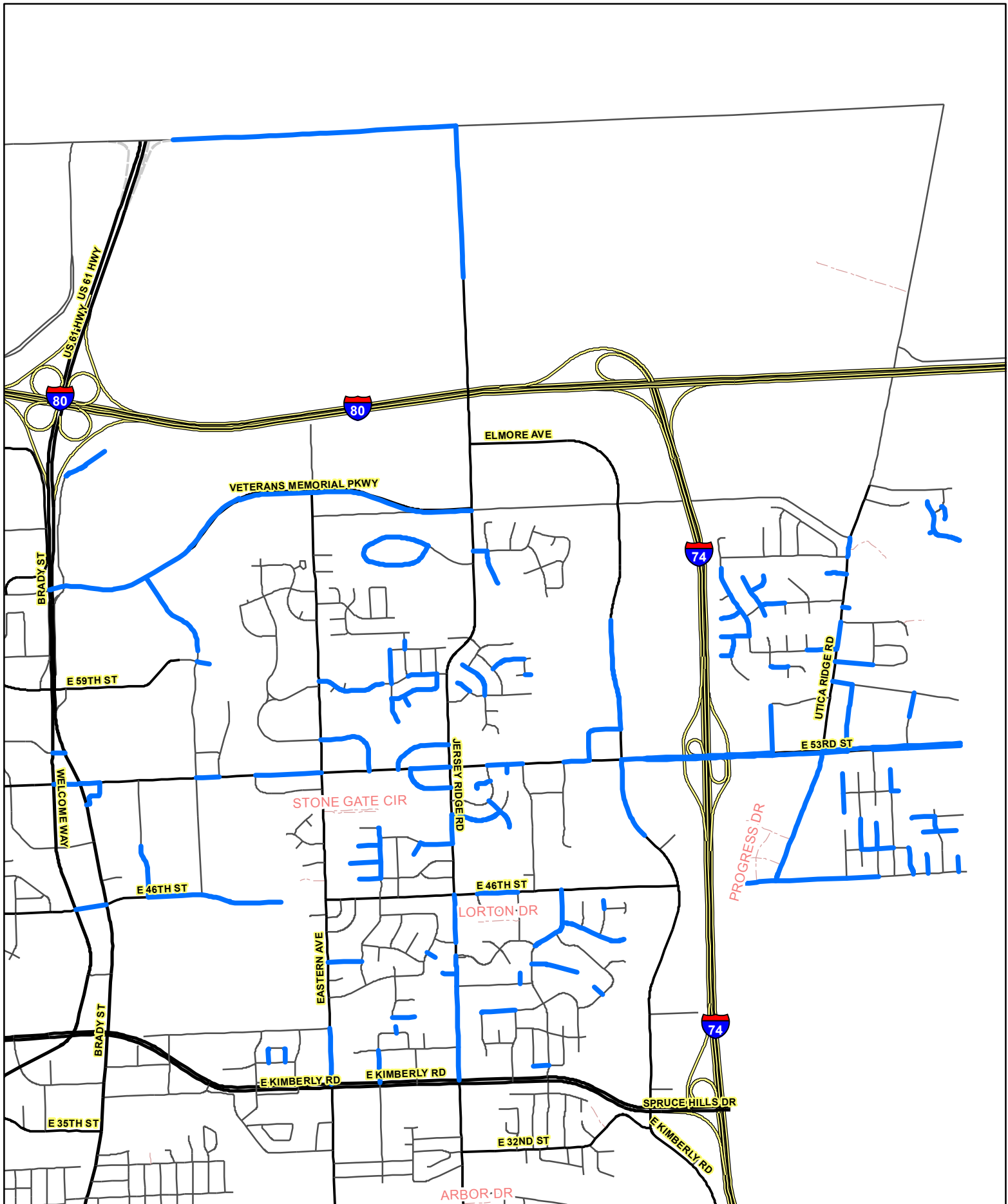
Re: **2016 Crack Sealing, Crack Filling, and Joint Resealing Project**

The following enclosed documents that pertain to the referenced construction project must be filed in your office prior to their approval by the Council:

1. Plans
2. Specifications
3. Form of Contract
4. The estimated cost is \$500,000

Please file them accordingly. Thank you.

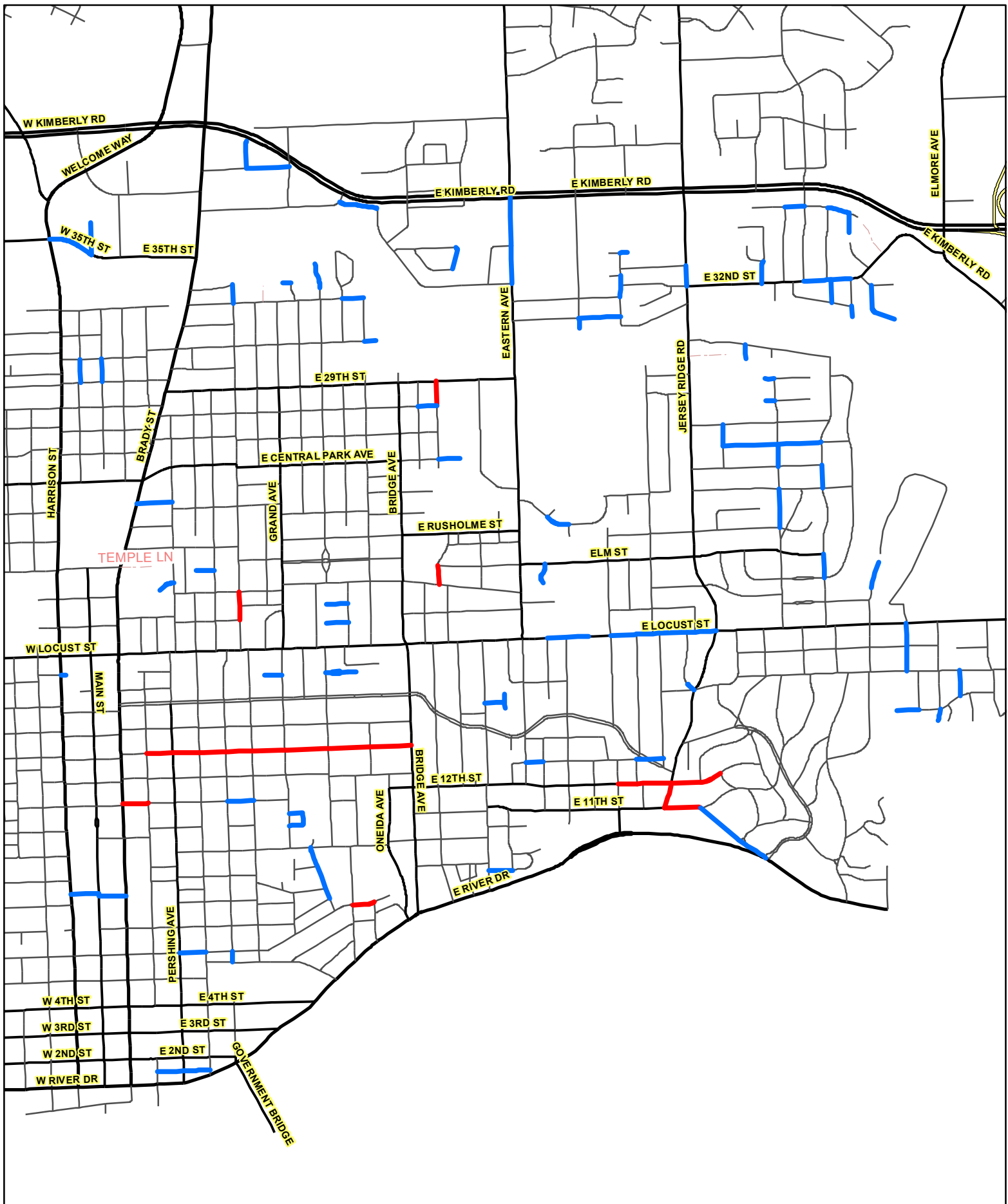
Cc: Brian Schadt, City Engineer/Deputy Public Works Director
file



2016 Crack and Joint Seal Program Quadrant 1

Legend

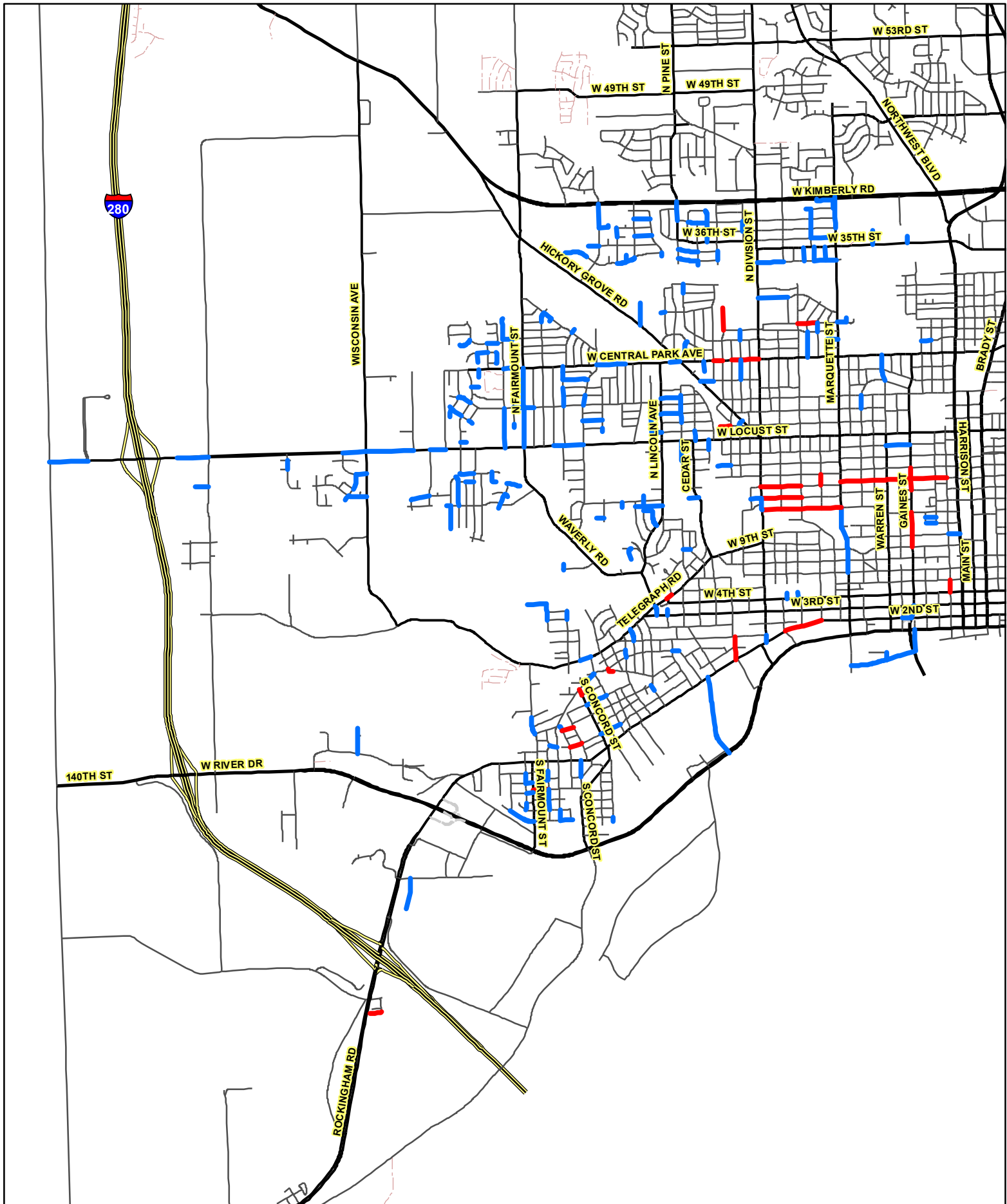
- Crack Seal ACOM
- Crack Seal PCC



2016 Crack and Joint Seal Program Quadrant 2

Legend

- Crack Seal ACOM
- Crack Seal PCC



2016 Crack and Joint Seal Program Quadrant 3

Legend

- Crack Seal ACOM
- Crack Seal PCC

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Zach Peterson; (563) 328-6709
Wards: 2 & 7

Action / Date
PW9/7/2016

Subject:

Public hearing on the plans, specifications, form of contract and estimated cost for the Junge and Northwest Park ADA Access Improvements Projects, CIP Project #10118 [Wards 2 & 7]

Recommendation:

Hold the hearing

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities

Background:

The Department of Public Works is upgrading the ball field facilities at Junge and Northwest Parks to ensure compliance with expanded Federal Americans 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.

Junge and Northwest Parks will be the third and fourth projects to be constructed under this compliance program. Subsequent remaining funds shall be attributed to future park projects currently under design.

Project design and development of project plans and specifications was completed by Townsend Engineering. Project management will continue to be administered by internal staff. The project letting is proposed for September 29, 2016 with project completion anticipated by Mid November 2016.

Total project costs estimated at \$270,000.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/1/2016 - 10:28 AM
Public Works Committee	Lechvar, Gina	Approved	9/1/2016 - 10:29 AM
City Clerk	Thompson, Tiffany	Approved	9/1/2016 - 2:51 PM

City of Davenport

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

Action / Date
9/7/2016

Subject:
Quad Cities Interfaith Proclamation

Recommendation:

Relationship to Goals:

Background:

ATTACHMENTS:

Type	Description
▣ Cover Memo	QC Interfaith Proclamation

REVIEWERS:

Department	Reviewer	Action	Date
Office of the Mayor	Admin, Default	Approved	8/26/2016 - 4:36 PM

Proclamation

- Whereas** Quad Cities Interfaith has been an organization of congregations and community groups for thirty years; and
- Whereas** the organization has built leadership and addressed local issues in the Quad City region of Illinois and Iowa; and
- Whereas** various actions and initiatives have been successfully developed in response to community needs; and
- Whereas** Quad City Interfaith's 100 Ready Workers Program has kept skilled construction jobs local and provided those opportunities for minorities and women via job preparedness training as well as bringing the Highway Construction Career Training Program to our area at Black Hawk College; and
- Whereas** Quad City Interfaith organized and led a diverse group of mental health, health care, advocacy and law enforcement communities to establish a pilot Mental Health Court in Scott County, Iowa in July 2016, thus creating the opportunity for eligible people to get the mental health treatment they need and avoid incarceration and recidivism
- Now therefore** I, Frank Klipsch, Mayor, and the City Council of Davenport, Iowa, do hereby proclaim Sunday, September 11, 2016 as Quad Cities Interfaith Day in the City of Davenport, Iowa and call upon all citizens of our great city to join with me in congratulating the members of this organization on their 30th Anniversary and in encouraging this fine organization on its next 30 years of service to our city.
- Dated this 7th day of September 2016.

Frank J. Klipsch
Mayor of Davenport

Jackie E. Holecek, MMC
Deputy City Clerk

City of Davenport

Agenda Group:

Department: Community Planning and Economic Development

Contact Info: Matt Flynn 326-7743 mflynn@ci.davenport.ia.us

Wards: All

Action / Date

8/17/2016

Subject:

Second Consideration: Ordinance for Case No. ORD16-01: Request of the City of Davenport for a text amendment to Title 17 of the Davenport Municipal Code by amending Chapter 17.46 of the Davenport City Code, entitled "nonconforming uses" by adding a section to allow nonconforming agricultural properties containing a minimum of 10 acres within the "R-1" Low Density Dwelling District to erect fences, accessory buildings and barns in accordance with "A-1" Agricultural District regulations. [All Wards]

Recommendation:

The City Plan and Zoning Commission forwards Case No. ORD16-01 to the City Council with a recommendation for approval without any special conditions. The Commission vote for approval was 9-yes, 0-no and 0-abstention.

Relationship to Goals:

Welcoming neighborhoods.

Background:

The City of Davenport is proposing this text amendment to allow property owners within the "R-1" Low Density Dwelling District, which have non-conforming agricultural uses containing a minimum of 10 acres, to erect fences, accessory buildings and barns in accordance with "A-1" Agricultural District regulations.

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

ATTACHMENTS:

Type	Description
▣ Ordinance	Proposed Ordinance
▣ Backup Material	Plan and Zoning Commission Letter
▣ Backup Material	Plan and Zoning Commission Vote Results
▣ Backup Material	Plan and Zoning Commission Staff Report

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	8/25/2016 - 10:29 AM

ORDINANCE NO. 2016

An ORDINANCE to amend Title 17 of the Davenport Municipal Code by amending Chapter Section 17.46 of the Davenport City Code, entitled "nonconforming uses" by adding a section to allow nonconforming agricultural properties containing a minimum of 10 acres within the "R-1" Low Density Dwelling District to erect fences, accessory buildings and barns in accordance with "A-1" Agricultural District regulations. (City of Davenport, petitioner Case No. 16-01).

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

Section 1. That Chapter 17.46 of the Davenport Municipal Code be amended to read as follows:

Chapter 17.46 NONCONFORMING USES

Sections:

- 17.46.010 Discontinuance—Within five years.
- 17.46.020 Discontinuance—Conformance required.
- 17.46.030 Continuance.
- 17.46.040 Damaged building.
- 17.46.050 Effect on previous violations.
- 17.46.060 Nonconforming Agricultural Uses within the "R-1" Low Density Dwelling District.

17.46.010 Discontinuance-Within five years.

The lawful use of land for storage purposes (where such use is not an adjunct of any building) and for advertising signs and billboards which do not conform to the provisions of this title, the same uses of land which become nonconforming by reason of a subsequent change in this amending title shall also be discontinued within five years from the date of change.

17.46.020 Discontinuance-Conformance required.

In the event that a nonconforming use of any building or premises is discontinued or its normal operation stopped for a period of one year, the use of the same shall thereafter conform to the regulations of the district in which it is located.

17.46.030 Continuance.

The lawful use of a building existing at the time of the adoption of this section may be continued, although such use does not conform with the provisions of this section, if no structural alterations are made. A nonconforming use of a building may be changed to another nonconforming use of the same or lesser intensity. Intensity shall be determined by:

- A. The hours that the use is conducted.
 - 1. The length of the use in terms of the total number of hours that the activity is usually carried out.
 - 2. The time of day that is customary for the operation of the business or activity.

- B. The required parking; a use shall be considered more intense if it requires more parking than the previous use.
- C. The general compatibility of the proposed use with the surrounding uses.

The foregoing provisions shall also apply to nonconforming uses in districts hereafter changed. Wherever a nonconforming use of a building has been changed to a less intensive use or to a conforming use, such use shall not thereafter be changed to a more intensive use, even if that use previously existed on that property.

17.46.040 Damaged building.

No building which has been damaged by fire, explosion, act of God, or the public enemy, to the extent of more than sixty-five percent of its value, shall be restored except in conformity with the regulations of this title.

17.46.050 Effect on previous violations.

No nonconforming structure that was erected, converted, or structurally altered in violation of the provisions of the ordinance which this title repeals shall be validated by the adoption of this title, and such violations or any violations of this title may be ordered removed or corrected by the proper officials at any time.

17.46.060 Nonconforming Agricultural Uses in "R-1" Low Density Dwelling District.

Where existing nonconforming agricultural uses, such as row crop farming and farm animal husbandry, including horses, are located on properties containing a minimum of 10 acres within the "R-1" Low Density Dwelling District, the following shall apply:

- A. Fences may conform to the "A-1" Agricultural District standards enumerated in Section 17.42.090 of the Davenport City Code, entitled "Fence Regulations".
- B. Accessory buildings and barns may conform to the "A-1" Agricultural District standards enumerated in Section 17.42.080, entitled "accessory buildings" and Section 17.42.010, entitled Table of District Improvements.
- C. Nothing contained in this subsection shall be construed to mean that the nonconforming agricultural use can be intensified or expanded.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch, Mayor

Attest: _____

Jackie Holecek, MMC
Deputy City Clerk

Published in the *Quad City Times* on _____

June 15, 2016

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

At its regular meeting of June 14, 2016, the City Plan and Zoning Commission considered Case No. ORD16-01 being an ordinance to amend Title 17 of the Davenport Municipal Code by amending Chapter Section 17.46 of the Davenport City Code, entitled nonconforming uses by adding a section to allow nonconforming agricultural properties in the "R-1" Low Density Dwelling District to erect fences, accessory buildings and barns in accordance with "A-1" Agricultural District regulations.

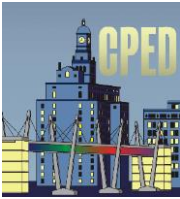
The City Plan and Zoning Commission forwards Case No. ORD16-01 to the City Council with a recommendation for approval.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission

		APPROVED	APPROVED	APPROVED	APPROVED				
Name:	Roll Call	ORD16-01 City of Davenport 17.46.060	FDP16-05 Lakehurst View Condos LC	ROW16-02 DFD 2-alleys	F16-06 I-80 Airport Industrial Park 7th				
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	P	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				



**Community Planning & Economic Development Department
City of Davenport**

PUBLIC HEARING REPORT

PLAN AND ZONING COMMISSION

Meeting Date: June 14, 2016

Request: Zoning Ordinance Text Amendment by Chapter Section 17.46 of the Davenport City Code, entitled nonconforming uses by adding a section to allow nonconforming agricultural properties in the "R-1" Low Density Dwelling District to erect fences, accessory buildings and barns in accordance with "A-1" Agricultural District regulations.

Case No.: ORD16-01

Applicant: City of Davenport

Recommendation:

Staff recommends the City Plan and Zoning Commission forward Case No. ORD16-01 to the City Council with a recommendation for approval.

Background:

Proposed Amendment: New Section of Chapter 17.46 of the Davenport City Code.

Public Input:

Public notice of the May 31, 2016 Plan and Zoning Commission public hearing was published in the May 21, 2016 Edition of the Quad City Times.

Discussion:

The ordinance is an outcome of discussions with a property owner of a nonconforming agricultural use located within an "R-1" Low Density Dwelling District. The property owner is seeking to erect a fence higher than what is allowed in the "R" districts. Staff also is taking the opportunity to legitimize improvements to the property (adding agriculturally used buildings) without causing an increase to the non-conforming use status.

Staff Recommendation:

Staff recommends the City Plan and Zoning Commission forward Case No. ORD16-01 to the City Council with a recommendation for approval.

Prepared by:

Ryan Rusnak, AICP
Planner III

Attachment: Proposed Ordinance

ORDINANCE NO. ____-2016

An ORDINANCE to amend Title 17 of the Davenport Municipal Code by amending Chapter Section 17.46 of the Davenport City Code, entitled nonconforming uses by adding a section to allow nonconforming agricultural properties in the "R-1" Low Density Dwelling District to erect fences, accessory buildings and barns in accordance with "A-1" Agricultural District regulations. (City of Davenport, petitioner Case No. 16-01).

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

Section 1. That Chapter 17.46 of the Davenport Municipal Code be amended to read as follows:

Chapter 17.46 NONCONFORMING USES

Sections:

- 17.46.010 Discontinuance—Within five years.
- 17.46.020 Discontinuance—Conform-ance required.
- 17.46.030 Continuance.
- 17.46.040 Damaged building.
- 17.46.050 Effect on previous violations.
- 17.46.060 Nonconforming Agricultural Uses in "R-1" Low Density Dwelling District.

17.46.010 Discontinuance-Within five years.

The lawful use of land for storage purposes (where such use is not an adjunct of any building) and for advertising signs and billboards which do not conform to the provisions of this title, the same uses of land which become nonconforming by rea-son of a subsequent change in this amending title shall also be discontinued within five years from the date of change.

17.46.020 Discontinuance-Conformance required.

In the event that a nonconforming use of any building or premises is discontinued or its normal operation stopped for a period of one year, the use of the same shall thereafter conform to the regulations of the district in which it is located.

17.46.030 Continuance.

The lawful use of a building existing at the time of the adoption of this section may be continued, although such use does not conform with the pro-visions of this section, if no structural alterations are made. A nonconforming use of a building may be changed to another nonconforming use of the same or lesser intensity. Intensity shall be deter-mined by:

- A. The hours that the use is conducted.
 - 1. The length of the use in terms of the total number of hours that the activity is usually carried out.
 - 2. The time of day that is customary for the operation of the business or activity.
- B. The required parking; a use shall be con-sidered more intense if it requires more parking than the previous use.

C. The general compatibility of the proposed use with the surrounding uses.

The foregoing provisions shall also apply to nonconforming uses in districts hereafter changed. Wherever a nonconforming use of a building has been changed to a less intensive use or to a con-forming use, such use shall not thereafter be changed to a more intensive use, even if that use previously existed on that property.

17.46.040 Damaged building.

No building which has been damaged by fire, explosion, act of God, or the public enemy, to the extent of more than sixty-five percent of its value, shall be restored except in conformity with the reg-ulations of this title.

17.46.050 Effect on previous violations.

No nonconforming structure that was erected, converted, or structurally altered in violation of the provisions of the ordinance which this title repeals shall be validated by the adoption of this title, and such violations or any violations of this title may be ordered removed or corrected by the proper offi-cials at any time.

17.46.060 Nonconforming Agricultural Uses in "R-1" Low Density Dwelling District.

Where existing nonconforming agricultural uses, such as row crop farming and farm animal husbandry, including horses, are located within the "R-1" Low Density Dwelling District, the following shall apply:

- A. Fences may conform to the "A-1" Agricultural District standards enumerated in Section 17.48.090 of the Davenport City Code, entitled "Fence Regulations".
- B. Accessory buildings and barns may conform to the "A-1" Agricultural District standards enumerated in Section 17.48.080, entitled "accessory buildings" and Section 17.42.010, entitled Table of District Improvements.
- C. Nothing contained in this subsection shall be construed to mean that the nonconforming agricultural use can be intensified or expanded.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch, Mayor

Attest: _____

Jackie Holecek, MMC
Deputy City Clerk

Published in the *Quad City Times* on _____

City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 5

Action / Date
CD9/7/2016

Subject:

First Consideration: Ordinance for Case No. REZ16-01 being the request of Juan Goitia for the rezoning of 0.52 acre (22,500 sqft) of real property located at 1002 Bridge Avenue from "R-4" Moderate Density Dwelling District to "R-4 PUD" Planned Unit Development to allow a two story detached garage with habitable area (home office and recreational area) on the second level.
[Ward 5]

Recommendation:

Finding:

The rezoning conforms to the comprehensive plan.

The City Plan and Zoning Commission accepts the finding and forwards Case No. REZ16-07 to the City Council for approval subject to the following conditions:

1. That the building substantially conform to the elevations as shown; and
2. That the site plan submitted for the building permit along with the approved elevations act as the final development plan.

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

Relationship to Goals:

Grow the tax base.

Background:

The petitioner is proposing a detached garage with a second story for use as his home office and recreational area. Since this is a habitable building, the building becomes a second principle structure on the property. This requires the rezoning to a classification that allows more than one principal structure on a property. The "R-4 Planned Unit Development" will allow for this second habitable structure on the property.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
▣ Ordinance	REZ16-07 Ordinance only
▣ Backup Material	REZ16-07 Background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	9/1/2016 - 3:02 PM

ORDINANCE NO.

ORDINANCE for Case No. REZ16-07: Request of Juan Goitia for the rezoning of 0.52 acre (22,500 sqft) of property located at 1002 Bridge Avenue from "R-4" Moderate Density Dwelling District to "R-4 PUD" Planned Unit Development to allow a two story detached garage with habitable area (home office and recreational area) on the second level. [5th 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 Northwest Quarter of the Southeast Quarter of Section 25, Township 78 North, Range 03 East of the 5th P.M. being more particularly described as follows:

Lot 1 of Block 7 of Part of G. C. Churchill's Resurvey of Churchill's Addition to the City of Davenport, Scott County, Iowa. Said tract contains 0.516 acre, more or less.

The City Plan and Zoning Commission forwards Case No. REZ16-01 to the City Council with a recommendation for approval subject to the following condition:

1. That the building substantially conform to the elevations as shown; and
2. That the site plan submitted for building permit along with the approved elevations act as the final development plan.

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 _____



City of Davenport

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

August 18, 2016

Honorable Mayor and City Council
226 W 4th Street
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of August 16, 2016, the City Plan and Zoning Commission considered the petition of Juan Goitia for the rezoning of 22,500 square feet, more or less, of real property at 1002 Bridge Avenue from "R-4" Moderate Density Dwelling District to "R-4 PUD" Planned Unit Development to allow a two story detached garage with habitable area (home office and recreational area) on the second level. The habitable area makes this detached structure a second principle structure on the property.

Findings:

The rezoning conforms to the comprehensive plan.

Recommendation:

The Plan and Zoning Commission accepst the finding and forwards Case No. REZ16-07 to the City Council for approval subject to the following condition:

1. That the building substantially conform to the elevations as shown; and
2. That the site plan submitted for building permit along with the approved elevations act as the final development plan.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission



		APPROVED	APPROVED	APPROVED	APPROVED				
Name:	Roll Call	ROW16-03 Mark Barnes 2151 Kirkwood	REZ16-07 Juan Goitia 1002 Bridge	F16-08 Davenport Industrial Park 4th	F16-09 Continental Lofts LLC				
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	P	Y	Y	Y	Y				
Medd	Ex								
Quinn	P	Y	Y	Y	Y				
Reinartz	P	Y	Y	Y	N				
Tallman	P	Y	Y	Y	Y				
		9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN	8-YES 1-NO 0-ABSTAIN				



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

Meeting Date: August 16, 2015
Request: Rezone 22,500 sq ft from R-4 to R-4 PUD
Address: 1002 East 10th Street
Case No.: REZ16-07
Applicant: Juan Goitia

Recommendation:

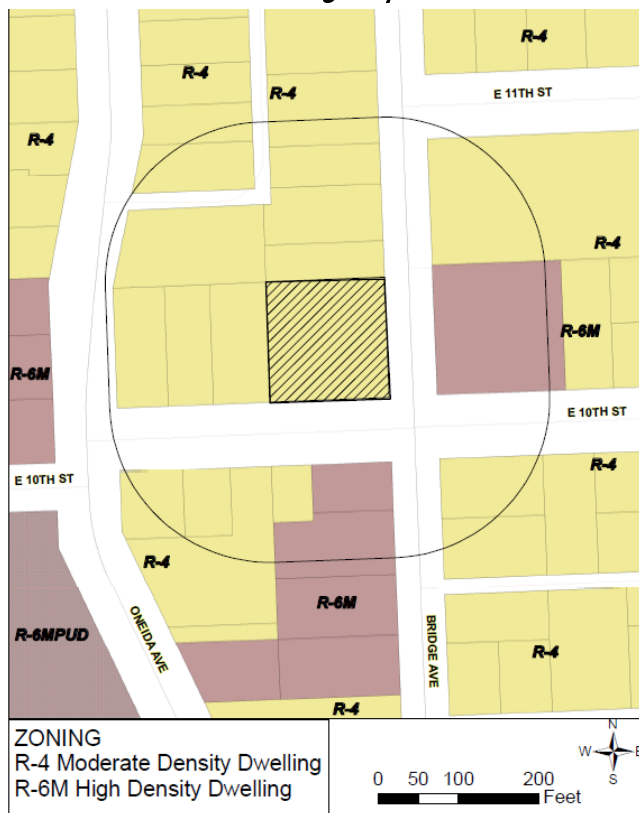
Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. REZ16-07 to the City Council for approval subject to the listed condition.

Introduction:

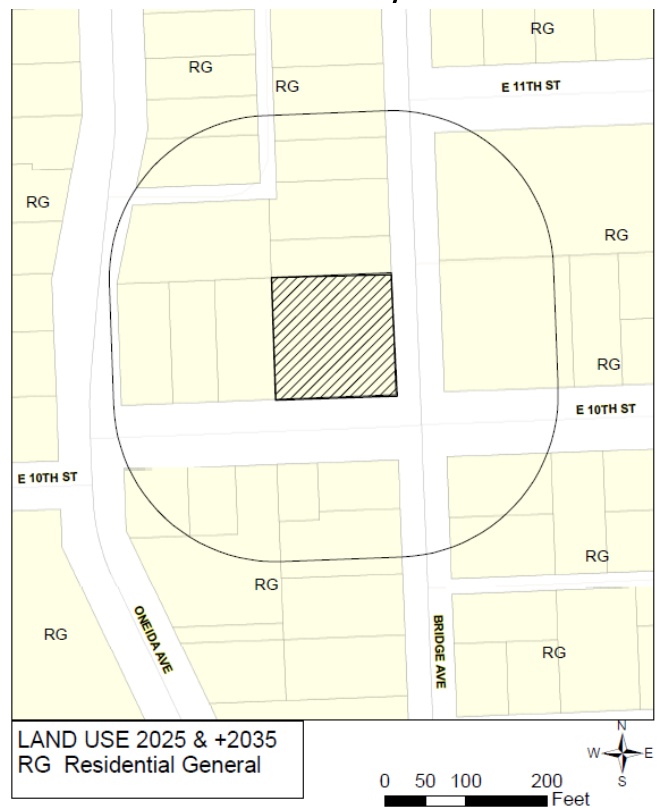
Petition of Juan Goitia for the rezoning of 22,500 square feet, more or less, of real property at 1002 Bridge Avenue from "R-4" Moderate Density Dwelling District to "R-4 PUD" Planned Unit Development to allow a two story detached garage with habitable area (home office and recreational area) on the second level. The habitable area makes this detached structure a second principle structure on the property.

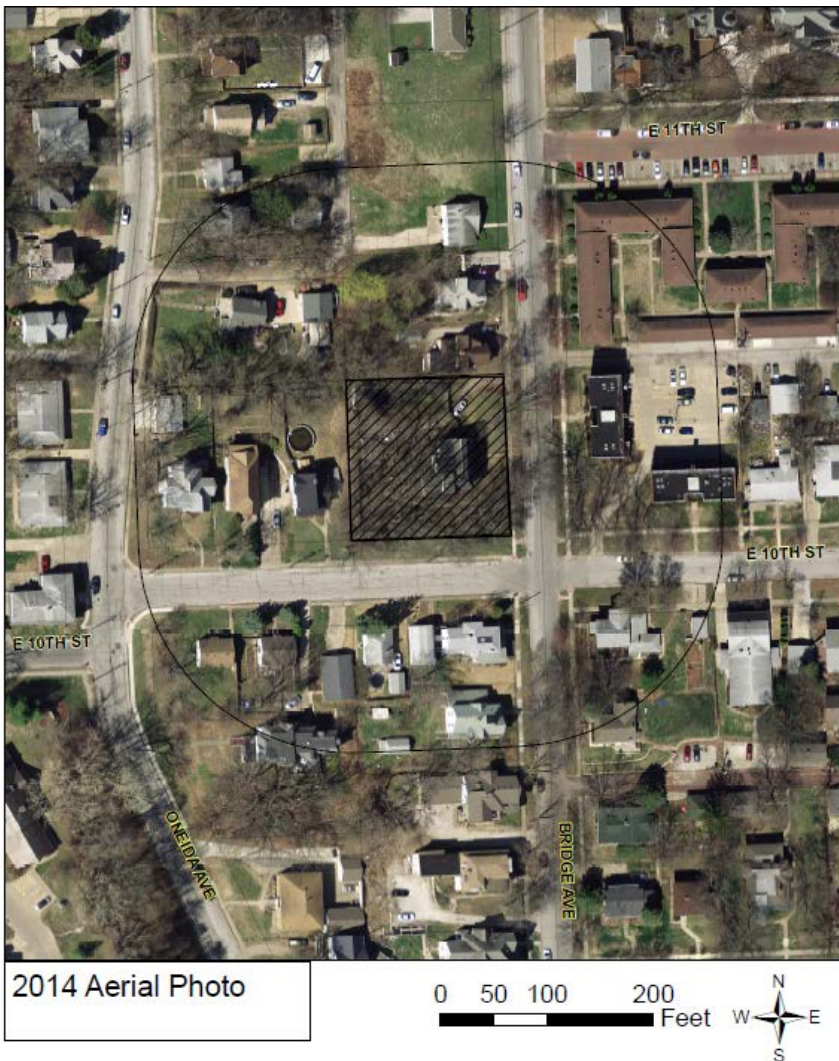
AREA CHARACTERISTICS:

Zoning Map



Land Use Map





2014 Aerial Photo



Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Boundary +2035: Yes

Proposed Land Use Designation: *Residential General (RG) designates mixed-use neighborhoods that are mostly residential but include, or are within walking distance (one-half mile) of scattered neighborhood commercial services...*

Relevant Goals to be considered in this Case:

Strengthen the existing built environment – *Reduce the number of underoccupied, abandoned, or vacant buildings/properties through adaptive reuse and infill.*

Zoning:

The property is currently zoned “R-4” Moderate Density Dwelling District.

Technical Review:

Streets. The property is located at the intersection of Bridge Avenue and East 10th Street. There is no alley access to the property.

Storm Water. There does not appear to be stormwater infrastructure at this intersection. Stormwater drainage is by surface run-off.

Sanitary Sewer. Sanitary sewer service is located in East 10th Street and in the intersection of Bridge Avenue and 10th Street.

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

Emergency Services. The property is located just under one (1) mile from Fire Station No. 4 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:

A public hearing before the Plan and Zoning Commission is scheduled for August 2nd. Staff is not yet aware of when the neighborhood meeting would be scheduled.

Discussion:

The petitioner is proposing a detached garage with a second story for use as his home office and recreational area. Since this is a habitable building, the building becomes a second principle structure on the property. This requires the rezoning to a classification that allows more than one principle structure on a property.

The "R-4 Planned Unit Development" will allow for this second habitable structure on the property. One concern regarding multiple family zoning is the possible density allowances. The following compares the R-4 PUD to other zoning districts that would allow more than one principle structure:

R-4 PUD	4 dwelling units maximum
R-5M	15 dwelling units maximum
R-6M	22 dwelling units maximum

Staff also looked at the potential to subdivide the property to allow another dwelling unit on a separate lot, however the limitation on the garage size does not allow this option.

The existing residence is listed on the National Register of Historic Places. Since no work is being done to the existing building, no review is necessary. The proposed building would appear to be sympathetic to the historic nature of the main residence.

Staff Recommendation:

Findings:

The rezoning conforms to the comprehensive plan.

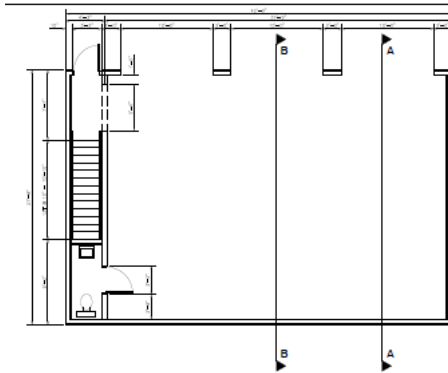
Recommendation:

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. REZ16-07 to the City Council for approval subject to the following condition:

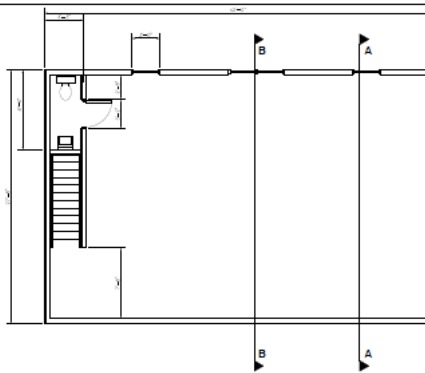
1. That the building substantially conform to the elevations as shown; and
2. That the site plan submitted for building permit along with the approved elevations act as the final development plan.

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division



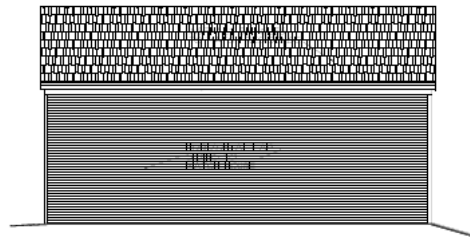
FIRST FLOOR PLAN



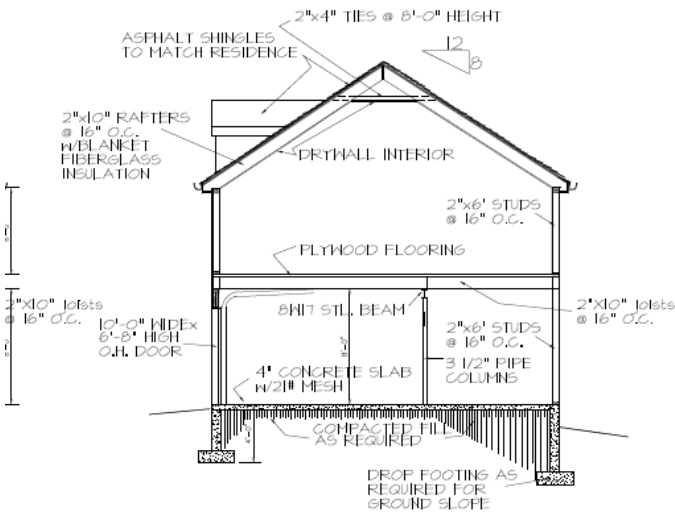
SECOND FLOOR PLAN



GARAGE FRONT ELEVATION

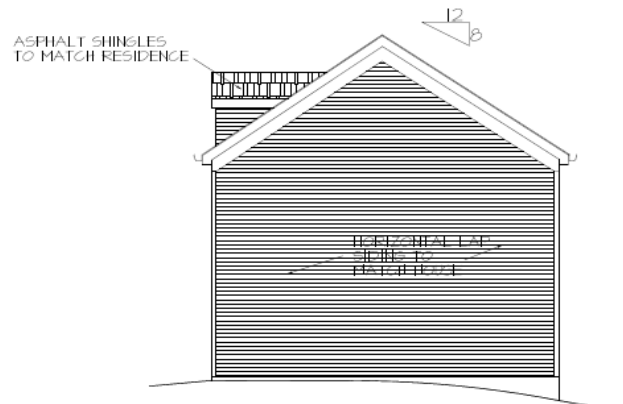


GARAGE BACK ELEVATION



GARAGE SECTION A-A

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



NEW GARAGE
GOTTA RESIDENCE | 1002 BRIDGE AVENUE | DAVENPORT, IOWA

City of Davenport

Agenda Group: Community Development
Department: Community Planning and Economic Development
Contact Info: Matt Flynn, 326-7743
Wards: 5

Action / Date
CD9/7/2016

Subject:

First Consideration: Ordinance for Case No. ROW16-03: Request of Mark Barnes for the vacation (abandonment) of 310 square feet, more or less, of excess public right-of-way located adjacent to the east of 2151 Kirkwood Boulevard. [Ward 5]

Recommendation:

Findings

1. Property is no longer needed for public purposes
2. A general utility easement will be maintained to ensure existing and future utilities are not disturbed

The Plan and Zoning Commission forwards Case No. ROW16-03 to the City Council for approval with the following conditions:

1. A general utility easement be included to maintain, operate, remove, repair, replace, construct, reconstruct or relocate the electric facilities within the entire vacated right-of-way.
2. That six feet of property be maintained in City ownership from the inside edge of the existing sidewalk.

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

Relationship to Goals:

Neighborhood Improvement

Background:

This 'orphan' property was discovered while meeting with the adjacent property owner about the location of a fence. Discussions with Public Works indicated no City need for the property.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
▢ Ordinance	Ordinance
▢ Backup Material	Background Information

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	9/1/2016 - 3:02 PM

ORDINANCE NO.

Case No. ROW16-03: Request of Mark Barnes for the vacation (abandonment) of 310 square feet, more or less, of excess public right-of-way located adjacent to the east of 2151 Kirkwood Boulevard. [5th Ward]

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

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

Part of the Southeast Quarter of the Northwest Quarter of Section 30, Township 78 North, Range 4 East of the 5th P.M. being more particularly described as follows:

Commencing in the Southwest corner of Lot 1 of Christie's 2nd Addition to the City of Davenport, Scott County, Iowa, said corner being in the north line of East 13th Street as it currently exists; thence Easterly along the south line of said Lot 1, also being the north line of said East 13th Street a distance of 95.00 feet to the point of beginning of the tract hereinafter described; thence North 32.00 feet to the southerly right-of-way line of Kirkwood Boulevard as it currently exists; thence Southeasterly along the southerly right-of-way line of said Kirkwood Boulevard a distance of 19.8 feet, more or less, to a point, said point being 6.00 feet normally distant from the westerly edge of the sidewalk currently existing; thence South and Southwesterly along a curve concave Northwesterly and parallel to and 6.00 feet normally distant from the west line of the sidewalk as it currently exists to the point of beginning. Said tract contains 310 square feet, more or less.

The vacation (abandonment) is subject to the following conditions:

1. A general utility easement be included to maintain, operate, remove, repair, replace, construct, reconstruct or relocate the electric facilities within the entire vacated right-of-way.
2. That six feet of property be maintained in City ownership from the inside edge of the existing sidewalk.

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



PLAN AND ZONING COMMISSION

Meeting Date: August 16, 2016
Request: Vacation of approximately 310 square feet of City-owned property located immediately east of 2151 Kirkwood Boulevard
Case No.: ROW16-03
Applicant: City of Davenport
Contact: Matthew G. Flynn, AICP
Senior Planning Manager
mflynn@ci.davenport.ia.us
563-326-7743

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. ROW16-03 to the City Council for approval including the condition described below.

Background:

This 'orphan' property was discovered while meeting with the adjacent property owner about the location of a fence. Discussions with Public Works indicated no City need for the property.

Subject property:



A cursory review found no obvious reasons for the creation of the parcel. It is located within Christie's 2nd Addition. It is uncertain if its creation was before or after the platting of Kirkwood Boulevard.

Technical Review:

No specific concerns were expressed. However, nearby sanitary and storm sewers exist. The property owner has been made aware of these facilities in light of future fence construction. (See attached map). Furthermore, Mid-American Energy has requested a general utility easement be included to maintain., operate, remove, repair, replace, construct, reconstruct or relocate the electric facilities within the entire vacated right-of-way.

Public works requests that six feet of property be maintained in City ownership from the inside edge of the existing sidewalk.

Public Input:

Notices to property owners within 200 feet have been sent. No objections have been expressed.

Discussion:

There are literally hundreds of odd city-owned parcels around Davenport. It has been the practice to vacate parcels particularly when interest from adjacent property owners exist. The adjacent owner would like to fence in this property as much as possible for his dog. This vacation will allow facilitate this project by increasing the area that can be fenced.

Staff Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. ROW16-03 to the City Council for approval with the following conditions:

- o A general utility easement be included to maintain., operate, remove, repair, replace, construct, reconstruct or relocate the electric facilities within the entire vacated right-of-way.
- o That six feet of property be maintained in City ownership from the inside edge of the existing sidewalk.

NOTICE
PUBLIC HEARING
TUESDAY – AUGUST 2, 2016 - 5:00 P.M.
DAVENPORT CITY PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA

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

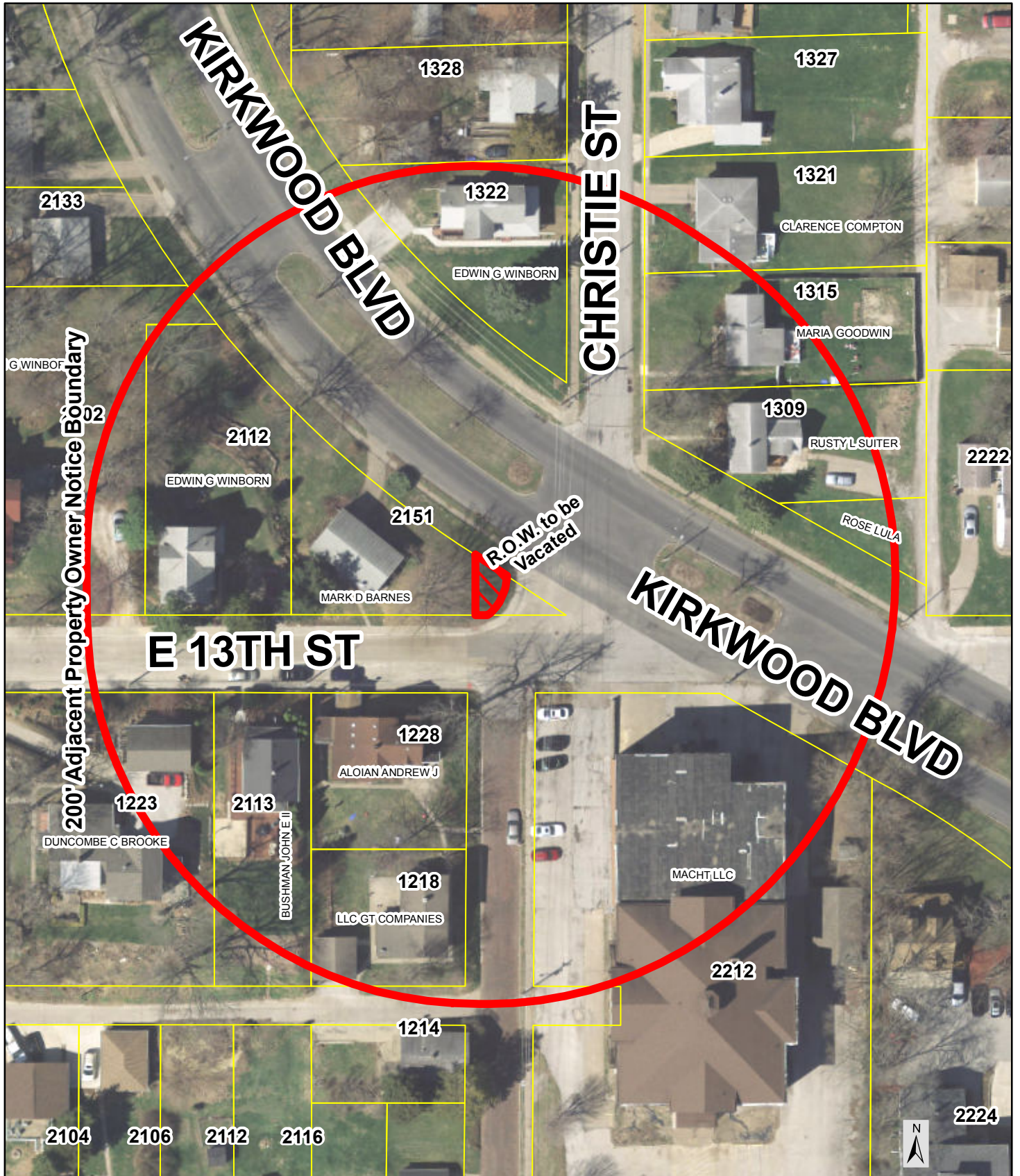
Case No. Row16-03: Request of the City of Davenport to vacate approximately 310 square feet of property located immediately east of 2151 Kirkwood Boulevard. [5th Ward].

Public hearings on the above matters are scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, August 2, 2016 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s).

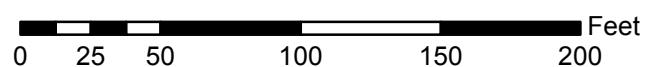
PO # 1700455

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

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



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



NOTICE
PUBLIC HEARING
TUESDAY – AUGUST 2, 2016 - 5:00 P.M.
DAVENPORT CITY PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA

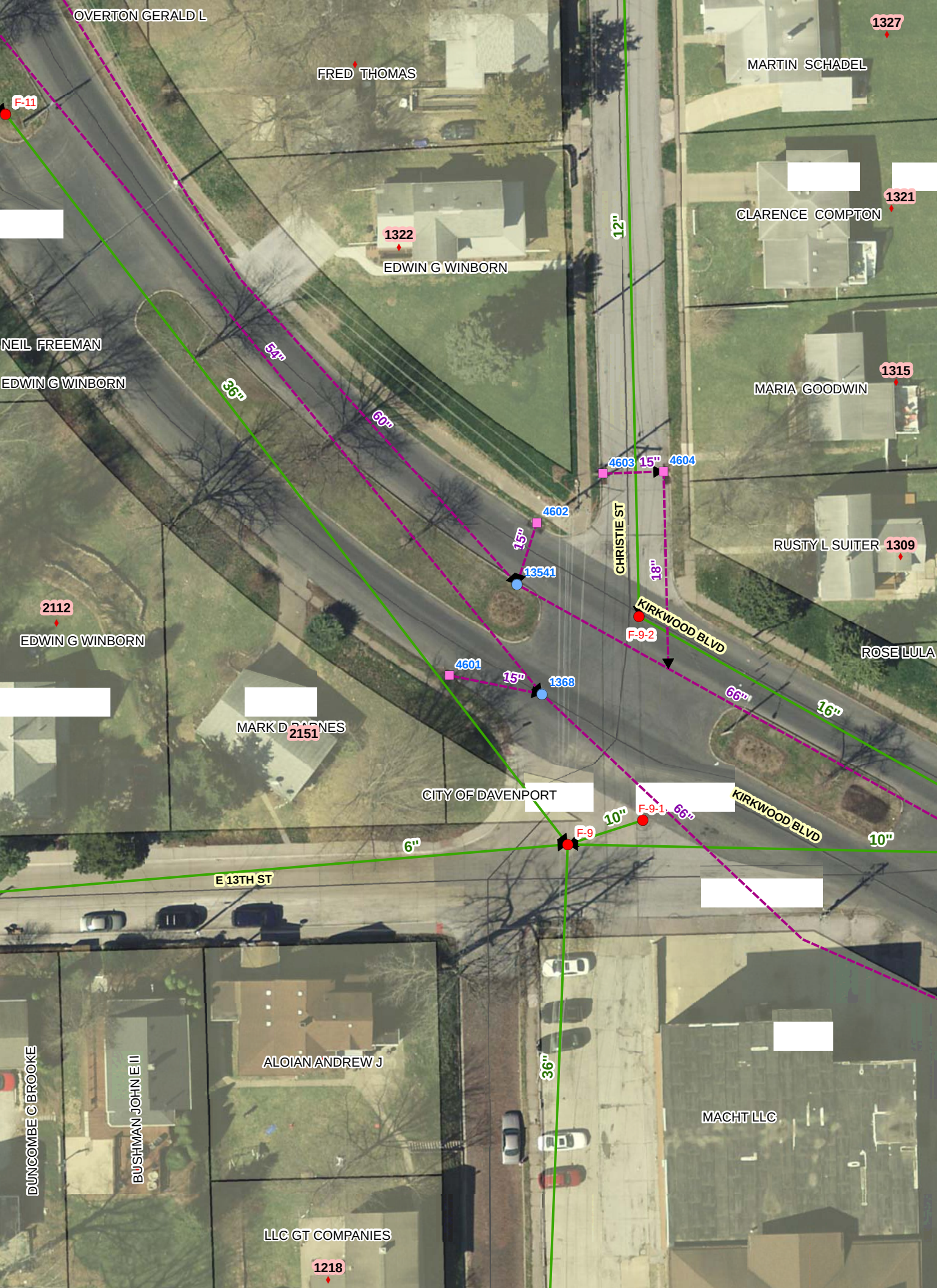
There is on file in the office of Community Planning, on behalf of the City Plan and Zoning Commission, the following petition:

Case No. Row16-03: Request of the City of Davenport to vacate approximately 310 square feet of property located immediately east of 2151 Kirkwood Boulevard. [5th Ward].

Public hearings on the above matters are scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, August 2, 2016 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s).

PO # 1700455

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



City of Davenport

Agenda Group: Community Development
Department: CPED
Contact Info: Matt Flynn 326-7743
Wards: 3

Action / Date
CD9/6/2016

Subject:

First Consideration: Ordinance for Case No. REZ16-06: Request of Moline Holdings LLC for the proposed rezoning of approximately 8120 square feet of property located at 718 Bridge Avenue from C-1 Neighborhood Shopping District to R-4 Moderate Density Dwelling District.
[Ward 3]

Recommendation:

The City Plan and Zoning Commission forwards Case No. REZ16-06 to the City Council with a recommendation for denial.

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

Relationship to Goals:

Neighborhood Improvement

Background:

UPDATE: The petitioner and adjacent property owner have worked together and have agreed to a condition for rezoning, which reads as follows:

“Zoning restrictions including: use, setback, building height, and landscaping shall apply to the properties to the south (F0043-14A and F0043-14B) as if the subject property was zoned C-1, Neighborhood Shopping District.”

This language has been added to the corresponding Ordinance for the petition.

For further information please refer to the background materials.

ORIGINAL:

This request was made primarily to facilitate the securing of a mortgage if the buyer of the property was a homeowner. The Commission considered the following before rendering its negative recommendation:

Consistency with the Comprehensive Plan.

Differences exist between the current Plan recommendation and the proposed designation found in Davenport+2035.

The current Industrial designation is outdated because it did not anticipate the transition to mixed use and housing that has occurred over the past ten years.

The proposed designation of Residential General with an Urban Corridor overlay has been reviewed and vetted by the Steering Committee and will be presented for a recommendation to the Plan and Zoning Commission at its July 19, 2016 meeting. While not yet formally adopted, The Commission believes this is the more relevant Plan guidance at this time.

Keep in mind that an RG designation does not restrict use to just residential. Coupled with the UC overlay, in close vicinity to River Drive, a major arterial and US Highway, higher intensity uses are appropriate.

In the Commission's opinion, the proposed land use designations support keeping the property

zoned as is.

Land Use Compatibility.

Property to the east is zoned R-4 and has been used and is currently being marketed as a bed and breakfast inn. Property to the north is zoned C-1 and contains a 12-unit apartment building. Property to the west is zoned R-6M and is primarily single family residential but could be converted to multi-family. Property to the south is zoned M-1 and is currently a parking lot. M-1 allows for a variety of intense commercial uses (provided parking is provided for). A multi-story mixed use building is possible on the site.

Compatibility of this property being used strictly for single family given surrounding uses and zoning is questionable.

Proof by the Petitioner the Rezoning is Necessary.

The petitioner has clearly and honestly stated that the reason behind the rezoning request is to facilitate possible future sale to a residential buyer who intends to finance a mortgage with the owner/petitioner (IH Mississippi Valley Credit Union, (IHMVCU)). IHMVCU has indicated by letter (attached) that it would not be able to sell the mortgage on the secondary market with the C-1 classification.

Residential is a permitted use in C-1 already.

This does not prohibit IHMVCU to do any of the following:

- Sell to a residential buyer who utilizes another lender, or pays cash.
- Sell to a commercial buyer
- Rent the property to either a residential or commercial user.

The financial reasons for pursuing this rezoning are not coupled with land use reasons.

Impact of Rezoning on the Adjoining Property Owner(s).

The property to the south is zoned M-1. It is currently a parking lot previously used for parking by the former Continental (Wonder Bread) bakery. This property owner has protested the proposed rezoning with concerns the downzoning may impact the development potential of his property.

It is impossible to predict what exactly the impact of downzoning would be. Given the current system of 'performance zoning', the degree of buffer yard between the two uses would be greater if the property was used for residential and not commercial. Further, if an entertainment/eating/drinking place was to be established, there may be additional restrictions that would come into play. Development limitations upon the adjoining property to the south are not assured, but are certainly possible.

The protest rate on this petition is 10.9%

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
▣ Cover Memo	REZ16-06_PROTEST_CALCULATION
▣ Cover Memo	07-05-16_RESULTS
▣ Cover Memo	REZ16-06_FINAL_REPORT_PLUS_ATTACH
▣ Cover Memo	REZ16-06 P_Z LETTER
▣ Cover Memo	CD_ORD_REZ16-06

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Thompson, Tiffany	Approved	9/1/2016 - 2:49 PM

REZ16-06 PROTEST CALCULATION

PARCEL	NOTICE AREA	NOTICE %	PROTEST (YES/NO)	PROTEST %	PROPERTY ADDRESS	PROPERTY OWNER(S)	OWNER ADDRESS	OWNER CSZ
F0043-01	96.4727235	0.0%		0.0%	1021 E 10TH ST	JOSEPH M SENG	4804 NORTHWEST BD	DAVENPORT IA 52806
F0043-05A	24247.1959	12.2%	NO	0.0%	1206 E RIVER DR	PATRICIA A SCHMIDT	276 PALMYRA RD	DIXON IL 61021
F0043-05B	17301.311	8.7%	NO	0.0%	1206 E RIVER DR	PATRICIA A SCHMIDT	276 PALMYRA RD	DIXON IL 61201
F0043-11	8591.33909	4.3%		0.0%	732 BRIDGE AV	LAWRENCE GILLHOUSE	732 BRIDGE AV	DAVENPORT IA 52803
F0043-12	8113.41934	4.1%		0.0%	730 BRIDGE AV	GREGORY R GESSEL	19494 258TH AVE	BETTENDORF IA 52722
F0043-14A	17728.3595	8.9%	YES	8.9%	1110 E RIVER DR	CONTINENTAL LOFTS LLC	2660 E 53RD ST	DAVENPORT IA 52807
F0043-14B	2963.0899	1.5%	YES	1.5%	1110 E RIVER DR	CONTINENTAL LOFTS LLC	2660 E 53RD ST	DAVENPORT IA 52807
F0043-15	3567.29483	1.8%		0.0%	720 ONEIDA AV	CHARLES T AZZALINE	720 ONEIDA AV	DAVENPORT IA 52803
F0043-17	5738.21252	2.9%		0.0%	1024 CHARLOTTE ST	DERIK M RHUM	1024 CHARLOTTE ST	DAVENPORT IA 52803
F0043-19	9377.87617	4.7%		0.0%	1042 CHARLOTTE ST	DARRELL RIEDESEL	1042 CHARLOTTE ST	DAVENPORT IA 52803
F0043-20	8282.51376	4.2%		0.0%	740 ONEIDA AV	DONALD J RODGERS	740 ONEIDA AV	DAVENPORT IA 52803
F0054-03	594.418935	0.3%		0.0%	1111 E RIVER DR	KSTT REAL ESTATE INVESTMENTS LC	1111 E RIVER DR	DAVENPORT IA 52803
F0054-08A	984.831336	0.5%	YES	0.5%	1034 E RIVER DR	CONTINENTAL LOFTS LLC	2660 E 53RD ST	DAVENPORT IA 52803
F0055-01	140.220568	0.1%		0.0%	1205 E RIVER DR	RIVER LANDING COOPERATIVE LLC	C/O DICK MCNAMARA	BETTENDORF IA 52722
F0043-10	4547.59497	2.3%		0.0%	802 BRIDGE AV	TYE C POGAR	802 BRIDGE AV	DAVENPORT IA 52803
F0043-10	4547.59497	2.3%		0.0%	802 BRIDGE AV	TYE C POGAR	802 BRIDGE AV	DAVENPORT IA 52803
PARCELS	116,821.7	58.9%						
ROW	81,491.4	41.1%						Alderman: Boom
TOTAL								
NOTICE AREA	198,313.2	100%		10.9%	PROTEST RATE	Protests: 3		Properties: 16

Name:	Roll Call	DENIED	APPROVED						
		REZ16-06 Moline Holdings LLC 718 Bridge Ave	FDP16-06 Equity Ventures Comm Develop LC 3805 E 53rd St						
Connell	P	Y	Y						
Hepner	P	Y	Y						
Inghram	P								
Kelling	EX								
Lammers	P	Y	Y						
Maness	P	Y	Y						
Martinez	P	Y	Y						
Medd	P	Y	Y						
Quinn	P	Y	Y						
Reinartz	P	Y	Y						
Tallman	P	Y	ABST						
		9-YES 0-NO 0-ABSTAIN	8-YES 0-NO 1-ABSTAIN						



PLAN AND ZONING COMMISSION

Meeting Date: July 5, 2016
Request: Rezoning of approximately 8100 square feet of property located at 718 Bridge Avenue from C-1 Neighborhood Shopping District to R-4 Moderate Density Dwelling District
Case No.: REZ16-06
Applicant: Moline Holdings, LLC
Contact: Matthew G. Flynn, AICP
Senior Planning Manager
mflynn@ci.davenport.ia.us
563-326-7743

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. REZ16-06 to the City Council with a recommendation for denial.

Introduction:

This property is contemplated to be rezoned to facilitate marketing as a single family dwelling.

Background:



Subject Property



Zoning Map



Davenport 2025 Comprehensive Plan Proposed Land Use (Industrial)



Davenport+2035 Comprehensive Plan Future Land Use (Residential General with Urban Corridor Overlay

Background:

Comprehensive Plan: This property is located within the Urban Service Boundary and is currently classified as (I) Industrial by *Davenport 2025*. Industrial is defined as follows:

Industrial District (I) designates industrial uses including research, assembly/fabrication, warehousing, storage, and associated commercial/office uses.

The proposed Comprehensive Plan, *Davenport +2035*, designates the property as (RG) Residential General with a (UC) Urban Corridor overlay.

Residential General is defined as follows:

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

Urban Corridor is defined as follows:

Urban Corridor (UC) - Generally established corridors along major streets marked by mixed use development with commercial uses generally clustered at major intersections and/or transit stops. Urban corridors are mostly fully built-out and redevelopment occurs slowly. Commercial uses in UC generally serve adjacent neighborhoods with goods and services. The character and intensity of Urban Corridors can vary due to street and surrounding neighborhood characteristics. Therefore, specific corridor and neighborhood plans, and supporting zoning provisions, should be created developed to help guide future development decisions.

Technical Review:

All urban services are available to the property with no deficiencies noted.

Public Input:

A public meeting was held on June 7, 2016. Three neighbors attended and expressed no concerns other than desiring the property not be used for multi-family development.

The property owner to the south has protested the rezoning for reasons stated on the attachment. In summary, he is concerned that the rezoning may impose additional restrictions on the use of his land limiting redevelopment potential. He also states the proposal is inconsistent with the current Comprehensive Plan designation of Industry (I).

This property owner was asked if any possible conditions to the rezoning might cause his protest to be rescinded and he responded no.

The protest rate is 10.9%

Discussion: What at first glance may seem to be a simple request, this petition has generated significant discussion at the staff level. Four main points are discussed further.

Consistency with the Comprehensive Plan.

Differences exist between the current Plan recommendation and the proposed designation in found in Davenport+2035.

The current Industrial designation is outdated because it did not anticipate the transition to mixed use and housing that have occurred over the past ten years.

The proposed designation of Residential General with an Urban Corridor overlay has been reviewed and vetted by the Steering Committee and will be presented for a recommendation to the Plan and Zoning Commission at its July 19, 2016 meeting. While not yet formally adopted, Staff believes this is the more relevant Plan guidance at this time.

Keep in mind that an RG designation does not restrict use to just residential. Coupled with the UC overlay, in close vicinity to River Drive, a major arterial and US Highway, higher intensity uses are appropriate.

In staff's opinion, the proposed land use designations support keeping the property zoned as is.

Land Use Compatibility

Property to the east is zoned R-4 and has been used and is currently being marketed as a bed and breakfast inn. Property to the north is zoned C-1 and contains a 12-unit apartment building. Property to the west is zoned R-6M and is primarily single family residential but could be converted to multi-family. Property to the south is zoned M-1 and is currently a parking lot. M-1 allows for a variety of intense commercial uses (provided parking is provided for). A multi-story mixed use building is possible on the site.

Compatibility of this property being used strictly for single family given surrounding uses and zoning is questionable.

Proof by the Petitioner the Rezoning is Necessary.

The petitioner has clearly and honestly stated that the reason behind the rezoning request is to facilitate possible future sale to a residential buyer who intends to finance a mortgage with the owner/petitioner (IH Mississippi Valley Credit Union, (IHMVCU)). IHMVCU has indicated by letter (attached) that it would not be able to sell the mortgage on the secondary market with the C-1 classification.

Remember that residential is a permitted use in C-1 already.

This does not prohibit IHMVCU to do any of the following:

- Sell to a residential buyer who utilizes another lender, or pays cash.
- Sell to a commercial buyer
- Rent the property to either a residential or commercial user.

The financial reasons for pursuing this rezoning are not coupled with land use reasons.

Impact of Rezoning on the Adjoining Property Owner(s).

The property to the south is zoned M-1. It is currently a parking lot previously used for parking by the former Continental (Wonder Bread) bakery. This property owner has protested the proposed rezoning with concerns the downzoning may impact the development potential of his property.

It is impossible to predict what exactly the impact of downzoning would be. Given the current system of 'performance zoning', the degree of buffer yard between the two uses would be greater if the property was used for residential and not commercial. Further, if an entertainment/eating/drinking place was to be established, there may be additional restrictions that would come into play. Development limitations upon the adjoining property to the south are not assured, but are certainly possible.

Finally, it should be noted that full development of the adjoining property could be multi-story in nature and the current river views afforded by the subject property are not guaranteed in the long run.

Related, the property to the north is also zoned C-1 and is currently used as a 12-unit apartment building. Converting all or part of the building to commercial uses is possible, but should not impact any required buffer yards between the two properties. If the property was completely redeveloped, then the buffer yard requirements come into play.

Summary

In summary, the decision to be made is whether or not the anticipated, but not guaranteed, economic benefit of rezoning this property exceeds the land use rationale of maintaining the current C-1 zoning.

Staff Recommendation:

In weighing all factors, Staff cannot support the request.

Findings of Fact:

- The proposed Urban Corridor designation supports higher intensity development at this location.
- Downzoning reduces the potential for compatible development patterns in the vicinity.
- Economic return should not be the driving reason behind land use decisions.
- Residential development is allowed in C-1.
- The property to the north is zoned C-1; while not creating a spot zone, zoning this property to R-4 creates an inconsistent zoning pattern.
- Zoning this property may restrict the use of both properties to the north and south.
- The apartment building to the north, M-1 zoning and uncertain development possibilities to the south, and proximity to River Drive, reduces the desirability of the property to be successfully sold as a single family.

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. REZ16-06 to the City Council with a recommendation for denial.

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

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

Legal Description: Lot 3 of Block 8 in A. and G. Churchill's Addition to the City of Davenport, Scott County, Iowa.

ADDRESS OF PROPERTY: 718 Bridge Ave EXISTING ZONING: Commercial
REQUESTED ZONING: Residential
TOTAL AREA: 8160 SF

PETITIONER: Name: Moline Holdings, LLC
Address: c/o Laurie Burkholder, 2121 47th St., Moline, IL 61265
Phone: (309) 793-6200 FAX: _____
Mobile Phone: _____ Email: lburkholder@ihmvu.org
Interest in land: X title holder _____ other **
** if petitioner is other than title holder, documentation will be required to show control of property – accepted offer to purchase, offer, option, etc.

TITLE HOLDER: Name: Moline Holdings, LLC
Address: 2121 47th St., Moline, IL 61265
Phone: (309) 793-6200 FAX: _____
Mobile Phone: _____ Email: lburkholder@ihmvu.org

CONTACT PERSON: Name: Douglas R. Lindstrom, Jr., Lane & Waterman LLP
Address: 220 N. Main St., Suite 600, Davenport, IA 52801
Phone: (563) 324-3246 FAX: (563) 324-1616
Mobile Phone: _____ Email: dlindstrom@l-wlaw.com

EXPLANATION OF REZONING (for Public Hearing Notice) to market the property as residential

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

Signature of Petitioner: [Signature] MISSISSIPPI VALLEY CU Date: 5-18-16
Rezoning Fee Schedule:

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

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

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

Honorable Mayor and City Council:

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

From: Commercial C-1

To: Residential R-4

for the following legally described real property:

Lot 3 of Block 8 in A. and G. Churchill's Addition to the City of Davenport, Scott County, Iowa.

Respectfully submitted,

Jon Schaler - Liquidation Specialist for IH MISSISSIPPI VALLEY CU
Jon Schaler - Liquidation Specialist for IH MISSISSIPPI VALLEY CU
Date: 5-18-16



Matthew G. Flynn, AICP
Senior Planning Manager
City Hall
226 W. 4th Street
Davenport, IA 52801

RE: Rezoning Request – 718 Bridge Avenue, Davenport, Iowa

Mr. Flynn,

I am the Vice President of Credit Risk Management for I.H. Mississippi Valley Credit Union (“IHMVCU”). I am listed on the Rezoning Request for the above-referenced property as the contact person for the Petitioner, Moline Holdings, LLC, which is wholly owned by IHMVCU.

IHMVCU held a mortgage on the property when it was owned by Anvil Enterprises, LLC. One of the two members of the company passed away and the surviving owner decided to convey the property to IHMVCU or its nominee in full satisfaction of the mortgage. IHMVCU accepted a conveyance of the property to Moline Holdings in full satisfaction of the mortgage.

The property is improved with a residence but it is zoned commercial. We have filed this Rezoning Request to change the classification of the property from commercial to residential to improve the marketability of the property. Our attorney informed you that a buyer of this property would not qualify for a residential secondary market mortgage due to the commercial classification. This is significant because most residential mortgages are immediately sold by the lender to investors on the secondary market, including Fannie Mae and Freddie Mac. You asked for additional information on this point and that is the purpose of this letter.

On June 29, 2016, at my direction, a mortgage underwriter for IHMVCU named Jennifer Brown contacted Fannie Mae to inquire about the eligibility of this property for a





residential secondary market mortgage. Jennifer spoke with Anita in the Property Eligibility Department and was informed that if a lender tried to sell Fannie Mae a mortgage on a residential home that is zoned commercial then it would result in either: (A) a rejection of the loan; or (B) an automatic buy back by the lender from Fannie Mae when the file was audited. In other words, Fannie Mae (and Freddie Mac because its guidelines are similar) will not purchase a mortgage on a residential property that is zoned commercial like the property at issue here. Fannie Mae and Freddie Mac purchase most of the residential mortgages sold on the secondary market and therefore the marketability of this property is severely limited by its commercial classification.

I hope this satisfies your inquiry. Please do not hesitate to contact our attorney or me if you have questions.

Sincerely,

A handwritten signature in black ink that reads "Laurie Burkholder". The signature is written in a cursive, flowing style.

Laurie Burkholder



RG

815

RG

812

RG

802

TYE C POGAR

1206

PATRICIA A SCHMIDT

RG

732

LAWRENCE GILLHOUSE

730

GESSEL GREGORY R

722

Subject Property 718

MOLINE HOLDINGS LLC

1110

CONTINENTAL LOFTS LLC

720

CHARLES T AZZALINE

1025

I

1034

CONTINENTAL LOFTS LLC

I

1028

740

DONALD J RODGERS

1024

DERIK M RHUM

1020

1042

RIEDESEL DARRELL

BRIDGE AVE

ONEIDA AVE

E RIVER DR

1215

PR

1205

RIVER LANDING COOPERATIVE LLC

1111

KSTT REAL ESTATE INVESTMENTS LC

PR

PR

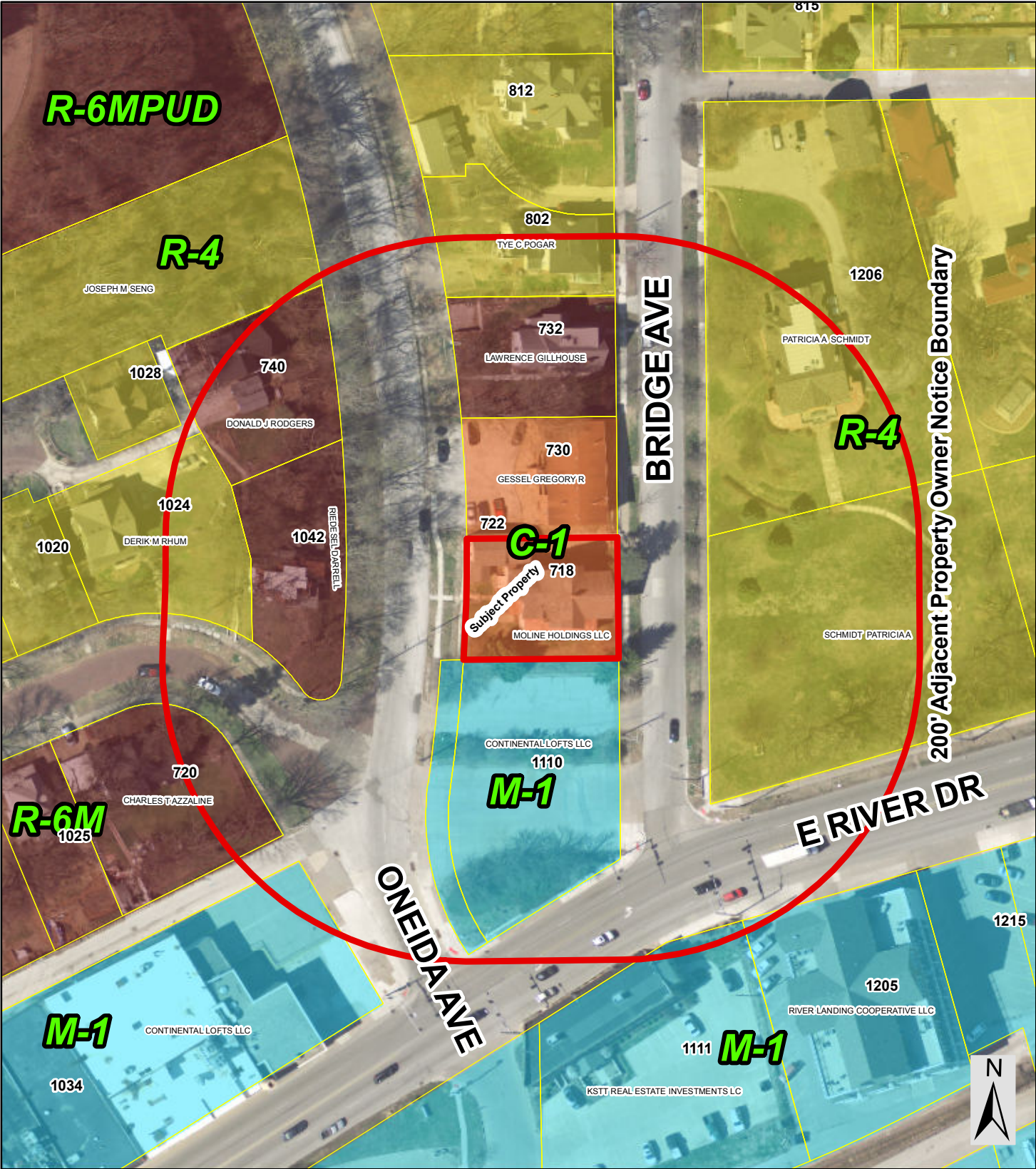
200' Adjacent Property Owner Notice Boundary

N

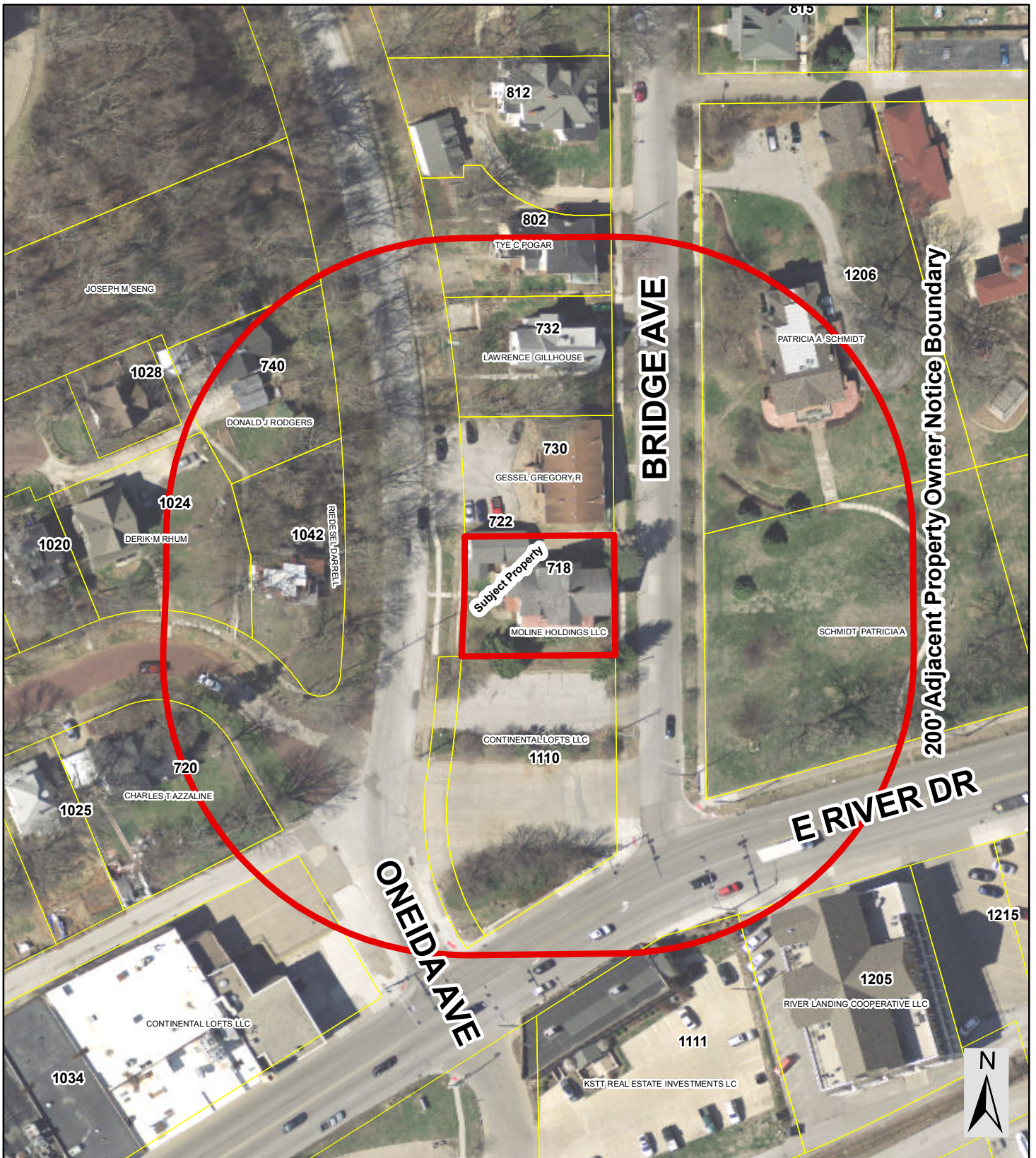
Site / Area Map



Zoning Map



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



REZ16-06 PROTEST CALCULATION

PARCEL	NOTICE AREA	NOTICE %	PROTEST (YES/NO)	PROTEST %	PROPERTY ADDRESS	PROPERTY OWNER(S)	OWNER ADDRESS	OWNER CSZ
F0043-01	96.4727235	0.0%		0.0%	1021 E 10TH ST	JOSEPH M SENG	4804 NORTHWEST BD	DAVENPORT IA 52806
F0043-05A	24247.1959	12.2%		0.0%	1206 E RIVER DR	PATRICIA A SCHMIDT	276 PALMYRA RD	DIXON IL 61021
F0043-05B	17301.311	8.7%		0.0%	1206 E RIVER DR	PATRICIA A SCHMIDT	276 PALMYRA RD	DIXON IL 61201
F0043-11	8591.33909	4.3%		0.0%	732 BRIDGE AV	LAWRENCE GILLHOUSE	732 BRIDGE AV	DAVENPORT IA 52803
F0043-12	8113.41934	4.1%		0.0%	730 BRIDGE AV	GREGORY R GESSEL	19494 258TH AVE	BETTENDORF IA 52722
F0043-14A	17728.3595	8.9%	YES	8.9%	1110 E RIVER DR	CONTINENTAL LOFTS LLC	2660 E 53RD ST	DAVENPORT IA 52807
F0043-14B	2963.0899	1.5%	YES	1.5%	1110 E RIVER DR	CONTINENTAL LOFTS LLC	2660 E 53RD ST	DAVENPORT IA 52807
F0043-15	3567.29483	1.8%		0.0%	720 ONEIDA AV	CHARLES T AZZALINE	720 ONEIDA AV	DAVENPORT IA 52803
F0043-17	5738.21252	2.9%		0.0%	1024 CHARLOTTE ST	DERIK M RHUM	1024 CHARLOTTE ST	DAVENPORT IA 52803
F0043-19	9377.87617	4.7%		0.0%	1042 CHARLOTTE ST	DARRELL RIEDESEL	1042 CHARLOTTE ST	DAVENPORT IA 52803
F0043-20	8282.51376	4.2%		0.0%	740 ONEIDA AV	DONALD J RODGERS	740 ONEIDA AV	DAVENPORT IA 52803
F0054-03	594.418935	0.3%		0.0%	1111 E RIVER DR	KSTT REAL ESTATE INVESTMENTS LC	1111 E RIVER DR	DAVENPORT IA 52803
F0054-08A	984.831336	0.5%	YES	0.5%	1034 E RIVER DR	CONTINENTAL LOFTS LLC	2660 E 53RD ST	DAVENPORT IA 52803
F0055-01	140.220568	0.1%		0.0%	1205 E RIVER DR	RIVER LANDING COOPERATIVE LLC	C/O DICK MCNAMARA	BETTENDORF IA 52722
F0043-10	4547.59497	2.3%		0.0%	802 BRIDGE AV	TYE C POGAR	802 BRIDGE AV	DAVENPORT IA 52803
F0043-10	4547.59497	2.3%		0.0%	802 BRIDGE AV	TYE C POGAR	802 BRIDGE AV	DAVENPORT IA 52803

PARCELS 116,821.7 58.9%
ROW 81,491.4 41.1%
TOTAL
NOTICE AREA 198,313.2 100%

10.9% PROTEST RATE

Protests: 3

Alderman: Boom

Properties: 16

NOTICE
PUBLIC HEARING
TUESDAY - JUNE 14, 2016 - 5:00 P.M.
DAVENPORT CITY PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET - DAVENPORT, IOWA



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

Case No. REZ16-06: Request of IH Mississippi Valley Credit Union for the proposed rezoning of 718 Bridge Avenue from C-1 Neighborhood Commercial District to R-4 Medium Density Residential District.

You are being contacted because you own property within 200 feet of the subject property.

Public hearings on the above matters are scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, June 14 2016 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both.

Further, you may formally protest this proposed action by filling out the form below.

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

If you have any questions, please contact me.

Matthew G. Flynn, AICP
Senior Planning Manager
Department of Community Planning & Economic Development
email: planning@ci.davenport.ia.us
phone: 563-326-7743

(detach here)

The undersigned opposes does not oppose (circle one) the request of IH Mississippi Valley Credit Union for the proposed rezoning of 718 Bridge Avenue from C-1 Neighborhood Commercial District to R-4 Medium Density Residential District.

Comments: See attached

Mail to: Plan and Zoning Commission
226 West 4th St.; City Hall
Davenport, Iowa 52801

Continental Lofts, LLC.

NAME % Dan Dolan
ADDRESS 2660 E 53rd St
DATE Davenport IA 52807
(please print legibly)

1034 + 1110 E. River Drive and
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS
vacant lots neighboring property

6/13/2016

Re: Case No. REZ16-06 – Rezoning of 718 Bridge Avenue from C-1 Neighborhood Commercial District to R-4 Medium Density.

The Owner(s) of properties with the following parcel identifiers F0053-37A; F0053-48A; F0053-42; F0054-08A; F0043-14B; and F0043-14A object to and oppose the above referenced rezoning request. A change in the zoning will have an irreversible effect on the above identified parcels and particularly the property located at 1034 and 1110 E. River Drive. Specifically, such a change will materially change the setback/landscaping requirements for parcels F0043-14A and F0043-14B and will materially impact uses affiliated with all of the identified parcels. Such a change impacts and limits development of the objectors' properties, development which is consistent with the City's comprehensive plan land use and the ability to achieve the maximum density development of the property which is also part of the City's comprehensive plan.

Objectors request that this opposition and objection be considered continuing, ongoing and considered on file for the public hearing prior to City Council meeting.

July 14, 2016

Honorable Mayor and City Council
City Hall
Davenport, Iowa 52801

Honorable Mayor and City Council:

At its regular meeting of July 5, 2016, the City Plan and Zoning Commission considered Case No. REZ16-06 being Request of Moline Holdings, LLC for the rezoning of 0.19 acre, more or less of real property located at 718 Bridge Avenue from "C-1" Neighborhood Shopping District to "R-4" Moderate Density Dwelling District to facilitate residential marketing of the property.

Findings of Fact:

- The proposed Urban Corridor designation supports higher intensity development at this location.
- Downzoning reduces the potential for compatible development patterns in the vicinity.
- Economic return should not be the driving reason behind land use decisions.
- Residential development is allowed in C-1.
- The property to the north is zoned C-1; while not creating a spot zone, zoning this property to R-4 creates an inconsistent zoning pattern.
- Zoning this property may restrict the use of both properties to the north and south.
- The apartment building to the north, M-1 zoning and uncertain development possibilities to the south, and proximity to River Drive, reduces the desirability of the property to be successfully sold as a single family.

The Plan and Zoning Commission forwards Case No. REZ16-06 to the City Council with a recommendation for denial.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission



ORDINANCE NO.

ORDINANCE for Case No. REZ16-06 being the petition of Moline Holdings, LLC, for the rezoning of approximately 8100 square feet of property located at 718 Bridge Avenue from C-1 Neighborhood Shopping District to R-4 Moderate Density Dwelling District. [3rd 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 is legally described as follows:

Lot 3 of Block 8 in A.G. Churchill's Addition to the City of Davenport, Scott County Iowa

Containing 8100 square feet, more or less.

Section 2. That the following condition is hereby imposed on said rezoning:

Zoning restrictions including: use, setback, building height, and landscaping shall apply to the properties to the south (F0043-14A and F0043-14B) as if the subject property was zoned C-1, Neighborhood Shopping District.

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 _____

City of Davenport

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

Action / Date
CD9/7/2016

Subject:

Resolution approving an amendment for the Downtown Urban Renewal Area plan. [Ward 3]

Recommendation:

Approve the resolution.

Relationship to Goals:

Added emphasis on economic development.

Background:

The City of Davenport is seeking to amend the Downtown Urban Renewal Area Plan. The amendment will include the following project: New College, LLC: \$8,000,000 TIF rebate.

The public hearing was held at the September 7th, 2016 Committee of the Whole meeting held in the City of Davenport Council Chambers. The amended plan is attached.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution letter
▣ Exhibit	Downtown URA Plan

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Thompson, Tiffany	Approved	9/2/2016 - 3:48 PM

Resolution No. _____

Resolution offered by Alderman _____.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION amending the Plan for the Downtown Urban Renewal Area.

WHEREAS, the City of Davenport is planning to use TIF funds for the New College, LLC project in the Downtown Urban Renewal Area totaling \$8,000,000.

WHEREAS, the State requires that Urban Renewal Plans be amended when the use of tax increment financing is being considered for a project; and

WHEREAS, the proposed project meets the established policy for using tax increment financing by returning these buildings into productive use and eliminating blighted conditions; and

WHEREAS, in accordance with Section 403.9 of the Code of Iowa, a public hearing was held on September 7, 2016, to review and receive public comment on the proposed amendments.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davenport, Iowa approves the amendments and consolidation of the Downtown Urban Renewal Area.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

CITY OF DAVENPORT, IOWA
URBAN RENEWAL PLAN AMENDMENT
DOWNTOWN URBAN RENEWAL AREA

August 2016

The Urban Renewal Plan (the “Plan”) for the Downtown Urban Renewal Area (the “Area”) is being amended for the purpose of identifying new urban renewal projects to be undertaken therein.

- 1) **Identification of New Projects.** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following described project descriptions:

A) Name of Project: New College, LLC

Cost: \$8,000,000

Rationale: The City will use TIF funds to reimburse the developer up to 100% of the incremental tax revenue available and accessible to the City for their development for fifteen years.

Reimbursement is estimated to be \$8,000,000.

- 2) **Required Financial Information.** The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa.

Outstanding general obligation debt of the City: \$189,866,175

Remaining Constitutional debt capacity of the City: \$122,719,369

Proposed debt to be incurred in the Urban Renewal Area: \$8,000,000

City of Davenport

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

Action / Date
CD9/7/2016

Subject:

Resolution approving an economic development agreement with New College, LLC. [Ward 3]

Recommendation:

Approve the resolution.

Relationship to Goals:

Added emphasis on economic development.

Background:

New College, LLC (affiliated with Eastern Iowa Community College) is planning to invest approximately \$28 million to rehabilitate 82,000 square feet of current buildings into new classroom and administrative space at the former First Federal Savings and Loan (131 West 3rd Street) and the former First Midwest Bank building (101 West 3rd Street). To support this project, the proposed City assistance is a reimbursement of up to 100% of the incremental tax revenue available and accessible to the City based upon the increase in assessed valuation.

As required by Iowa Code, a public hearing was held on September 7, 2016 regarding approval on an economic development agreement where the City will incur debt. In this case, the debt is the City's obligation for a rebate of property taxes of up to \$8 million over a 15 year period. The rebate would come through the use of tax increment financing applied to the assessed value of the improved property. The economic development agreement is attached.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution Letter
▣ Exhibit	EDA New College, LLC

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	9/1/2016 - 3:03 PM

Resolution No. _____

Resolution offered by Alderman _____.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving an economic development agreement for New College, LLC.,

WHEREAS, New College, LLC., is planning to invest approximately \$28 million to rehabilitate 82,000 square feet of current buildings into new classrooms and administrative space at the 131 West 3rd and 101 West 3rd Street.

WHEREAS, the project involves the rehabilitation of two prominent buildings in the downtown that have been vacant for several years and require significant investment; and

WHEREAS, the proposed project meets the established policy for using tax increment financing by returning these buildings into productive use and eliminating blighted conditions; and

WHEREAS, in accordance with Section 403.9 of the Code of Iowa, a public hearing was held on September 7, 2016, to review and receive public comment on the Economic Development Agreement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davenport, Iowa approves and directs appropriate City officials to execute the attached Economic Development Agreement between New College, LLC. and the City of Davenport, Iowa.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

ECONOMIC DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF DAVENPORT AND
NEW COLLEGE, LLC

THIS AGREEMENT is made as of _____, 2016, between the City of Davenport, Iowa, a municipal corporation of the State of Iowa (hereinafter referred to as “City”), and New College, LLC, an Iowa limited liability company, its affiliates, successors or assigns (hereinafter referred to as “Company”).

WHEREAS, the former First Federal Savings and Loan and First Midwest Bank buildings reside on prominent corners in downtown Davenport and have been vacant for several years; and

WHEREAS, the Company is planning to invest approximately \$28,000,000 to rehabilitate approximately 82,000 sq/ft of current buildings into new classroom and administrative space referred to as “Subject Buildings”. Specifically, the project shall at least occur on the following property:

- Scott County, Iowa, **Parcel L0007-08B**, more commonly known as 131 W. Third Street
- Scott County, Iowa, **Parcel L0007-02C**, more commonly known as 101 W. Third Street

hereinafter referred to as “Subject Property” (see Exhibit A for legal description(s)), resulting in a projected increase in the assessed value of the Subject Property to an amount of approximately \$16,000,000 (final assessed amount subject to actual assessment); and

WHEREAS, the Company has been formed to acquire, develop, construct, rehabilitate, own, lease, maintain and operate the Buildings and the Subject Property for commercial uses;

WHEREAS, the Company has entered into a Sale and Purchase Agreement dated _____ (the “Purchase Agreement”) to acquire the Subject Property and the Buildings through a series of transactions from from Eastern Iowa Community College District (“Current Property Owner”); and

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

WHEREAS, the City has established a policy of using Tax Increment Financing to assist in growing the local Davenport economy; and

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

1. The Economic Development Project will add diversity and generate new opportunities for the Davenport and Iowa economies; and
2. The Economic Development Project will generate public gains and benefits particularly in the creation of new jobs and tax assessed property value, which warrant the amount of the proposed reimbursement of property taxes; and

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

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

5. The property is located within an existing tax increment financing district (the Downtown Urban Renewal Area); and

WHEREAS, the City Council has held a public hearing at the September 7, 2016 meeting of the Committee-of-the-Whole on entering into this agreement which will obligate the City to make future payments, provided the Company meets certain requirements;

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

SECTION I:
THE CITY'S OBLIGATIONS

1. The City shall make a series of payments to reimburse the Company for a portion of its real estate tax payments (the "Reimbursement") subject to the completion of the Economic Development Project and the timely payment of those real estate taxes, utility fees and special assessments. For the purposes of this agreement, "Timely Payment" shall mean the amounts of taxes due for the Subject Property on an annual basis, shown as payable either annually, or semi-annually, and including all fees and assessments, that are paid on the due date, and in no event later than the date that is shown on the real estate tax bill that the payment will be "delinquent by" as those words are used on the tax bill. Should a payment fail to be a Timely Payment, the City shall not be obligated to make the Reimbursement from that semi-annual payment. As provided in the published notice of the public hearing with regard to the obligations under this Agreement, the total Reimbursement could be up to approximately eight million dollars (\$8,091,325) through the term of the Agreement as shown on the attached Exhibit A (the "Projections"). There shall not be any payments beyond the fifteen (15)-year period even if there has been a withholding or a reduction of the Reimbursement payment for any preceding six (6)-month period.

2. Any commercial tenant or sub-leasing of space in the project that would otherwise be subject to commercial property taxation would not be eligible for inclusion in the TIF reimbursement calculation.

2. The Reimbursement by the City shall be up to 100% of the amount of incremental tax revenue available and accessible to the City, subject to the provisions of this Agreement, where Section 403.19 of the Code provides that only the taxes levied on the assessed value of qualified property in the year prior to the year in which the increment is used for tax increment financing shall not be considered for purposes of calculating the amount of tax increment revenue in a given year (the "Base Year Valuation"). In addition, revenues from taxes levied for debt service by local taxing

districts and for the physical plant and equipment levy of a school district cannot be accessed through tax increment financing.

3. The Reimbursements shall be made up to twice each year during the term of this Agreement, on or before June 1 and December 1 of each year after the taxes on the increased assessed value have begun. The Reimbursements shall be based only on the increase in taxable real estate value attributable to the Economic Development Project as described in Section II, Paragraph 3 of this Agreement. As an example, provided the construction of the building has been completed and the full amount of the new value has been placed on the tax rolls by January 1, 2018, the first Reimbursement payment shall be made on or before December 1, 2019. The Reimbursement shall be made for 15 consecutive years, or until the dollar amount established in Paragraph 1 of this Section has been reached, whichever comes first. Should the Company fail to make a Timely Payment of its taxes, or otherwise fail to comply with its obligations listed in Section II, the Reimbursement shall not be made. Provided the Reimbursement begins in 2019, the last Reimbursement shall be made on or before June 1, 2034. In no case shall the Reimbursement begin later than December 2020, based on the taxable real estate value as of January 1, 2019 in which case the last Reimbursement shall be made on or before June 1, 2035.

4. The Reimbursement shall be made by the City to the Company if the Company complies with its obligations for completing the construction of the building prior to January 1, 2019, paying its real estate taxes and related fees as described in Section II of this Agreement.

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

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

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

SECTION II: THE COMPANY'S OBLIGATIONS

1. The Company shall demonstrate its financial capacity to complete the Economic Development Project including, but not limited to, documentation of the availability of financing for the building construction, within ninety (90) days of the execution of this Agreement. The Company agrees to provide the City with at least one copy of an appraisal of the property both prior to beginning the project and upon completion of the project.

2. The Company agrees to rehabilitate approximately 82,000 sq/ft into new educational and commercial space on the Subject Property. The Company agrees to comply with all building and fire code regulations related to the construction, occupancy, and operation of the property.

3. The Company agrees to rehabilitate its building, attachments thereto and site improvements approved by the City of Davenport Design Review Board. Any deviation from the

aforementioned approval is to be submitted to the Design Review Board secretary to determine if the deviation requires approval by the Design Review Board.

4. The Company agrees to pay or cause to be paid property taxes on the assessed value of the Subject Property and Subject Building and all other improvements on or before the date due. The Company agrees to pay or cause to be paid any and all fees and outstanding special assessments on the property prior to any issuance of rebate. The Company agrees to furnish the City a copy of the receipt for its property tax payments no later than April 15 and October 15 for each year of this Agreement for the respective Reimbursement payment.

5. In consideration of the provisions for Reimbursement of tax payments relying on tax increment financing herein, the Company agrees that it will not pursue the exemption of the taxable value of the land or any improvements resulting from the Economic Development Project through any local or State of Iowa tax exemption program.

6. On the material breach by the Company of the terms and conditions of this Agreement, including failure to maintain occupancy requirements, this Agreement may be terminated by the City and the Company shall not be eligible for any Reimbursement for any period after the breach, provided, however that prior to any such termination the Company shall have prior written notice from the City with no less than 60 days opportunity to cure or commence to cure the purported breach.

SECTION III: MISCELLANEOUS

1. This Agreement shall not be construed to confer rights or privileges to third-party beneficiaries or entities not a party to this Agreement with the exception of the Current Owner and the Company and City agree that all rights and privileges set forth in this Agreement shall convey to the Current Owner, by way of a written assignment, in the case that the Purchase Agreement does not achieve a closing or for any other reason ("Current Owner Assignment"). In the case of a Current Owner Assignment the Company shall provide prompt written notice to the City providing notification of said assignment. Any transfer or assignment of the building, administration, operation, and/or lease arrangements, other than a Current Owner Assignment shall be proposed by the Company and be subject to City approval, as appropriate, such approval not to be unreasonably withheld denied, or delayed.

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

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

4. The parties agree to mutually cooperate in furtherance of completion of the Subject Building and related improvements. The City agrees to execute all documents reasonably required by

Company's lender in furtherance of construction and capital lending required for completion of the Subject Building and related improvements.

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

CITY OF DAVENPORT, IOWA

By: _____
Corri Spiegel, City Administrator

Attest:

Jackie E. Holecek, Deputy City Clerk

New College, LLC

By: _____

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Legal Description of 101 and 131 West 3rd Street, Davenport, Iowa

Lots 8, 9 and 10 in Block 43 of Antoine LeClaire's Addition to the City of Davenport, Scott County, Iowa

AND

Lots 6, and 7 in Block 43 in Antoine LeClaire's Addition to the City of Davenport, Scott County, Iowa, excepting there from the following described real estate: Part of Lots 6 and 7 in Block 43 of Antoine LeClaire's Addition to the City of Davenport, Scott County, Iowa, more particularly described as follows: Commencing at the Southeast corner of said Block 43 of Antoine LeClaire's Addition; thence North $01^{\circ}40'51''$ West along the East line of said Block 43, a distance of 150.50 feet to the South line of the vacated alley in said Block 43; thence continuing North $01^{\circ}40'51''$ West along the East line of said Block 43, a distance of 20.00 feet to the North line of said vacated alley and the Point of Beginning; thence South $88^{\circ}16'36''$ West along said north line, a distance of 107.76 feet to the northerly extension of the West face of an existing building; thence North $01^{\circ}36'28''$ West along said northerly extension, a distance of 44.78 feet; thence North $88^{\circ}20'03''$ East, a distance of 107.70 feet to the East line of said Block 43; Thence South $01^{\circ}40'51''$ East along said East line, a distance of 44.67 feet to the Point of Beginning.

City of Davenport

Agenda Group: Community Development
Department: Community Planning and Economic Development
Contact Info: Bruce Berger, 563-326-7769
Wards: 3

Action / Date
CD9/7/2016

Subject:

Resolution to set a public hearing to convey the following property: Parcel F0030-10, 1208 Farnam Street to Petitioner, Angela K. Sheets [Ward 3]

Recommendation:

Approve the resolution.

Relationship to Goals:

Revitalized Neighborhoods and Corridors.

Background:

As part of the Urban Homestead Program funded with a variety of Federal housing grants, the City has rehabilitated foreclosed and abandoned homes with the intention of selling them to income eligible households in Davenport. This program, which has been approved by City Council as part of the City's CDBG Five Year Comprehensive and One Year Annual Plans, enables vacant and dilapidated homes to be returned to the tax rolls and improves the look and feel of neighborhoods while providing eligible working families with affordable homeownership opportunities.

The respective petitioner has applied for and been approved as eligible to acquire this property from the City. City staff solicited an appraisal for the property and the house is being sold for \$83,000.

Approval of this resolution will authorize staff to publish a notice advertising the public hearing for Wednesday September 21, 2016 at 5:30 PM in Davenport City Council Chambers.

ATTACHMENTS:

Type	Description
□ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	9/1/2016 - 3:03 PM

Resolution No. _____

Resolution offered by Alderman Boom

RESOLUTION setting a public hearing regarding the proposed sale of:

Parcel F0030-10, 1208 Farnam Street to Petitioner Angela K. Sheets *Ward 3*

RESOLVED by the City Council of the City of Davenport.

WHEREAS, the City of Davenport is the legal owner of certain property legally described as:

PARCEL F0030-10, The South Twenty-seven (27) feet of Lot 7 and the North Twenty-six (26) feet of Lot 8, all in Block 100 in LeClaire's 8th Addition to the City of Davenport, Scott County, State of Iowa.

WHEREAS, the City of Davenport wishes to convey the property to the Petitioner Angela K. Sheets; and

WHEREAS, the transfer of this property is mutually beneficial to the City and the Petitioner; and

WHEREAS, transfer of this property will provide affordable owner-occupied housing to a working family in Davenport; and

WHEREAS, transfer of this property will generate additional tax revenue and alleviate the City of maintenance costs on abandoned and neglected properties; and

WHEREAS, a public hearing on the matter is required by law;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that a public hearing shall be held on the proposed transfer of this real estate on Wednesday, the 21st of September, 2016, at 5:30 PM in the Council Chambers of City Hall and notice of said hearing shall be published in the manner prescribed by law.

Approved::

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek
Deputy City Clerk

City of Davenport

Agenda Group: Committee of the Whole
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 1

Action / Date
CD9/7/2016

Subject:

Motion approving Case No. PP16-01 being the preliminary plat of Westport Addition, located south of West Locust Street between Wisconsin and Utah Avenues, containing 54 residential lots and four (4) outlots. [Ward 1]

Recommendation:

Note: The developer does not agree with the condition No. 4 regarding extending Stoughton Place to connect with Westport Drive.

The City Plan and Zoning Commission concurs with the findings and recommends the preliminary plat be approved subject to the conditions as stated in the letter from the City Plan and Zoning Commission dated August 22, 2016.

Findings:

- The plat conforms to the comprehensive plan.
- This is a preliminary plat and does not lock the City into final approvals as proposed.

The City Plan and Zoning Commission forwards Case No. PP16-01 to the City Council for approval subject to the following conditions:

1. That Richfield Drive be named Carson Drive on the final plat;
2. That no driveways be allowed at the end of pavement dead ends reserved for snow storage;
3. That the snow storage easement areas contain reinforced turf enhancements;
4. That Stoughton Place connect with Westport Drive; and
5. That the developer work with the City's Public Works Department regarding acceptable ways to handle the hammerhead turn-around situation(s) which included conditions 2, 3 and 4.

The Commission vote for approval was split with 6-yes, 2-no (Kelling & Lammers) and 1-abstention (Hepner).

Relationship to Goals:
Grow Tax Base

Background:

The plat is being proposed to extend residential development connecting the Greenfields and Westfield developments. The property represents an area of infill along West Locust Street between two existing residential subdivisions. The plat makes connections with the adjacent existing developments and does not proposed a direct Locust Street access. While the plat does not propose cul-de-sacs there are dead-ends and a hammerhead turn around. These like cul-de-sacs pose their own problems with snow removal and maintenance as earlier noted in the technical review section of the staff's report.

The developer has disagreed regarding extending Stoughton Place to connect with Westport

Drive and potentially eliminating two snow storage areas of concern to Public Works.

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

ATTACHMENTS:

Type	Description
▣ Exhibit	Motion only
▣ Backup Material	Background PP16-01

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	9/1/2016 - 3:02 PM

Motion No. _____

MOTION offered by

MOVED by the City Council of the City of Davenport.

MOTION approving the preliminary plat of Westport Addition (PP16-01), located south of West Locust Street between Wisconsin and Utah Avenues, containing fifty-four (54) residential lots and four (4) outlots. [1st Ward]

NOW, THEREFORE, BE IT MOVED, by the City Council of the City of Davenport that the preliminary plat of Westport Addition to the City of Davenport, Iowa, be the same and is hereby approved and accepted subject to all the conditions as stated below as follows:

1. That Richfield Drive be named Carson Drive on the final plat;
2. That no driveways be allowed at the pavement dead ends reserved for snow storage;
3. That the snow storage easement areas contain reinforced turf enhancements;
4. That Stoughton Place connect with Westport Drive; and
5. That the developer work with the City's Public Works Department regarding acceptable ways to handle the hammerhead turn-around situation(s) which include conditions 2, 3 and 4;

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

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk



City of Davenport

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

August 22, 2016

Honorable Mayor and City Council
226 W 4th Street
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of August 02, 2016, the City Plan and Zoning Commission considered Case No. PP16-01 being the preliminary plat of Westport Addition located along the south side of West Locust Street between Wisconsin and Utah Avenues containing 54 residential lots and four (4) outlots. The plat contains 17.58 acres, more or less, and is located between the Westfield and the Greenfield residential developments.

Findings:

- The plat conforms to the comprehensive plan.
- This is a preliminary plat and does not lock the City into final approvals as proposed.

Recommendation:

The Plan and Zoning Commission forwards Case No. PP16-01 to the City Council for approval subject to the following conditions:

1. That Richfield Drive be named Carson Drive on the final plat;
2. That no driveways be allowed at the pavement dead ends reserved for snow storage;
3. That the snow storage easement areas contain reinforced turf enhancements;
4. That Stoughton Place connect with Westport Drive; and
5. That the developer work with the City's Public Works Department regarding acceptable ways to handle the hammerhead turn-around situation(s) which included in conditions 2, 3 and 4.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission



		APPROVED	APPROVED						
Name:	Roll Call	P16-01 Westport	F16-07 Jersey Farms 11th						
Connell	P	Y	Y						
Hepner	P	AB	Y						
Inghram	P								
Kelling	P	N	Y						
Lammers	P	N	Y						
Maness	P	Y	Y						
Martinez	P	Y	Y						
Medd	P	Y	Y						
Quinn	Ex								
Reinartz	P	Y	Y						
Tallman	P	Y	Y						
		6-YES 2-NO 1-ABSTAIN	9-YES 0-NO 0-ABSTAIN						



PRELIMINARY PLAT
OF
WESTPORT ADDITION
A RE-SUBDIVISION OF LOT 30 OF WEST FIELD ADDITION,
BEING PART OF THE NORTH HALF OF SECTION 30,
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE
5TH PRINCIPAL MERIDIAN, IN THE CITY OF DAVENPORT,
COUNTY OF SCOTT, STATE OF IOWA
17.58 AC ±

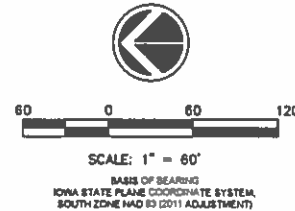
ENGINEER
MISSMAN, INC.
1717 STATE STREET
BETTENDORF, IOWA 52722
ATTN: JASON HOLDORF
PHONE: (563) 344-0260

SURVEYOR
MISSMAN, INC.
1717 STATE STREET
BETTENDORF, IOWA 52722
ATTN: DARYL A. BRICKNER
PHONE: (563) 344-0260

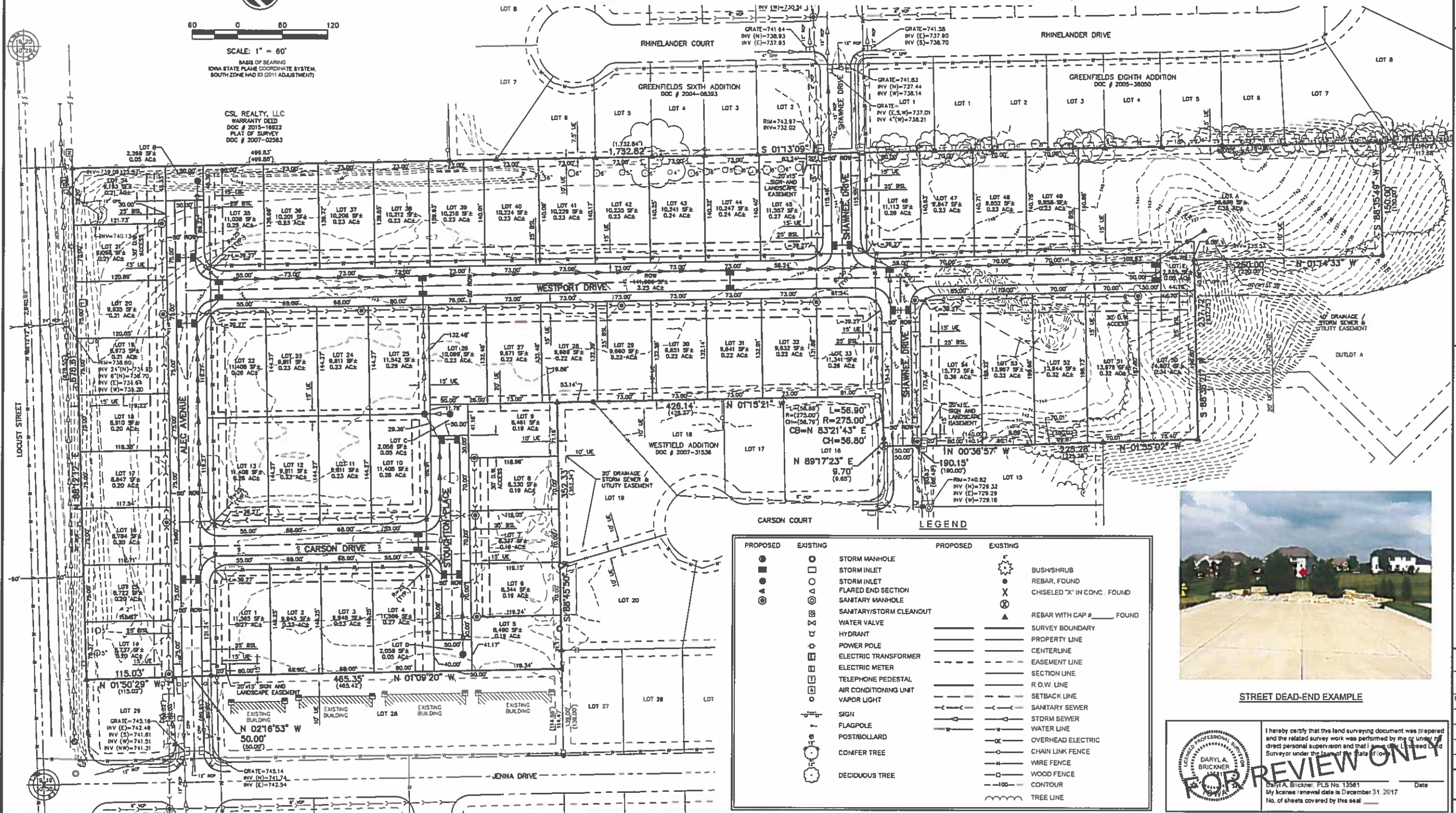
OWNER / SUBDIVIDER
MCCARTHY IMPROVEMENT COMPANY
5401 VICTORIA AVENUE - SUITE 700
DAVENPORT, IOWA 52807
ATTN: DAVE FAULK
PHONE: (563) 359-0321

SURVEYOR'S NOTES
This preliminary subdivision plat was prepared at the request of McCarthy Improvement Company, 5401 Victoria Avenue - Suite 700, Davenport, IA 52807. Contact: Dave Faulk (563) 359-0321.
It should be noted that in the performance of this survey, the courses and distances of the survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the survey of this property.
This property is subject to any and all easements, drainage areas and roadways that a complete title search would disclose.
No investigation was made as part of this survey to determine or show data concerning existence, size, depth, condition, capacity or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-8989.
No part of the subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19183CD045F, with an Effective Date February 18, 2011.
Distances are listed in feet and decimal part of a foot.

GENERAL NOTES
Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service, and cable T.V. to individual structures and street lights.
Zoning setback lines are based on Zoning requirements as of the date of City Council approval. In case of conflict between lines shown and future code requirements the code requirements shall govern.
This subdivision is currently zoned R-5M and R-4.
Lot "A" is designated as a Storm Water Detention Area.
Lots "B", "C", "D" and "E" are reserved for snow storage and landscape buffering.
Driveway access for Lots 5, 9, 34 and 50 shall be restricted to the 30' Right-of-Way frontage and shall not use any part of Lots B, C, D or E.



CSL REALTY, LLC
WARRANTY DEED
DOC # 2015-16822
PLAT OF SURVEY
DOC # 2007-02583

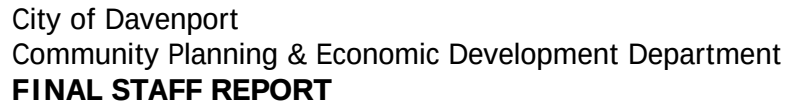


REVISIONS		DATE
NO.	DESCRIPTION	
1	ADDED LOTS B, C, D AND E	8/2/16

Missman, Inc.
Professional Engineers & Land Surveyors
Rock Island, IL • Bettendorf, IA • Davenport, IA • Des Moines, IA
(319) 788-7544 • (563) 344-0260 • (515) 665-6400 • (515) 748-5543
www.missman.com

WESTPORT ADDITION
DAVENPORT, IOWA
PRELIMINARY PLAT

Missman Project No.
C16S014
File Name:
C:\MS014\PRE-PLAT-2 7-26-16.dwg
© COPYRIGHT 2016
ALL RIGHTS RESERVED
Field Book No. ####
Drawn By: JDL
Checked By: CEJ
Date: 7/8/16
1
Sheet 1 of 1



Meeting Date: August 02, 2015
Request: Preliminary Plat Westport Addition
Address: South of West Locust St & West of Wisconsin Ave
Case No.: PP16-01
Applicant: McCarthy Improvement Company

Recommendation:

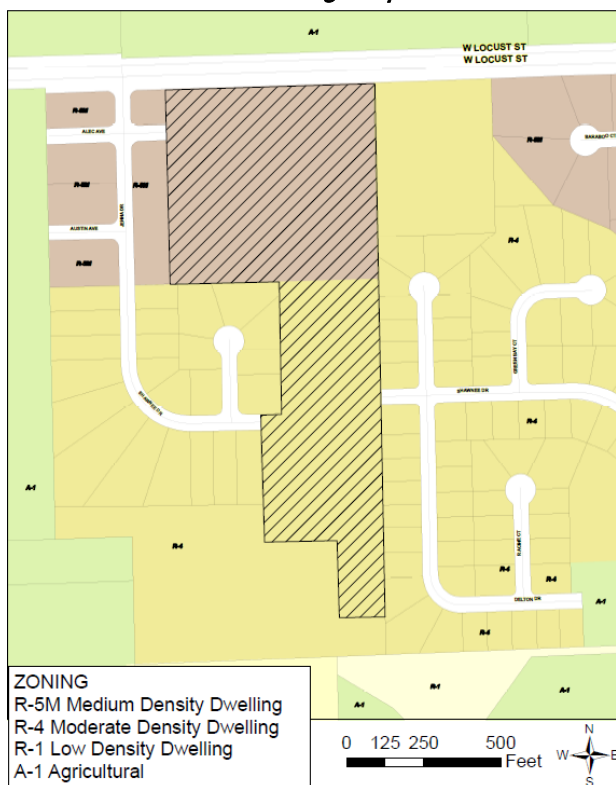
Staff would recommend the Plan and Zoning Commission forward Case No. PP16-01 to the City Council for approval subject to the listed conditions.

Introduction:

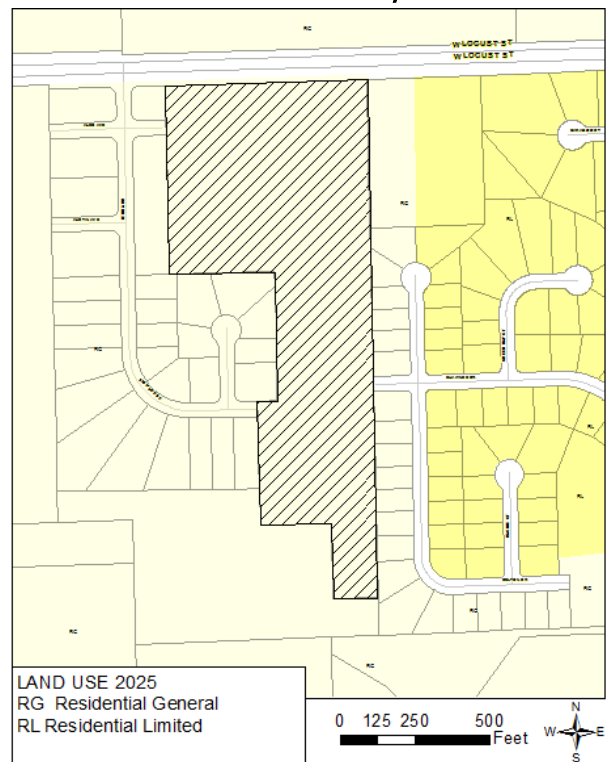
Petition of McCarthy Improvement Company for approval of a preliminary plat containing 57 residential lots located along the south side of West Locust Street between Wisconsin and Utah Avenues. The plat contains 17.58 acres, more or less, and is located between the Westfield and the Greenfield residential developments.

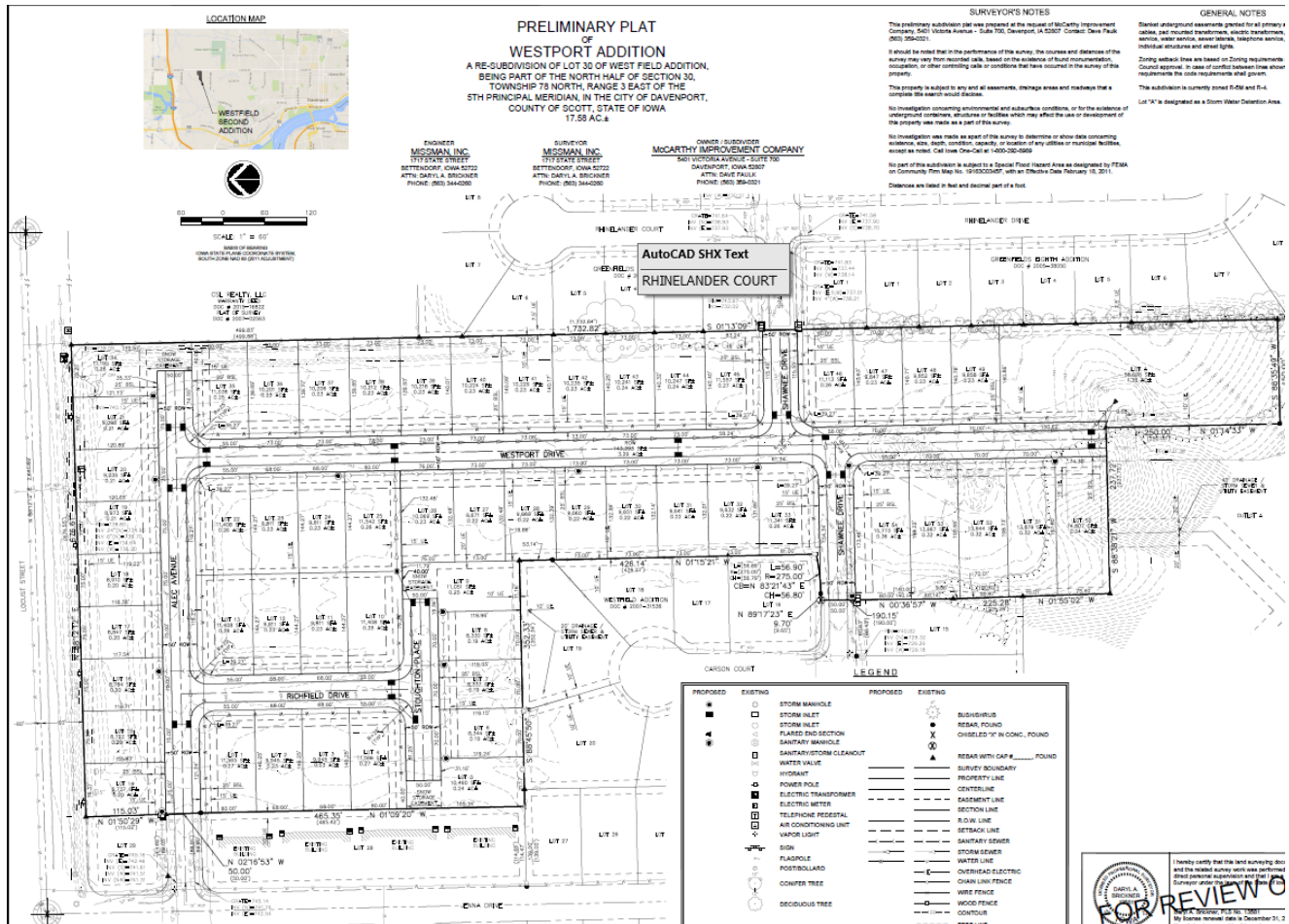
AREA CHARACTERISTICS:

Zoning Map



Land Use Map





Background:

Comprehensive Plan:

Within Urban Service Boundary 2025 & +2035: Yes

Proposed Land Use Designation:

Residential General (RG) which designates mixed use areas mostly residential but within walking distance of neighborhood –compatible commercial services.

Relevant Goals to be considered in this Case:

Strengthen the existing built environment – *Reduce the number of underoccupied, abandoned, or vacant buildings/properties through adaptive reuse and infill.*

Zoning:

The area of the plat contains two zoning classifications:

R-5M Medium Density Dwelling District along Locust Street and R-4 Moderate Density Dwelling further to the south.

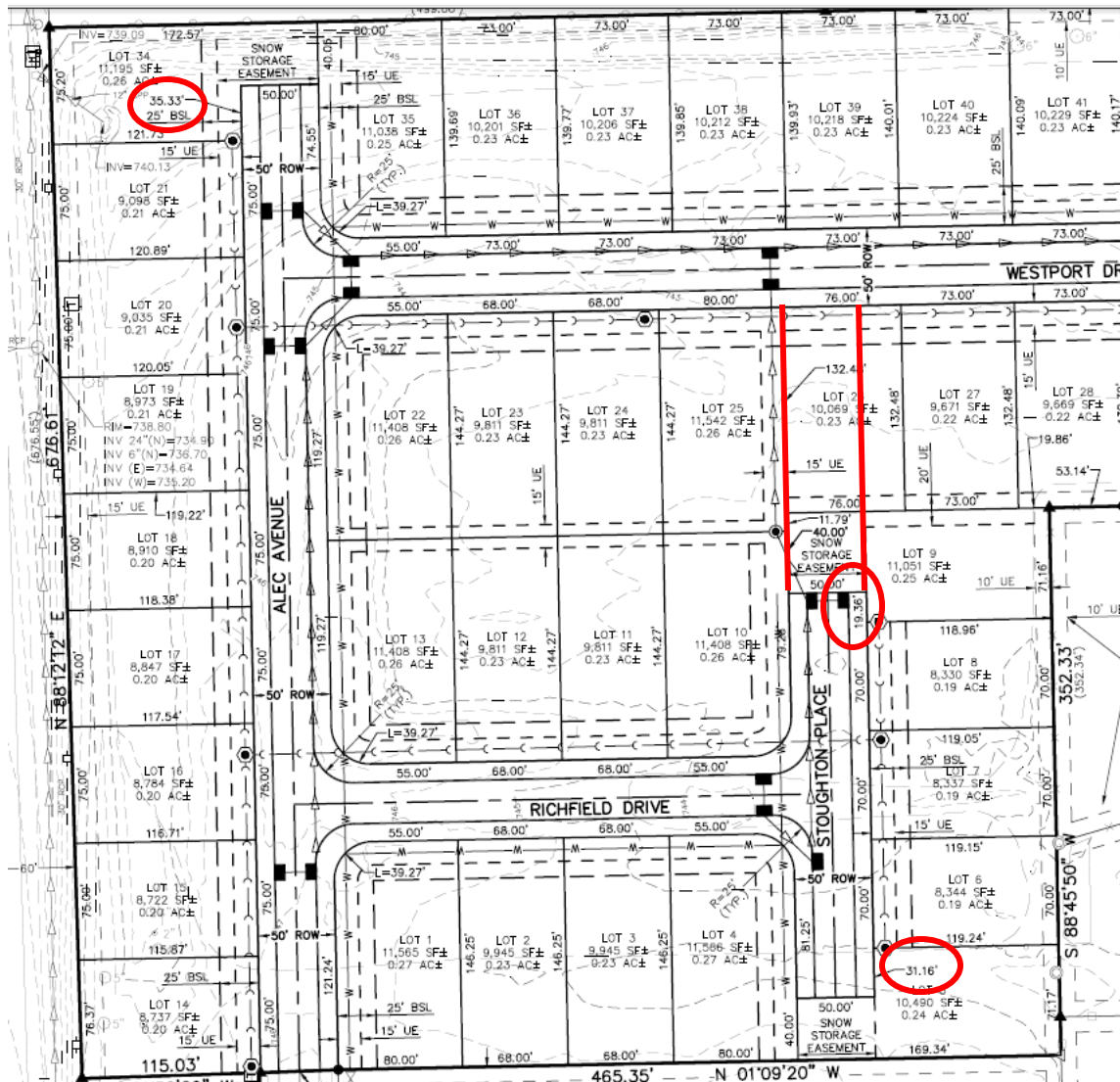
Technical Review:

Streets. The subject property is located along West Locust Street, an arterial street, and will interconnect with the adjacent residential developments to the east and west through Alec Avenue and Shawnee Drive.

The Public Works GIS office which handles street naming and addressing has noticed Richfield Drive aligns with an existing Carson Court in Westfield Addition. Richfield Drive should be named Carson Drive.

The Public Works streets division prefers snow storage easements at the dead ends. However there are some concerns with these:

1. Signage - Technically diamond signage is required at the end of any dead end street. These diamonds will be in the way for snow removal into this area.
 2. Parking - Experience has shown that on these hammerhead style of turn arounds people use these for parking or put a driveway off of the end so that these areas cannot be used for snow removal.
- Lot 9 with only 19 feet along the paved side is an example where a driveway off the end of the road would make sense to an owner. An alternative would be to have Stoughton Place connect with Westport Drive but solve this concern. This would require the loss of one lot but that may be able to be made up elsewhere by reducing lot widths along one street segment. Lot 5 (31 ft) and Lot 34 (33 ft) have enough room for a driveway off the side of the street.



- Grading will need to be reviewed carefully and possible enhanced drainage methods used.

It is understandable why a developer would choose a hammerhead turn-around; less pavement cost and more lots. Just compare Stoughton Place to the adjacent Carson Court in Westfield Addition. Both have drawbacks with driveway placement, parking on the street and snow removal.

Storm Water. Stormwater infrastructure will be internal and drain to a detention area at the south end of the property. Including the required detention, infiltration (capture of the at least the first 1.25-inches of rain) is required along with topsoil management requirements. The following relates to topsoil management requirements.

13.34.340 Soil quality restoration.

Healthy soil provides important stormwater management functions including efficient water infiltration and storage, adsorption of excess nutrients, filtration of sediments, biological decomposition of pollutants, and moderation of peak stream flows and temperatures. In addition, healthy soils support vigorous plant growth which intercepts rainfall, reducing runoff by increasing evaporation and transpiration. Urbanization and development severely diminish a soil's capacity to absorb, filter and store rainwater. Common development practices including clearing and removal of topsoil during grading, compaction of remaining soil, and planting into unimproved soil or poor quality imported topsoil, produce unhealthy plants and lawns that require excessive fertilizers and pesticides which can lead to polluted stormwater runoff. All areas subject to clearing and grading that have not been covered by impervious surfaces, incorporated into a stormwater management practice, or engineered as structural fill or slopes shall, at project completion, use one or more of the following practices to improve soil structure and water quality.

A. Soil Retention. Native topsoil should be retained in an undisturbed state to the maximum extent practicable. In any areas requiring grading, remove and stockpile the topsoil on-site in a designated controlled area where it will not be compacted, and not adjacent to stormwater management areas. Before stockpiled topsoil can be reapplied to other portions of the site it must be tested, and amended if needed, to meet the organic matter or depth requirements specified in the Davenport Stormwater Manual. When topsoil is replaced it shall be uncompacted to a depth of four inches. Subsoils below the topsoil layer should be scarified with some incorporation of the upper material to avoid stratified layers.

B. Soil Quality Restoration. Amend existing site topsoil or subsoil to a minimum rate of 5% organic matter content and a pH from 6.0 to 8.0 or matching the pH of the original undisturbed soil using methods specified in the Davenport Stormwater Manual. Soil that already meets the depth and organic matter quality standards, and is not compacted, does not need to be amended. The waiver for amending soil can be found in the Davenport Stormwater Manual. Upon completion of the project the topsoil layer shall have a minimum depth of four inches except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least four inches with some incorporation of the upper material to avoid stratified layers.

C. Maintenance. Soil quality and depth should be established toward the end of construction, and once established should be protected from compaction and erosion. The Davenport Stormwater Manual contains additional recommendations for maintenance of soil quality restoration areas.

D. Inspection. Areas where soil retention or soil quality restoration are implemented must meet the inspection requirements of Section 13.34.360 and the Davenport Stormwater Manual and be inspected prior to seeding or turf placement.

Sanitary Sewer. Sanitary sewer service is located in both Alec Avenue and Shawnee Drive.

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

Emergency Services. The property is located under three-miles from Fire Station No. 6, which is located at 1735 W Pleasant 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 property represents an area of infill along West Locust Street between two existing residential subdivisions. The plat makes connections with the adjacent existing developments and does not proposed a direct Locust Street access. While the plat does not propose cul-de-sacs there are dead-ends and a hammerhead turn around. These like cul-de-sacs pose their own problems with snow removal and maintenance as earlier noted in the technical review section. As a preliminary plat the City approves the layout concept and changes can occur with submission of the final plat.

Staff Recommendation:

Findings:

- The plat conforms to the comprehensive plan.
- This is a preliminary plat and does not lock the City into final approvals as proposed.

Recommendation:

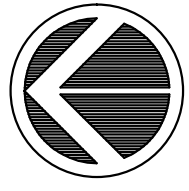
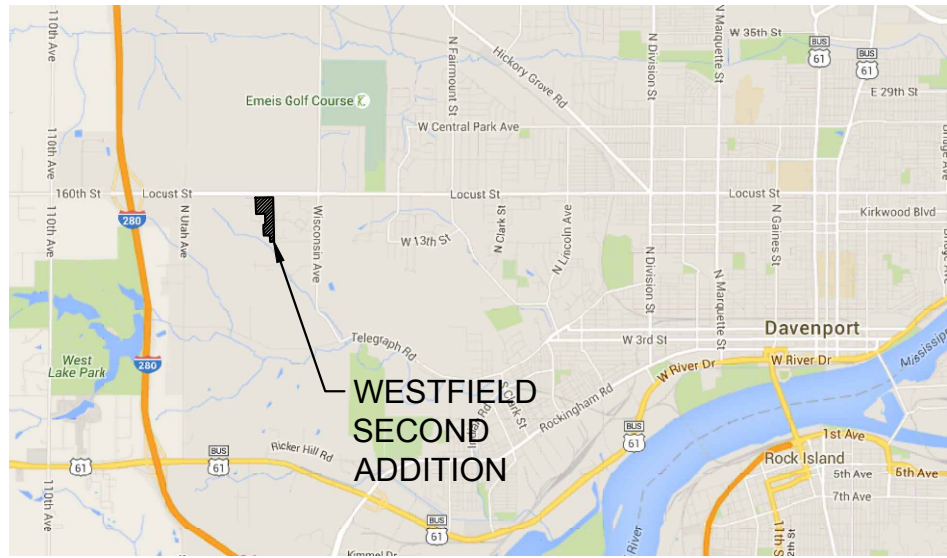
Staff would recommend the Plan and Zoning Commission forward Case No. PP16-01 to the City Council for approval subject to the following conditions:

1. That Richfield Drive be named Carson Drive on the final plat;
2. That no driveways be allowed at the pavement dead ends reserved for snow storage;
3. That the snow storage easement areas contain reinforced turf enhancements;
4. That Stoughton Place connect with Westport Drive; and
5. That the developer work with the City's Public Works Department regarding acceptable ways to handle the hammerhead turn-around situation(s) which included in conditions 2, 3 and 4.

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division

LOCATION MAP



60 0 60 120

SCALE: 1" = 60'

BASIS OF BEARING
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)

CSL REALTY, LLC
WARRANTY DEED
DOC # 2015-16822
PLAT OF SURVEY
DOC # 2007-02563

PRELIMINARY PLAT

OF

WESTPORT ADDITION

A RE-SUBDIVISION OF LOT 30 OF WEST FIELD ADDITION,
BEING PART OF THE NORTH HALF OF SECTION 30,
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE
5TH PRINCIPAL MERIDIAN, IN THE CITY OF DAVENPORT,
COUNTY OF SCOTT, STATE OF IOWA
17.58 AC.±

ENGINEER
MISSMAN, INC.
1717 STATE STREET
BETTENDORF, IOWA 52722
ATTN: DARYL A. BRICKNER
PHONE: (563) 344-0260

SURVEYOR
MISSMAN, INC.
1717 STATE STREET
BETTENDORF, IOWA 52722
ATTN: DARYL A. BRICKNER
PHONE: (563) 344-0260

OWNER / SUBDIVIDER
MCCARTHY IMPROVEMENT COMPANY
5401 VICTORIA AVENUE - SUITE 700
DAVENPORT, IOWA 52807
ATTN: DAVE FAULK
PHONE: (563) 359-0321

SURVEYOR'S NOTES

This preliminary subdivision plat was prepared at the request of McCarthy Improvement Company, 5401 Victoria Avenue - Suite 700, Davenport, IA 52807. Contact: Dave Faulk (563) 359-0321.

It should be noted that in the performance of this survey, the courses and distances of the survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the survey of this property.

This property is subject to any and all easements, drainage areas and roadways that a complete title search would disclose.

No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this survey.

No investigation was made as apart of this survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-8989

No part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0345F, with an Effective Date February 18, 2011.

Distances are listed in feet and decimal part of a foot.

GENERAL NOTES

Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service, and cable T.V. to individual structures and street lights.

Zoning setback lines are based on Zoning requirements as of the date of City Council approval. In case of conflict between lines shown and future code requirements the code requirements shall govern.

This subdivision is currently zoned R-5M and R-4.

Lot "A" is designated as a Storm Water Detention Area.

REVISIONS

DATE

DESCRIPTION

NO.

Missman, Inc.
Professional Engineers & Land Surveyors

Rock Island, IL • Bettendorf, IA • Rockford, IL • DeKalb, IL
(309) 788-7644 • (563) 344-0260 • (815) 965-6400 • (815) 748-5543
www.missman.com

WESTPORT ADDITION
DAVENPORT, IOWA

PRELIMINARY PLAT

Missman Project No:
C16S014

File Name:

C16S014-PREPLAT 7-9-16.dwg

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Field Book No: #####

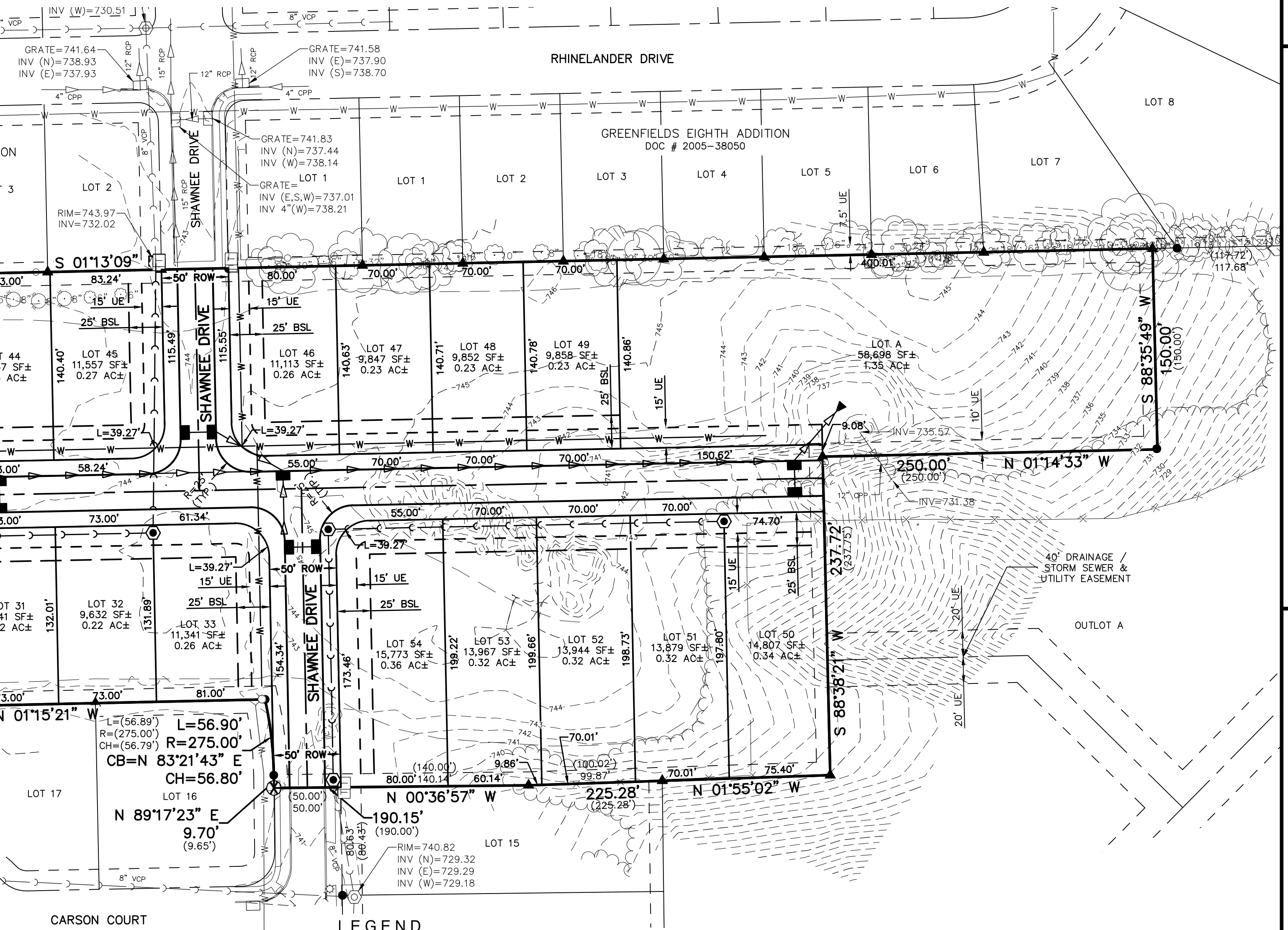
Drawn By: JDL

Checked By: CEJ

Date: 7/8/16

1

Sheet 1 of 1



PROPOSED	EXISTING	PROPOSED	EXISTING

FOR REVIEW ONLY

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

Daryl A. Brickner, PLS No. 13581
My license renewal date is December 31, 2017
No. of sheets covered by this seal: _____

City of Davenport

Agenda Group: Public Safety
Department: Public Works
Contact Info: Gary Statz (563) 326-7754
Wards: 4

Action / Date
PS8/17/2016

Subject:

Second Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by adding Ripley Street along the frontage of 1217 and 1221 Ripley Street. [Ward 4]

Recommendation:

Adopt the ordinance.

Relationship to Goals:

Revitalized Neighborhoods & Corridors

Background:

Residents at 1217 and 1221 Ripley Street do not have access to off street parking via driveway or alley and have requested "Resident Parking Only". Traffic Engineering has reviewed the request and recommends approval.

ATTACHMENTS:

Type	Description
▢ Ordinance	PS_ORD_Ripley St resident parking_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	8/25/2016 - 10:29 AM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE XI RESIDENT PARKING ONLY THERETO BY ADDING RIPLEY STREET ALONG THE FRONTAGE OF 1217 AND 1221 RIPLEY STREET.

Section 1. That Schedule XI Resident Parking Only of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding the following:

Ripley Street along the frontage of 1217 and 1221 Ripley Street.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch
Mayor

Attest: _____

Jackie E. Holecek, MMC
Deputy City Clerk

City of Davenport

Agenda Group: Public Safety
Department: City Clerk
Contact Info: Jackie Holecek
Wards: Varies

Action / Date
9/7/2016

Subject:

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

Route 6 Tourist Association - River to River Retro Road Trip, September 15, 6:00 - 8:00 PM, Closure Location: Brady St west on 4th to Marquette St, south to 3rd St and East on 3rd St to Brady St [Ward 3]

West High School - 2016 Homecoming Parade, September 15, 2016, 5:30 PM to 7:00 PM; Closure Location: West 18th St from Clark to Elsie, Elsie from 18th St to Lombard, Lombard from Elsie to Nevada, Nevada from Lombard to Locust, Locust between Nevada and West High School parking lot [Wards 2 & 4] **(To be voted on later in the agenda)**

James Oldham/Jimmie O's Saloon - Street Fest, September 24, 1:00 PM - Midnight, Closure Location: Rolff St between Telegraph Rd and Redwood Ave [Ward 1]

Central High School - 2016 Homecoming Parade, September 29, 5:00 PM - 7:00 PM, Closure Location: Staging area - Arlington Ave from 29th St to 30th St and 30th St from Arlington Ave to Garfield Park. Parade route - 29th St from Arlington Ave to Eastern Ave, Eastern Ave from 29th St to 33rd St, 33rd St/Kimberly Downs Rd from Eastern Ave to 36th St, 36th St from Kimberly Downs Rd to practice fields at Brady Street Stadium. [Wards 5 & 7]

St Ambrose University - Killer Bee Run, October 1, 6 AM to finish; Closure Location: Ripley St from High to Dover Ct, Dover Ct from High to Gaines St, Gaines St to High St, Rusholme from Gaines to Lillie Ave, Lillie Ave from Rusholme to Pleasant St, Warren St from Pleasant St to Spaulding Blvd [Wards 5 & 7]

Odie O Events - Race to Believe QC 16, October 8, 6:00 AM - 8:00 PM, Closure Location: Beiderbecke Dr at Marquette St [Ward 3]

Great River Brewery - Firkin Festival, October 22, 1:00 PM - 4:00 PM, Closure Location is Iowa Street between 2nd and 3rd Streets [Ward 3]

City of Davenport - Annual Halloween Parade, October 29, 10:00 AM - 4:00 PM, Closure Location: 3rd St from LeClaire to Ripley, Ripley between 2nd and 3rd Streets, 2nd St from Ripley to Iowa, Pershing Ave from 2nd to 4th St and Iowa St from 2nd to 4th St [Ward 3]

Hilltop Village Campus - Retrofest, September 10th, 7AM to 10 PM, Closure Location: 15th Street between Harrison and Main Streets **(TO BE VOTED ON LATER IN THE AGENDA)**

Recommendation:
Consider the requests.

Relationship to Goals:

Background:

ATTACHMENTS:

Type	Description
 Cover Memo	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	8/17/2016 - 10:49 AM

RESOLUTION NO. 2016-

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: Route 6 Tourist Association

Event: River to River Retro Road Trip – Cruise the One-Ways Event

Dates: September 15

Time: 6:00 PM to 8:00 PM

Closure Location: Brady west to Marquette St, south to 3rd St and East on 4th St back to Brady

Ward: 3

Entity: James Oldham/Jimmie O's Saloon

Event: Street Fest

Dates: September 24th

Time: 1:00 PM - Midnight

Closure Location: Rolff Street between Telegraph Rd and Redwood

Ward: 1

Entity: St Ambrose University

Event: Killer Bee

Dates: October 1st

Time: 6 a.m. to finish

Closure Location: Ripley Street from High to Dover Court, Dover Court from High to Gaines Street, Gaines Street to High Street, Rushlome from Gaines to Lillie Avenue, Lillie from Rusholme to Pleasant St, Warren Street from Pleasant St to Spaulding Blvd

Ward: 5, 7

Entity: Odie O Events

Event: Race to Believe QC 16

Dates: October 8th

Time: 6:00 AM – 8:00 PM

Closure Location: Beiderbecke Dr at Marquette St

Ward: 3

Entity: Great River Brewery
Event: Firkin Festival
Date: Saturday, October 22nd
Time: 1:00 – 4:00 PM
Closure Location: Iowa Street between 2nd and Third Streets
Ward: 3

Entity: City of Davenport
Event: Annual Halloween Parade
Date: Saturday, October 29th
Time: 10:00 AM– 4:00 PM (Staging area: Third at River Dr to Brady and north/south streets between 2nd and 4th Street closed at 10:00 AM)
Closure Location/Route: Third Street from LeClaire Street to Scott Street, Scott Street from Third Street to Second Street, Second Street from Scott to Iowa, Pershing Avenue from Second to Fourth Streets and Iowa Street from Second to Fourth Streets
Ward: 3

Entity: West High School * TO BE VOTED ON LATER IN THIS AGENDA*
Event: 2016 Homecoming Parade
Date: September 15th
Time: 5:30 – 7:00 PM
Closure Location/Route: West 18th Street from Clark to Elsie, Elsie from 18th Street to Lombard, Lombard from Elsie to Nevada, Nevada from Lombard to Locust, Locust between Nevada and West High School Parking lot
Ward: 2 and 4

Entity: Hilltop Village Campus * TO BE VOTED ON LATER IN THIS AGENDA*
Event: Retrofest
Date: September 10th
Time: 7 AM to 10 PM
Closure Location: 15th Street between Harrison and Main Streets
Ward: 5

Entity: Central High School
Event: 2016 Homecoming Parade
Date: September 29, 2016
Time: 5:00 – 7:00 PM
Closure Location: Staging Area: Arlington Ave from 29th to 30th St and 30th St from Arlington Ave to Garfield Park: Parade route: 29th St from Arlington Ave to Eastern Ave, Eastern Ave from 29th to 33rd, 33rd St/Kimberly Downs Rd from Eastern to 36th St, 36th St from Kimberly Downs Rd to practice fields at Brady Street Stadium [Ward 5&7]

Approved this 14th day of September, 2016.

Approved:

Frank Klipsch, Mayor

Attest:

Jackie E. Holecek, MMC, Deputy City Clerk



City of Davenport

Agenda Group: Public Safety
Department: FINANCE/REVENUE
Contact Info: SHERRY EASTMAN 326-7795
Wards: VARIOUS

Action / Date
PS9/7/2016

Subject:
Motion approving beer and liquor license applications.

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

Ward 1

Jimmie O's Saloon (Oldham Enterprizes LLC) - 2735 Telegraph Rd. onto Rolff St. - Outdoor Area September 24 - 25, 2016 'Street Fest' - License Type: C Liquor

Ward 3

Central Grocery (Central Grocery LLC) - 234 W 3rd St. - License Type: Upgrade to E Liquor

Chuck's Tap (White T. Corporation) - 1731 W 6th St. - Outdoor Area rescheduled from September 10 to September 17, 2016 'Bags Tournament' - License Type: C Liquor

Front Street Brewery/Okttoberfest (Front Street Brewery Inc.) - 421 W River Dr. (Parking lot only) - Outdoor Area September 30 - October 1, 2016 - License Type: B Beer

Hilltop Campus Village 'Retrofest' (Hilltop Campus Village Corporation) - Harrison St. between 14th & 15th St. - Outdoor Area September 10, 2016 - License Type: Beer / Wine **(To be voted on later in the agenda)**

La Flama Restaurant (Jam Brothers Inc.) - 114 Myrtle St., Suite F - License Type: C Liquor

Quad Cities Fall Pride (Andrew Glasscock) - 400 Biederbecke Dr. (Centennial Park) - Outdoor Area September 23 - 24, 2016 - License Type: Beer / Wine

Recommendation:
Consider the license applications.

Relationship to Goals:
Support local businesses.

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

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	9/1/2016 - 11:02 AM
Finance Committee	Watson-Arnould, Kathe	Approved	9/1/2016 - 11:03 AM

City Clerk

Thompson, Tiffany

Approved

9/1/2016 - 2:49 PM

City of Davenport

Agenda Group: Public Safety
Department: Public Works
Contact Info: Gary Statz; (563) 326-7754
Wards: 5

Action / Date
PS9/7/2016

Subject:

Motion approving the petition for an alley light behind 3022 Arlington Avenue. [Ward 5]

Recommendation:

Approve the Motion.

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities

Background:

A petition was received and reviewed for the location on this motion. There is a dark area where the petitioner is requesting a light.

To alleviate this issue a petition has been received and reviewed by Traffic Engineering for an alley light to be installed on an existing wood pole behind 3022 Arlington Avenue. The 100 W equivalent LED light will hang over the alley.

ATTACHMENTS:

Type	Description
▣ Exhibit	PS_MOT_3022 Arlington Ave alley light petition

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/1/2016 - 10:18 AM
Public Works Committee	Lechvar, Gina	Approved	9/1/2016 - 10:19 AM
City Clerk	Thompson, Tiffany	Approved	9/1/2016 - 2:50 PM



City of
Davenport

PETITION FOR
PUBLIC LIGHTING

Date 10 Aug '16

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

STREET LOCATION _____

or _____

ALLEY LOCATION POLE ON WEST SIDE OF ALLEY BETWEEN 3017 &
3021 DAVENPORT AVE.

REASON FOR LIGHT SECURITY DUE TO IT BEING VERY DARK BACK
HERE & INCREASED CRIME.

RESIDENT(S) SIGNATURE

ADDRESS

PHONE NUMBER

<u>Amie Sprague</u>	<u>3022 ARLINGTON AVE</u>	<u>309-798-8085</u>
<u>Ruth Dugger</u>	<u>3018 " "</u>	<u>309-737-7697</u>
<u>Diana Fawcett</u>	<u>3017 DAVENPORT AVE</u>	<u>563-468-3316</u>
<u>Holly L. O'Brien</u>	<u>3021 " "</u>	<u>563 468 1316</u>

Please include all residents near the proposed light location.

PETITIONER/CONTACT PERSON

SIGNATURE OF PETITIONER

Brent Sprague

PRINT NAME

BRENT SPRAGUE

ADDRESS

3022 ARLINGTON AVE

ZIP CODE

52803

PHONE NUMBER

309-798-8085

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

For Questions, call:
563-326-7729

City of Davenport

Agenda Group: Public Safety
Department: Fire
Contact Info: Fire Chief Lynn Washburn
Wards: All

Action / Date
PS9/7/2016

Subject:
Motion affirming the Davenport Fire Department re-accreditation from Center for Public Safety Excellence for years 2016-2021. [All Wards]

Recommendation:
Approve the motion.

Relationship to Goals:
Well-protected community

Background:
Davenport Fire Department was originally accredited by Center for Public Safety Excellence in 2011. Re-accreditation occurs every five years. Davenport Fire Department is one of 217 fire departments internationally that holds this accreditation.

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety Committee	Thompson, Tiffany	Approved	9/2/2016 - 11:33 AM

City of Davenport

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

Action / Date
PW9/7/2016

Subject:

Resolution to grant MidAmerican Energy Company electric easements on city property at two locations; Ridgeview Park along Division Street and the north edge of the Transload Facility property. [Ward 8]

Recommendation:

Approve the resolution.

Relationship to Goals:

Welcome Investment

Background:

In order to provide the necessary electrical service to the new Kraft Heinz plant being built northeast of the city's Transload Facility. MidAmerican Energy Company will need to run power lines across city owned property at two locations; Ridgeview Park along Division Street and along the north edge of the Transload Facility property. MidAmerican Energy is offering \$1,600 for the option for the Ridgeview Park easement and \$6,400 upon exercise of option for a total of \$8,000 for the Ridgeview Park easement and \$2,440.49 for the option for the Transload Facility property easement and \$9,761.95 upon exercise of option for a total of \$12,202.44 for the Transload Facility property easement.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution pg 2
▣ Cover Memo	Electric easement - Ridgeview Park
▣ Backup Material	Electric Easement - Transload

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	8/11/2016 - 10:04 AM
Public Works Committee	Lechvar, Gina	Approved	8/11/2016 - 10:04 AM
City Clerk	Admin, Default	Approved	8/11/2016 - 10:15 AM

Resolution No. _____

Resolution offered by Alderman Ambrose.

RESOLUTION to to grant MidAmerican Energy Company electric easements on city property at two locations; Ridgeview Park along Division Street and the north edge of the Transload Facility property.

RESOLVED by the City Council of the City of Davenport.

WHEREAS, the City of Davenport own Parcels W0319A12, Ridgeview Park and W2801-03, Transload Facility.

WHEREAS, Kraft Heinz is constructing a new plant northwest of the Transload Facility.

WHEREAS, MidAmerican Energy Company is required to provide the necessary electrical service to the Kraft Heinz plant.

WHEREAS, MidAmerican Energy Company will pay \$8,000 for the electric easement along the east edge of Ridgeview Park and \$12,202.44 for the electric easement along the east and north edge of the Transload Facility property and along 500 ft. of the south line of the SE ¼ of Section 28 T79N, Range 3E.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Mayor and City Clerk are authorized to execute options to MidAmerican Energy Company for electric easements on city property at two locations; Ridgeview Park along Division Street and at the Transload Facility east and north edge of the Transload Facility property and along 500 ft. of the south line of the SE ¼ of Section 28 T79N, Range 3E.

Passed and approved this 14th day of September, 2016.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk



MidAmerican Energy Company
P.O. Box 657
Des Moines, IA 50306

August 2, 2016

VIA CERTIFIED MAIL

Dear Sir/Madam:

Enclosed is a legal notification informing you about a proposed 161 kV electric transmission line project in your area.

MidAmerican Energy Company (MidAmerican) is limited by Iowa law in the discussions it can have with landowners regarding proposed transmission line routes until thirty (30) days after the mailing of this notice.

Enclosed is a project area map, Option for Electric Easement (Overhang and Access Only), and easement Methods and Factors calculation for the offer and payment that applies to your property.

Sincerely,

A handwritten signature in cursive script that reads "Jamie Baker".

Jamie A. Baker
Manager, Right of Way Services

BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED
NOTICE OF PUBLIC PROJECT TO CONSTRUCT ELECTRIC
IMPROVEMENTS

MidAmerican Energy Company (MidAmerican or Company), a public utility with its principal place of business at 666 Grand Avenue, Des Moines, Iowa 50309, is proposing to construct a 161,000 volt (161 kV) electric transmission line in Scott County, Iowa from an existing MidAmerican electric substation located on North Division Street in Davenport, Iowa northerly and westerly to a proposed MidAmerican electric substation on Enterprise Way in Davenport, Iowa. MidAmerican is also proposing to construct a second 161 kV electric transmission line from the proposed electric substation on Enterprise Way westerly and southerly to an interconnection with an existing MidAmerican 161 kV electric transmission line on Wisconsin Avenue in Davenport, Iowa.

The corridors for the proposed 161 kV electric transmission lines are generally depicted on the enclosed map. The new 161 kV electric transmission lines will be constructed using single pole structures. The new 161 kV electric transmission lines will provide additional electric capacity to enable the Company to serve new electric loads in the Enterprise Way area. MidAmerican will seek easement rights from landowners for the proposed lines to be constructed across public and private property. The new permanent easement width requested will generally be 25 feet along roads and 50 feet elsewhere along the proposed route.

This notice is being provided in accordance with the Iowa Code. As a landowner or a party in possession of, or residing on, property affected by the location and construction of said electric transmission lines, you are being provided notice.

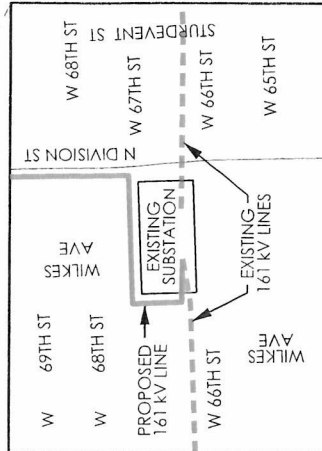
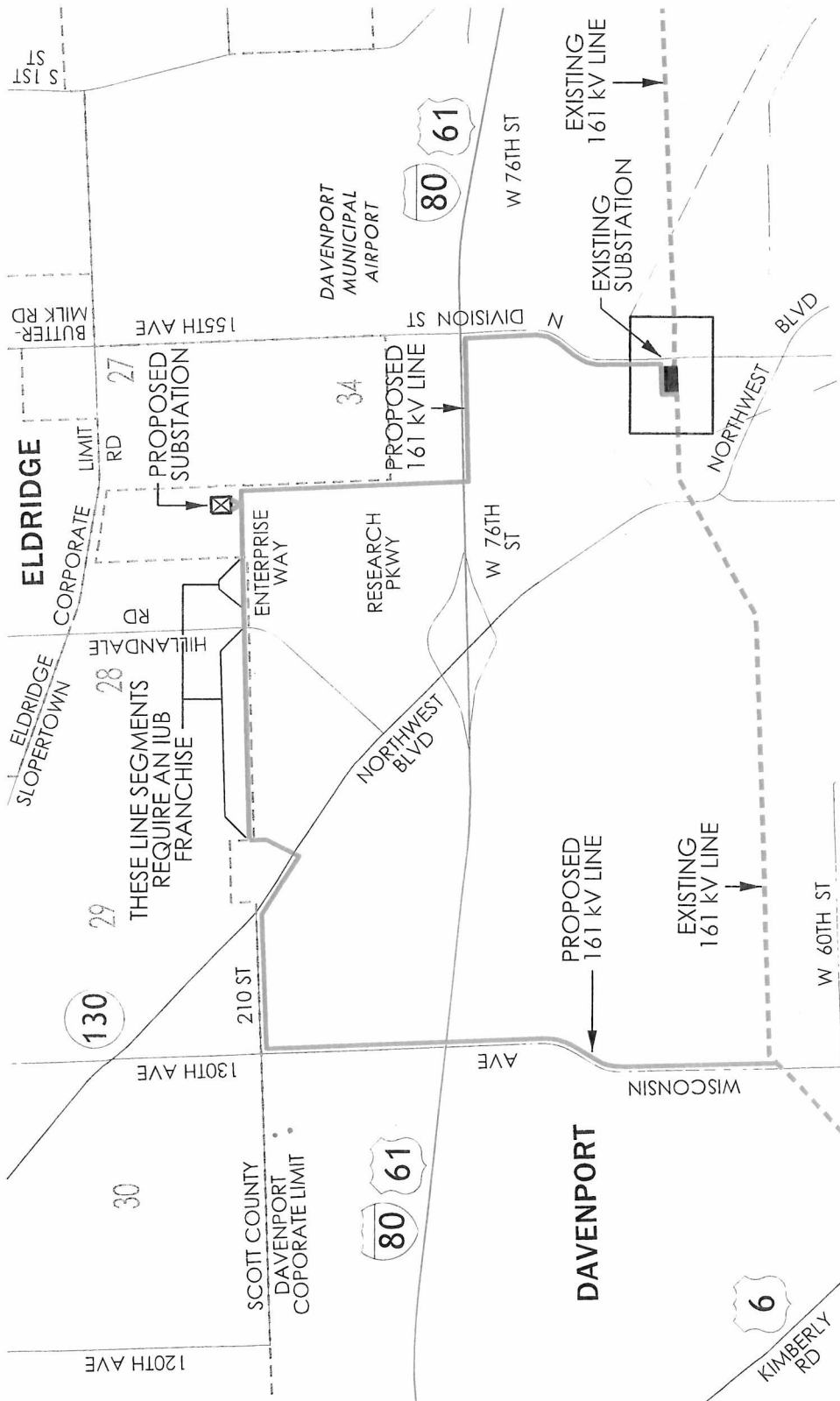
Thirty (30) days following the mailing of this notice, right-of-way personnel from the Company will begin contacting landowners to negotiate voluntary easements. It is MidAmerican's strong desire to acquire voluntary easements, however; if necessary, MidAmerican will request the right of eminent domain (condemnation) on property where voluntary easements have not been obtained.

If the voluntary easements cannot be obtained, the Company will seek condemnation authority from the applicable public authority and petition the chief judge of the judicial district for Scott County to appoint a compensation commission. The compensation commission sets the compensation amount. The Company posts the amount of the award with the Sheriff to be claimed by the landowner. The Company may then proceed with the work. The landowner or the Company may appeal the amount determined by the compensation commission to the courts.

When this project is completed, the Company will meet with landowners to settle construction damages.

**For more information, please contact MidAmerican Energy Company
at 563-333-8150.**

R-2E R-3E

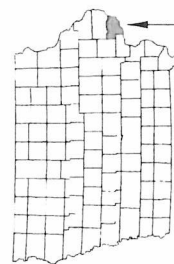


PROPOSED 161 kV
TRANSMISSION LINES IN
SCOTT COUNTY



PROPOSED
LINE ROUTE
EXISTING ELECTRIC LINES

REVISION DATE: 6/10/16



SCOTT
COUNTY

Parcel # SC-028.000
Landowner Board of Park Commissioners of the City of Davenport, Iowa

METHODS & FACTORS - IOWA CODE 6B.45
Easement Payment Calculation Sheet

A. Land Value / Square Foot \$0.00 / SF

Land Values based on the ISU 2015 Land Value Survey

B. Permanent Easement Area Value \$0.00 / SF

50% of land value / Square Foot

C. Temporary or Overhang Easement Area Value \$0.00 / SF

25% of land value / Square Foot

D. Permanent Easement Area In Square Ft 0.00 SF

E. Temp. or Overhang Easement Area in Square Ft 148,987.00 SF

F. Pole / Anchor Payment \$8,000.00

12 x \$500 value per anchor

2 x \$1000 value per wooden structure

G. Payment For Permanent Easement \$0.00

Payment = B x D

H. Payment For Overhang Easement \$0.00

Payment = C x E

I. Total Easement Payment \$8,000.00

Payment = F + G + H

J. Easement Option Payment \$1,600.00

Payment due at signing = 20% of I

K. Balance of Total Easement Payment \$6,400.00

Payment due upon exercise of option, Payment = I - J

Date: _____

Landowner:

MidAmerican Energy Company:

Prepared by and return to: Dawn M. Carlson 563.333.8150 MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES PO BOX 4350-DAV4, Davenport, Iowa 52808

**MIDAMERICAN ENERGY COMPANY
OPTION FOR ELECTRIC EASEMENT**

Tract No.	<u>SC-028.000</u>	State of	<u>Iowa</u>	
		County of	<u>Scott</u>	
		Section	<u>3</u>	
		Township	<u>78</u>	North
		Range	<u>3</u>	East of the 5 th P.M.

OPTION AND EASEMENT

1. For and in consideration of the sum of One Thousand Six Hundred Dollars and 0/100 (\$1,600.00), and other valuable consideration, in hand paid by MIDAMERICAN ENERGY COMPANY, an Iowa corporation, receipt of which is hereby acknowledged, the undersigned owner(s) **Board of Park Commissioners of the City of Davenport, Iowa**, its successors and assigns, and the undersigned tenant(s) and parties of interest (collectively the "Grantor"), does hereby grant to MIDAMERICAN ENERGY COMPANY, its successors and assigns ("Grantee"), the exclusive right, for and during the period of twenty-four (24) months from the date hereof, to acquire an Electric Easement in accordance with the terms and conditions set forth herein. For the further consideration of Six Thousand Four Hundred Dollars and 0/100 (\$6,400.00), hereinafter referred to as an "Option", and upon exercise of said Option to acquire an Electric Easement, Grantor does hereby give and grant to Grantee, pursuant to the following terms and conditions, a perpetual, non-exclusive easement to construct, reconstruct, operate, maintain, replace or remove electric supply line(s) for the transmission and distribution of electric energy and for communication and electrical controls, including other reasonably necessary poles, towers, wires, guys, guy stubs, anchors, including other necessary equipment incident thereto (collectively "Facilities") upon, over, along, and across certain property described below, together with the right to survey the property and the right to trim, cut down, and remove such trees, brush, saplings, and bushes as may interfere with the proper construction, maintenance, operation or removal of said lines upon, over, along, across, adjacent to and overhanging the premises as described on the attached Exhibit "A" ("Easement Area"), and by this reference made a part hereof, together with the right to extend to any other party the use, jointly with the Grantee, of any structure(s) placed pursuant to the terms hereof, such lines to form a part of an electric distribution and transmission system and including the right of ingress and egress to and from the same, and all the rights and privileges incident and necessary to the enjoyment of this easement.

DESCRIPTION OF PROPERTY CONTAINING EASEMENT AREA: See attached Exhibit "A".

2. Grantee shall have the irrevocable right, commencing upon the date of the exercise of this Option, to survey the property; to conduct engineering and associated investigations including, but not limited to, core boring and soil testing; to cut down, trim, spray or remove any trees or other vegetation growing in or adjacent to said Easement Area which, in the judgment of Grantee, may interfere with or endanger said facilities; and to install access gates to said Easement Area in the fences on the property of Grantor.

3. In consideration of such grant, Grantee agrees that it will repair or pay for any damage which may be caused to crops, fences, or other property, real or personal, of the Grantor by the construction, reconstruction, maintenance, operation, replacement or removal of the facilities (except for damage to property placed subsequent to the granting of this easement), that Grantee determines interferes with the operation and maintenance of the facilities and associated equipment. The cutting, recutting, trimming and removal of trees, branches, saplings, brush or other vegetation on or adjacent to the Easement Area is expected and not considered damage to the Grantor.

4. Subject to the rights of the Grantee granted herein, Grantor shall have the right to cultivate, use and occupy the land. No brush or other inflammable materials shall be deposited, or accumulated or burned within the Easement Area.

5. Grantor agrees that it will not construct or place any permanent or temporary buildings, structures, including but not limited to fences, trees, plants, wells or other objects on the Easement Area described herein, or make any changes in ground elevation without written permission from Grantee indicating that said construction or ground elevation changes will not result in inadequate or excessive ground cover, or otherwise interfere with the Grantee's rights to operate and maintain its facilities, and that no act shall be performed which violates the clearance requirements of the National Electrical Safety Code and/or the rules of the state utility regulatory authority where the Facilities are located.

6. Upon exercise of the Option, all the foregoing provisions shall constitute the easement granted to the Grantee by Grantor.

LICENSE DURING THE PERIOD OF THE OPTION

7. During the period of the Option granted herein, Grantee shall have the irrevocable right, commencing upon the date of the execution of this instrument, to survey the property; to conduct engineering and associated investigations including, but not limited to, core boring and soil testing; to cut down, trim, spray or remove any trees and shrubs growing in or adjacent to the Easement Area as may be necessary, in the judgment of Grantee, to conduct the aforementioned surveys and investigations; and of ingress and egress over said land of Grantor.

8. In consideration of such grant, Grantee agrees that it will repair or pay for any damage which may be caused to crops, fences, or other property, real or personal, of the Grantor by the construction, reconstruction, maintenance, operation, replacement or removal of the facilities, that Grantee determines interferes with the operation and maintenance of the facilities and associated equipment.

9. Subject to the rights of the Grantee granted herein, Grantor shall have the right to cultivate, use and occupy the land. No brush or other inflammable materials shall be deposited, or accumulated or burned within the Easement Area.

10. Grantor agrees that it will not construct or place any permanent or temporary buildings, structures, including but not limited to fences, trees, plants, wells or other objects on the Easement Area described herein, or make any changes in ground elevation without written permission from Grantee indicating that said construction or ground elevation changes will not result in inadequate or excessive ground cover, or otherwise interfere with the Grantee's rights to operate and maintain its facilities, and that no act shall be performed which violates the clearance requirements of the National Electrical Safety Code and/or the rules of the state utility regulatory authority where the Facilities are located.

EXTENSION OF OPTION

11. The Grantee shall have the right, at the sole option of the Grantee, to extend the herein granted Option for a period of 12 months; said extension shall commence immediately upon expiration of the original Option. Consideration for said extension shall be One Thousand Dollars and 0/100 (\$1,000.00), and shall be payable at the time of such extension.

EXERCISE OF OPTION

12. The Option granted herein shall be deemed exercised by Grantee, and the easement rights agreed upon herein shall be deemed granted, upon the recording of a Notice of Exercise of Option in the office of the Recorder of Deeds in the county in which the property is situated. A copy of the Notice of Exercise of Option shall be deposited in the United States mail in a prepaid sealed envelope addressed to Grantor at their last known address. A check, payable to Grantor in the amount of the further consideration stated above, shall accompany the Notice of Exercise of Option to the Grantor first above named.

TERMINATION OF OPTION

13. If the Grantee shall not elect to exercise the Option herein, or shall fail to exercise same within the time(s) hereinbefore provided, the Option shall terminate without further action and all rights granted hereunder shall become null and void.

14. It is mutually understood and agreed that this instrument covers all of the agreements and stipulations between the parties and that no representations or statements, oral or written, have been made modifying or changing the terms hereof.

NOTICE TO ANY SUBSEQUENT PURCHASER OF THE PROPERTY

15. The rights to further consideration in this Option are considered to belong to the Grantor. For the Grantee to recognize any assignment of those rights to a subsequent purchaser of this land there must be a valid written assignment of those rights by the Grantor and a copy of that assignment must be provided to the Grantee before the Option is exercised.

16. Grantor certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Grantor hereby agrees to defend, indemnify and hold harmless Grantee from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

17. Each of the provisions of this Option shall be enforceable independently of any other provision of this Option and independent of any other claim or cause of action. In the event of any matter or dispute arising out of or related to this Option, it is agreed between the parties that the law of the jurisdiction and location where this Option is recorded (including statute of limitation provisions) will govern the interpretation, validity and effect of this Option without regard to the place of execution or place of performance thereof, or any conflicts of law provisions. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS OPTION. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.

18. Grantor hereby relinquishes all rights of dower, homestead and distributive share in and to the property and waives all rights of exemption as to any of the property. Grantor understands that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this Option, Grantor voluntarily gives up any right to this protection for this property with respect to claims based upon this Option.

Signed, sealed and delivered this _____ day of _____, 20____.

OWNER:

TENANT:

OWNER ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) ss

This record was acknowledged before me on _____, 20____, by _____
_____.

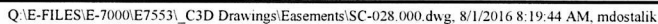
Signature of Notary Public

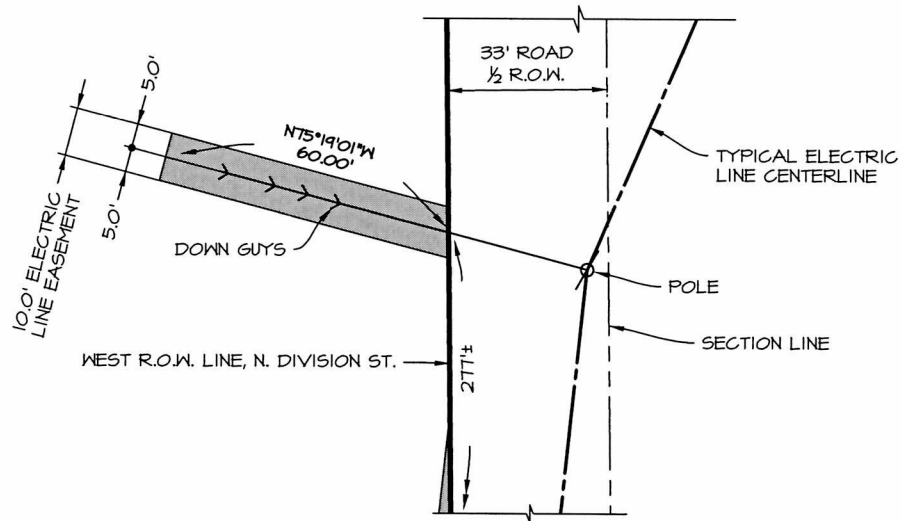
TENANT ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) ss

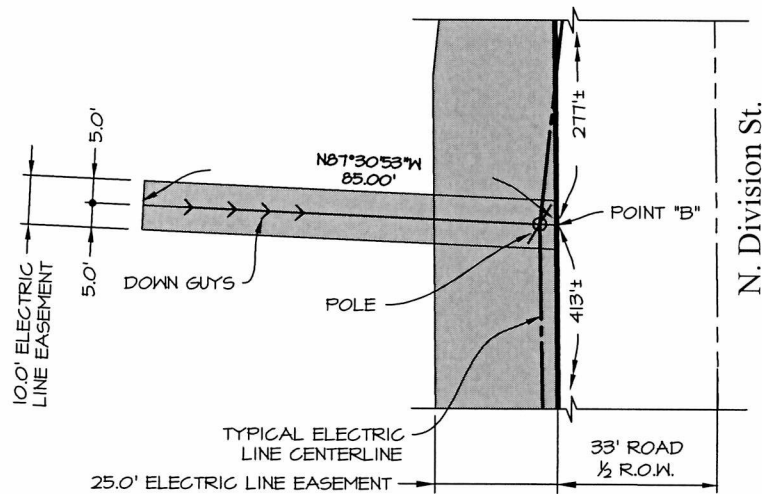
This record was acknowledged before me on _____, 20____, by _____
_____.

Signature of Notary Public





EASEMENT DETAIL #2
SCALE: 1" = 30'



EASEMENT DETAIL #1
SCALE: 1" = 30'

NORTH



0' 5' 10' 20' 30'

OWNER
BOARD OF PARK COMMISSIONERS OF
THE CITY OF DAVENPORT, IOWA

MIDAMERICAN ENERGY COMPANY

**SCOTT COUNTY
SECTION 3, T-78N, R-3E**

DRAWN BY: MMD DATE: 08-01-16

CHECKED: PJS SCALE: 1" = 30'

APPROVED:

EXHIBIT "A"

SHEET 2 OF 3

SC-028.000

PROPERTY DESCRIPTION

LOTS TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18), ALL IN CRESTVIEW MANOR FIRST ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA;

AND,

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION THREE (3), TOWNSHIP SEVENTY-EIGHT (78) NORTH, RANGE THREE (3) EAST OF THE FIFTH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA; THENCE NORTH 1°14' EAST 895.27 FEET TO THE CENTER LINE OF FOSTER DRIVE; THENCE 33 FEET DUE WEST TO A POINT OF BEGINNING; THENCE DUE WEST 660.7 FEET TO A POINT ON THE EAST LINE OF CRESTVIEW MANOR FIRST ADDITION; THENCE NORTH 0°11' WEST 425 FEET; THENCE DUE EAST 40 FEET; THENCE NORTH 37°30' WEST 157.26 FEET TO A POINT ON THE SOUTH SIDE OF RIDGEVIEW DRIVE; THENCE NORTHEASTERLY 24.89 FEET ALONG THE SOUTHERLY LINE OF RIDGEVIEW DRIVE ON A CURVE (CONCAVE) NORTHWESTERLY WITH A RADIUS OF 220 FEET; THENCE NORTH 44°49' EAST 320.2 FEET; THENCE NORTHEASTERLY ON A CONCAVE CURVE SOUTHEASTERLY WITH A RADIUS OF 400 FEET FOR A DISTANCE OF 314.14 FEET; THENCE NORTH 89°49' EAST 215.7 FEET TO A POINT ON THE WEST LINE OF DIVISION STREET; THENCE SOUTH 1°14' WEST A DISTANCE OF 405.3 FEET TO THE POINT OF BEGINNING;

AND,

A PARCEL OF LAND NOW KNOWN A HILLSIDE LANE, LOCATED IN CRESTVIEW MANOR 1ST ADDITION, A REPLAT OF PART OF RIDGEVIEW PARK, IN THE CITY OF DAVENPORT, IOWA, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., BEING MORE PARTICULARLY DESCRIBED AS ALL OF THAT LAND WHICH IS BOUNDED ON THE WEST BY THE EAST LINE OF HOWELL STREET; BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF LOT 14, CRESTVIEW MANOR 1ST ADDITION; BOUNDED ON THE EAST BY THE EAST LINE OF SAID CRESTVIEW MANOR 1ST ADDITION; AND BOUNDED ON THE SOUTH BY THE NORTHERLY LINE OF LOT 15, CRESTVIEW MANOR 1ST ADDITION, SAID PARCEL OF LAND MEASURING APPROXIMATELY 120 FEET BY 50 FEET.

ELECTRIC LINE EASEMENT DESCRIPTION (EASEMENT AREA)

COMMENCING AS A POINT OF REFERENCE AT THE CENTER OF SECTION 3, T-78N, R-3E OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA; THENCE NORTH, 895.27 FEET ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION 3 TO A POINT ON THE CENTERLINE OF W 70TH STREET; THENCE WEST, 33 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING TO BE REFERENCED AS POINT "A" AND BEING ON THE WEST RIGHT-OF-WAY LINE OF N. DIVISION STREET; THENCE CONTINUING WEST, 25.0 FEET ALONG SAID CENTERLINE TO A POINT; THENCE NORTH, 443 FEET, MORE OR LESS, ALONG A LINE THAT LIES 58.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NW 1/4 TO A POINT; THENCE NORTHEASTERLY, 211 FEET, MORE OR LESS, TO A POINT THAT LIES 33 FEET WEST OF THE SAID EAST LINE AND BEING ON THE WEST RIGHT-OF-WAY LINE OF N. DIVISION STREET; THENCE SOUTH, 653 FEET, MORE OR LESS, ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING;

AND,

TWO 10.0 FEET WIDE STRIPS OF LAND ACROSS THE NW 1/4 OF SAID SECTION 3, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT PREVIOUSLY REFERENCED POINT "A"; THENCE NORTH, 413 FEET, MORE OR LESS, ALONG THE WEST RIGHT-OF-WAY LINE OF N. DIVISION STREET TO THE POINT OF BEGINNING OF THE FIRST EASEMENT CENTERLINE TO BE REFERENCED AS POINT "B"; THENCE N87°30'53"N, 85.00 FEET TO THE POINT OF TERMINATION OF THE FIRST EASEMENT CENTERLINE,

AND,

COMMENCING AS A POINT OF REFERENCE AT PREVIOUSLY REFERENCED POINT "B"; THENCE NORTH, 277 FEET, MORE OR LESS, ALONG THE WEST RIGHT-OF-WAY LINE OF N. DIVISION STREET TO THE POINT OF BEGINNING OF THE SECOND EASEMENT CENTERLINE; THENCE N75°19'01"N, 60.00 FEET TO THE POINT OF TERMINATION OF THE SECOND EASEMENT CENTERLINE.

SAID EASEMENT CONTAINS 0.342 ACRES, MORE OR LESS, WHICH INCLUDES 0.014 ACRES, MORE OR LESS, OF EXISTING ROAD RIGHT-OF-WAY.

OWNER
BOARD OF PARK COMMISSIONERS OF
THE CITY OF DAVENPORT, IOWA

MIDAMERICAN ENERGY COMPANY			
SCOTT COUNTY SECTION 3, T-78N, R-3E			
DRAWN BY:	MMD	DATE:	08-01-16
CHECKED:	PJS	SCALE:	
APPROVED:			
EXHIBIT "A"		SC-028.000	
SHEET 3 OF 3			

NOTICE OF CANCELLATION

The undersigned grantor hereby acknowledges the receipt in duplicate of this Notice of Cancellation from MidAmerican Energy Company.

The legal rights, duties and obligations of the grantor and MidAmerican Energy Company are set forth in the Iowa Code as follows:

CANCELLATION. A person seeking to acquire an easement or other property interest for the construction, maintenance or operation of an electric transmission line or a pipeline shall:

1. Allow the landowner or a person serving in a fiduciary capacity in the landowner's behalf to cancel any agreement granting an easement or other interest by certified mail with return requested to the Company's principal place of business if received by the Company within seven (7) days, excluding Saturday and Sunday, of the date of the contract and inform the landowner or such fiduciary in writing of the right to cancel prior to the signing of the agreement by the landowner or such fiduciary.
2. Provide the landowner or a person serving in a fiduciary capacity in the landowner's behalf with a form in duplicate for the notice of cancellation.
3. Not record any agreement until after the period for cancellation has expired.
4. Not include in the agreement any waiver of the right to cancel in accordance with this section.

The landowner or a person serving in a fiduciary capacity in the landowner's behalf may exercise the right of cancellation only once for each transmission line or pipeline project.

Grantor further acknowledges that grantor has been given the opportunity to read and discuss this form in its entirety prior to executing an easement or Option for Easement with MidAmerican Energy Company.

Easement/Option Date _____ Project No. T90EI Parcel No. SC-028.000

Quarter _____ NW $\frac{1}{4}$ Sec. 3 Twp. 78 Rge. 3 County Scott

_____ Signature	_____ Date	_____ Signature	_____ Date
--------------------	---------------	--------------------	---------------

Grantor hereby cancels the easement or Option for Easement granted to MidAmerican Energy Company on the above referenced date.

This Notice of Cancellation and the consideration which was paid to the grantor must be delivered to MidAmerican Energy Company at the following address by certified mail with return receipt requested within seven days, excluding Saturday and Sunday, from the date of signing the easement or Option for Easement.

Right of Way Services
MidAmerican Energy Company
P.O. Box 657
Des Moines, IA 50306

_____ Signature	_____ Date	_____ Signature	_____ Date
--------------------	---------------	--------------------	---------------

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_____ Date	_____ Date

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Right of Way Services
MidAmerican Energy Company
P.O. Box 657
Des Moines, IA 50306

_____ Signature	_____ Signature
_____ Date	_____ Date

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

Print or type
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only **one** of the following seven boxes:

- ☐ Individual/sole proprietor or single-member LLC
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶
Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
☐ Other (see instructions) ▶
- ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)

Requester's name and address (optional)

6 City, state, and ZIP code

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number

				-			-				
--	--	--	--	---	--	--	---	--	--	--	--

or

Employer identification number

				-							
--	--	--	--	---	--	--	--	--	--	--	--

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign
Here

Signature of
U.S. person ▶

Date ▶

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding? on page 2.

By signing the filled-out form, you:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
- Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

Resolution No. _____

Resolution offered by Alderman Ambrose.

RESOLUTION to to grant MidAmerican Energy Company electric easements on city property at two locations; Ridgeview Park along Division Street and the north edge of the Transload Facility property.

RESOLVED by the City Council of the City of Davenport.

WHEREAS, the City of Davenport own Parcels W0319A12, Ridgeview Park and W2801-03, Transload Facility.

WHEREAS, Kraft Heinz is constructing a new plant northwest of the Transload Facility.

WHEREAS, MidAmerican Energy Company is required to provide the necessary electrical service to the Kraft Heinz plant.

WHEREAS, MidAmerican Energy Company will pay \$8,000 for the electric easement along the east edge of Ridgeview Park and \$12,202.44 for the electric easement along the east and north edge of the Transload Facility property and along 500 ft. of the south line of the SE ¼ of Section 28 T79N, Range 3E.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Mayor and City Clerk are authorized to execute options to MidAmerican Energy Company for electric easements on city property at two locations; Ridgeview Park along Division Street and at the Transload Facility east and north edge of the Transload Facility property and along 500 ft. of the south line of the SE ¼ of Section 28 T79N, Range 3E.

Passed and approved this 14th day of September, 2016.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

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

Action / Date
PW9/7/2016

Subject:

Resolution approving Change Order One for the Fiscal Year 2017 Sewer Lining Program (Bid 16-79) in the amount Not-To-Exceed \$183,923.25; CIP Project #30021. [All Wards]

Recommendation:

Pass the resolution.

Relationship to Goals:

Davenport – *The Choice Community for Living*
Upgraded City Infrastructure & Public Facilities

Background:

The Sanitary Sewer Lining Program is currently in progress, and the Sewers Division has identified additional sanitary sewer lines for CIPP lining to be included in this year's program.

This resolution will approve Change Order Number One (1) for the Fiscal Year 2017 Sewer Lining Program with SAK Construction, LLC in the amount of \$183,923.25. This is CIP project #30012.

There are sufficient available funds in this CIP program to cover the costs of the additional work.

SUMMARY OF CONTRACT AMOUNT:

Original Contract:	\$ 1,347,568.75
Previous Change Orders	\$ 0.00
<u>This Change Order</u>	<u>\$ 183,923.25</u>

Amended Contract Amount: \$ 1,531,492.00

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES pg2
▣ Backup Material	CO#1 FY 2017 Sewer Lining Program

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/1/2016 - 10:58 AM
Public Works Committee	Lechvar, Gina	Approved	9/1/2016 - 10:58 AM
City Clerk	Thompson, Tiffany	Approved	9/1/2016 - 2:51 PM

Resolution No. _____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION Approving Change Order One for the Fiscal Year 2017 Sewer Lining Program (Bid 16-79) in the amount Not-To-Exceed \$183,923.25; CIP Project #30021.

WHEREAS, the City entered into a contract with SAK Construction, LLC for the Fiscal Year 2017 Sewer Lining Program; and

WHEREAS, the Sewer Division has identified additional sanitary sewer lines for CIPP lining to be included in this year's program; and

WHEREAS, the Contractor will incur additional costs beyond the original contract due to these changes;

WHEREAS, the additional work is to be performed at the agreed upon prices;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said Change Order One for the Fiscal Year 2017 Sewer Lining Program (Bid 16-79) is hereby approved.

Passed and approved this 14th day of September, 2016.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk



City of Davenport
Public Works Department

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

CERTIFICATIONS

CITY ENGINEER _____
(Work is Required)

CIP MANAGEMENT ANALYST _____
(Funds are Available)

CHIEF OF CONSTRUCTION _____
(Work is Constructible)

PUBLIC WORKS DIRECTOR _____
(Approval)

CONTRACTOR: SAK Construction LLC
CONTRACTING COMPANY: SAK Construction LLC
ADDRESS: 864 Hoff Road; O'Fallon, Missouri 63366

PROJECT TITLE: FY 2017 Sanitary Sewer Lining Program (Bid 16-79)
CHANGE ORDER #1
CIP # 30021
ORG #
OBJECT #530350

CHANGE ORDER DESCRIPTION:

1. Sewer Division has identified additional lines for CIPP lining to be included in this year's program. This change order adds the following bid item quantities to the contract:

7111 Lineal Feet of CIPP Sanitary Sewer Lining 8" @ \$21.25/LF =	\$151,108.75
334 Lineal Feet of CIPP Sanitary Sewer Lining 10" @ \$22.00/LF =	\$ 7,348.00
199 Lineal feet of CIPP Sanitary sewer Lining 12" @ \$30.25/LF =	\$ 1,662.50
56 Lineal Feet of CIPP Sanitary sewer Lining 15" @ \$39.00/LF =	\$ 3,444.00
53 Insignia End Seal Kit 8" @ \$160.00 Each =	\$ 8,480.00
2 Insignia End Seal Kit 10" @ \$170.00 Each =	\$ 340.00
1 Insignia End Seal Kit 12" @ \$220.00 Each =	\$ 90.00
2 Insignia End Seal Kit 15" @ \$240.00 Each =	\$ 200.00
150 Live Laterals Identified and Re-established @ \$75.00 Each =	<u>\$ 11,250.00</u>
	\$183,923.25

Cost: \$183,923.25
Working Days Adjustment: None

There are sufficient available funds in this CIP program to cover the costs of the additional work.

SUMMARY OF CONTRACT AMOUNT:

Original Contract:	\$ 1,347,568.75
Previous Change Orders	\$ 0.00
<u>This Change Order</u>	<u>\$ 183,923.25</u>

Amended Contract Amount: \$ 1,531,492.00

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

Date: _____

Recommend/Approved: _____
Contractor

Date: 7/21/16



City of Davenport
Public Works Department

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

Recommend/Approved: _____
(Up to \$15,000) Brian Schadt, P.E., Deputy Director of
Public Works - City Engineer

Date: _____

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

Date: _____

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

Date: _____

Required: Green Sheet Motion to Approve

Council Meeting Date: _____

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

Date: _____

Required: Green Sheet Resolution to Approve

Council Meeting Date: _____

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Nick Schmuecker; (563) 327-5162
Wards: All

Action / Date
PW9/7/2016

Subject:

Resolution on the plans, specifications, forms of contract and estimated cost for the 2016 Crack Sealing, Crack Filling, and Joint Resealing Project, CIP Project #35015. [All Wards]

Recommendation:

Pass the resolution.

Relationship to Goals:

Enhanced Quality of Life.

Background:

This project is intended to maximize pavement life by eliminating crack congregation and by reducing water seepage through open cracks into pavement subbase. Based on data acquired from an outside contractor, the City is able to identify and prioritize appropriate candidates using pavement management to realize the greatest benefit with the money available.

This project utilizes crack filling and crack sealing, where appropriate, in composite and asphaltic streets. For Portland Cement Concrete streets, crack sealing and joint resealing shall be utilized.

The project is scheduled to be bid this October with construction to be completed by June 30th 2017. Funding for the 2016 Crack Sealing, Crack Filling, and Joint Resealing Project is established within CIP #35015. The current estimate is \$500,000.

ATTACHMENTS:

Type	Description
□ Resolution Letter	Resolution Letter
□ Backup Material	Map

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/1/2016 - 11:00 AM
Public Works Committee	Lechvar, Gina	Approved	9/1/2016 - 11:00 AM
City Clerk	Thompson, Tiffany	Approved	9/1/2016 - 2:51 PM

Resolution No. _____

Resolution offered by Alderman Ambrose

Resolution approving the plans, specifications, form of contract and estimated cost for the 2016 Crack Sealing, Crack Filling, and Joint Resealing Project, CIP Project #35015. *[All Wards]*

WHEREAS, on the 24th day of August, 2016, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the 2016 Crack Sealing, Crack Filling, and Joint Resealing Project, CIP Project #35015.

WHEREAS, Notice of Hearing on plans, specifications and form of contract was published as required by law:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for said 2016 Crack Sealing, Crack Filling, and Joint Resealing Project.

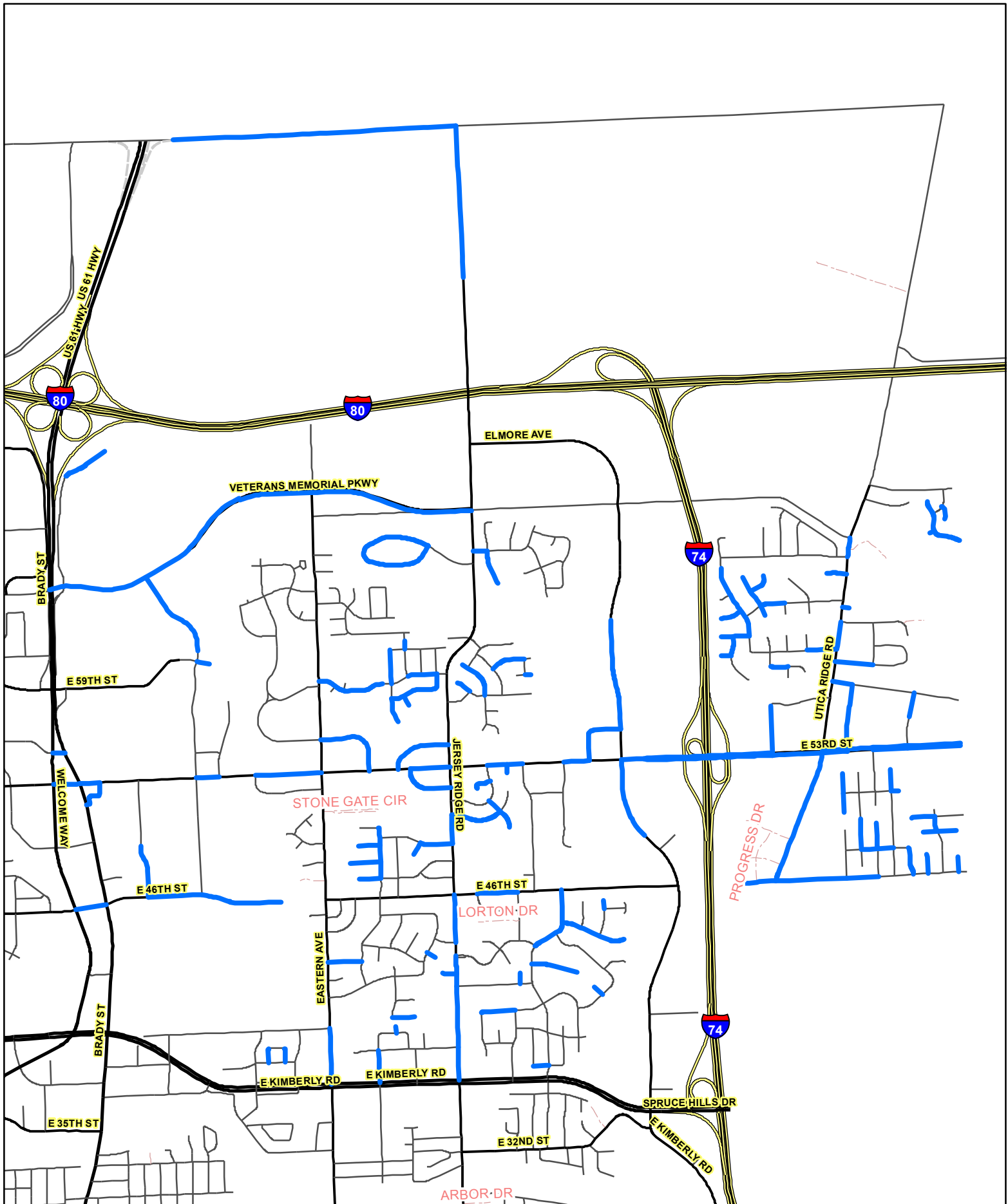
Passed and approved this 14th day of September, 2016.

Approved:

Attest:

Frank Klipsch, Mayor

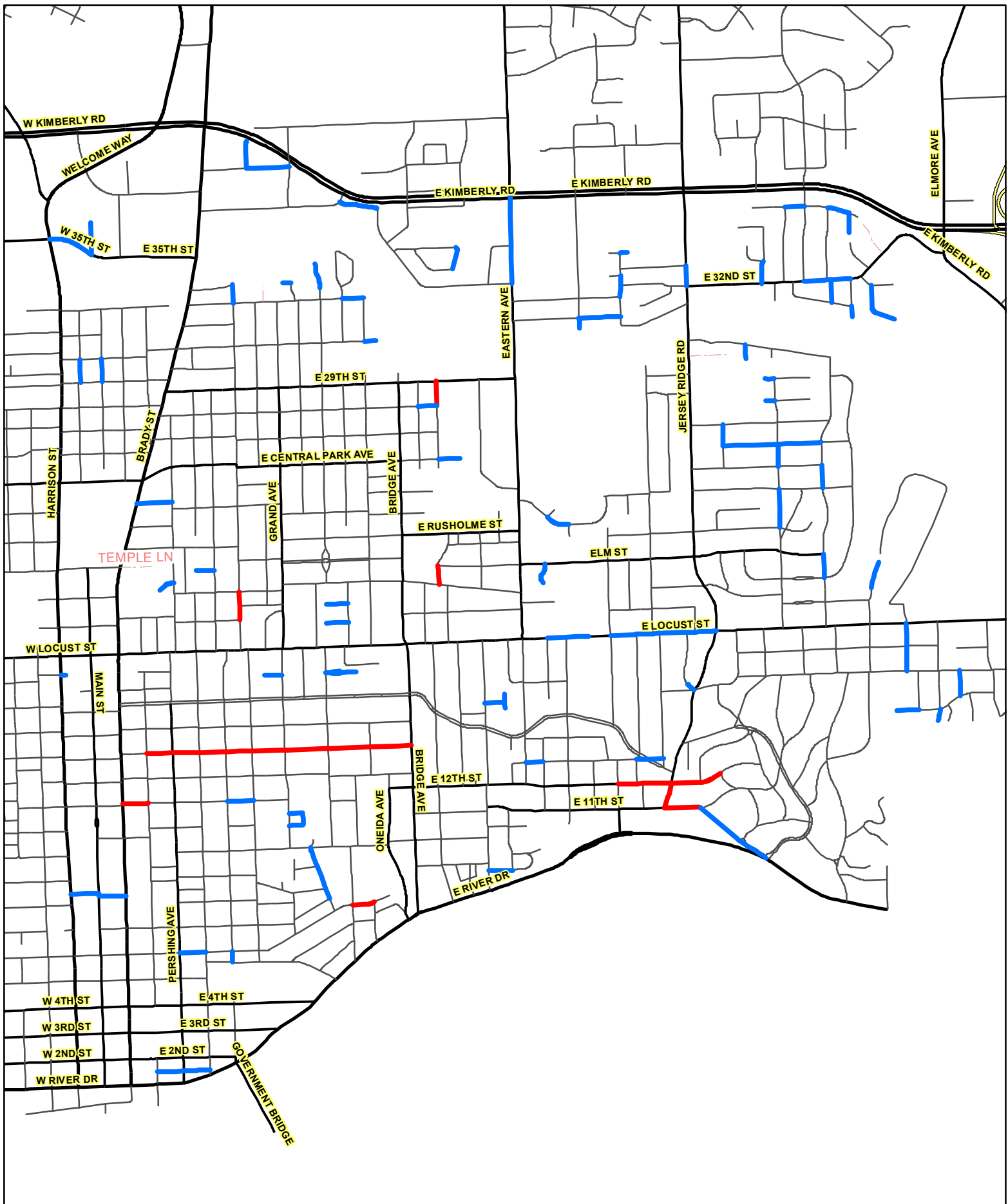
Jackie E. Holecek, Deputy City Clerk



2016 Crack and Joint Seal Program Quadrant 1

Legend

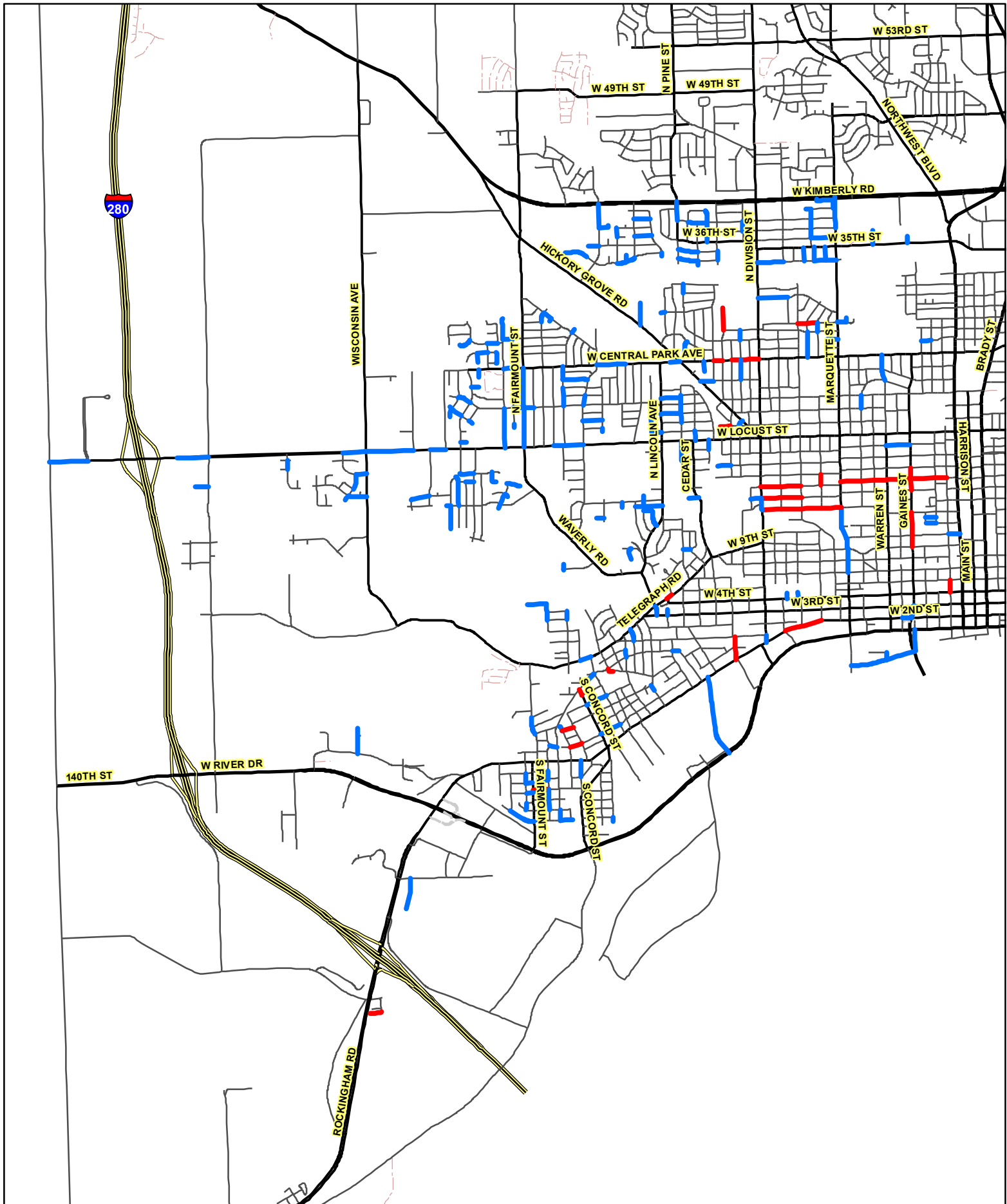
- Crack Seal ACOM
- Crack Seal PCC



2016 Crack and Joint Seal Program Quadrant 2

Legend

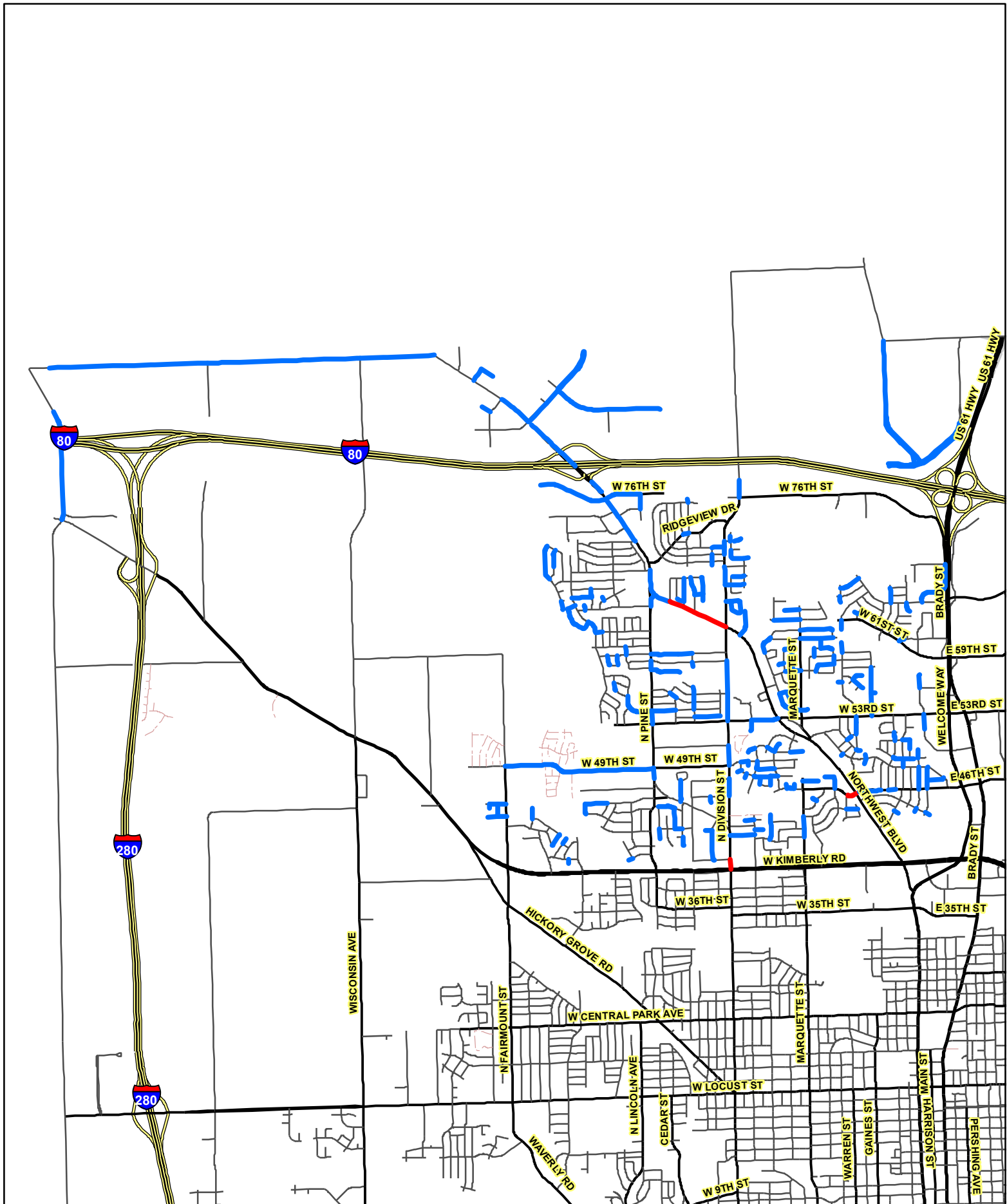
- Crack Seal ACOM
- Crack Seal PCC



2016 Crack and Joint Seal Program Quadrant 3

Legend

- Crack Seal ACOM
- Crack Seal PCC



2016 Crack and Joint Seal Program Quadrant 4

Legend

- Crack Seal ACOM
- Crack Seal PCC

City of Davenport

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

Action / Date
PW9/7/2016

Subject:
Resolution approving the Fiscal Year 2016 Street Finance Report from July 1, 2015 to June 30, 2016. [All Wards]

Recommendation:
Approve the resolution approving the report.

Relationship to Goals:
Welcome Investment

Background:
This resolution is required before the report is sent to the Iowa Department of Transportation. This year it will be sent electronically via the internet. The report is required each year in accordance with the Code of Iowa, Section 312.15.

ATTACHMENTS:

Type	Description
▣ Cover Memo	FY16 RESOLUTION
▣ Backup Material	Report

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/1/2016 - 11:03 AM
Public Works Committee	Lechvar, Gina	Approved	9/1/2016 - 11:03 AM
City Clerk	Thompson, Tiffany	Approved	9/1/2016 - 2:52 PM

Resolution No. _____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the Fiscal Year 2016 Street Finance Report from July 1, 2015 to June 30, 2016.

WHEREAS, the Code of Iowa requires submission of a City Street Financial Report; and

WHEREAS, such report has been prepared in accordance with instructions from the Iowa Department of Transportation.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Fiscal Year 2016 Street Finance Report is hereby approved and ordered submitted to the Iowa Department of Transportation.

BE IT FURTHER RESOLVED THAT the Mayor is hereby authorized and directed to sign said City Street Financial Report in behalf of the City of Davenport.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk



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Cover Sheet

Now therefore let it be resolved that the city council DAVENPORT, Iowa
(City Name)

On _____ did hereby approve and adopt the annual
(month/day/year)

City Street Financial Report from July 1, 2015 to June 30, 2016
(Year) (Year)

Contact Information

Name	E-mail Address	Street Address	city	ZIP Code
Jackie E. Holecek	jet@ci.davenport.ia.us	226 W 4th Street	Davenport	52801-0000
Hours	Phone	Extension	Phone(Altenative)	
8-5	563-328-6789		563-328-6789	

Preparer Information

Name	E-mail Address	Phone	Extension
Linda S. Folland	lsf@ci.davenport.ia.us	563-328-6789	

Mayor Information

Name	E-mail Address	Street Address	city	ZIP Code
Frank J. Klipsch	fklipsch@ci.davenport.ia.us	226 W 4th Street	Davenport	52801-0000
Phone	Extension			
563-326-7701				

Resolution Number _____

Frank J. Klipsch
Signature Mayor

Jackie E. Holecek
Signature City Clerk



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Summary Statement Sheet

Column 1
Road use
Tax Fund

Column 2
Other Steeet
Monies

Column 3
Street Debt

Column 4
Totals

Round Figures to Nearest Dollars

A.BEGINNING BALANCE				
1. July 1 Balance	\$493,346	\$0	\$0	\$493,346
2. Adjustments (Note on Explanation Sheet)	\$0	\$0	\$0	\$0
3. Adjusted Balance	\$493,346	\$0	\$0	\$493,346
B. REVENUES				
1. Road Use Tax	\$12,318,998			\$12,318,998
2. Property Taxes		\$692,672	\$24,097,393	\$24,790,065
3. Special Assessments		\$0	\$5,210	\$5,210
4. Miscellaneous		\$2,790,401	\$0	\$2,790,401
5. Proceeds from Bonds,Notes, and Loans		\$0	\$7,153,963	\$7,153,963
6. Interest Earned		\$0	\$0	\$0
7. Total Revenues (Lines B1 thru B6)	\$12,318,998	\$3,483,073	\$31,256,566	\$47,058,637
C. Total Funds Available (Line A3 + Line B7)	\$12,812,344	\$3,483,073	\$31,256,566	\$47,551,983

Column 1
Road use
Tax Fund

Column 2
Other Steeet
Monies

Column 3
Street Debt

Column 4
Totals

Round Figures to Nearest Dollars

EXPENSES				
D. Maintenance				
1. RoadWay Maintenance	\$6,308,562	\$504,634	\$1,018,334	\$7,831,530
2. Snow and Ice Removal	\$0	\$0	\$0	\$0
E.Construction, Reconstruction and Improvements				
1. Engineering	\$1,849,309	\$151,116	\$0	\$2,000,425
2. Right of Way Purchased	\$0	\$0	\$0	\$0
3. Street/Bridge Construction	\$1,265,122	\$2,790,401	\$17,148,732	\$21,204,255
4.Traffic Services	\$967,805	\$36,922	\$5,478,045	\$6,482,772
F. Administration	\$630,077	\$0	\$0	\$630,077
G. Equipment	\$554,346	\$0	\$0	\$554,346
H. Miscellaneous		\$0	\$0	\$0
J. street Debt				
1. Bonds, Notes and Loans -Principal Paid	\$0	\$0	\$5,773,748	\$5,773,748
2. Bonds, Notes and Loans - Interest Paid	\$0	\$0	\$1,837,707	\$1,837,707
TOTALS				
K. Total Expenses (Lines D thru J)	\$11,575,221	\$3,483,073	\$31,256,566	\$46,314,860
L. Ending Balance (Line C-K)	\$1,237,123	\$0	\$0	\$1,237,123
M. Total Funds Accounted For (K + L = C)	\$12,812,344	\$3,483,073	\$31,256,566	\$47,551,983



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Miscellaneous Revenues and Expenses Sheet

Code Number and Itemization of Miscellaneous Revenues (Line B4 on the Summary Statement Sheet)(See Instructions)	Column 2 Other Street Monies	Column 3 Street Debt
123---Various State Grants	\$572,480.00	\$0.00
140---Federal Government (misc.)	\$1,436,769.00	\$0.00
174---Sales Tax / Local Option	\$781,152.00	\$0.00
Line B4 Totals	\$2,790,401.00	\$0.00

Code Number and Itemization of Miscellaneous Expenses (Line H on the Summary Statement Sheet) "On street" parking expenses, street maintenance, buildings, insurance, administrative costs for printing, legal fees,bond fees etc. (See Instructions)	Column 2 Other Street Monies	Column 3 Street Debt
Line H Totals		



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Bonds, Notes and Loans Sheet

New Bond ?	Debt Type	Debt Purpose	DOT Use Only	Issue Date	Issue Amount	% Related to Street	Year Due	Principal Balance as of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance as of 6/30
☐	General Obligation	Paving & Construction	307	12/08/2011	\$2,432,625	100	2017	\$872,989	\$427,381	\$33,851	\$427,381	\$33,851	\$445,608
☐	General Obligation	Paving & Construction	308	05/21/2008	\$5,109,918	100	2023	\$0	\$0	\$0	\$0	\$0	\$0
☐	General Obligation	Paving & Construction	309	03/08/2007	\$6,376,000	100	2021	\$0	\$0	\$0	\$0	\$0	\$0
☐	General Obligation	Paving & Construction	310	03/07/2012	\$3,816,000	100	2031	\$3,095,491	\$150,951	\$117,291	\$150,951	\$117,291	\$2,944,540
☐	General Obligation	Paving & Construction	311	05/07/2012	\$2,866,552	100	2019	\$1,847,853	\$507,975	\$73,914	\$507,975	\$73,914	\$1,339,878
☐	General Obligation	Paving & Construction	312	05/07/2012	\$10,635,961	100	2024	\$8,377,826	\$1,141,785	\$251,335	\$1,141,785	\$251,335	\$7,236,041
☐	General Obligation	Paving & Construction	318	04/22/2009	\$9,379,000	100	2025	\$4,768,875	\$522,008	\$182,212	\$522,008	\$182,212	\$4,246,867
☐	General Obligation	Paving & Construction	319	03/22/2010	\$1,399,831	100	2016	\$244,595	\$244,595	\$6,115	\$244,595	\$6,115	\$0
☐	General Obligation	Paving & Construction	320	01/05/2010	\$8,948,000	100	2024	\$5,819,569	\$538,577	\$259,956	\$538,577	\$259,956	\$5,280,992
☐	General Obligation	Paving & Construction	321	12/08/2011	\$8,693,000	100	2025	\$5,228,280	\$467,544	\$207,946	\$467,544	\$207,946	\$4,760,736
☐	General Obligation	Paving & Construction	322	03/05/2013	\$5,690,000	100	2032	\$5,690,000	\$694,385	\$163,142	\$694,385	\$163,142	\$4,995,615
☐	General Obligation	Paving & Construction	323	03/05/2013	\$415,800	100	2016	\$144,900	\$144,900	\$2,898	\$144,900	\$2,898	\$0
☐	General Obligation	Paving & Construction	324	02/12/2014	\$3,559,000	100	2029	\$3,525,362	\$130,514	\$132,821	\$130,514	\$132,821	\$3,394,848
☐	General Obligation	Paving & Construction	325	02/12/2014	\$5,047,811	100	2023	\$5,047,811	\$645,533	\$238,923	\$645,533	\$238,923	\$4,402,278
☐	General Obligation	Paving & Construction	326	03/10/2015	\$3,514,000	100	2030	\$3,514,000	\$157,600	\$167,303	\$157,600	\$167,303	\$3,356,400
☒	General Obligation	Paving & Construction	327	03/23/2016	\$3,185,000	100	2031	\$3,185,000	\$0	\$0	\$0	\$0	\$3,185,000
☒	General Obligation	Paving & Construction	328	03/23/2016	\$3,968,963	100	2024	\$3,968,963	\$0	\$0	\$0	\$0	\$3,968,963
		New Bond Totals		\$7,153,963		\$7,153,963	Totals	\$55,331,514	\$5,773,748	\$1,837,707	\$5,773,748	\$1,837,707	\$49,557,766



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Project Final Costs Sheet

For construction, reconstruction, and improvement projects with costs equal to or greater than 90% of the bid threshold in effect as the beginning of the fiscal year.

[Check here if there are no entities for this year](#) ☐

Project Final Costs Sheet (Section A)

1. Project Number	2. Estimated Cost	3. Project Type	4. Public Letting?	5. Location/Project Description (limits, length, size of structure)
700141501	\$500,000	RDWY	Yes	Micro-surfacing
715081501	\$230,000	RDSD	Yes	Streetscape at 4th and Iowa
723801501	\$1,050,000	RDWY	Yes	Full depth patching
City-sealcoat	\$60,000	SURF	No	Sealcoat repairs-rural area
City-Emeis	\$60,000	RDWY	No	Milled out the west side of street from Central Park to Locust
City-Division St	\$60,000	RDWY	No	Milled bad sections of Division from Central Park to Locust

Project Final Costs Sheet (Section B)

1. Project Number	6. Contractor Name	7. Contract Price	8. Additions/ Deductions	9. Labor	10. Equipment	11. Materials	12. Overhead	13. Total
700141501	Lionmark Construction	\$500,000	\$433,690	\$0	\$0	\$0	\$0	\$933,690
715081501	Langman Construction	\$203,205	\$6,183	\$0	\$0	\$0	\$0	\$209,388
723801501	Langman Construction	\$1,175,000	\$320,998	\$0	\$0	\$0	\$0	\$1,495,998
City-sealcoat	none	\$0	\$0	\$15,537	\$19,712	\$38,828	\$826	\$74,903
City-Emeis	none	\$0	\$0	\$23,202	\$15,463	\$36,694	\$1,234	\$76,593
City-Division St	none	\$0	\$0	\$25,058	\$18,979	\$26,999	\$1,333	\$72,369



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Road/Street Equipment Inventory Sheet

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used On Project this FY?	8. Status
A/T321/040 0029	2004	Freightliner Single Axle Dump Truck	\$77,877	\$0		\$0		Yes	NOCH
E418/04000 12	2003	Badger Rubber Tire Excavtor	\$164,900	\$0		\$0		Yes	NOCH
E314	2003	Stihl Concrete Saw	\$1,253	\$0		\$0		No	JUNK
A411/04000 28	2004	Pit Boss Dump Trailer	\$30,980	\$0		\$0		No	NOCH
T414/01000 64	2001	Freightliner Single Axle w/Propatch Body	\$46,202	\$0		\$0		Yes	NOCH
T413/01000 63	2001	Freightliner Single Axle w/Propatch Body	\$46,202	\$0		\$0		Yes	NOCH
T412/00002 88	1999	Sterling Concrete Truck w/9 yard mixer	\$81,000	\$0		\$0		Yes	NOCH
T410/98000 61	1997	International Cab & Chassis	\$50,862	\$0		\$0		Yes	NOCH
T359/01000 05	2000	IH tandem Axle Dump w/Hook Lift	\$59,365	\$0		\$0		Yes	NOCH
T358/01000 06	2000	IH Tandem Axle Dump w/Hook Lift	\$59,365	\$0		\$0		Yes	NOCH
A354/03000 09	2003	Elipitical Dump Body	\$24,679	\$0		\$0		Yes	NOCH
T354/03000 38	2003	Freightliner Tandem Dump	\$51,552	\$0		\$0		Yes	NOCH
A345/98000 50/22	1998	Drag Hook & Hook Lift System	\$28,592	\$0		\$0		Yes	NOCH
T345/98000 70	1998	International Cab & Chassis	\$52,687	\$0		\$0		Yes	NOCH
T344/03000 46	2003	Freightliner Tandem Dump Truck	\$72,625	\$0		\$0		Yes	NOCH
T343/03000 45	2003	Freightliner Tandem Dump Truck	\$72,625	\$0		\$0		Yes	NOCH
T342/03000 44	2003	Freightliner Tandem Dump Truck	\$72,625	\$0		\$0		Yes	NOCH
T341/03000 43	2003	Freightliner Tandem Dump Truck	\$72,625	\$0		\$0		Yes	NOCH
T340/03000 42	2003	Freightliner Tandem Dump Truck	\$72,625	\$0		\$0		Yes	NOCH



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Road/Street Equipment Inventory Sheet

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used On Project this FY?	8. Status
A367/01000 03	2000	Spreader Body	\$38,898	\$0		\$0		No	JUNK
T314/03000 90	2003	Ford 12,000 GVW Stake Bed Truck	\$13,109	\$0		\$0		Yes	NOCH
T313/99001 27	1999	Chevrolet Truck	\$23,090	\$0		\$0		No	JUNK
E478	1995	Metal Forms Corp Speed Screed	\$0	\$0		\$0		Yes	NOCH
E477	2001	Razor Bk Pwr Scred Power Screed	\$0	\$0		\$0		Yes	NOCH
E476	1986	Stepp Bottom Fired Kettle	\$0	\$0		\$0		Yes	NOCH
E474/02000 47	2001	Crafco Super Shot Crack Sealer	\$26,749	\$0		\$0		Yes	NOCH
E449/02001 13	2001	Asphalt Drum Asphalt Plant	\$353,600	\$0		\$0		Yes	NOCH
E427	1973	Aeroil Heated Asphalt Roller	\$0	\$0		\$0		Yes	NOCH
E425	1973	Aeroil Heated Asphalt Roller	\$0	\$0		\$0		Yes	NOCH
E422	1997	Ingram Self Propelled Roller	\$0	\$0		\$0		Yes	NOCH
E421	2002	Ingersoll Rand Vibratory Roller	\$0	\$0		\$0		Yes	NOCH
E420/02000 48	2002	Hypac Roller Compactor	\$45,900	\$0		\$0		Yes	NOCH
E419/96000 21	1995	Rosco Roller, Self Propelled	\$45,385	\$0		\$0		Yes	NOCH
E416/92000 02	1991	Rosco Flaherty Chip Spreader	\$74,705	\$0		\$0		Yes	NOCH
E410/98001 06	1998	Etnyre Blacktopper 2000	\$48,410	\$0		\$0		Yes	NOCH
E403/02000 58	2002	John Deere Maintainer 12' Balde	\$140,800	\$0		\$0		Yes	NOCH
E402/02000 57	2002	John Deere Maintainer	\$140,800	\$0		\$0		Yes	NOCH
E401/98000 64	1997	John Deere Maintainer	\$141,500	\$0		\$0		Yes	NOCH
E387/02000 56	2002	John Deere Backhoe	\$57,925	\$0		\$0		Yes	NOCH



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1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used On Project this FY?	8. Status
E380/0200055	2002	John Deere Backhoe w/4-in-1 Bucket	\$60,225	\$0		\$0		Yes	NOCH
E377/9800043	1998	Case 4-wheel Drive End Loader	\$92,250	\$0		\$0		No	JUNK
E071	1994	Honda Tamper	\$0	\$0		\$0		Yes	NOCH
C387	1997	Stanley Mounted Compactor	\$0	\$0		\$0		Yes	NOCH
B387/9700113	1997	Stanley Mounted Breaker	\$12,150	\$0		\$0		Yes	NOCH
A461	1995	Trailer, Single Axle	\$0	\$0		\$0		Yes	NOCH
A414/0100074	2001	U-Tech Pro Patch Body	\$48,780	\$0		\$0		Yes	NOCH
A413/0100073	2001	U-Tech Pro Patch Body	\$48,780	\$0		\$0		Yes	NOCH
A412	2001	McNeilusMixer - 9 cu yards	\$0	\$0		\$0		Yes	NOCH
E399/0300039	2003	Mack Flusher Cab-Over Chassis	\$47,265	\$0		\$0		Yes	NOCH
A399/0300071	2003	Rosco A Lee Bay Co Flusher Body	\$23,927	\$0		\$0		Yes	NOCH
A387	1996	Werk Brau Grapple	\$0	\$0		\$0		Yes	NOCH
E404/0500038	2005	John Deere Maintainer	\$156,500	\$0		\$0		Yes	NOCH
E405/0500039	2005	John Deere Maintainer	\$156,500	\$0		\$0		Yes	NOCH
E417/0500015	2005	Arrpw Hydraulic Breaker	\$65,330	\$0		\$0		Yes	NOCH
E461/0500046	2005	Target Concrete Saw	\$12,778	\$0		\$0		Yes	NOCH
T322/0500104	2004	Freightliner Single Axle Dump Truck	\$79,823	\$0		\$0		Yes	NOCH
A349/0590001	2004	Henderson Spreader	\$27,432	\$0		\$0		Yes	NOCH
t328/0600088	2005	International	\$96,156	\$0		\$0		Yes	NOCH
T329/0600087	2005	International	\$96,156	\$0		\$0		Yes	NOCH



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Road/Street Equipment Inventory Sheet

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used On Project this FY?	8. Status
T324/06000 85	2005	International	\$90,253	\$0		\$0		Yes	NOCH
T323/06000 89	2005	International	\$96,156	\$0		\$0		Yes	NOCH
T300/06000 83	2005	International	\$96,266	\$0		\$0		Yes	NOCH
T301/06000 94	2005	International	\$96,266	\$0		\$0		Yes	NOCH
T302/06000 91	2005	International	\$96,266	\$0		\$0		Yes	NOCH
T303/06000 92	2005	International	\$96,266	\$0		\$0		Yes	NOCH
T304/06000 93	2005	International	\$96,266	\$0		\$0		Yes	NOCH
E372/07000 40	2006	John Deere Wheel Loader	\$106,129	\$0		\$0		Yes	NOCH
E375/07000 41	2006	John Deere Wheel Loader	\$106,129	\$0		\$0		Yes	NOCH
E480/07000 36	2007	Crafco Pavement Cutter	\$6,785	\$0		\$0		Yes	NOCH
E479/07000 35	2007	Crafco Melter Crack Sealer	\$27,980	\$0		\$0		Yes	NOCH
E376/07000 53	2006	John Deere Wheel Loader	\$104,300	\$0		\$0		Yes	NOCH
E070	2006	Stihl Concrete Saw	\$775	\$0		\$0		Yes	NOCH
T325/06000 90	2005	International single axle dump truck	\$90,536	\$0		\$0		Yes	NOCH
T415/07000 33	2007	International Pro-patch single axle chassis	\$110,725	\$0		\$0		Yes	NOCH
E475/07000 37	2007	Crafco Pavement Cutter	\$6,785	\$0		\$0		Yes	NOCH
T302/06000 91	2005	International	\$96,266	\$0		\$0		No	NA
T303/06000 92	2005	International	\$96,266	\$0		\$0		No	NA
T304/06000 93	2005	International	\$96,266	\$0		\$0		No	NA
T362/08000 69	2008	1 Ton flatebed with air compressor	\$30,662	\$0		\$0		Yes	NOCH



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1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used On Project this FY?	8. Status
T363/08000 68	2008	1 Ton flatbed with air compress & toolboxes	\$42,225	\$0		\$0		Yes	NOCH
T361/08000 65	2008	4 X 2 flatbed with toolboxes	\$20,303	\$0		\$0		Yes	NOCH
T360/08000 66	2008	4 X 2 flatbed with toolboxes	\$20,303	\$0		\$0		Yes	NOCH
T365/08000 70	2008	F350 4 X 2 dump	\$24,147	\$0		\$0		Yes	NOCH
T310/08000 56	2008	Single Axle dump	\$110,275	\$0		\$0		Yes	NOCH
T311/08000 59	2008	Single Axle dump	\$110,275	\$0		\$0		Yes	NOCH
T306/08000 60	2008	Single Axle w/dump body	\$110,275	\$0		\$0		Yes	NOCH
T307/08000 57	2008	Single Axle w/dump body	\$110,275	\$0		\$0		Yes	NOCH
T305/08000 58	2008	Single Axle w/dump body	\$110,275	\$0		\$0		Yes	NOCH
T308/08000 54	2008	Single Axle w/dump body	\$110,275	\$0		\$0		Yes	NOCH
T309/08000 55	2008	Single Axle w/dump body	\$110,275	\$0		\$0		Yes	NOCH
E373/08000 71	2008	Skid Steer Loader	\$47,032	\$0		\$0		Yes	NOCH
T352/08000 61	2008	Tandem Axle w/dump body	\$133,519	\$0		\$0		Yes	NOCH
T351/08000 62	2008	Tandem Axle w/dump body	\$133,519	\$0		\$0		Yes	NOCH
T353/08000 63	2008	Tandem Axle w/dump body	\$124,756	\$0		\$0		Yes	NOCH
T350/08000 64	2008	Tandem Axle w/dump body	\$124,756	\$0		\$0		Yes	NOCH
E409/09000 15	2009	John Deere 700J Dozer	\$133,000	\$0		\$0		Yes	NOCH
E371/09000 16	2009	John Deere Loader w/plow	\$151,471	\$0		\$0		Yes	NOCH
T044/20100 039	2010	Ford F350 Truck	\$27,316	\$0		\$0		Yes	NOCH
T043/20100 040	2010	Ford F350 Truck	\$27,316	\$0		\$0		Yes	NOCH



Form 517007 {5-2016}
Office of Local Systems
Ames, IA 50010

City Street Financial Report

City Name
DAVENPORT
City Number
1827

Report Generated

8/31/2016 7:32 AM

Fiscal Year

2016

Sheet

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Road/Street Equipment Inventory Sheet

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used On Project this FY?	8. Status
A395/20100 046	2010	Street Sweeper	\$80,867	\$0		\$0		Yes	NOCH
E392/20100 048	2010	Street Sweeper Chassis	\$63,600	\$0		\$0		Yes	NOCH
T411/20100 051	2010	International 7600	\$89,680	\$0		\$0		Yes	NOCH
T336/20100 052	2010	International dump truck body	\$52,337	\$0		\$0		Yes	NOCH
T337/20100 053	2010	International dump truck body	\$52,337	\$0		\$0		Yes	NOCH
T338/20100 054	2010	International dump truck body	\$52,337	\$0		\$0		Yes	NOCH
T339/20100 055	2010	International dump truck body	\$52,337	\$0		\$0		Yes	NOCH
T338/20100 077	2010	International 7300 chassis	\$61,263	\$0		\$0		Yes	NOCH
T336/20100 078	2010	International 7300 chassis	\$61,263	\$0		\$0		Yes	NOCH
T339/20100 079	2010	International 7300 chassis	\$61,263	\$0		\$0		Yes	NOCH
T337/20100 080	2010	International 7300 chassis	\$61,263	\$0		\$0		Yes	NOCH
E406/20110 206	2010	John Deere 770G Motor Grader	\$200,072	\$0		\$0		Yes	NOCH
A421/20120 001	2011	Drop Deck trailer	\$13,854	\$0		\$0		Yes	NOCH
A423/20120 002	2011	Drop Deck trailer	\$13,854	\$0		\$0		Yes	NOCH
A488/20120 017	2011	24" Tilt trailer	\$16,410	\$0		\$0		Yes	NOCH
A489/20120 030	2011	Leeboy Asphalt paver	\$98,641	\$0		\$0		Yes	NOCH
eb485/2001 20024	2011	skid with 2 buckets and broom	\$39,823	\$0		\$0		Yes	NOCH
eb486/2012 0025	2011	skid with 2 buckets and broom	\$49,896	\$0		\$0		Yes	NOCH
eb487/2012 0026	2011	skid with 2 buckets and broom	\$39,823	\$0		\$0		Yes	NOCH
ta041/2013 0043	2013	Pick up 4X4 with plow and spreader	\$40,385	\$0		\$0		Yes	NOCH



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City Street Financial Report

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Road/Street Equipment Inventory Sheet

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used On Project this FY?	8. Status
ta040/2013 0042	2013	pick up 4X4 with plow and spreader	\$40,385	\$0		\$0		Yes	NOCH
a450	2012	vibco, roller 2 ton pro-heat minute man	\$71,260	\$0		\$0		Yes	NOCH
a462	2013	trailer 6.5X10, tilt	\$2,994	\$0		\$0		Yes	NOCH
e462	2012	concrete saw self propelled	\$22,240	\$0		\$0		Yes	NOCH
e481/20140 006	2013	crack sealer	\$31,315	\$0		\$0		Yes	NOCH
e482/20140 007	2013	crack sealer	\$31,315	\$0		\$0		Yes	NOCH
20140008	2014	salt brine tank	\$14,138	\$0		\$0		Yes	NOCH
e056	2010	concrete spray pump	\$0	\$0		\$0		Yes	NOCH
E489/20150 001	2014	AZ 480 Mill	\$33,000	\$0		\$0		Yes	NOCH
F414/20150 002	2014	Bomag Single Drum roller	\$5,865	\$0		\$0		Yes	NOCH
E432/20150 003	2015	Single on-grade dowell drill	\$7,275	\$0		\$0		Yes	NOCH
T366/20150 004	2015	F-550 Ford Truck	\$63,007	\$0		\$0		Yes	NOCH
E426/20150 005	2015	Mitsubishi Pneumatic Cat Fork lift	\$25,240	\$0		\$0		Yes	NOCH
A448/20150 006	2014	Mudjack trailer/pump MMT	\$13,750	\$0		\$0		Yes	NOCH
E448/20150 007	2014	Mudjacking buggy	\$14,450	\$0		\$0		Yes	NOCH
A420/20150 008	2007	TrailKing Hydraulic tail drop deck trailer	\$35,080	\$0		\$0		Yes	NOCH
T045/20160 009	2016	FORD F150-WHITE	\$27,769	\$0		\$0		Yes	NEW
20160010	1978	Tanker Trailer	\$14,000	\$0		\$0		Yes	NEW
E731/20160 011	2015	Message Board SMC-4000	\$11,786	\$0		\$0		Yes	NEW
E732/20160 012	2015	Message Board SMC-4000	\$11,786	\$0		\$0		Yes	NEW



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City Street Financial Report

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2016
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Road/Street Equipment Inventory Sheet

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used On Project this FY?	8. Status
E730/20160013	2015	Message Board SMC-1000HE	\$14,994	\$0		\$0		Yes	NEW
B374/20160014	2003	Tencon snowblower	\$33,500	\$0		\$0		Yes	NEW
E447/20160021	2015	Leeboy paver	\$10,000	\$0		\$0		Yes	NEW
20160024	2016	Peterbilt spray patcher	\$220,409	\$0		\$0		Yes	NEW
20160025	2016	HB1380 breaker w/ nail point	\$9,747	\$0		\$0		Yes	NEW
A418/20160026	2015	22' trailer w/ ramps	\$20,100	\$0		\$0		Yes	NEW
T367/20160027	2015	F550 dump truck	\$49,500	\$0		\$0		Yes	NEW



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Office of Local Systems
Ames, IA 50010

City Name
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City Street Financial Report

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Explanation Sheet

Comments
Previously reported bonds 308 and 309 were crossover refunded in 2014 and 2015 was the last year payment was owed. They now have zero balances. City project explanation will be sent under separate cover.



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Office of Local Systems
Ames, IA 50010

City Name
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City Street Financial Report

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Monthly Payment Sheet

Month	Road Use tax Payments
July	\$1,024,998.70
August	\$1,380,787.20
September	\$1,224,718.76
October	\$936,805.19
November	\$1,065,623.95
December	\$1,075,622.34
January	\$896,491.36
February	\$1,030,347.50
March	\$1,057,018.49
April	\$733,098.10
May	\$789,002.26
June	\$1,104,484.62
Totals	\$12,318,998.47

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Zach Peterson; (563) 328-6709
Wards: 2,7

Action / Date
PW9/7/2016

Subject:

Resolution approving the Plans, Specifications, Form of Contract and Estimate of Cost covering the Junge and Northwest Park ADA Access Improvements Projects, CIP Project #10118. [Wards 2,7]

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 Junge and Northwest Parks to ensure compliance with expanded Federal Americans 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.

Junge and Northwest Parks will be the third and fourth projects to be constructed under this compliance program. Subsequent remaining funds shall be attributed to future park projects currently under design.

Project design and development of project plans and specifications was completed by Townsend Engineering. Project management will continue to be administered by internal staff. The project letting is proposed for September 29, 2016 with project completion anticipated by Mid November 2016.

Total project costs estimated at \$270,000.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES_JUNGE-NORTHWEST PARK ADA ACCESS IMPROVEMENTS_PAGE 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/1/2016 - 11:05 AM
Public Works Committee	Lechvar, Gina	Approved	9/1/2016 - 11:05 AM
City Clerk	Thompson, Tiffany	Approved	9/1/2016 - 2:52 PM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

Resolution approving the Plans, Specifications, Form of Contract and Estimate of Cost covering the Junge and Northwest Park ADA Access Improvements Projects, CIP Project #10118.

WHEREAS, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa for the Junge and Northwest Park ADA Access Improvement Projects within the City of Davenport, Iowa; and

WHEREAS, Notice of Hearing on plans, specifications and form of contract was published as required by law:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for the Junge and Northwest Park ADA Access Improvement Projects.

Passed and approved this 14th day of September, 2016.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Nick Schmuecker; (563) 327-5162
Wards: 8

Action / Date
PW9/7/2016

Subject:

Motion considering a waiver (temporary deferral) of sidewalk installation for the proposed Subway Restaurant to be located at the southeast corner of intersection of Northwest Boulevard and W. 76th Street. [Ward 8] **STAFF RECOMMENDS DENIAL**

Recommendation:

Staff recommends denial.

Relationship to Goals:

Enhanced Quality of Life.

Background:

Section 12.12.030 of the Davenport Municipal Code requires that sidewalks be constructed along the right-of-way of each public street prior to building occupancy unless a waiver is granted by City Council.

The owner of the subject property has requested a waiver. Historically, no other properties east of the subject property have been required to construct a sidewalk. An area map is provided along with a request letter from the architectural firm, Bracke-Hayes-Miller-Mahon, Architects, LLP.

If the waiver request is denied, the property owner will be required to construct the sidewalk at the present time, prior to the occupancy permit.

If the waiver is granted, the property owner will be allowed to postpone sidewalk construction until such time as construction is ordered by Council. The property owner would remain financially obligated for the cost of installation when it takes place.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Request Letter
▣ Backup Material	Area Map

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	9/1/2016 - 10:25 AM
Public Works Committee	Lechvar, Gina	Approved	9/1/2016 - 10:25 AM
City Clerk	Thompson, Tiffany	Approved	9/1/2016 - 2:50 PM



1465 41st Street, Moline, Illinois 61265
1315 E 11th Street, Davenport, Iowa 52803
309.762.0511 O
309.762.6352 F
bhmm@bhmmarchitects.com

August 30, 2016

Mr. Tom Leabhart, PE
Davenport Public Works
1200 E46th Street
Davenport, IA 52807

RE: Subway Restaurant
West 76th Street, Davenport
Project No. 1319

Dear Tom,

I received your review comments for the site civil drawings which were submitted by McClure Engineering. Comment number 1 references a requirement for public sidewalk. The purpose of this letter is to request waiver for the public sidewalk requirement. At this time, no other property located within the immediate vicinity of the proposed project site contains a public sidewalk. Currently a sidewalk does exist along the east property line at Northwest Blvd. However, no other properties along W. 76th street provide a sidewalk.

In addition, the financing for this project is based on the scope of work as delineated to date on the plans. Addition of sidewalks becomes an additional financial burden as, given the length of the site, we would estimate it increasing construction cost by approximately \$10,000. We would respectfully request that this requirement be waived.

Sincerely,
BRACKE-HAYES-MILLER-MAHON, ARCHITECTS, LLP

John A Mahon

John A. Mahon, AIA



City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Brandon Wright 326-7750
Wards: 3

Action / Date
FIN9/7/2016

Subject:

Resolution approving a 28E Agreement with the Davenport Community School District for the use of the Adler Theatre and RiverCenter for performing arts programming for the 2016-2017 school year, with option years to follow. [Ward 3]

Recommendation:

Approve the resolution

Relationship to Goals:

Vibrant region

Background:

Davenport Central High School is currently constructing a new addition to its campus. The City of Davenport operates the Adler Theatre in downtown Davenport, less than one-half mile from the Central campus. The facility seats approximately 2,400 and has the latest technology available for sound, lighting and theater staging. The City and the School District have previously entered into a 28E agreement for the use of the theatre as its primary venue for Central High School choirs, band and orchestra, as well as the all city band and orchestra concert for elementary schools for the past several school years. The arrangement was a very positive experience for the District and the City.

This 28E Agreement would continue to provide the School District with access to the Adler Theatre for the 2016-2017 school year with option years to follow, if necessary. The City will agree to pay up to \$25,000 per year of the operating expenses for use of the facilities, with the School District paying up to \$25,000 as well. The City's share has been budgeted in the Hotel/Motel Tax Fund.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	28E Agreement

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	8/31/2016 - 2:52 PM
Finance Committee	Watson-Arnould, Kathe	Approved	8/31/2016 - 2:52 PM
City Clerk	Thompson, Tiffany	Approved	8/31/2016 - 4:58 PM

Resolution No. _____

Resolution offered by Alderman Gordon:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving a 28E Agreement with the Davenport Community School District for the use of the Adler Theatre and RiverCenter for performing arts programming for the 2016-2017 school year, with option years to follow.

WHEREAS, the Davenport Community School District and the City of Davenport want to cooperate in order to meet the needs of students; and

WHEREAS, the City of Davenport has unique facilities such as the Adler Theatre and the RiverCenter for the Performing Arts; and

WHEREAS, the Davenport Community School District is in need of such facilities to provide for their performing arts programming; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City will make available the Adler Theatre and RiverCenter for the Performing Arts in accordance with the 28E Agreement approved by the Davenport City Council and the Davenport School Board.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, City Clerk

AGREEMENT TO UTILIZE A SHARED FACILITY AND PROPERTY

THIS AGREEMENT is made and entered into this ____ day of _____, 20__ by and between the **City of Davenport** and the **Davenport Community School District**.

WHEREAS, the City of Davenport ("City") is an Iowa municipal corporation organized and existing under the provisions of Iowa Code and its special charter and is a public agency as defined in Iowa Code Chapter 28E. It is located in the County of Scott, State of Iowa, with its current principal address at 226 West 4th Stree, Davenport, Iowa;

WHEREAS, the Davenport Community School District ("District") is an Iowa public school corporation organized and existing under the provisions of Iowa Code and is a public agency as defined in Iowa Code Chapter 28E. It is located in the State of Iowa;

WHEREAS, two public agencies may enter into an agreement for joint and cooperative action pursuant to Iowa Code Chapter 28E;

WHEREAS, the District is in need of performing arts space in which to rehearse, perform, and provide technical theater training;

WHEREAS, the City has capacity in the Adler Theatre to accommodate the District's need;

WHEREAS, the City and the District believe that an agreement providing for shared use of real and personal property will be to their mutual advantage and will promote more efficient and expanded services and programs for the internal and external customers of the facility; and

WHEREAS, the City and the District also find that joint and cooperative action will promote a more efficient and expanded use of their resources.

NOW, THEREFORE, the City and the District agree as follows:

1. PURPOSE. The City of Davenport, in conjunction with the RiverCenter for the Performing Arts (RCPA), operates the Adler Theatre in downtown Davenport, less than one-half mile from the Central campus. The facility seats approximately 2400 and has the latest technology available for sound, lighting and theatre staging. For the interim period, the City would like to make available the Adler Theatre as the primary venue for Central productions, including but not limited to the musical, play, and choir, band and orchestra concerts. The City would also make available the facility for the show choir program for all three Davenport high schools (based on availability). The City will make available the Adler Theatre for Davenport Central High School the use of the Adler Theatre for the school's musical production, play and up to three each choir, band and orchestra concerts per school year. Additional times will be provided for rehearsal as agreed to between the parties. The facility will be made available to all Davenport high schools for their show choir programs including fundraising events and show choir competitions. There will be a partial billing for these events as per past practice. The City will mitigate a portion of this expense with bid funds.

2. ADMINISTRATION. Both parties will be responsible for the day-to-day maintenance, supervision, and oversight of their respective real and personal property and personnel on the site. At least once per year representatives of the parties shall meet and discuss scheduling usage of the facilities and equipment by the other party. Other meetings will be scheduled as needed to work together to determine the equipment to be provided by each entity; volunteer and paid staffing configurations; concessions responsibilities; set up and take down responsibilities; and other logistical issues as they are identified.

3. FEE. The City will pay up to \$25,000 per year to defray the costs associated with the use of Adler Theatre by the District. The District will pay actual costs based on the agreed-upon schedule of events (See Schedule of Proposed Dates), with the total cost not to exceed \$25,000.

4. PARKING. The City will honor parking vouchers at its parking ramps provided by the District for performances and rehearsals.

5. MAINTENANCE OF GROUNDS AND FACILITY. The City shall maintain its buildings and assets including internal and external structural parts of the building and lighting which are affixed to the buildings it owns. For purposes of this Agreement, the structural parts of the buildings shall mean the foundation, exterior walls, load bearing components of the interior floors and walls, the roof, plumbing, wiring and electrical fixtures, air conditioning equipment, and heating equipment.

6. REVENUES. Any revenue generated by the use of the grounds and facilities shall be the property of whichever of the parties sponsored the activity. The parties shall determine on a case-by-case basis in advance how revenues will be split for jointly-sponsored activities, if any.

7. INSURANCE. The District will provide the same level and types of insurance for its students, staff and volunteers as it provides for at its facilities. The City and the District each releases the other from any claim for recovery for any loss or damages to any of its property or for any liability which is insured under valid and collectible insurance policies to the extent of any recovery collectible under such insurance. This waiver applies only when permitted by the applicable policy of insurance. The purchase of insurance by the City and the District does not waive any of the defenses of governmental immunity available to the City and the District under Iowa Code Section 670.4 as it now exists and as it may be amended from time to time.

8. TERM AND TERMINATION. This Agreement shall be for an initial term of one year, but may be earlier terminated by mutual consent. This Agreement will automatically extend for additional one-year periods unless notice is given at least 90 days prior to the expiration of the term. Upon termination of this Agreement, all property and assets will be returned to the party which contributed the property. Property jointly purchased will be distributed so that each party receives a proportion equal to its respective contribution. It is the intent of the parties to make an equitable distribution of all property and assets.

9. AMENDMENTS. This Agreement may be amended by a written instrument approved by the City and by the District.

10. EXECUTION IN COUNTERPARTS. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

11. SEVERABILITY. If any clause, provision or section of this Agreement shall, for any reason, be held illegal or invalid by any court, the illegality or invalidity of such clause, provision or section shall not affect any of the remaining clauses, provisions or sections, and this Agreement shall be construed and enforced as if such illegal or invalid clause, provision or section had not been contained herein. In case any agreement or obligation contained in this Agreement is held to be in violation of law, then such agreement or obligation shall be deemed to be the agreement or obligation of the parties, to the full extent permitted by law.

12. NO SEPERATE BODY CREATED. No separate governing body will be created by the parties to carry out this Agreement.

IN WITNESS WHEREOF the parties by signature below enter into this Agreement as of the date first above written.

CITY OF DAVENPORT

Frank Klipsch
Mayor

Attest:_____
Jackie E. Holecek
Deputy City Clerk

DAVENPORT COMMUNITY SCHOOL DISTRICT

Ralph Johanson
Board President

Attest:_____
Mary Correthers
DCSD Board Secretary

**Schedule of Proposed Dates
(To be Updated Each Year)**

**RiverCenter
Mississippi Hall Access
Building Actuals/Projections**

	DATES
EVENTS	
All City Band Concert	5/3/2016
Choreography Camp	9/28-9/29/2016
Men's Festival Dinner	10/25/2016
Show Choir Dinner	1/7/2017
All City Band Concert	5/2/2017

**ADLER THEATRE
Building Expense Actuals/Projections**

	DATES
EVENTS	
Band Rehearsal / Concert	3/10/2016
Band Rehearsal / Spring Concert	5/2/2016
All-City Concert	5/3/2016
Choir Rehearsal/Concert	5/16/2016
Show Choir Choreography - CSI	6/13-6/17/2016
Show Choir Choreography - Blue Vibes	6/20-6/23/2016
Choreography Camp	9/26-9/27/2016
Band Concert	10/18/2016
Men's Sing Festival Concert	10/25/2016
Holiday/Messiah Rehearsal & Concert	12/5-12/6/16
CHS Show Choir Concert	1/7/2017
Great River	2/17-2/18/2017
Show Choir Show Off	3/6/2017
All City Band Concert	5/2/2017

Specific Dates for future academic years are to be determined as provided in Section 2 above.

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Mallory Merritt (563) 326-7792
Wards: All

Action / Date
FIN9/7/2016

Subject:
Motion directing staff to release a Request for Proposals (RFP) for a Fire and Police Operations & Service Delivery Study. [All Wards]

Recommendation:
Approve the motion.

Relationship to Goals:
Well-Protected Community | Blue Ribbon Panel

Background:
During the Spring of 2016, Mayor Klipsch appointed a Blue Ribbon Panel to evaluate operational efficiencies for the Fire and Police Departments. The Blue Ribbon Panel met numerous times, and meetings included team brainstorming and the delivery of core-competency presentations by both the City of Davenport's Fire and Police Departments, as well as both SECC and MEDIC. At the August 25, 2016 panel meeting, the Blue Ribbon Panel recommended that the City secure an outside consultant to perform an objective and in-depth review and evaluation of the City's Fire and Police Department, along with the integration of the City's services with other supporting agencies.

The attached proposal requests qualified consultants to conduct an assessment of both departments including an assessment of staffing needs, performance opportunities, and opportunities for future efficiencies. The sought assessment should review objective performance and operational data, along with national best practices, to evaluate productivity and recommend measures to improve public safety services within the community.

All submitted proposals will be evaluated based on their experience, capability, qualifications and expertise, pricing, references and work samples, and quality and thoroughness of proposal.

All proposals must be submitted by October 14, 2016 at 10:00 AM.

ATTACHMENTS:

Type	Description
▣ Backup Material	Fire and Police Operations Study RFP

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	8/31/2016 - 3:32 PM
Finance Committee	Watson-Arnould, Kathe	Approved	8/31/2016 - 3:32 PM
City Clerk	Thompson, Tiffany	Approved	8/31/2016 - 4:56 PM

**City of Davenport
Davenport, Iowa**

REQUEST FOR PROPOSAL (17-24)

Fire & Police Operations Study

Issued By:

**City of Davenport
Purchasing Division
226 West Fourth Street
Davenport | Iowa
52807**

1.0 Background & Process

The City of Davenport is seeking proposals from qualified consultants or consulting firms to conduct an assessment of the City's Police Department and/or Fire Department. Specifically, the study should examine and assess current civilian and uniform staffing needs, performance opportunities, and opportunities for future efficiencies. The assessment should include consideration of the City's integration with two support agencies (Scott Emergency Communications Center and MEDIC EMS), which are integral in the systemic delivery of services due to their roles in consolidated dispatch and medical transport. The assessment sought should have a view towards objective performance and operational data, along with national best practices, to evaluate productivity and recommend measures to improve public safety services and promote operational efficiencies. Such efficiencies could be related to geographical considerations, work-load management, personnel assignment, and placement of fixed assets and other infrastructure. The City is not considering a fully consolidated structure at this time.

Proposal Information

Proposals will only be accepted through the City of Davenport's Electronic Bid Submission System. Go to <http://davenport.ionwave.net>. You must register on the site, and the registration should be done prior to completing your submission. Paper, faxed, or emailed proposals will not be accepted. All proposals are due by October 14, 2016 at 10:00 AM., and no late proposals will be accepted. Please note, respondents may provide submissions for one of the below services or for both as a package:

- Police Department
- Fire Department

Inquiries

All inquiries should be submitted in writing to the Purchasing Division no later than September 27, 2016 at 3:00 p.m. via email to purchasing@ci.davenport.ia.us. Inquiries and answers will be posted in the form of an addendum attached with the RFP packet in the electronic submission system if necessary, by September 30, 2016 at 1:00 p.m.

Be advised that any conversation in reference to this RFP between bidders and the any City employee, City Official, or Project Manager, outside of the Purchasing Division, during the entire competitive process is strictly prohibited. Such actions will result in removal of the vendor from the supplier's list and rejection of the vendor's proposal. The only official position of the City is that position which is stated in writing and issued by the Purchasing Division. No other means of communication, whether written or oral, shall be construed as a formal or official response statement.

Reservation

This RFP does not commit the City of Davenport to award a contract or to pay costs incurred in the preparation of responses to this RFP. The City reserves the right, at any time prior to the award of the contract, to reject any and all proposals, or any part thereof, to make no award and/or to issue a new RFP, or make modifications, corrections or additions to the information contained herein. Respondents are cautioned this is a Request for Proposal, not a request for contract.

Evaluation Criteria

The following will be used to evaluate the proposals, but not necessarily in the order given:

1. Experience, Capability, Qualifications, and Expertise (40%)
2. Pricing (20%)
3. Reference and Sample Work Evaluation (20%)
4. Quality and Thoroughness of Proposal (20%)

2.0 Scope of Work & Objectives

Davenport is seeking proposals from firms with experience in conducting operational studies with a focus on public safety entities. The assessment sought should utilize objective performance and operational data, along with national best practices, to evaluate productivity and recommend measures to improve public safety services and promote operational efficiencies. Such efficiencies could be related to geographical considerations, work-load management, personnel assignment, and placement of fixed assets and other infrastructure. Additionally, the proposed study should also provide a recommendation for the City's continued integration with two support agencies that are integral in the systemic delivery of services including dispatch and medical transport functions (SECC and MEDIC EMS).

Davenport Fire Department

The Davenport Fire Department is a City Department and was officially recognized as such in 1882. Davenport Fire currently staffs eight engine companies and three truck companies (and other apparatus) with a total FTE count of 138 sworn and 1 civilian employee. The companies respond to over 17,000 emergency incidents per year including structure fires, emergency medical calls, hazardous material calls, technical rescues, and citizen assists and has integrated in-vehicle computers and enhanced 911 service. The Department is broken down into six operational divisions:

- Administration
- Prevention (Public Education/Injury Prevention/Investigations/Plan Review/Pre-Plans/Inspections)
- Hazardous Materials (Inspections)
- Suppression / Technical Rescue
- Maintenance & Resources
- Training: Fire & EMS

The management structure includes a Chief, and three Assistant Chiefs. The City is divided into two districts, and each district is managed by a District Chief on each shift. Additionally, the City operates seven Fire Stations, a boat house on the Mississippi River, and a formal training center. Specific station maps and staffing counts are provided in the attached materials. For FY 2017, the Fire Department received a total appropriation of \$18,121,526. The majority of this funding is related to the Suppression Division (\$16,476,589), and staffing costs represent the majority of the department's total budget (\$17.1M). For additional information on the City's Fire Department, please visit:

<http://www.cityofdavenportiowa.com/department/division.php?structureid=231>

Davenport Police Department

The Davenport Police Department is also a City Department. The Department has an authorization of 163 Police Officers and 24 civilian employees. The Department handles over 98,000 calls for service annually and has a computer dispatch system, integrated in-car computers, and enhanced 911 service. The Department is broken down into five operational divisions:

- Administration
- Crossing Guards
- Patrol (Traffic Safety Unit, Special Events, Emergency Services Team)
- Criminal Investigations (Dignitary Visits)
- Police Services (Crime Prevention, NETS, School Resource Officers, VIPS)

The Department is overseen by a Chief, a Major, and three Captains. Specific staffing levels by function area are provided in the attached document. For FY 2017, the Police Department received a total appropriation of \$25,185,698. The majority of the Police Department's funding is related to the Patrol Division (\$12,493,156), and staffing costs represent the majority of the department's total budget (\$22.3M). For more general information on Davenport's Police Department, please visit:

<http://www.cityofdavenportiowa.com/department/index.php?structureid=22>

Scott Emergency Communications Center (SECC)

The Scott Emergency Communications Center is an intergovernmental agency whose members are: Bettendorf, Davenport, Scott County, and MEDIC EMS. SECC serves as the primary public safety answering point/911 services for all agencies in Scott County. SECC is responsible for the uninterrupted flow of information in the area of emergency services communication. For additional information on SECC, please visit: <http://www.secc911.com/>

MEDIC EMS

MEDIC EMS was founded in 1982 as a 501(c)(3) non-profit Pre-Hospital Emergency Medical Service, providing both emergency and non-emergency transportation and electronic patient care record hosting. The non-profit is headquartered in Davenport but serves a population base of approximately 175,000. MEDIC's primary 911 ambulance coverage area is approximately 406 (87%) of Scott County's total 456 square miles. Delivery of ambulance services is accomplished with a staff of approximately

165 (paid and volunteer) emergency medical service professionals, 19 ambulances, and 5 support vehicles. For more specific information on MEDIC EMS, please visit: <http://www.medicems.com/About-MEDIC-EMS.aspx>

Scope of Work Items

- The firm shall collect all necessary data from the City's Police and Fire Department
- The firm shall examine the key areas below in addition to any other necessary areas:
 - Current staffing models
 - Current equipment (vehicles, apparatus, etc.)
 - Current placement of stations and facilities (geography)
 - Current budgets and resource allocations
 - Current number, complexity, types, prioritization, etc. of calls for service
 - Training requirements/mandates
 - Impacts of demographic change and geographical growth on service delivery
- Provide a written data analysis report to the City of Davenport
- Evaluation of current staffing and provide a recommendation for the future on staffing models and other opportunities for operational efficiencies.

3.0 Performance Work Statement

The following list describes the performance work statement tasks for this project:

General Performance Scope

1. Review current staffing schedule of FTEs. Identify any other staffing options based on national best-practices and operational needs. Should consider command/control, cost aspects, and span of control.
2. Identify any organizational structure alternatives and provide support for structures recommended including number of employees, managers, differentiation between sworn/civilian personnel required. Recommend minimum staffing levels based upon different levels of service, response times and flexible hours to accommodate changes in demand.
3. Obtain performance metrics/data from both the Fire and Police Department including, but not limited to:
 - a. Call volumes
 - b. Levels of calls
 - c. Percentage of staff time on particular types of calls, etc.
4. Identify any function(s) not being fulfilled or services delivered based on national best-practices and benchmarking to other similar communities, and provide economical solutions to remediate.
5. Consider all of the above information to recommend any changes to hours of operations, shifts, etc.

6. As part of identifying organizational and staffing models, consideration should be given to the below items:
 - a. Strategic planning and Human Resources related items such as career advancement, review processes, employee stress, etc.
 - b. Issues related to excessive overtime incurred due to understaffing, if any
 - c. Leadership succession planning and consideration of qualifications for building sustainable departments for the future
7. Quantify workloads in both departments, and identify whether personnel is allocated correctly to meet workload demands (prioritize services / essential service provision)
8. Review both departments' dispatching and communications equipment and technology. Identify any gaps or deficiencies. Identify technological solutions for advancement of service delivery.
9. Evaluate impact of external factors such as mutual aid, accreditation, ISO ratings, etc. on service delivery models.

Data Collection & Other Proposal Requirements

1. Data collection and data management must be provided and processed by the selected Firm. If requested, the City may provide baseline or historical data, but data should be audited by the Firm if used in a final analysis. Proposal should include data methodology. (Current systems are New World and Zoll, Munis (financial), TeleStaff (scheduling))
2. Provide a description of the firm and qualifications, including any specialized experience related to the project. Please provide three recent work samples and references.
3. Provide project timetables, including estimate of hours, facilities needed, amount of staff time, number/types of meetings, and estimated completion date.
4. Estimate of cost to complete the project and payment schedule.
5. Provide method of presenting data to the Mayor, City Council, Blue Ribbon Panel, and City Staff.
6. Provide both short- and long-term recommendations and timeline for strategic implementation.

Deliverables

1. Written report (electronic) detailing all analyses and recommendations for all Performance Work Statement requirements.
2. Formal presentation for the City Council at a work-session (date TBD).

4.0 Project Schedule

As part of the proposal, please provide the necessary project schedule and timetable for implementation. The respondent should take note that the City's budget process begins in October 2016 and runs through March 2017.

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Bruce Berger
Wards: 3

Action / Date
FIN9/7/2016

Subject:

Motion directing staff to issue a Request for Proposals (RFP) to reuse either the floating platform or the porte cochere as part of a commercial redevelopment of Main Street Landing.
[Ward 3]

Recommendation:

Approve the Motion.

Relationship to Goals:

Complete RiverVision.

Background:

The City-adopted RiverVision (2004) and RiverVision Update (2014) Plans provided, among other areas, conceptual thoughts on what might be envisioned for the area at the foot of Main Street, which is now being referred to as the Main Street Landing area.

With Rhythm City Casino ceasing operations at their riverfront campus, they have sold the riverboat, which is pending departure. The Casino still owns the 25-year old floating platform, which consists of two barges that were welded together. The Casino also still owns the porte cochere, which was built by the Casino and served as a covered gateway/entrance and amenity for valet and patron drop-off. Both of these items are available for sale. Under the terms of the lease with the City, the Casino is to remove both by March 2017.

In recent months, there has been discussion about whether the floating platform and/or the porte cochere could be reused as part of a commercial redevelopment of the area at the foot of Main Street. In August, the Mayor and City Council held a public work session to discuss whether and how potential plans and developers might be invited to submit plans. The consensus was to ask staff to prepare a Request for Proposals (RFP) process, clarifying that the City does not control the two previously mentioned assets.

The proposed RFP has a due date of November 1, as well as several expectations from the City's perspective. The purpose is to help determine whether:

- 1) There is interest in reusing either the floating platform or the porte cochere as part of commercial redevelopment of Main Street Landing, given the City's expectations; and,
- 2) If so, whether the submitted plans are of sufficient interest to the community to advance further with both private and public negotiation.

Approval of this motion would direct staff to issue an RFP for commercial redevelopment of the Main Street Landing.

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	9/2/2016 - 12:44 PM
Community Development Committee	Berger, Bruce	Approved	9/2/2016 - 12:45 PM
City Clerk	Spiegel, Corri	Approved	9/2/2016 - 2:52 PM

City of Davenport

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

Action / Date
FIN9/7/2016

Subject:

Motion awarding a bid for the annual street striping contract to Twin City Striping of Delano, MN in the amount of \$168,948. [All Wards]

Recommendation:

Approve the Motion.

Relationship to Goals:

Financially Responsible City Government.

Background:

An Invitation to Bid was issued on August 10, 2016 and sent to 132 contractors. On August 23, 2016, the Purchasing Division received and opened two bids.

This is a contract for the painting of long-line traffic stripe pavement markings for spring of 2016 and fall of 2017. This work consists of repainting existing lines utilizing a truck mounted paint applicator.

The lowest responsive and responsible bidder was Twin City Striping. They have successfully performed this contract for the city in the past. A bid tabulation is attached.

Funding is from the FY17 General Fund account 54702131 520298 for the Street Striping Program, with a current balance of \$174,160.

ATTACHMENTS:

Type	Description
□ Cover Memo	Bid Tab - Street Striping Contract

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	8/31/2016 - 3:57 PM
Finance Committee	Watson-Arnould, Kathe	Approved	8/31/2016 - 3:57 PM
City Clerk	Thompson, Tiffany	Approved	8/31/2016 - 4:57 PM

CITY OF DAVENPORT, IOWA
TABULATION OF BIDS

DESCRIPTION: LONG-LINE STRIPING 2016-2017

BID NUMBER: 17-15

OPENING DATE: AUGUST 23, 2016

GL ACCOUNT NUMBER: 54702131 520298

RECOMMENDATION: AWARD THE BID TO TWIN CITY STRIPING OF
DELANO MN

<u>VENDOR NAME</u>	<u>BID AMOUNT</u>
Twin City Striping of Delano MN	\$168,948
Iowa Plains Signing Inc. of Slater IA	\$184,110

Approved By Kristi Keller
Purchasing

Approved By Nicole Kleason
Department Director

Approved By Mallory Menitt
Budget/CIP

Approved By BW
Finance Director

City of Davenport

Agenda Group: Finance
Department: Public Works
Contact Info: Jen Walker; (563) 326-6168
Wards: 6

Action / Date
FIN9/7/2016

Subject:

Motion awarding a bid for the Utica Ridge Road sidewalk from 55th Street to Kathleen Way to Little H Construction of Davenport, in the amount of \$94,110. [Ward 6]

Recommendation:

Approve the Motion.

Relationship to Goals:

Financially Responsible City Government.

Background:

An Invitation to Bid was issued by the Purchasing Division on July 15, 2016 and sent to 273 vendors. On August 15, 2016, the Purchasing Division opened nine bids.

Little H Construction was the lowest responsive and responsible bidder. (See bid tab attached.) Little H Construction has successfully done sidewalk projects for the city in the past. This sidewalk is on Utica Ridge from 55th Street to Kathleen Way.

Funding for this project is from the CIP project: Utica Ridge Sidewalk VMP to 55th Street, account 70614696 530350 28011. The current balance in this project is \$199,987.95. The funds are from the sale of General Obligation bonds.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Bid Tab - Utica Ridge Widewalk 55th St. to Kathleen Way

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	8/31/2016 - 4:00 PM
Finance Committee	Watson-Arnould, Kathe	Approved	8/31/2016 - 4:00 PM
City Clerk	Thompson, Tiffany	Approved	8/31/2016 - 4:58 PM

CITY OF DAVENPORT, IOWA
TABULATION OF BIDS

DESCRIPTION: UTICA RIDGE SIDEWALK 55TH ST TO KATHLEEN WAY

BID NUMBER: 17-5

OPENING DATE: AUGUST 15, 2016

GL ACCOUNT NUMBER: 70614696 530350 28011

RECOMMENDATION: AWARD THE BID TO LITTLE H CONSTRUCTION
OF DAVENPORT

<u>VENDOR NAME</u>	<u>BID AMOUNT</u>
Little H Construction of Davenport	\$ 94,110
Emery Construction Group Inc. of Moline, IL	\$ 99,975.85
Hawkeye Paving Corporation of Bettendorf IA	\$126,664.00
Langman Construction Inc. of Rock Island IL	\$126,679.50
CDMI Concrete Contractors Inc of East Moline IL	\$130,211.00
McCarthy Improvement Company of Davenport	\$150,777.00
Valley Construction Company of Rock Island IL	\$162,952.00
Brandt Construction Co of Milan IL	\$171,774.00
Smith Seeding Inc of Eldridge IA	\$258,399.00

Approved By Kristi Keller
Purchasing

Approved By Nicole Wleason
Department Director

Approved By Bradi Coz
Budget/CIP

Approved By BW
Finance Director

City of Davenport

Agenda Group: Finance
Department: Parks and Recreation
Contact Info: Scott Hock 326-7817
Wards: 3

Action / Date
FIN9/7/2016

Subject:

Motion awarding a contract for skatepark renovations to Spohn Ranch Skateparks of Los Angeles CA, in the amount of \$89,950. [Ward 3]

Recommendation:

Approve the Motion.

Relationship to Goals:

Financially Responsible City Government.

Background:

On July 29, 2016, the Purchasing Division issued an Invitation to Bid to 263 vendors. On August 18, 2016, three bids were opened and read.

It was determined that two of the received bids did not have the qualifications and experience to do this type of work. The concrete repair work required in this project is specific to skateparks. The finishing of the work must be done in a way to provide a safe skating surface. The references provided by two of the companies was not skatepark specific. They did not supply examples of projects similar to the one we are undertaking.

It is being recommended that the award be made to Spohn Ranch Skateparks. They work specifically on building and repairing skateparks across the nation. They have recently completed a project in Ames, IA and have one scheduled in Winterset, IA. The Parks staff is confident in their skatepark work. See bid tab attached.

Davenport's skatepark is ten years old. The concrete is crumbling and cracking in many places. It is becoming an area that is not safe for the users.

Funding for this project is from CIP #64006, Skate Park Maintenance. Account number 74018696 530350 64006. This account has a current balance of \$90,500. These funds are from the sale of General Obligation bonds.

ATTACHMENTS:

Type	Description
□ Cover Memo	Bid Tab - Skatepark Renovation

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	8/31/2016 - 3:55 PM
Finance Committee	Watson-Arnould, Kathe	Approved	8/31/2016 - 3:56 PM
City Clerk	Thompson, Tiffany	Approved	8/31/2016 - 4:57 PM

CITY OF DAVENPORT, IOWA
TABULATION OF BIDS

DESCRIPTION: SKATE PARK RENOVATION PROJECT

BID NUMBER: 17-3

OPENING DATE: AUGUST 18, 2016

GL ACCOUNT NUMBER: 74018696 530350 64006

RECOMMENDATION: AWARD THE BID TO SPOHN RANCH SKATEPARKS
OF LOS ANGELES, CA

<u>VENDOR NAME</u>	<u>BID AMOUNT</u>
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Spohn Ranch Skateparks of Los Angeles CA	\$ 89,950
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Approved By Kristi Keller
Purchasing

Approved By [Signature]
Department Director

Approved By Brali Cozy
Budget/CIP

Approved By BW
Finance Director

City of Davenport

Agenda Group: Finance
Department: Public Works/Compost
Contact Info: Todd Jones 326-7933
Wards: All

Action / Date
FIN9/7/2016

Subject:
Motion awarding a three-year contract for millwright and welding services for the Compost Facility to Grisham Industries Inc. of Davenport. [All Wards]

Recommendation:
Approve the Motion.

Relationship to Goals:
Financially Responsible City Government.

Background:
A Request for Proposals was issued on August 2, 2016 and was sent to 211 contractors. On August 16, 2016, the Purchasing Division received and opened three proposals. Grisham Industries is recommended for the contract award.

The contractor will perform work that may include, but is not limited to: fabrication of metal fixtures, welding, concrete repairs, rebuilding or replacement of static pile blowers and bio-filter blowers, rebuilding of bio bins, repairs to building and exhaust fans, and various other repairs.

The proposals were evaluated on the following criteria: (1) Hourly labor rate - 30%; (2) Capability (number of qualified personnel) - 30%; (3) Completeness of proposal - 20%; (4) References - 10%; and (5) Licensing/Safety Record (OSHA 300 Log) - 10%.

Funding for this project is from Compost Maintenance - Machinery & Equipment, #51151976 520226, with a current balance of 163,500. Source of funding is sewer revenue.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Bid Tab - Millwright and Welding Services for the Compost Facility

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	8/31/2016 - 3:49 PM
Finance Committee	Watson-Arnould, Kathe	Approved	8/31/2016 - 3:49 PM
City Clerk	Thompson, Tiffany	Approved	8/31/2016 - 4:57 PM

CITY OF DAVENPORT, IOWA
TABULATION OF BIDS

DESCRIPTION: MILLWRIGHT & WELDING SERVICES AT COMPOST
FACILITY

BID NUMBER: 17-13

OPENING DATE: AUGUST 16, 2016

GL ACCOUNT NUMBER: 51151976 520226

RECOMMENDATION: AWARD THE CONTRACT TO GRISHAM INDUSTRIES
OF DAVENPORT

<u>VENDOR NAME</u>	<u>LOCATION</u>
Grisham Industries Inc.	Davenport
R & JC Contracting	Walcott, IA
Weitz Industrial	Davenport

Approved By

Krista Keller
Purchasing

Approved By

Nicole Gleason
Department Director

Approved By

Mallory Merritt
Budget/CIP

Approved By

BW
Finance Director

City of Davenport

Agenda Group: Finance
Department: Finance/Purchasing
Contact Info: Kristi Keller 888-2077
Wards: All

Action / Date
FIN9/7/2016

Subject:

1. Faro Technologies - HDR scanner for Police - Amount: \$48,875
2. Kronos, Inc. - Telestaff annual maintenance - \$19,113
3. Trane US, Inc. - HVAC maintenance contract (3 years) - Amount: \$18,250
4. Socrata - Open Payroll annual maintenance - Amount: \$15,000
5. Security Parking Systems - Preventative maintenance @ parking ramps - Amount: \$12,600

Recommendation:

Relationship to Goals:

Background:

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	8/31/2016 - 2:52 PM
Finance Committee	Watson-Arnould, Kathe	Approved	8/31/2016 - 2:53 PM
City Clerk	Thompson, Tiffany	Approved	8/31/2016 - 4:56 PM

City of Davenport

Agenda Group: Public Safety

Department: City Clerk

Contact Info: Jackie E. Holecek x6163

Wards: 3

Action / Date

9/7/2016

Subject:

Motion to suspend the rules to add and vote on the following motions.

Recommendation:

Relationship to Goals:

Background:

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	8/19/2016 - 10:10 AM

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Jackie Holecek x6163
Wards: 2 & 4

Action / Date
9/6/2016

Subject:
Resolution approving the street closure request for: West High School - 2016 Homecoming Parade, September 15, 2016, 5:30 PM to 7:00 PM; Closure Location: West 18th St from Clark to Elsie, Elsie from 18th St to Lombard, Lombard from Elsie to Nevada, Nevada from Lombard to Locust, Locust between Nevada and West High School parking lot [Wards 2 & 4]

Recommendation:

Relationship to Goals:

Background:

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Thompson, Tiffany	Approved	8/31/2016 - 4:53 PM

City of Davenport

Agenda Group: Committee of the Whole
Department: City Clerk
Contact Info: Jackie E Holecek
Wards: 5

Action / Date
9/7/2016

Subject:

Resolution approving the street closure request for: Hilltop Village Campus, Retrofest, September 10, 2016 from 7 AM to 10 PM; Closure Location is 15th Street between Harrison and Main Streets [Ward 5]

Recommendation:

Relationship to Goals:

Background:

ATTACHMENTS:

Type	Description
▣ Cover Memo	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	8/19/2016 - 10:08 AM

RESOLUTION NO. 2016-

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: Hilltop Campus Village

Event: Retrofest

Dates: September 10, 2016

Time: 7:00 AM to 10:00 PM

Closure Location: 15th Street between Main and Harrison Streets

Ward: 5

Approved this 7th day of September, 2016.

Approved:

Attest:



Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

City of Davenport

Agenda Group: Committee of the Whole
Department: City Clerk
Contact Info: Jackie E Holecek
Wards: 5

Action / Date
COW9/7/2016

Subject:

Motion approving noise variance for Hilltop Campus Village, Retrofest on September 10, 2016 from Noon to 9:00 PM, [Ward 5]

Recommendation:

Relationship to Goals:

Background:

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	8/19/2016 - 10:16 AM

City of Davenport

Agenda Group: Committee of the Whole
Department: Finance - Revenue
Contact Info: Sherry Eastman
Wards: 5

Action / Date
COW9/7/2016

Subject:

Motion approving Hilltop Campus Village (Hilltop Campus Village Corporation)- Harrison St between 14th and 15th Streets - Outdoor Area September 10, 2016 "Retrofest" - License Type: Beer/Wine [Ward 5]

Recommendation:

Relationship to Goals:

Background:

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	8/19/2016 - 11:01 AM