

CITY COUNCIL MEETING

City of Davenport, Iowa

Wednesday, August 23, 2023; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

REVISED AUGUST 22, 2023

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

Approval of the City Council Meeting minutes for August 9, 2023.

VI. City Administrator Update

VII. Report on Committee of the Whole

Approval of the Report on Committee of the Whole for August 16, 2023.

VIII. Appointments, Proclamations, Etc.

A. Appointments

1. Historic Preservation Commission
- Christopher Kretz (re-appointment)

IX. Presentations

- A. Davenport Police Department Swearing In Ceremony
- Daniel Lombardi
- Michael Conner

X. Petitions and Communications from Council Members and the Mayor

XI. Individual Approval of Items on the Discussion Agenda

1. Resolution approving Case F23-08 being the request of Johnson School Properties LLC for a final plat of Johnson School Homes, a 3-lot subdivision on 2.5 acres located at 1730 Wilkes Avenue. [Ward 4]
2. Resolution approving Case P23-02 being the request of Splendor Homes LLC for a preliminary plat of Splendor Estates, a 118-lot subdivision on 27.94 acres located at 2448 and 2460 East 60th Street. [Ward 8]

***APPLICANT HAS REQUESTED THIS ITEM BE TABLED UNTIL
OCTOBER 18, 2023***

3. Resolution accepting earthwork-related improvements completed under the Veterans Memorial Park Phase II project by Langman Construction, Inc of Rock Island, Illinois in the amount of \$240,929.03, CIP #68016. [Ward 3]
4. Resolution awarding a professional services contract for the design and establishment of railroad quiet zones to Snyder & Associates, Inc of Iowa City, Iowa in an amount not to exceed \$100,000, ARP #12. [Wards 1, 3, & 5]

XII. Approval of All Items on the Consent Agenda

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

1. Third Consideration: Ordinance amending Chapter 13.34 entitled "Stormwater Management" of the Municipal Code of Davenport, Iowa by amending various sections thereto by updating acceptable software programs utilized for stormwater calculations, providing clarification on easement verbiage, aligning the fee schedule with other Municipal Code chapters, removing outdated sections, and outlining bonding procedures for landscaping and vegetation. [All Wards]
2. Second Consideration: Ordinance for Case REZ23-02 being the request of RIVALDD Farms, Inc to rezone approximately 231.26 acres of land located south of Slopertown Road and west of Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]
3. Second Consideration: Ordinance for Case ROW23-03 being the request of William Taylor to vacate approximately 101 feet of unimproved right-of-way of Emerald Drive in Crystal Creek 8th Addition [Ward 1]
4. First Consideration: Ordinance amending Schedule VII No Parking of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding 11th Street along the south side from Prospect Terrace to Judson Street thereto. [Ward 5]
5. Resolution approving street, lane, or public ground closures on the listed dates and times for outdoor events.

Jimmie O's Saloon; Street Fest; 2735 Telegraph Road; 9:00 a.m. - 10:30 p.m. Saturday, September 9, 2023; **Closure:** South Rolff Street from Telegraph Road south to the alley. [Ward 1]

Becky Romatoski; East 18th Street Block Party; 2514 East 18th Street; 12:00 p.m. - 10:00 p.m. Saturday, September 9, 2023; **Closure:** East 18th Street from Ridgewood Avenue to Woodland Avenue. [Ward 5]

St. Anthony Catholic Church; Kermes (Carnival); 417 North Main Street; 6:00 a.m. - 7:00 p.m. Sunday, September 10, 2023; **Closure:** Main Street from West 4th Street to West 5th Street. [Ward 3]

Davenport Community School District; West High School Homecoming Parade; 3505 West Locust Street; 4:30 p.m. - 7:00 p.m. Thursday,

September 14, 2023; **Closures (Police controlled):** West 18th Street from North Clark Street to North Elsie Avenue; North Elsie Avenue from West 18th Street to West Lombard Street; West Lombard Street from North Elsie Avenue to North Nevada Avenue; North Nevada Avenue from West Lombard Street south to West High School. [Wards 1 & 4]

Jason DeNoyer; TBK Quad Cities Marathon; 5:00 a.m. - 1:00 p.m. Sunday, September 24, 2023; **Closures:** Riverfront Trail from east City Limits to Marquette Street; Beiderbecke Drive from Gaines Street to Marquette Street; Gaines Street south of River Drive; River Drive from Brown Street to Scott Street; Western Avenue from West 2nd Street to River Drive; eastbound West 2nd Street from Centennial Bridge/Gaines Street to Western Avenue. [Ward 3 & 5]

6. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Warren Street (West 9th Street to West 14th Street) Mill and Overlay project, CIP #35062. [Wards 3 & 4]
7. Resolution awarding a contract for on-call sewer televising, inspecting, and cleaning services to Kline Sewer & Drain LLC of Long Grove, Iowa in an amount not to exceed \$150,000, CIP #30057 & #35061. [All Wards]
8. Resolution approving a not-to-exceed five-year agreement with OpenGov, Inc for work order and asset management software. [All Wards]
9. Resolution accepting the 2023-2024 (year one of three) AmeriCorps Program grant from the Corporation for National and Community Services in the amount of \$493,123, and authorizing the Finance Director or designee to sign the grant agreement to be implemented and managed by the Davenport Parks and Recreation Department. [All Wards]
10. Resolution approving the purchase of grounds maintenance equipment from MTI Distributing of Grimes, Iowa in the amount of \$103,285 using Sourcewell contract #031121-TTC, CIP #24029. [All Wards]
11. Resolution awarding a contract for a retail market analysis and strategy recommendation to Leland Consulting Group of Portland, Oregon in the amount of \$105,950. [Ward 7]
12. Motion approving noise variance requests on the listed dates and times for outdoor events.

Jimmie O's Saloon; Street Fest; 2735 Telegraph Road; 6:00 p.m. - 10:00 p.m. Saturday, September 9, 2023; Outdoor music/band, over 50 dBA. [Ward 1]

St. Anthony Catholic Church; Kermes (Carnival); 417 North Main Street; 10:00 a.m. - 6:00 p.m. Sunday, September 10, 2023; Outdoor music, over 50 dBA. [Ward 3]

Davenport Community School District; West High School Homecoming Parade; see attached parade route; 4:30 p.m. - 6:30 p.m. Thursday, September 14, 2023; Outdoor music/band, over 50 dBA. [Wards 1 & 4]

Mississippi Valley Blues Society; Blues Fest; LeClaire Park | 400 Beiderbecke Drive; 4:30 p.m. - 11:30 p.m. Friday, September 15, 2023, and 1:00 p.m. - 11:30 p.m. Saturday, September 16, 2023; Outdoor music/bands, over 50 dBA. [Ward 3]

13. Motion approving beer and liquor license applications.

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

Ward 3

Mississippi Valley Blues Fest (Mississippi Valley Blues Society) - 400 Beiderbecke Drive - Temporary Outdoor Event September 15-17 - License Type: Special Class C Beer/Wine (On-Premises)

St. Anthony Church of Davenport (St. Anthony Church of Davenport, Iowa) - 417 North Main Street - Temporary Outdoor Event September 10 - License Type: Special Class C Beer/Wine

Ward 5

Quad City Arts (Quad City Arts) - 2205 East 11th Street - Temporary Outdoor Event September 15-17 - License Type: Special Class C Beer/Wine (On-Premises)

Ward 7

Smoke Vibez (Smoke Vibez, LLC) - 3819 North Brady Street - License Type: Class E Liquor (Carry-Out)

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

Ward 3

Miss Phay Cafe (Miss Phay Cafe, Inc) - 510/512 Brady Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ruby's (Infamous, LLC) - 429 East 3rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Stompbox Brewing (Jpx2me, LLC) - 210 East River Drive #101 - Outdoor Area - License Type: Class C Liquor (On-Premises)

14. Motion approving the purchase of one Ford F-450 truck chassis with a stake bed and lift gate from Stivers Ford of Waukegan, Iowa in the amount of \$68,149 using State of Iowa Department of Administrative Services contract #23033, CIP #10503. [All Wards]
15. Motion approving the purchase of two Ford Maverick trucks from Stivers Ford

of Waukee, Iowa in the amount of \$56,467 using State of Iowa Department of Administrative Services contract #23033. [All Wards]

16. Motion approving the purchase of two Chevrolet Equinox sport utility vehicles from Karl Chevrolet of Ankeny, Iowa in the amount of \$51,819.60 using State of Iowa Department of Administrative Services contract #23225. [All Wards]
17. Motion approving the purchase of one Bobcat UW56 Toolcat Utility Work Machine from Rexco Equipment of Davenport, Iowa in the amount of \$69,233.20 using NASPO ValuePoint contract #E194-81037. [All Wards]
18. Motion awarding a contract for the purchase of an inductively coupled plasma optical emission spectroscopy (ICP-OES) analyzer to Agilent Technologies, Inc of Wilmington, Delaware in the amount of \$86,642.55. [All Wards]

XIII. Other Ordinances, Resolutions and Motions

XIV. Public with Business

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

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

XV. Reports of City Officials

XVI. Adjourn

City of Davenport

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

Action / Date
8/23/2023

Subject:
Approval of the City Council Meeting minutes for August 9, 2023.

ATTACHMENTS:

Type	Description
▣ Exhibit	CC Min 080923

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	8/17/2023 - 11:57 AM

City of Davenport, Iowa
City Council Meeting Minutes
Wednesday, August 9, 2023

The City Council of Davenport, Iowa met in regular session on Wednesday, August 9, 2023 at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street, Davenport, Iowa with Mayor Matson presiding and all Aldermen present except Alderwoman Dickmann (Alderman Dunn, Alderman Kelly, Alderwoman Meginnis, Alderwoman Lee, Alderman Gripp, Alderman Condon, Alderman Cornette, Alderman Jobgen, and Alderman Ortiz).

I. Moment of Silence

II. Pledge of Allegiance | Led by Alderman Gripp

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

APPROVED

Approval of the City Council Meeting minutes for July 26, 2023.

VI. City Administrator Update

VII. Report on Committee of the Whole

APPROVED

Approval of the Report on Committee of the Whole for August 2, 2023.

CITY HALL, 226 WEST 4TH STREET, COUNCIL CHAMBERS, Davenport, Iowa, Wednesday, August 2, 2023 -- The Davenport City Council met in Committee of the Whole at 5:30 p.m. with Mayor Matson presiding. The Council observed a moment of silence. Pledge of Allegiance led by Alderwoman Lee. Upon the roll being called, all Aldermen were present (In person: Alderman Dunn, Alderman Kelly, Alderwoman Meginnis, Alderwoman Lee, Alderman Gripp, Alderman Condon, Alderman Cornette, Alderman Jobgen, and Alderman Ortiz; Via telephone: Alderwoman Dickmann).

*The following Public Hearings were held: **Community Development:** 1. for Case REZ23-02 being the request of RIVALDD Farms, Inc to rezone approximately 231.26 acres of land located south of Slopertown Road and west of Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District; and 2. for Case ROW23-03 being the request of William Taylor to vacate approximately 101 feet of unimproved right-of-way of Emerald Drive in Crystal Creek 8th Addition.*

*Action Items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) **Community Development:** Alderman Gripp reviewed all items listed. On motion by Alderwoman Lee, second by Alderman Dunn all items moved to the Consent Agenda. **Public Safety:** Alderman Jobgen reviewed all items listed. On motion by Alderwoman Lee, second by Alderman Dunn the annual liquor license renewal for Hawkeye Sports Bar & Grill under item #4 moved to the Discussion Agenda and all other items moved to the Consent Agenda. **Public Works:** Alderman Dunn reviewed all items listed. On motion by Alderman Kelly, second by Alderman Condon all items moved to the Consent Agenda. **Finance:** Alderman Condon reviewed the one item listed. On motion by Alderman Cornette, second by Alderman Dunn the item moved to the Consent Agenda.*

*Council adjourned at **6:23 p.m.***

VIII. Appointments, Proclamations, Etc.

A. Proclamations

ISSUED 2023-339

1. Water and Wastewater Workers of Iowa Week | August 20 - 26, 2023

IX. Petitions and Communications from Council Members and the Mayor

X. Individual Approval of Items on the Discussion Agenda

1. On motion by Alderman Dunn, second by Alderwoman Meginnis and all Aldermen present voting aye except Alderwoman Lee with Alderman Ortiz abstaining, the following Motion passed:

Motion approving a beer and liquor license application.

PASSED 2023-340

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

Ward 8

Hawkeye Sports Bar & Grill (Ortiz Holdings, LLC) - 4646 Cheyenne Avenue - Outdoor Area - License Type: Class C Liquor (On-Premises)

XI. Approval of All Items on the Consent Agenda

On motion by Alderman Dunn, second by Alderman Ortiz and all Aldermen present voting aye, the Consent Agenda was approved as follows:

1. Third Consideration: Ordinance amending Schedule XI Resident Parking Only of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding East Lombard Street along the frontages of 2337, 2342, 2343, and 2347 East Lombard Street thereto. [Ward 5]

ADOPTED 2023-341

ORDINANCE NO. **2023-341**

AN ORDINANCE AMENDING SCHEDULE XI RESIDENT PARKING ONLY OF CHAPTER 10.96 ENTITLED "SCHEDULES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY ADDING EAST LOMBARD STREET ALONG THE FRONTAGES OF 2337, 2342, 2343, AND 2347 EAST LOMBARD STREET THERETO.

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:

East Lombard Street along the frontages of 2337, 2342, 2343, and 2347 East Lombard 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.

Adopted 8/9/2023: Mike Matson, Mayor; Attest: Brian Krup, Deputy City Clerk

2. Second Consideration: Ordinance amending Chapter 13.34 entitled "Stormwater Management" of the Municipal Code of Davenport, Iowa by amending various sections thereto by updating acceptable software programs utilized for stormwater calculations, providing clarification on easement verbiage, aligning the fee schedule with other Municipal Code

chapters, removing outdated sections, and outlining bonding procedures for landscaping and vegetation. [All Wards] **MOVED TO THIRD CONSIDERATION**

3. First Consideration: Ordinance for Case REZ23-02 being the request of RIVALDD Farms, Inc to rezone approximately 231.26 acres of land located south of Slopertown Road and west of Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]

MOVED TO SECOND CONSIDERATION

4. First Consideration: Ordinance for Case ROW23-03 being the request of William Taylor to vacate approximately 101 feet of unimproved right-of-way of Emerald Drive in Crystal Creek 8th Addition [Ward 1]

MOVED TO SECOND CONSIDERATION

5. Resolution approving Case F23-02 being the request of Payne Properties LLC for a final plat of Payne Properties Subdivision, a 2-lot subdivision on 1.7 acres located at 1814 East Locust Street. [Ward 5]

ADOPTED 2023-342

6. Resolution approving street, lane, or public ground closures on the listed dates and times for outdoor events. **ADOPTED 2023-343**

Teri Logan; Thornwood Good Neighbor Picnic; 1018 North Thornwood Avenue; 2:00 p.m. - 8:00 p.m. Saturday, August 12, 2023; **Closure**: North Thornwood Avenue from North Lincoln Avenue to W Stubbs Lane. [Ward 3]

Heather Davis; Arlington Avenue Chili Cookoff Block Party; 3114 Arlington Avenue; 1:00 p.m. - 7:00 p.m. Saturday, September 9, 2023; **Closure**: Arlington Avenue from East 30th Street to the end of Arlington Circle; East 32nd Street between the north-south alleys east and west of Arlington Avenue. [Ward 5]

Coffee House; Party on the Patio Music Festival; 1315 Jersey Ridge Road; 10:00 a.m. - 9:00 p.m. Saturday, September 16, 2023; **Closure**: Busch Avenue from Middle Road south to just past 1315 Jersey Ridge Road. [Ward 5]

Angie Logan; Cresthill Drive Block Party; 7019 Cresthill Drive; 5:00 p.m. - 10:00 p.m. Saturday, September 23, 2023; **Closure**: Cresthill Drive from Silver Creek Drive to Brookview Lane. [Ward 8]

Sweet Delite Ice Cream; Car Show Cruise In; 1901 West 4th Street; 3:00 p.m. - 9:00 p.m. Saturday, September 30, 2023; **Closure**: North Howell Street from West 3rd Street to West 4th Street. [Ward 3]

Scott County Family Y; 37th Annual Turkey Trot; 630 East 4th Street; Thursday, November 23, 2023; **Closures**: 3:00 a.m. - 11:00 a.m. 4th Street from River Drive to Main Street; 7:30 a.m. - 10:30 a.m. Main Street from 4th Street to Lombard Street; Lombard Street from Harrison Street to Brady Street; westernmost lane on Brady Street from Lombard Street to Central Park Avenue; southernmost lane on Central Park Avenue from Brady Street to Harrison Street; easternmost lane on Harrison Street between Central Park Avenue and Lombard Street. [Wards 3 & 5]

7. Resolution accepting work completed under the Silver Creek (West of Wisconsin Avenue) Stabilization project by Rittmer, Inc of DeWitt, Iowa in the amount of \$288,435.98, CIP #33041. [Ward 2] **ADOPTED 2023-344**

8. Resolution accepting work completed under the Northwest Boulevard at North Division Street Left Turn Lanes project by Langman Construction Inc of Rock Island, Illinois in the amount of \$453,818.03, CIP #38009. [Ward 8] **ADOPTED 2023-345**

9. Resolution awarding a contract for the Engine #1 overhaul at the Water Pollution Control Plant to Altorfer, Inc of Davenport, Iowa in an amount not to exceed \$151,333. [Ward 1] **ADOPTED 2023-346**

10. Resolution awarding a contract for the Duck Creek Trail Mill and Overlay project to Langman Construction, Inc of Rock Island, Illinois in the amount of \$211,804.77, CIP #28030. [Ward 7] **ADOPTED 2023-347**

11. Resolution awarding a contract for the Warren Street Storm Sewer Improvements project to Langman Construction, Inc of Rock Island, Illinois in the amount of \$311,891.40, CIP #33016. [Ward 3] **ADOPTED 2023-348**

12. Resolution awarding a contract for the South Clark Street (Rockingham Road to Black Hawk Creek) Rehabilitation project to Langman Construction, Inc of Rock Island, Illinois, in the amount of \$576,682.96, CIP #35062. [Ward 1] **ADOPTED 2023-349**

13. Resolution approving a five-year purchase of police enterprise software and technology from Axon Enterprise, Inc of Scottsdale, Arizona in the amount of \$2,051,000.52. [All Wards] **ADOPTED 2023-350**

14. Motion approving noise variance requests for the listed dates and times for outdoor events. **PASSED 2023-351**

Heather Davis; Arlington Avenue Chili Cookoff Block Party; 3114 Arlington Avenue; 2:00 p.m. - 7:00 p.m. Saturday, September 9, 2023; Outdoor music, over 50 dBA. [Ward 5]

Angie Logan; Cresthill Drive Block Party; 7019 Cresthill Drive; 5:00 p.m. - 9:00 p.m. Saturday, September 23, 2023; Outdoor music, over 50 dBA. [Ward 8]

Coffee House; Party on the Patio Music Festival; 1315 Jersey Ridge Road; 6:00 p.m. - 9:00 p.m. Friday, September 15, 2023; 10:00 a.m. - 9:00 p.m. Saturday, September 16, 2023; and 5:00 p.m. - 8:00 p.m. Sunday, September 17, 2023; Outdoor acoustic music/bands, over 50 dBA. [Ward 5]

Sweet Delite Ice Cream; Car Show Cruise In; 1901 West 4th Street; 3:00 p.m. - 9:00 p.m. Saturday, September 30, 2023; Outdoor music, over 50 dBA. [Ward 3]

15. Motion approving beer and liquor license applications. **PASSED 2023-352**

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

Ward 3

Palmer College of Chiropractic (Palmer College Foundation) - 1005 Main Street - Temporary Event with Outdoor Area September 13-16 – License Type: Special Class C Beer/Wine (On-Premises)

Palmer College of Chiropractic (Palmer College Foundation) - 1001 North Brady Street - Temporary Event with Outdoor Area September 13-16 - License Type: Special Class C Beer/Wine (On-Premises)

Palmer College of Chiropractic (Palmer College Foundation) - 1000 North Brady Street - Temporary Event with Outdoor Area September 13-16 - License Type: Special Class C Beer/Wine (On-Premises)

RiverCenter/Adler Theatre (VenuWorks of Davenport, LLC) - 136 East 3rd Street - Extended Outdoor Area August 18-19 - License Type: Class C Liquor (On-Premises)

Stompbox Brewing (JPX2ME, LLC) - 210 East River Drive #101 – Extended Outdoor Area August 18-20 - License Type: Class C Liquor (On-Premises)

Ward 6

The Coffee House QC (Area 309 Coffee, LLC) - 1315 Jersey Ridge Road - License Type: Special Class C Beer/Wine (On-Premises)

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

Ward 3

Mary's on 2nd (Birdland, Inc) - 832 West 2nd Street - Outdoor Area – License Type: Class C Liquor (On-Premises)

Ward 7

Corny Beer Store, LLC (Corny Beer Store, LLC) - 5220 Grand Avenue - License Type: Class C Beer (Carry-Out)

XII. Other Ordinances, Resolutions and Motions

XIII. Public with Business

XIV. Reports of City Officials

XV. Adjourn **6:52 p.m.**



Brian J. Krup
Deputy City Clerk

City of Davenport

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

Action / Date
8/23/2023

Subject:
Approval of the Report on Committee of the Whole for August 16, 2023.

ATTACHMENTS:

Type	Description
▣ Exhibit	COW Report 081623

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	8/17/2023 - 11:56 AM

CITY HALL, 226 WEST 4TH STREET, COUNCIL CHAMBERS, Davenport, Iowa, Wednesday, August 16, 2023 -- The Davenport City Council met in Committee of the Whole at 5:30 p.m. with Mayor Matson presiding. The Council observed a moment of silence. Pledge of Allegiance led by Alderman Condon. Upon the roll being called, all Aldermen were present (*In person*: Alderman Dunn, Alderman Kelly, Alderwoman Meginnis, Alderwoman Lee, Alderman Gripp, Alderman Condon, Alderman Cornette, Alderman Jobgen, and Alderman Ortiz; *Via telephone*: Alderwoman Dickmann).

The following Public Hearings were held: **Public Works:** 1. on the plans, specifications, form of contract, and estimate of cost for the Warren Street (West 9th Street to West 14th Street) Mill and Overlay project, CIP #35062.

Action Items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) **Community Development:** Alderman Gripp reviewed all items listed. On motion by Alderwoman Lee, second by Alderman Dunn, items #3, Resolution approving Case F23-08 being the request of Johnson School Properties LLC for a final plat of Johnson School Homes, a 3-lot subdivision on 2.5 acres located at 1730 Wilkes Avenue, and #4, Resolution approving Case P23-02 being the request of Splendor Homes LLC for a preliminary plat of Splendor Estates, a 118-lot subdivision on 27.94 acres located at 2448 and 2460 East 60th Street, moved to the Discussion Agenda and all other items moved to the Consent Agenda. At the request of Alderman Gripp, Council recessed for a break at 7:51 p.m. and reconvened at 8:00 p.m. **Public Safety:** Alderman Jobgen reviewed all items listed. On motion by Alderwoman Dickmann, second by Alderman Dunn all items moved to the Consent Agenda. **Public Works:** Alderman Dunn reviewed all items listed. On motion by Alderman Kelly, second by Alderman Jobgen item #5, Resolution awarding a professional services contract for the design and establishment of railroad quiet zones to Snyder & Associates, Inc of Iowa City, Iowa in an amount not to exceed \$100,000, ARP #12, moved to the Discussion Agenda and all other items moved to the Consent Agenda. **Finance:** Alderman Condon reviewed all items listed. On motion by Alderman Cornette, second by Alderman Ortiz all items moved to the Consent Agenda.

Council adjourned at **8:48 p.m.**

City of Davenport

Department: Office of the Mayor
Contact Info: Tiffany Thorndike | 563-326-7701

Action / Date
8/23/2023

Subject:
Historic Preservation Commission
- Christopher Kretz (re-appointment)

Background:
Christopher Kretz is a re-appointment to the Historic Preservation Commission. Term dates for this appointment are July 1, 2023 to June 30, 2026.

REVIEWERS:

Department	Reviewer	Action	Date
Office of the Mayor	Thorndike, Tiffany	Approved	8/17/2023 - 9:16 AM

City of Davenport

Department: Community Planning & Economic Development
Contact Info: Laura Berkley | 563-888-3553

Action / Date
8/23/2023

Subject:

Resolution approving Case F23-08 being the request of Johnson School Properties LLC for a final plat of Johnson School Homes, a 3-lot subdivision on 2.5 acres located at 1730 Wilkes Avenue. [Ward 4]

Recommendation:

Adopt the Resolution.

Background:

The Plan and Zoning Commission reviewed Case F23-08 at its July 18, 2023 meeting and has recommended approval subject to the listed findings and conditions:

Findings:

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

Conditions:

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

Discussion

Johnson School is a locally listed historic landmark, which was designed by Davenport's most prominent architectural firm, Clausen and Clausen. The school occupies an entire City block. Since the school closed in 2004, the building has been used for commercial purposes.

The owners submitted a final plat to subdivide Johnson School from the larger undeveloped land on the southern half of the block. This will establish two new buildable lots, each comprising approximately .45 acres. The school and parking lot will be on a separate 1.56 acre parcel abutting Locust Street. Any new construction and exterior work on Johnson School requires review of the Historic Preservation Commission.

Comprehensive Plan:

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

Future Land Use Designation:

Residential General (RG)

Relevant goals to be considered in this Case: Strengthen the existing built environment.

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

Zoning:

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

Technical Review:

1. Zoning: The proposed lots comply with commercial district dimensional standards.
2. Streets: No new streets are proposed. Lot 1 shall not take access from West Locust Street.
3. Storm Water: Stormwater detention and water quality treatment will not be impacted.
4. Sanitary Sewer: There is existing sanitary sewer available along Howell Street, Wilkes Avenue, and West 17th Street.
5. Other Utilities: Other normal utility services are available.
6. Parks/Open Space: There are no impacts to parks/open space

Public Input:

No Public Hearing is required for a preliminary plat.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Resolution
▢ Backup Material	Final Plat-Johnson School Homes
▢ Backup Material	Application
▢ Backup Material	Zoning & Future Land Use Map

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	8/10/2023 - 11:58 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION approving Case F23-08 being the request of Johnson School Properties LLC for a final plat of Johnson School Homes, a 3-lot subdivision on 2.5 acres located at 1730 Wilkes Avenue.

WHEREAS, the Plan and Zoning Commission reviewed Case F23-08 at the July 18, 2023 regularly scheduled meeting with a recommendation for approval subject to the following two conditions:

1. That the surveyor signs the plat;
2. That the utility providers sign the plat when their easement needs have been met; and

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

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

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

Passed and approved this 23rd day of August, 2023.

Approved:

Attest:

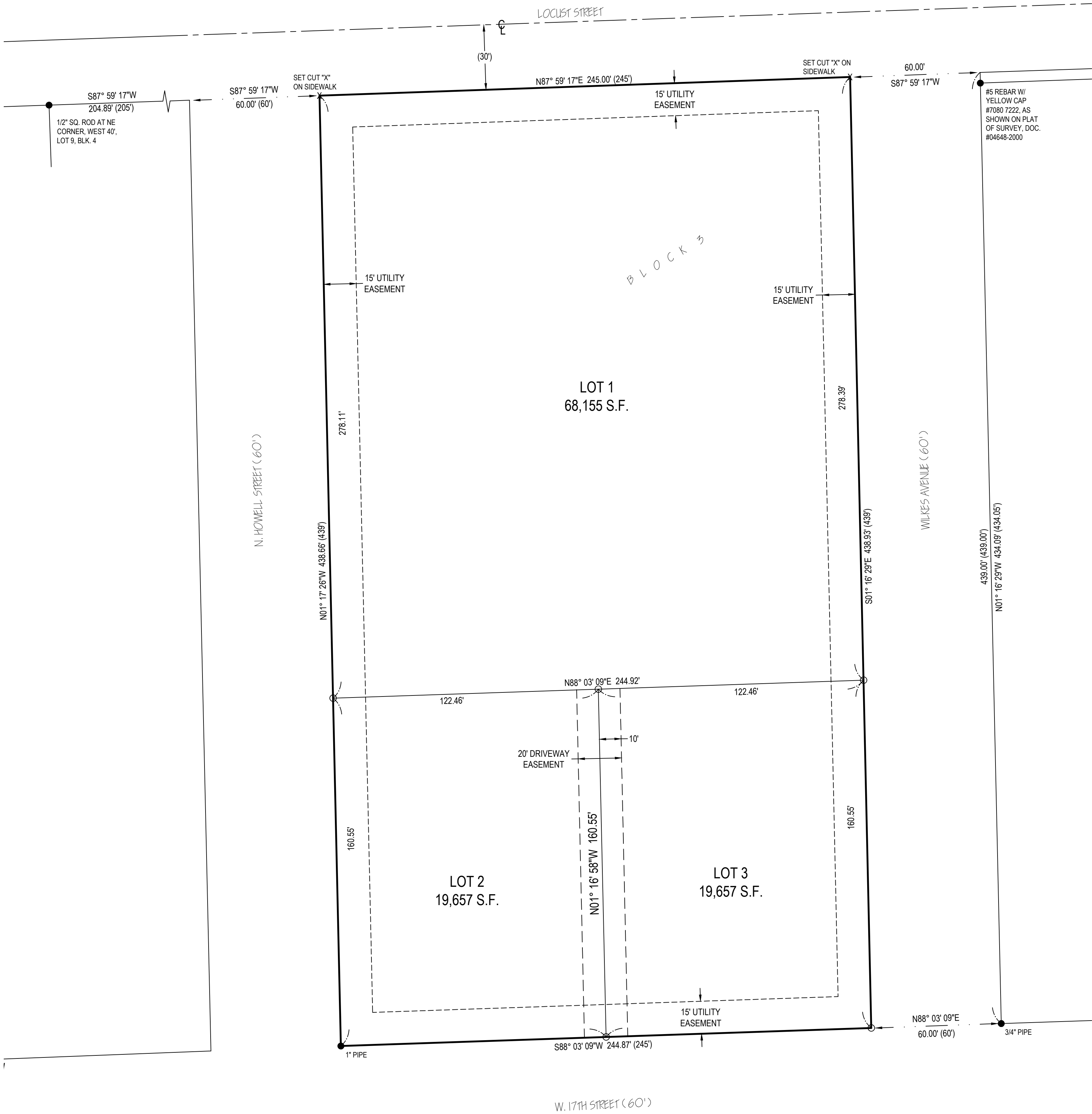
Mike Matson
Mayor

Brian Krup
Deputy City Clerk

FINAL PLAT

JOHNSON SCHOOL HOMES

BEING A REPLAT OF BLOCK 3 IN FAIR GROUND ADDITION TO THE CITY OF DAVENPORT, IOWA, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M. SCOTT COUNTY, IOWA.



NOTES:

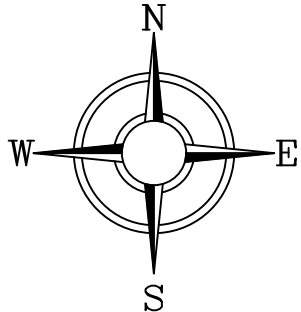
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
- BLANKET EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
- THE SUBJECT PROPERTY IS ZONED C-T, COMMERCIAL TRANSITIONAL District. THE FOLLOWING SETBACKS APPLY AT THE TIME OF RECORDING:
FRONT: BUILD TO ZONE OF 0' TO 20'
INTERIOR SIDE: NONE, UNLESS ABUTTING A 'R' DISTRICT THEN 20'
CORNER SIDE: BUILD TO ZONE OF 0' TO 15'
REAR: 15'; UNLESS ABUTTING A 'R' DISTRICT THEN 25' OR 20% OF LOT DEPTH, WHICHEVER IS LESS.
SETBACKS ARE SUBJECT TO CHANGE.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP #19163C0365G EFFECTIVE DATE MARCH 23, 2021.
- NO SITE DEVELOPMENT IS PROPOSED WITH THIS SUBDIVISION.
- STORMWATER DETENTION AND WATER QUALITY TREATMENT WILL NOT BE REQUIRED FOR THIS SUBDIVISION BUT WILL BE REQUIRED UPON FURTHER DEVELOPMENT OF THE PROPERTY.
- ALL MONUMENTS WILL SHALL BE PLACED WITHIN ONE YEAR OF THE RECORDING DATE OF THIS FINAL PLAT.
- LOT 1 SHALL NOT HAVE DIRECT ACCESS TO LOCUST STREET.
- LOTS 1 - 16 IN BLOCK 3 OF FAIR GROUND ADDITION ARE NOT INDIVIDUALLY VIABLE LOTS PER CURRENT CITY OF DAVENPORT ZONING ORDINANCE AND SHALL BE NULL AS OF RECORDING OF THIS SUBDIVISION.

PLAT INFORMATION

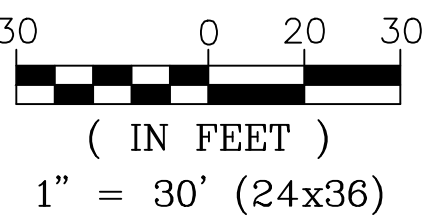
- Owner:**
Johnson School Properties, LLC
5861 Emily Road
Bettendorf, Ia
- Engineer:**
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Surveyor:**
Jerry D. Rogers
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
- Attorney:**
Michael Gorsline
5119 Utica Ridge Road
Davenport, Ia 52807
(563) 386-4236

THE MEASURED BEARINGS SHOWN
HEREON ARE BASED ON THE US STATE
PLANE COORDINATE SYSTEM, IOWA
SOUTH ZONE (1402) GEOID 12A, NAD 83
(2011) EPOCH 2010.00.

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED =
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 =
BOUNDARY LINE =
FENCE LINE =
EASEMENT LINE =
SETBACK LINE =
LOT LINE =

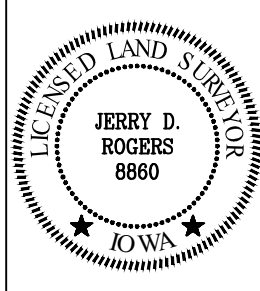


GRAPHIC SCALE



APPROVAL SIGNATURES:

MAYOR	DATE:
CITY CLERK	DATE:
CHAIRMAN PLAN & ZONE	DATE:
CENTURY LINK	DATE:
IOWA - AMERICAN WATER COMPANY	DATE:
MEDIACOM	DATE:
MIDAMERICAN ENERGY	DATE:
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.	
METRONET	DATE:



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.

JERRY D. ROGERS
Iowa License Number: 8860
My license renewal date is December 31, 2023
Pages or sheets covered by this seal: 1



DATE:
6/6/2023

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

DRAWN BY:
KLC
CHECKED BY:
JDR
LOCATION:
S: \LANG-LUCKY

REVISIONS:		
NO.	DESCRIPTION	DATE
1	CITY REVIEW	7/6/23

PROJECT
FINAL PLAT
JOHNSON SCHOOL HOMES
DAVENPORT, IOWA

DEVELOPER
JOHNSON SCHOOL PROPERTIES, LLC
5861 EMILY ROAD
BETTENDORF, IOWA 52722

SHEET NO.
1
OF
1



Complete application can be emailed to planning@davenportiowa.com

Property Address*

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

Applicant (Primary Contact)

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

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Engineer (if applicable)

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

Design Review Board

Design Approval
Demolition Request in the Downtown
Demolition Request in the Village of
East Davenport

Architect (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

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

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

Property Location:

Total Land Area:

Total Number of Lots:

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

Submittal Requirements:

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

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

Property Location:

Total Land Area:

Total Number of Lots:

Linear Feet of Streets Added:

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

Submittal Requirements:

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

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

- (1) Application:
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
 - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the proposed preliminary plat:
 - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

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

- (1) Application:
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed final plat:
 - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the final plat:
 - Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
 - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
 - Executed platting certificate.
 - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.
- (4) Recordation:
 - After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
 - After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
 - It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner: *Lucky Lang Sr.*

Date:

By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by:

Date:

Planning staff

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held the Tuesday prior to City Council Committee of the Whole meetings at 5:00 p.m. in City Hall Council Chambers, 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, _____ authorize
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for
the property located at _____

Signature(s)

State of _____ ,
County of _____ .
Sworn and subscribed to before me

This _____ day of _____ 20_____

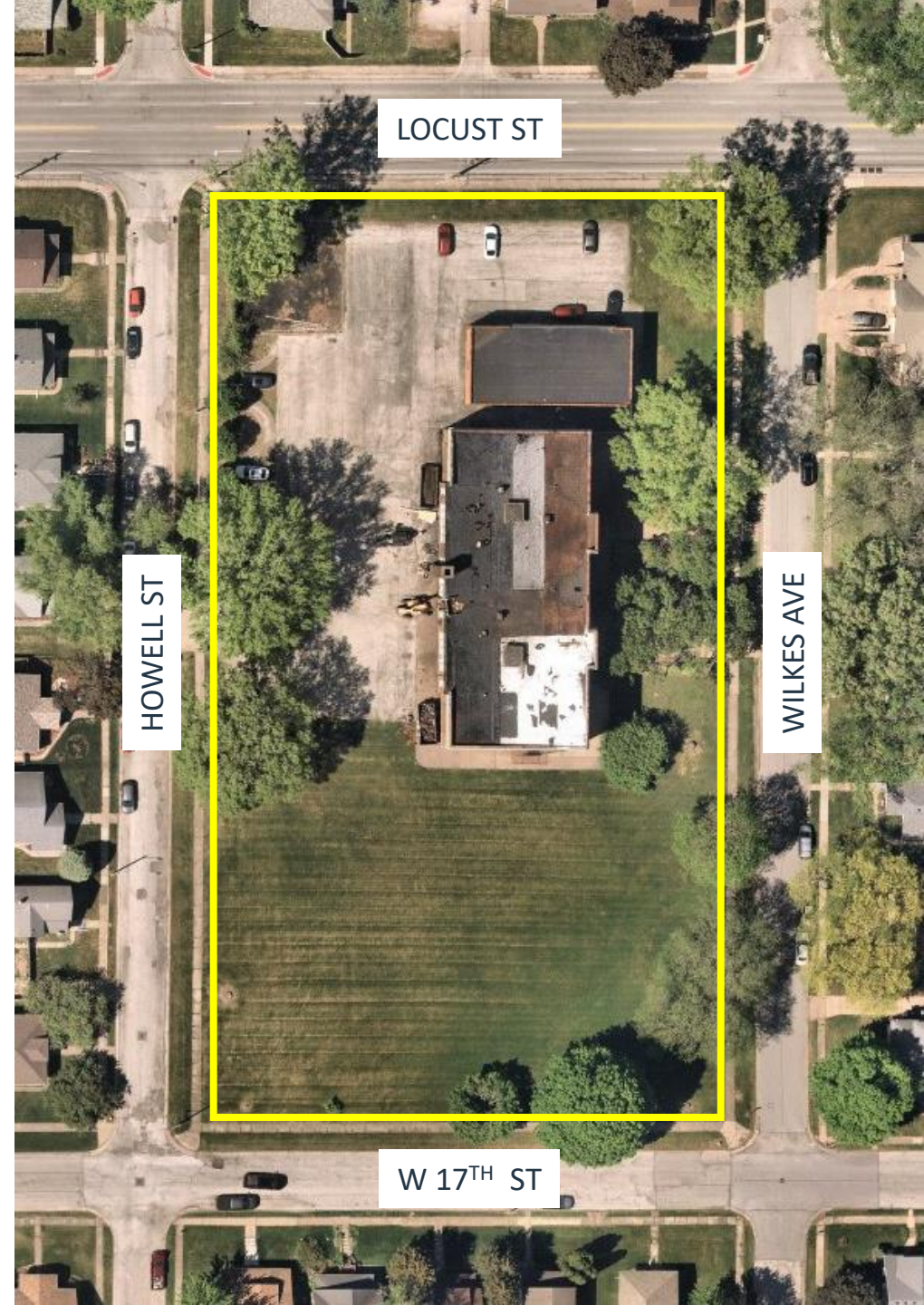
Form of Identification

Notary Public

My Commission Expires:

Vicinity Map

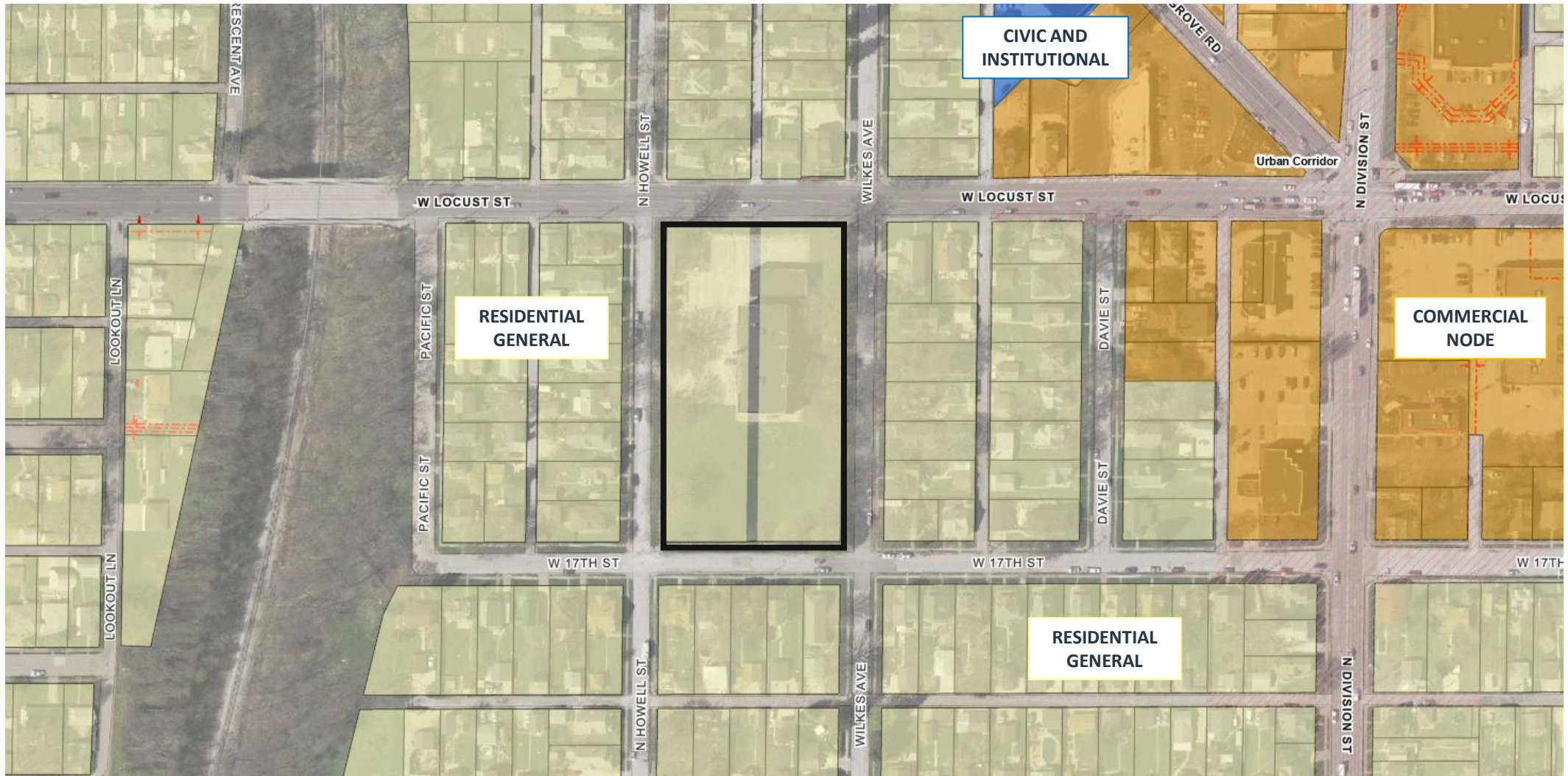
FORMER JOHNSON SCHOOL



Zoning Map



Future Land Use Map



City of Davenport

Department: Community Planning & Economic Development
Contact Info: Laura Berkley | 563-888-3553

Action / Date
8/23/2023

Subject:

Resolution approving Case P23-02 being the request of Splendor Homes LLC for a preliminary plat of Splendor Estates, a 118-lot subdivision on 27.94 acres located at 2448 and 2460 East 60th Street. [Ward 8]

APPLICANT HAS REQUESTED THIS ITEM BE TABLED UNTIL OCTOBER 18, 2023

Recommendation:

Adopt the Resolution.

Background:

The request is for a preliminary plat for a 118-lot subdivision on 27.94 acres of property to facilitate residential development. The Plan and Zoning Commission reviewed Case P23-02 at its July 18, 2023 meeting and has recommended approval with a 4-3 vote subject to the following findings and conditions:

Findings:

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

Conditions:

1. Revise the lot numbers to indicate a total of 118 lots.
2. Indicate the location of building footprints on Lots 48, 116, and 117.
3. Ensure positive drainage away from building foundations.
4. Show all sidewalks within the subdivision.
5. Label pavement widths on Splendor Lane, north of East 60th Street.
6. Speed mitigation measures shall be implemented in adjacent residential neighborhoods as directed by the City Engineer.
7. Add a note stating, "All on-street parking shall be limited to one side of the street."
8. Include Base Flood Elevation to Note 7 or depicted on the preliminary plat.
9. A northbound left turn lane on Jersey Ridge Road shall be installed at the developer's expense.
10. The sidewalk on Jersey Ridge Road shall be constructed by the developer at the time of street construction.

Discussion:

Last year, City Council approved a 47-lot final plat for this site. The owner never proceeded with the single-family subdivision. A new preliminary plat has been designed to increase the density of the development. The preliminary plat shows a series of single-family semi-detached dwellings (commonly referred to as duplexes), which are also permitted in the R-3 Single-Family and Two-Family Residential

District.

The subdivision will have have a roadway connection to Eastern Avenue Farms Fifth Addition through the extension of East 61st Street. The subdivision will also connect to Jersey Pointe Fifth Addition via East 59th Street. Due to the density of development, speed mitigation measures will be implemented in adjacent residential neighborhoods.

Access onto Jersey Ridge Road is at the southern boundary of the subdivision. Traffic safety is enhanced at this location due to greater visibility and lines of sight.

Comprehensive Plan:

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

Future Land Use Designation:

Residential General (RG)

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

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

Zoning: R-3 Single-Family and Two-Family Residential District.

Technical Review:

- Streets: The subdivision has access via Jersey Ridge Road, East 61st Street, and East 59th Street. The newly dedicated road network as shown meets Davenport Municipal Code requirements. Given the narrow pavement widths, on-street parking will be restricted to one side of the street. As compared to the previously approved final plat, the access point onto Jersey Road is located further south from Lorton Avenue. This location was identified due to enhanced site lines in the curve in Jersey Ridge Road. At a future date, Jersey Ridge Road will be re-graded for the installation of sidewalks. The grading plan should take this into consideration in order to minimize future disruption to the properties abutting Jersey Ridge Road. Speed mitigation will be required in adjacent neighborhoods to ensure traffic safety.
- Storm Water: The R-3 District permits a maximum impervious surface of 60% for each lot. The development of the property will need to comply with the City's stormwater requirements.
- Sanitary Sewer: Sanitary sewers will be extended from existing infrastructure to serve this subdivision. Additional storm and sanitary sewer easements shall be required based on preliminary engineering of conceptual plans including service drainage of the property to the west.
- Other Utilities: Other normal utility services are available.

Public Input: No Public Hearing or notifications are required for a preliminary plat. Several neighboring property owners attended the Plan and Zoning Commission meeting to express their concerns regarding increased traffic and the character of the development.

ATTACHMENTS:

Type	Description
□ Resolution Letter	Resolution

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

Splendor Estates Preliminary Plat
 Sample Single-Story Home
 Sample Two-Story Home
 Zoning & Future Land Use Map
 Application
 Protest Petition
 Protest Petition (Jersey Meadows)

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	8/11/2023 - 12:27 PM

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION approving Case F23-08 being the request of John School Properties LLC for a final plat of Johnson School Holes, a 3-lot subdivision located at 1730 Wilkes Avenue on 2.5 acres.

WHEREAS, the Plan & Zoning Commission reviewed Case F23-08 at the July 18, 2023 regularly scheduled meeting with a recommendation for approval subject to the following two conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met and;

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

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

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

Passed and approved this 23rd day of August, 2023.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

PRELIMINARY PLAT

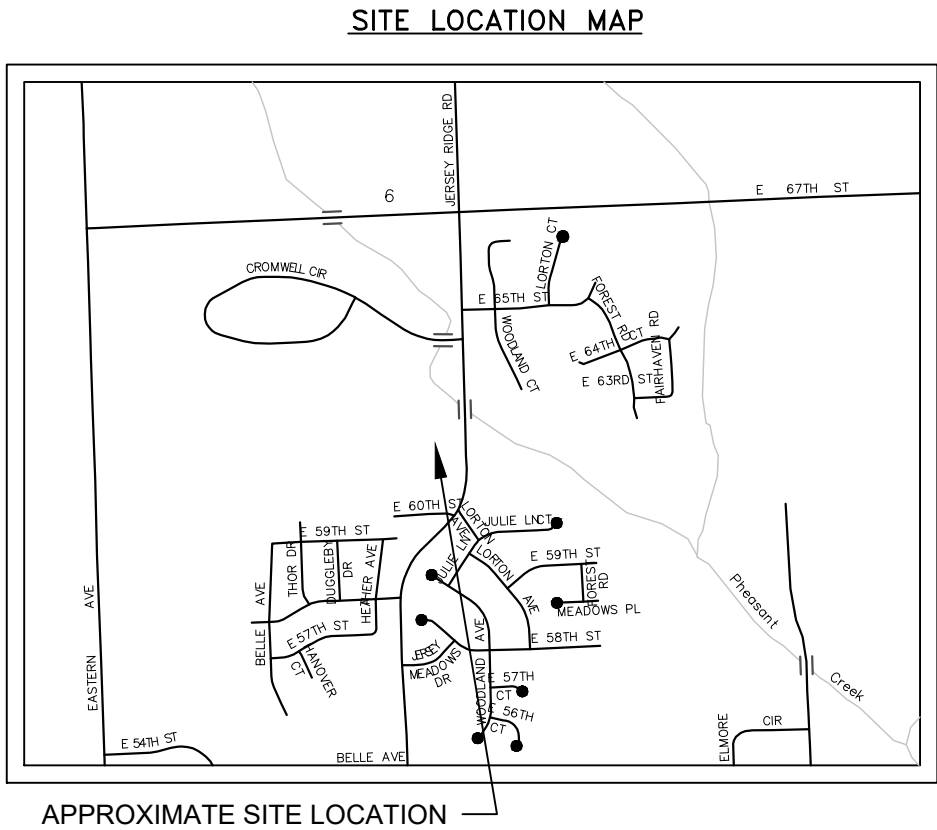
SPLENDOR ESTATES

TO THE CITY OF DAVENPORT, PART OF THE SOUTHEAST QUARTER
AND PART OF THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT
COUNTY, IOWA

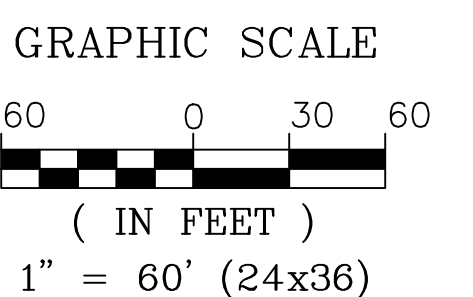
Curve Table				
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)
C1	300.19'	690.00'	024°55'38"	297.83'
C2	345.33'	690.00'	028°40'32"	341.74'
C3	50.97'	35.02'	083°23'50"	46.59'
C4	62.17'	690.00'	005°09'45"	62.15'
C5	55.28'	35.00'	090°29'21"	49.71'
C6	104.60'	625.01'	009°35'21"	104.48'
C7	45.75'	667.47'	003°55'39"	45.75'
C8	43.65'	610.00'	004°06'01"	43.64'
C9	507.66'	610.00'	047°40'58"	493.13'
C10	82.64'	610.00'	007°45'44"	82.58'
C11	175.33'	610.00'	016°28'06"	174.73'
C12	50.59'	610.00'	004°45'05"	50.57'
C13	5.09'	610.00'	000°28'41"	5.09'
C14	4.62'	175.00'	001°30'43"	4.62'
C15	95.49'	175.00'	031°15'49"	94.31'
C16	36.01'	125.00'	016°30'28"	35.89'
C17	153.63'	125.00'	070°25'13"	144.14'
C19	44.38'	175.00'	014°31'54"	44.27'
C20	40.71'	175.00'	013°19'45"	40.62'
C21	41.53'	175.00'	013°35'44"	41.43'

Curve Table				
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)
C22	42.68'	175.00'	013°58'26"	42.57'
C23	23.34'	15.00'	089°08'49"	21.05'
C24	23.79'	15.00'	090°51'11"	21.37'
C25	23.34'	15.00'	089°08'49"	21.05'
C26	23.79'	15.00'	090°51'11"	21.37'
C27	105.87'	125.00'	048°31'42"	102.74'
C30	26.97'	15.00'	103°02'09"	23.48'
C31	8.73'	125.00'	004°00'14"	8.73'
C32	38.99'	175.00'	012°45'50"	38.90'
C33	41.89'	175.00'	013°42'56"	41.79'
C34	153.54'	125.00'	070°22'34"	144.07'
C35	39.65'	175.00'	012°58'59"	39.57'
C36	40.60'	175.00'	013°17'35"	40.51'
C37	237.85'	150.00'	090°51'11"	213.71'
C38	45.03'	175.00'	014°44'31"	44.90'
C39	41.51'	175.00'	013°35'20"	41.41'
C40	29.83'	175.00'	009°46'00"	29.79'
C41	23.73'	15.00'	090°39'08"	21.33'
C42	23.39'	15.00'	089°20'52"	21.09'
C43	78.54'	50.00'	090°00'00"	70.71'

Curve Table				
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)
C44	39.27'	25.00'	090°00'00"	35.36'
C45	11.91'	175.00'	003°54'00"	11.91'
C46	42.94'	175.00'	014°03'29"	42.83'
C47	104.38'	150.00'	039°52'20"	102.29'
C48	4.08'	125.00'	001°52'19"	4.08'
C49	82.90'	125.00'	038°00'00"	81.39'
C50	39.11'	175.00'	012°48'17"	39.03'
C51	27.82'	175.00'	009°06'34"	27.79'
C52	17.68'	13.50'	075°02'32"	16.44'
C53	30.66'	15.00'	117°07'30"	25.60'
C54	16.30'	175.00'	005°20'17"	16.30'
C56	61.75'	175.00'	020°13'05"	61.43'
C57	131.23'	150.00'	050°07'40"	127.09'
C58	41.03'	125.00'	018°48'22"	40.84'
C59	40.10'	125.00'	018°22'51"	39.93'
C60	28.25'	125.00'	012°56'53"	28.19'
C61	52.68'	175.00'	017°14'57"	52.49'
C62	22.36'	175.00'	007°19'17"	22.35'



TO THE CITY OF DAVENPORT, PART OF THE
SOUTHEAST QUARTER AND PART OF THE
SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP
78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT
COUNTY, IOWA



LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED = 
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 = 
BOUNDARY LINE = 
FENCE LINE = 
EASEMENT LINE = 
SETBACK LINE = 
SECTION LINE = 

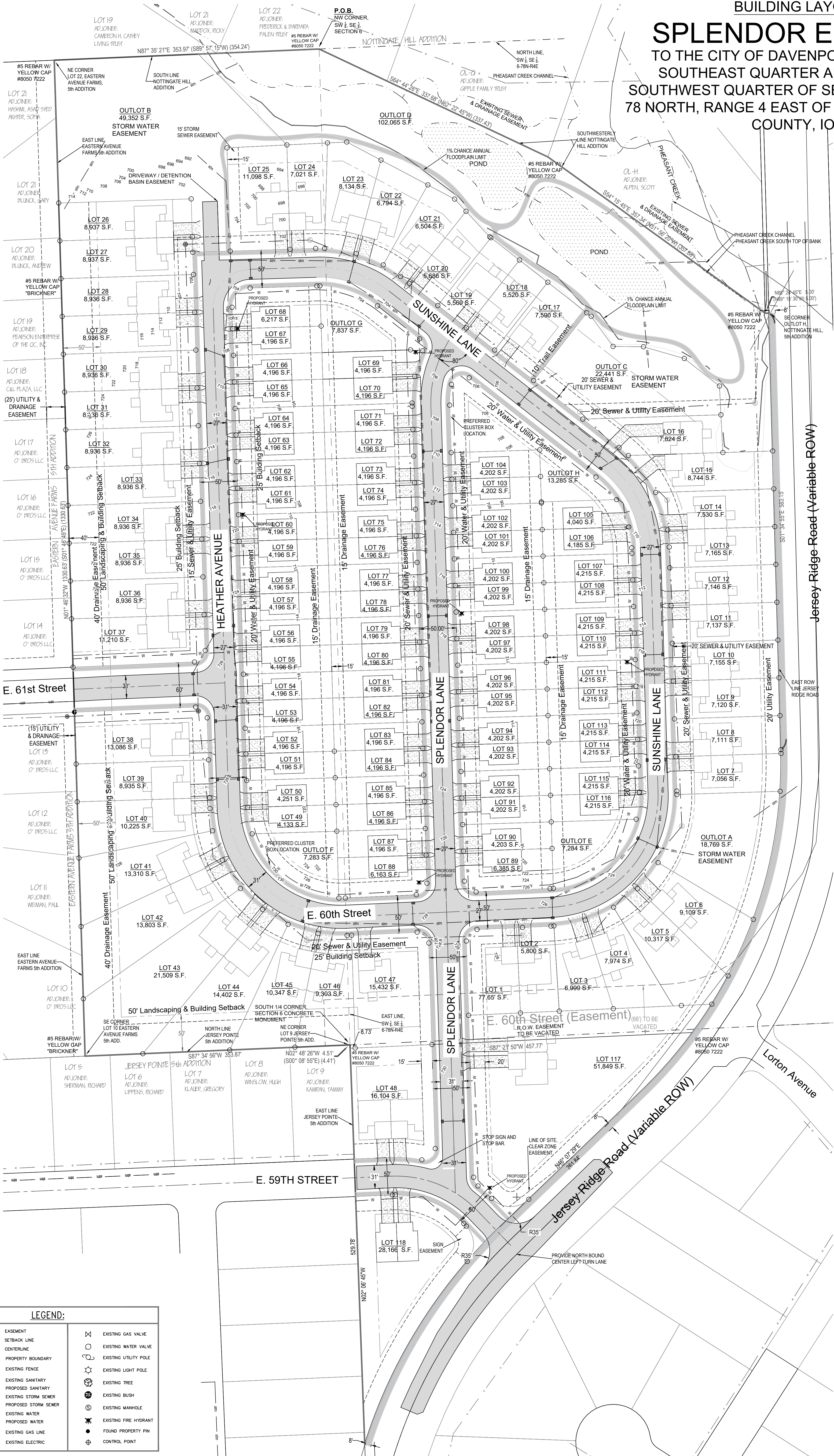


TOWNSEND
ENGINEERING
CIVIL • STRUCTURAL • LAND DEVELOPMENT

SHEET NO.
2
OF
4

PRELIMINARY PLAT
BUILDING LAYOUT

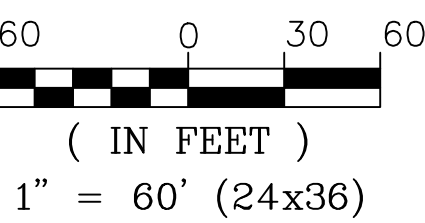
SPLENDOR ESTATES
TO THE CITY OF DAVENPORT, PART OF THE
SOUTHEAST QUARTER AND PART OF THE
SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP
78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT
COUNTY, IOWA



LEGEND:

---	EASEMENT	⊗	EXISTING GAS VALVE
---	SETBACK LINE	○	EXISTING WATER VALVE
---	CENTERLINE	○	EXISTING UTILITY POLE
---	PROPERTY BOUNDARY	⊙	EXISTING LIGHT POLE
---	EXISTING FENCE	⊙	EXISTING TREE
---	EXISTING SANITARY	⊙	EXISTING BUSH
---	PROPOSED SANITARY	⊙	EXISTING MANHOLE
---	EXISTING STORM SEWER	⊙	EXISTING FIRE HYDRANT
---	PROPOSED STORM SEWER	⊙	FOUND PROPERTY PIN
---	EXISTING WATER	⊙	CONTROL POINT
---	PROPOSED WATER	⊙	
---	GAS	⊙	
---	EXISTING GAS LINE	⊙	
---	ELEC	⊙	

GRAPHIC SCALE



THE MEASURED BEARINGS SHOWN
HEREON ARE BASED ON THE US STATE
PLANE COORDINATE SYSTEM, IOWA
SOUTH ZONE (1402) GEOID 12A, NAD 83
(2011) EPOCH 2010.00.

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = (0.00')
MONUMENTS FOUND:
AS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 = ○
BOUNDARY LINE = ————
FENCE LINE = ————
EASEMENT LINE = ————
SETBACK LINE = ————
SECTION LINE = ————

TOWNSEND
ENGINEERING

DATE:
8/9/2023

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

DRAWN BY:
KLC

CHECKED BY:
BJB

LOCATION BY:
S: STOJAN\WHITTY

REVISIONS:
NO. DESCRIPTION

DATE

PROJECT

PRELIMINARY PLAT
SPLENDOR ESTATES

DAVENPORT, IOWA

DEVELOPER

SPLENDOR HOMES, LLC
3885 KENSINGTON COURT
BETTENDORF, IOWA 52722

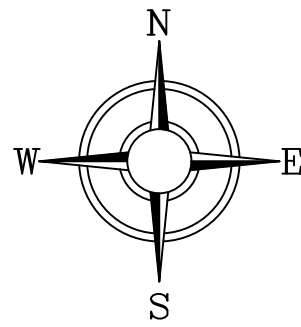
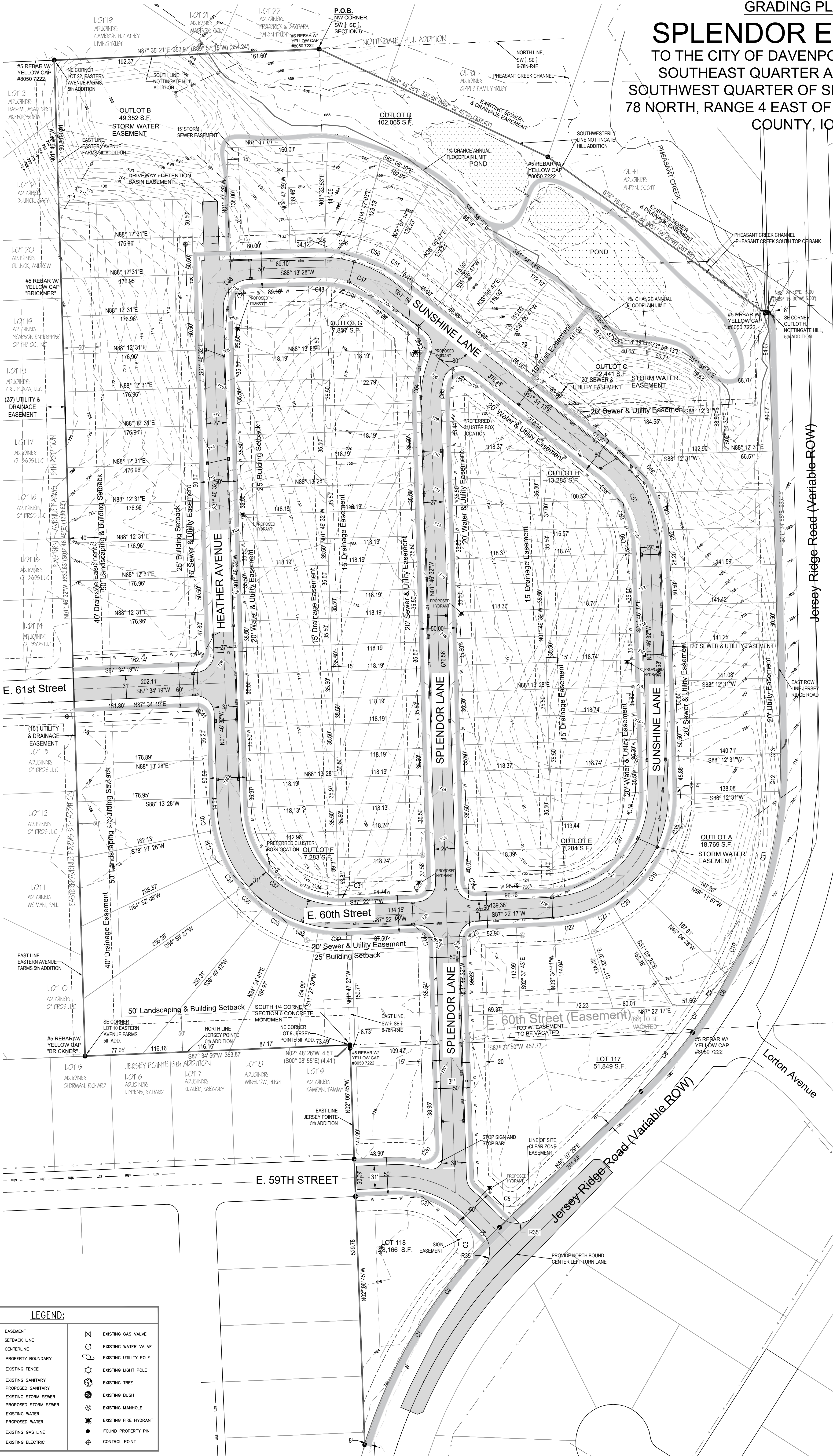
SHEET NO.

3
OF

4

PRELIMINARY PLAT
GRADING PLAN

SPLENDOR ESTATES
TO THE CITY OF DAVENPORT, PART OF THE
SOUTHEAST QUARTER AND PART OF THE
SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP
78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT
COUNTY, IOWA



GRAPHIC SCALE
60 0 30 60
(IN FEET)
1" = 60' (24x36)

THE MEASURED BEARINGS SHOWN
HEREON ARE BASED ON THE US STATE
PLANE COORDINATE SYSTEM, IOWA
SOUTH ZONE (1402) GEOID 12A, NAD 83
(2011) EPOCH 2010.00.

LEGEND:
DEED DIMENSION = (0.00)
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 = ○
BOUNDARY LINE = ————
FENCE LINE = - - - - -
EASEMENT LINE = - · - · -
SETBACK LINE = - · - · -
SECTION LINE = - - - - -

LEGEND:

---	EASEMENT	⊗	EXISTING GAS VALVE
---	SETBACK LINE	○	EXISTING WATER VALVE
---	CENTERLINE	○	EXISTING UTILITY POLE
---	PROPERTY BOUNDARY	⊙	EXISTING LIGHT POLE
---	EXISTING FENCE	⊙	EXISTING TREE
- - -	EXISTING SANITARY	⊙	EXISTING BUSH
- - -	PROPOSED SANITARY	⊙	EXISTING MANHOLE
- - -	EXISTING STORM SEWER	⊙	EXISTING FIRE HYDRANT
- - -	PROPOSED STORM SEWER	⊙	FOUND PROPERTY PIN
- - -	EXISTING WATER	⊙	CONTROL POINT
- - -	PROPOSED WATER	⊙	
- - -	GAS	⊙	
- - -	EXISTING GAS LINE	⊙	
- - -	ELEC	⊙	

DATE:
8/9/2023

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

DRAWN BY:
KLC
CHECKED BY:
BJB

LOCATION BY:
S:\STOJAN\WHITTY

REVISIONS:
NO. DESCRIPTION

DATE

PROJECT
PRELIMINARY PLAT
SPLENDOR ESTATES

DAVENPORT, IOWA

DEVELOPER
SPLENDOR HOMES, LLC
3885 KENSINGTON COURT
BETTENDORF, IOWA 52722

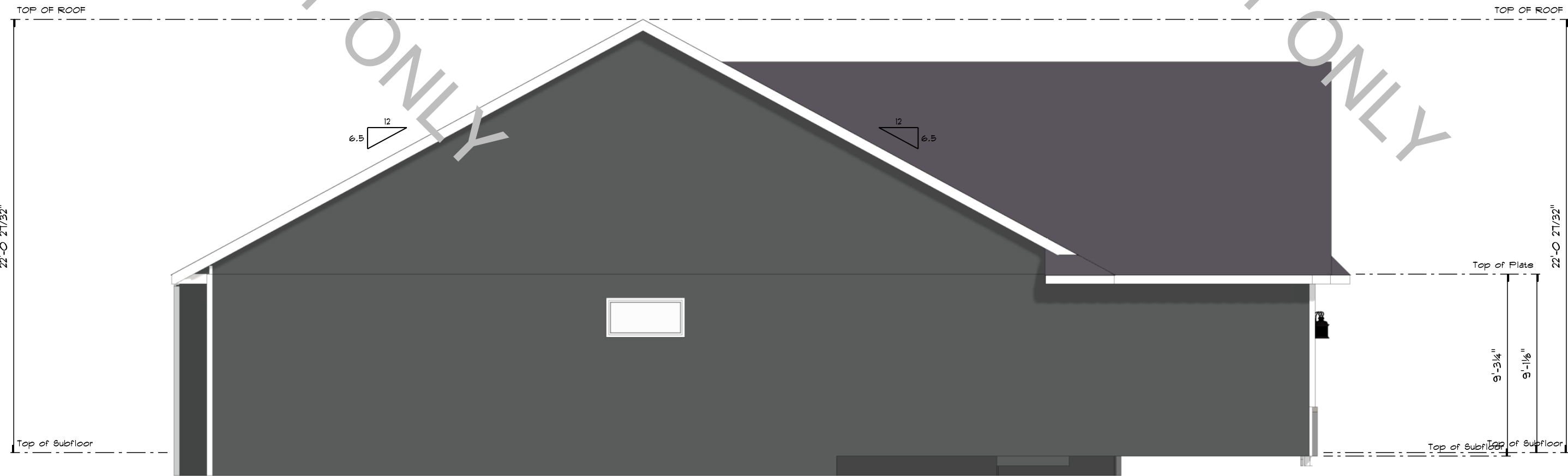
SHEET NO.
3

OF

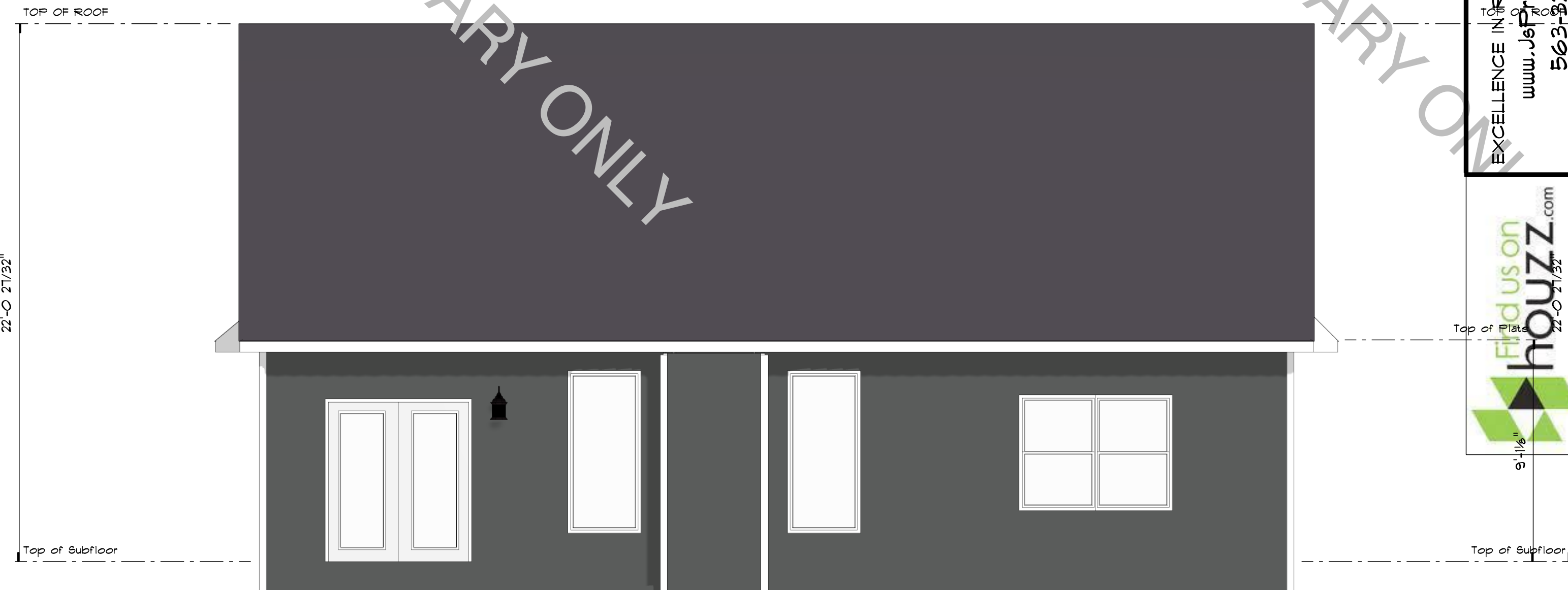
4

TOWNSEND
ENGINEERING

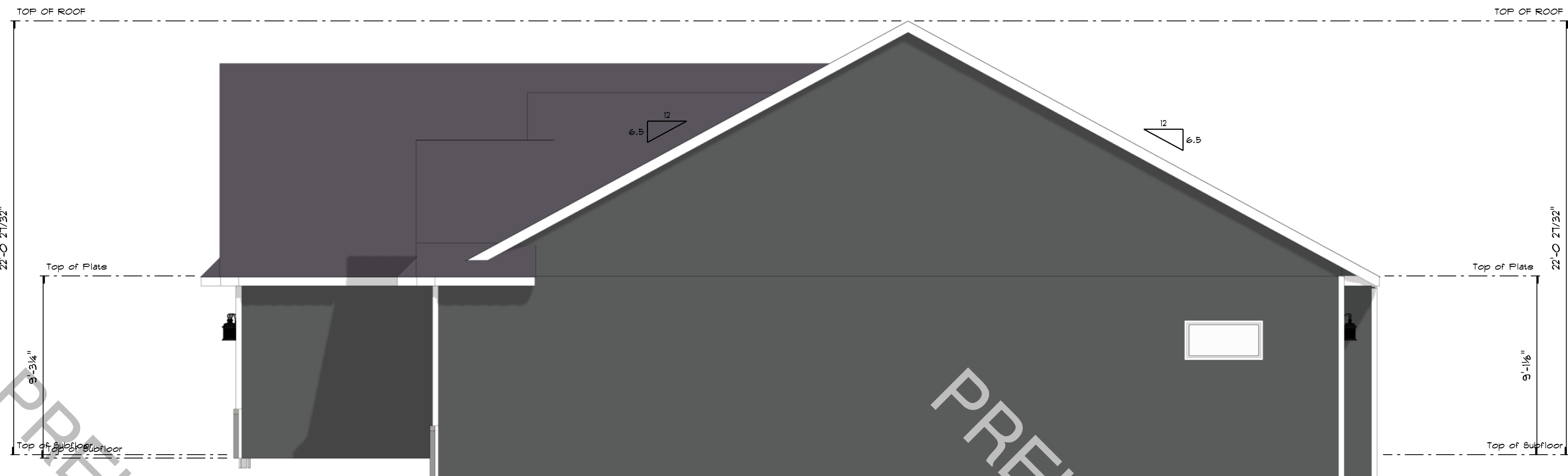
CIVIL • STRUCTURAL • LAND DEVELOPMENT



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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www.J&PProDraft.com
563-822-5621



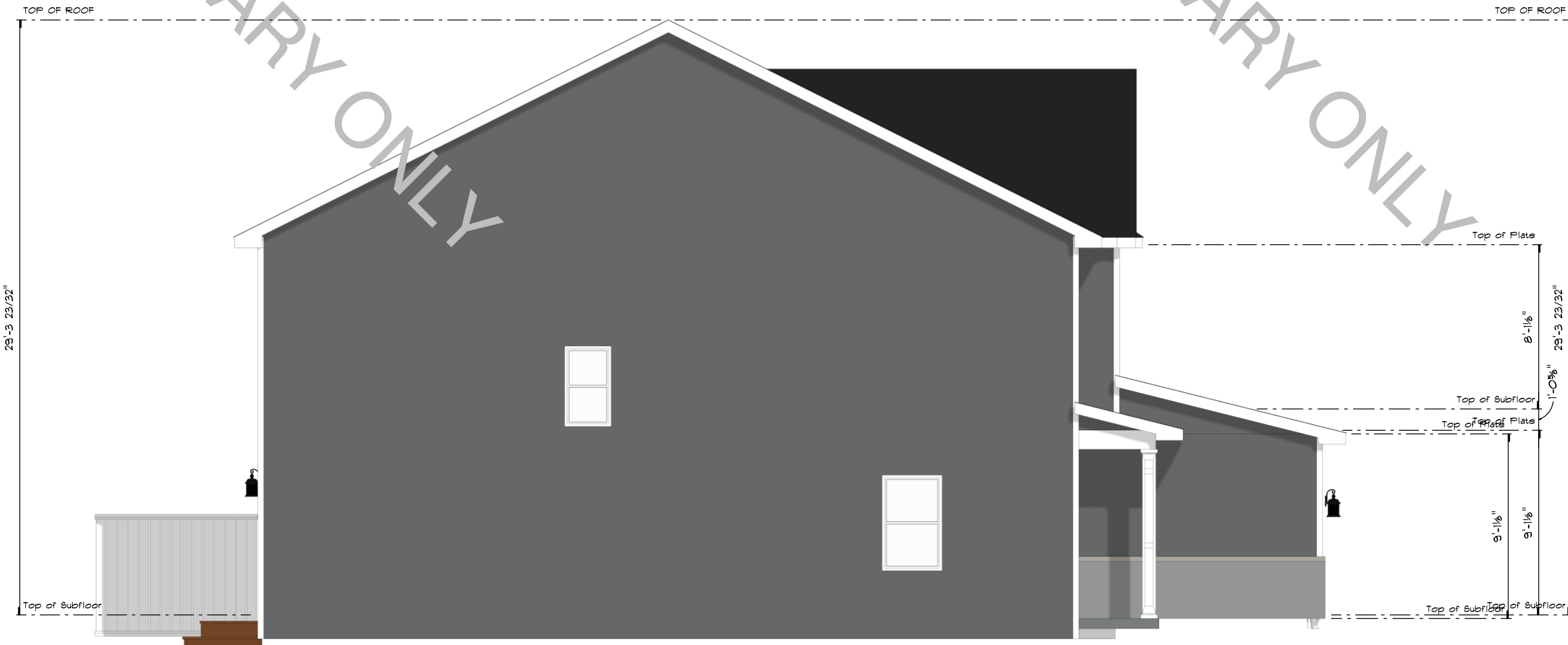
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COTTAGE PLAN PRELIMINARY

REVISIONS

2
2
ELEVATIONS





LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

EXCELLENCE IN RESIDENTIAL DESIGNS
www.J&ProDraft.com
563-322-5621

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RESIDENTIAL DESIGNS
www.J&ProDraft.com

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TOWN HOUSE PRELIM. PLAN

REVISIONS

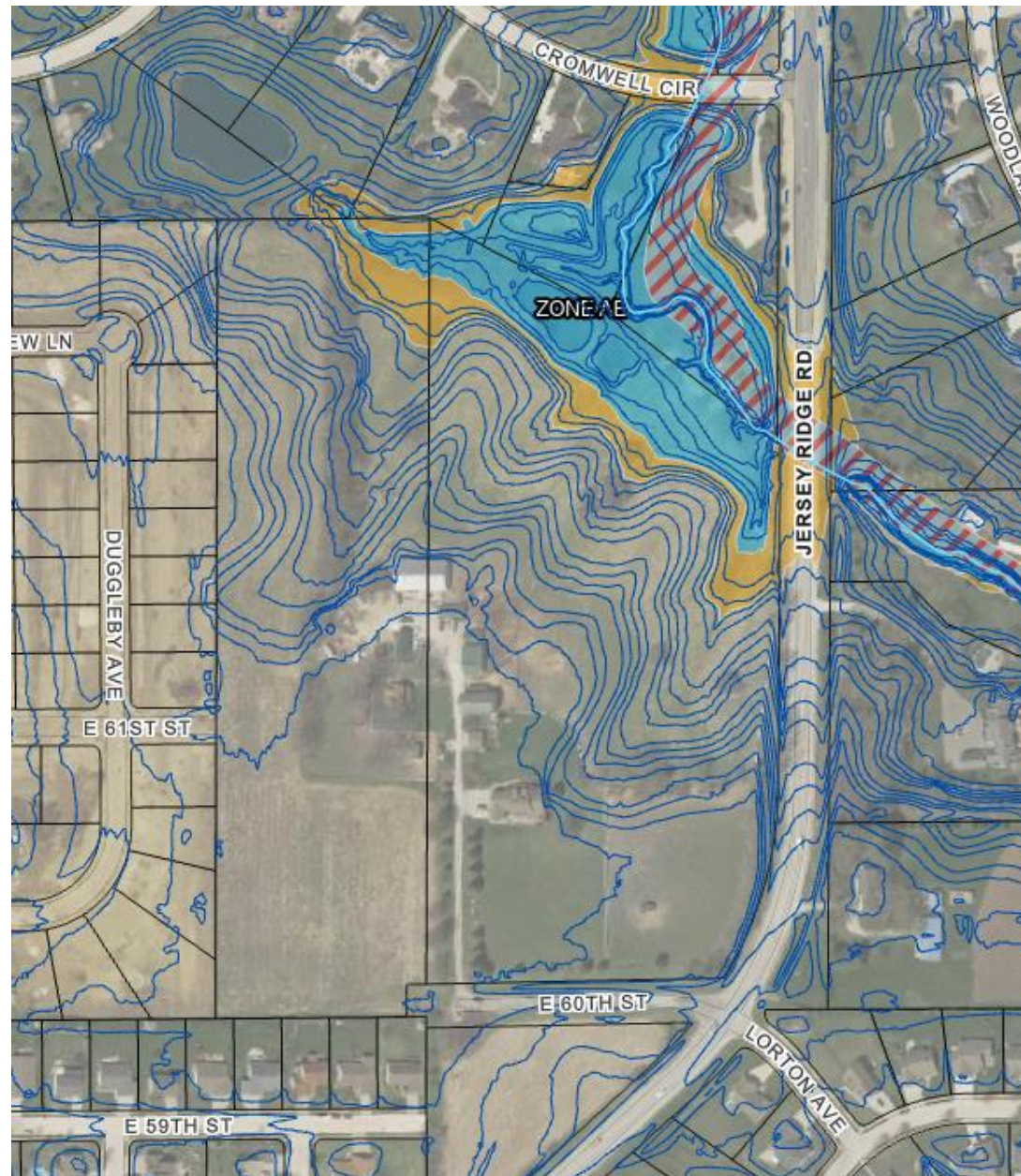
2
2
ELEV'S.

MEMBER
A I B D
AMERICAN INSTITUTE OF BUILDING DESIGN

Case P23-02: Splendor Estates Vicinity Map



Case P23-02: Splendor Estates Flood & Elevation Map



Case P23-02 : Splendor Estates Zoning Map



Case P23-02 : Splendor Estates Future Land Use Map





Complete application can be emailed to planning@davenportiowa.com

Property Address*

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

Applicant (Primary Contact)

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

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

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

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Engineer (if applicable)

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

Design Review Board

Design Approval
Demolition Request in the Downtown
Demolition Request in the Village of
East Davenport

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Architect (if applicable)

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

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

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

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

Property Location:

Total Land Area:

Total Number of Lots:

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

Submittal Requirements:

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

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

Property Location:

Total Land Area:

Total Number of Lots:

Linear Feet of Streets Added:

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

Submittal Requirements:

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

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

- (1) Application:
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
 - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the proposed preliminary plat:
 - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

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

- (1) Application:
 - The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.
- (2) Plan and Zoning Commission's consideration of the proposed final plat:
 - Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
 - The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.
- (3) City Council's consideration of the final plat:
 - Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
 - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
 - Executed platting certificate.
 - The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.
- (4) Recordation:
 - After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
 - After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
 - It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner: *V. Rao Ramavaram*

Date:

By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by:

Date:

Planning staff

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held the Tuesday prior to City Council Committee of the Whole meetings at 5:00 p.m. in City Hall Council Chambers, 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, _____ authorize
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for
the property located at _____

Signature(s)

State of _____ ,
County of _____ .
Sworn and subscribed to before me

This _____ day of _____ 20_____

Form of Identification

Notary Public

My Commission Expires:

Petition to ask Davenport Planning and Zoning Commission to deny revised Plat of 118 homes on land formally known as Happy Joe's Ranch on Tuesday July 18th, 2023

We, the named residents of Eastern Avenue Farms, are opposed to the proposed development of the farmland formerly owned by Joe Whitty ("Happy Joe's Farm").

The initial proposal was for the development of 47, single family homes and was consistent with the neighborhoods surrounding Happy Joe's Farm. That would be an acceptable use of the land.

Increasing the number of homes from 47 to 118, however, is unacceptable because it is inconsistent with existing use in the area. The density of the existing homes in Eastern Ave. Farms is far lower than what is being proposed.

The reasonable expectation of the residents of Eastern Ave. Farms is that the surrounding neighborhood will be developed in a similar manner. The proposed development violates that expectation.

Further, adding 118 homes in such a small geography will dramatically increase ingress and egress traffic patterns. The burden of that increase will adversely impact the residents of Eastern Ave. Farms.

We ask that you please reject the proposal to ensure that Davenport neighborhoods are developed in a consistent manner that preserves residents' expectations.

Name:

Address:

Signature:

① <u>TIM SHEA</u>	<u>6123 BELLE COURT</u>	<u>Tim Shea</u>
② <u>FRANK CORNW</u>	<u>6126 BELLE CT.</u>	<u>Frank Cornw</u>
③ <u>Shawna Nuci</u>	<u>6156 Thor Ave</u>	<u>Shawna Nuci</u>
<u>Jeanne Washko</u>	<u>2103 E 61ST ST</u>	<u>Jeanne Washko</u>
<u>Greg Washko</u>	<u>2103 E. 61ST ST</u>	<u>Greg Washko</u>
<u>Kerri Bannor</u>	<u>2201 E. 61ST ST</u>	<u>Kerri Bannor</u>
<u>Jeromy Bannor</u>	<u>2201 E 61ST ST</u>	<u>Jeromy Bannor</u>
<u>Gordon Striegel</u>	<u>2031 E 61ST ST</u>	<u>Gordon Striegel</u>
<u>Maryann Striegel</u>	<u>2031 E 61ST ST</u>	<u>Maryann Striegel</u>
<u>Alexandra Trause</u>	<u>6139 Belle Ct.</u>	<u>Alexandra Trause</u>
<u>Ruth Weitz</u>	<u>6139 Belle Ct.</u>	<u>Ruth Weitz</u>
<u>Jan Weitz</u>	<u>6144 Belle Ct</u>	<u>Jan Weitz</u>
<u>Steve Weitz</u>	<u>6144 Belle Ct</u>	<u>Steve Weitz</u>
<u>Gordon Jenkins-Kelly</u>	<u>2019 E. 61ST ST.</u>	<u>Gordon Jenkins-Kelly</u>

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The reasonable expectation of the residents of Eastern Ave. Farms is that the surrounding neighborhood will be developed in a similar manner. The proposed development violates that expectation.

Further, adding 118 homes in such a small geography will dramatically increase ingress and egress traffic patterns. The burden of that increase will adversely impact the residents of Eastern Ave. Farms.

We ask that you please reject the proposal to ensure that Davenport neighborhoods are developed in a consistent manner that preserves residents' expectations.

Name:

Address:

Signature:

15 Tricia Franke	1023 Judson Circle	Tricia Franke
16 Jeremy Johansen	1903 E. 61 st Circle	Jeremy Johansen
Andy Blonck	6149 Dugdale	Andy Blonck
Kyle Helm	6134 Christie Ct.	Kyle Helm
Renee Shovlain	6122 Belle Ct	Renee Shovlain
Dave Shovlain	6122 Belle Ct.	Dave Shovlain
Keegan Shovlain	6122 Belle Ct	Keegan Shovlain
Nash Berins	2052 E 60 th St	Nash Berins
Beth Stefano	2112 Parkview Lane	Beth Stefano
Alise Haut	2109 E. 61 st St.	Alise Haut
Emily Coryn	61216 Belle Ct.	Emily Coryn
Nash Berins	2052 E 60 th	Nash Berins
Nicholas R. Haut	2109 E. 61 st	Nicholas R. Haut
Dana Marrocco	6136 Belle Ct	Dana Marrocco
Jeffrey Banta	6128 Belle Ct	Jeffrey Banta
Eddie Coryn	6131 Belle Ct	Eddie Coryn
Kyle Vager	6136 Thor Ave	Kyle Vager

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Name:

Address:

Signature:

32) Matt Fitzpatrick
Chelsea Fitzpatrick
Alex Wilge
Laura Wilge
Chris Wallace
Barbara Wallace
Linda Weiman
Becca Kindred
David Kindred
Erin Halluska
Joe Halluska
Paul Sikorski
Deb Sikorski
Aaron Vincent
Megan Vincent
Emily Jacoby
Ben George

6119 Judson Circle
6119 Judson Circle
2140 E 57th St
2140 E 57th St
2107 E 60th St
2109 E 60th St
6001 Duggleby Ave.
2016 E 61st
2016 E 61st
1940 Cromwell Cir.
1940 Cromwell Cir.
6163 Belle Ct.
6163 Belle Ct.
6148 Spring Circle
6148 Spring Circle
6138 Judson Circle
197 E 60th Circle

Matt
Chelsea Fitzpatrick
Alex Wilge
Laura Wilge
Chris Wallace
Barbara Wallace
Linda Weiman
Becca Kindred
David Kindred
Erin Halluska
Joe Halluska
Paul Sikorski
Deb Sikorski
Aaron Vincent
Megan Vincent
Emily Jacoby
Ben George

Mandy Ketchum

Petition to ask Davenport Planning and Zoning Commission to deny revised Plat of 118 townhomes on land formerly owned by Joe Whitty, Happy Joe's Ranch on Wednesday, August 16, 2023.

We, the named residents of Jersey Meadows, are opposed to the proposed development of the farmland formerly owned by Joe Whitty, off of Jersey Ridge Road.

The initial proposal was for the development of 47, single-family homes, and was consistent with the development of the surrounding neighborhoods, including Jersey Meadows, Jersey Farms, Eastern Avenue Farms, and Cromwell Circle. Single-family homes would be an acceptable use of this land while continuing to maintain the integrity of the surrounding developments.

Changing the proposal from 47 single-family homes to 118 townhomes, however, is unacceptable. This development will be an inconsistent use of the land in comparison to the existing property developments.

The reasonable expectation of the residents listed below is that the surrounding neighborhood should be developed in a similar manner. The proposed development of 118 townhomes violates this expectation.

Further, increasing the development from 47 to 118 properties will greatly increase the volume of traffic on Jersey Ridge Road, impacting those neighborhood residents. The townhome concept will also increase the number of people living in a small area, as well as increase the number of people who are mobile and less likely to reside in these properties for good lengths of time.

We ask that you reject the townhome proposal to ensure that our Davenport neighborhood is developed in a consistent manner that preserves the resident's expectations of single-family dwellings.

Name:

Address:

Signature:

Amy Schebler 2622 Julie Ln. Amy Schebler

James A Schebler 2622 Julie Ln James A Schebler

Holly Fries 16006 Lorton Ave Holly Fries

Mark Pascher 6006 Lorton Ave Mark Pascher

Liffany Jaros 2625 Julie Ln Davenport IA 52807 Liffany Jaros

Mike Cruz 6014 Lorton Davenport, IA 52807

Petition to ask Davenport Planning and Zoning Commission to deny revised Plat of 118 townhomes on land formerly owned by Joe Whitty, Happy Joe's Ranch on Wednesday, August 16, 2023.

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We ask that you reject the townhome proposal to ensure that our Davenport neighborhood is developed in a consistent manner that preserves the resident's expectations of single-family dwellings.

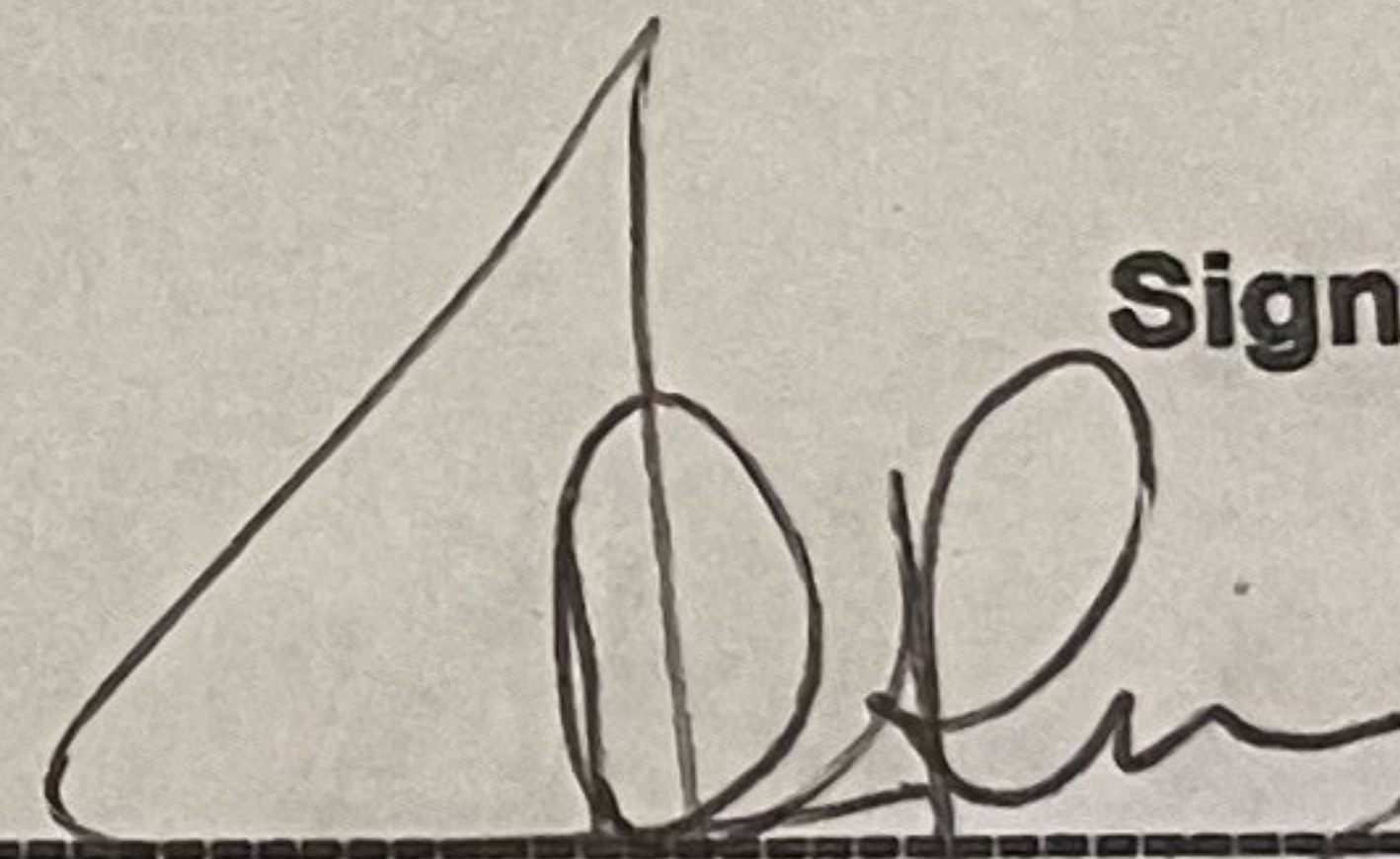
Name:

Address:

Signature:

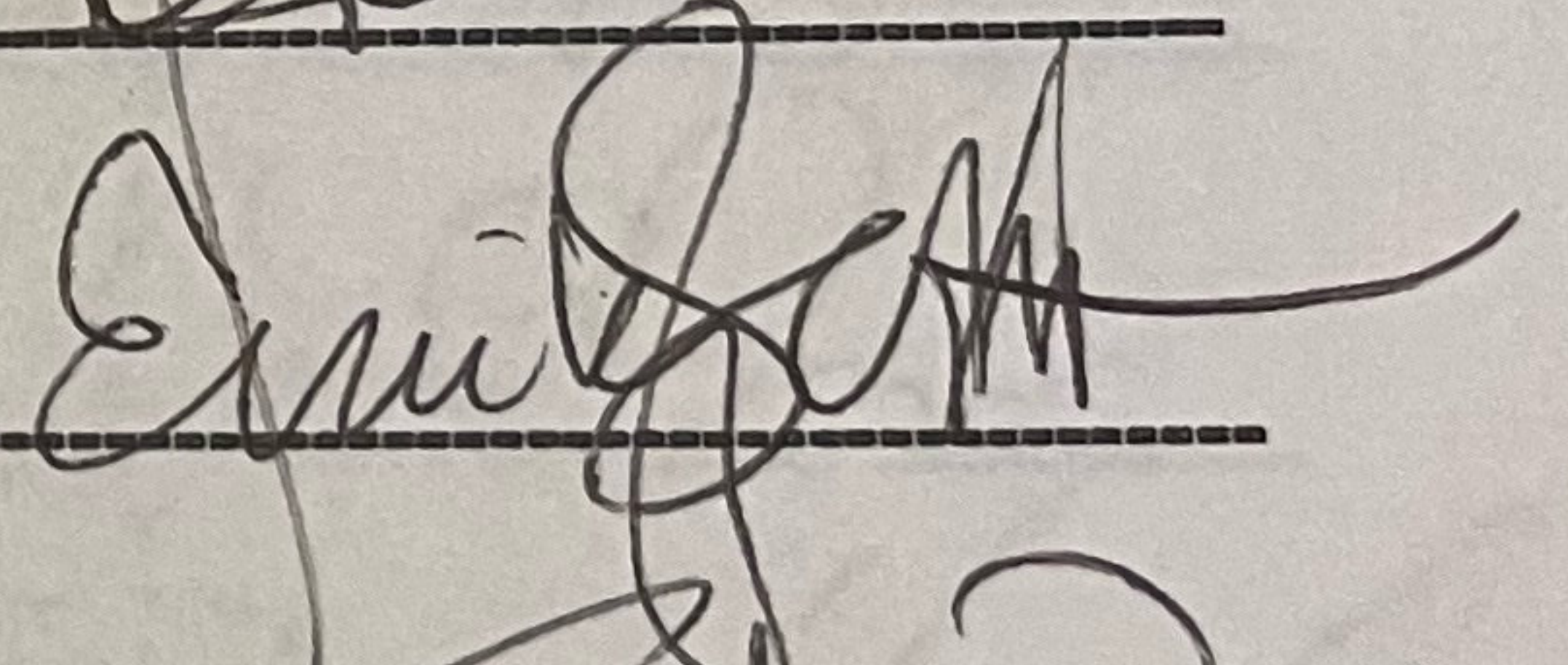
Jonathan D. Rios

5911 Woodland Ave



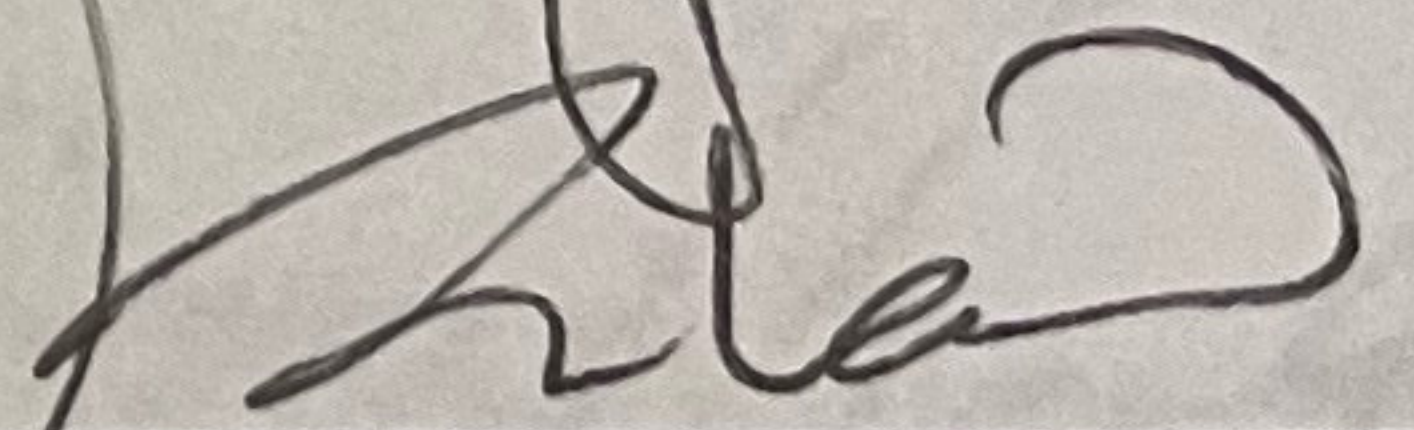
Emily Schrank

5809 Lorton Ave.



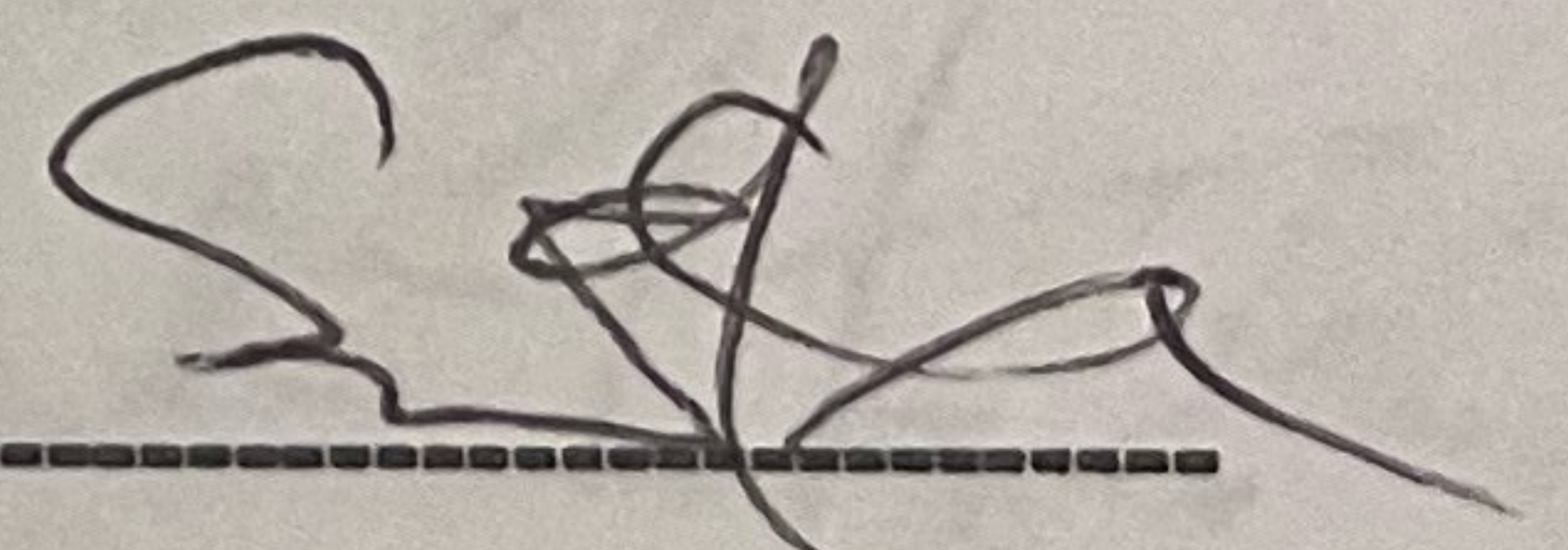
Teresa Landon

2407 E 58 Court



Scott Landon

2407 E 58 Court



Gayle Hawn

2744 Julie Ln Ct

Dav Gayle Hawn

Collin Post

5817 Woodland Ave

Dav Collin Post

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Name:

Address:

Signature:

Debra Crisci

6014 Lorton Ave

Debra M Crisci

Dan Tarr

2625 Julie LN

Dan Tarr

Doug Highland

2616 Julie Lane

Doug Highland

Julie Highland

2616 Julie Lane

Julie Highland

Adam Hegland

2616 Julie Lane

Adam Hegland

Andrew Highland

2616 Julie Lane

Andrew Highland

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Name:

Address:

Signature:

Nicole Brokloff

5817 Woodland Ave.

N. Brokloff

Sean McGuire

5912 Woodland Avenue

Sean McGuire

Tom Tallman

2701 Julie Ln. Ct.

Tom Tallman

Amy Tallman

2701 Julie Lane Ct.

Amy Tallman

Colleen Tallman

5814 Lorton Ave

Colleen Tallman

David Tallman

5814 Lorton Ave

David Tallman

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Name:

Address:

Signature:

Larry Weipert

2715 Julie Lane Crt

[Signature]

Senn Weipert

2715 Julie Lane Ct

[Signature]

Robert H. Jasper

5832 Woodland

Robert L Miller

2611 Julie Ln

Robert L Miller

Mary Jasper

5832 Woodland Ave

Over Dary. La

Ray Rios

5911 Woodland Ave

[Signature]

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Name:

Address:

Signature:

Spencer Sierra

2510 E. 58th St. Oak.

[Signature]

Justin Harrison

2604 E 58th St

[Signature]

Brian Kopp

5830 Lorton Ave

[Signature]

John J. Hall

2618 E 58th St

[Signature]

Amy McGinn

5912 Waverly Ave

[Signature]

Donna Hughes

6313 Forest Rd - Oak -

58807

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Name:

Address:

Signature:

James Lambley	2402 E 58th Ct	James Lambley
Sharon Lantzky	2402 E 58th Ct	S Lantzky
Lesley Small	2403 E 58th Ct	Small
Robin Geurink	2414 E 58th Ct	Robin Geurink
Brian Geurink	2414 E 58th Ct	Brian Geurink
Cray McKee	2502 E 58th St	C McKee

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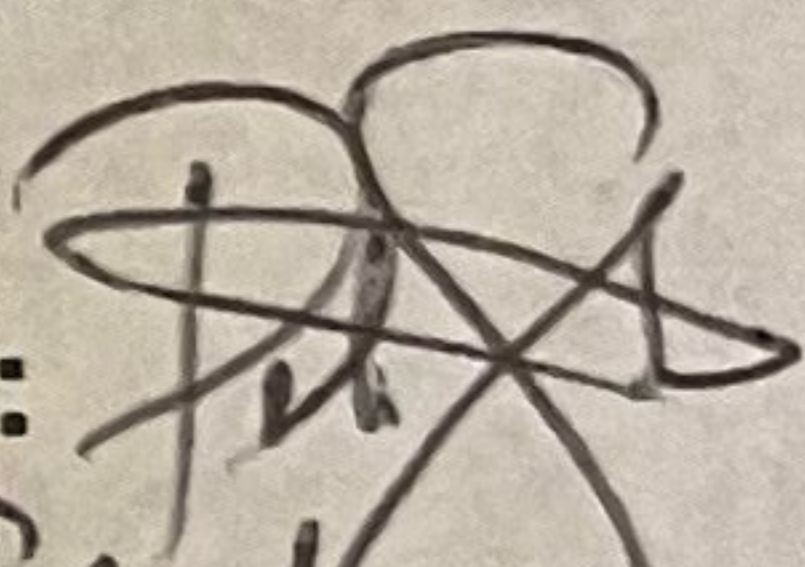
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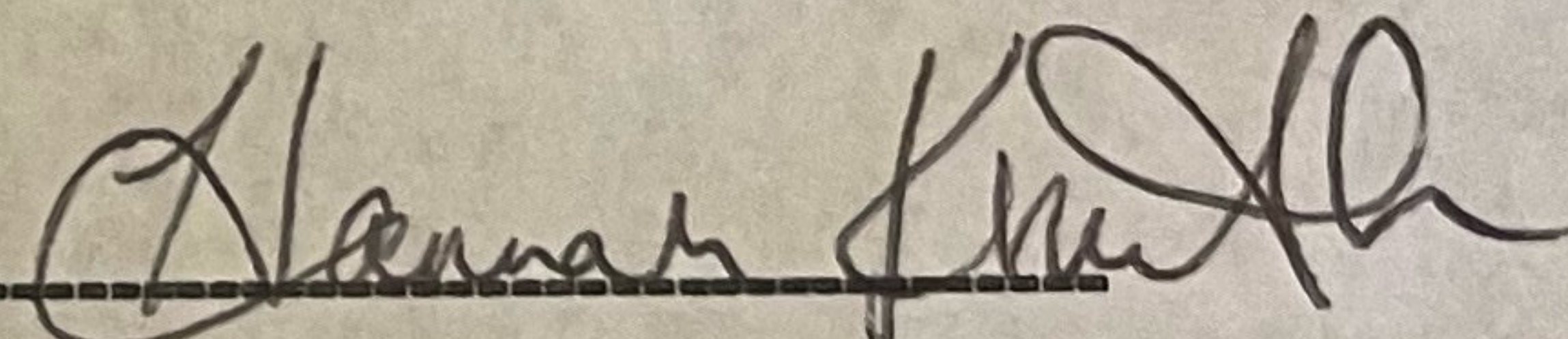
Signature:

Peter & Renee Stolmeier 5902 Lorton Ave


Renee Stolmeier

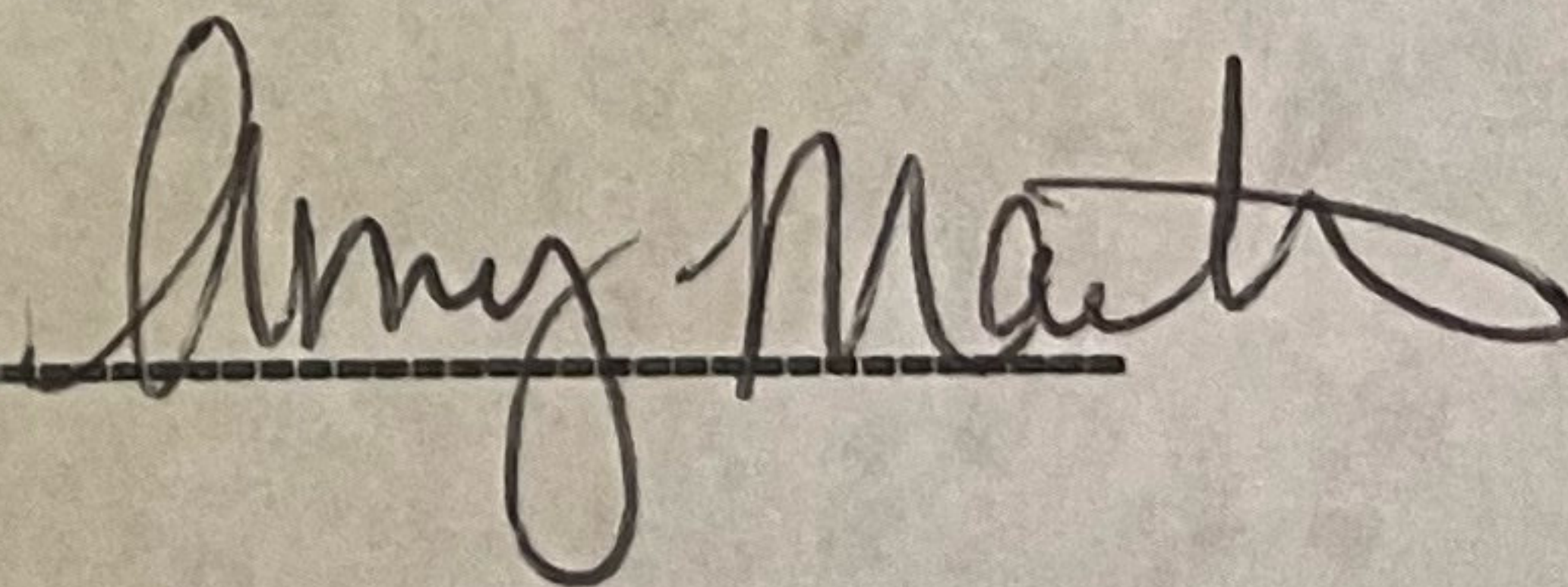
Danica Kade

2721 E. 59th St


Danica Kade

Kevin & Amy Martens

2755 Julie Lane Ct.


Amy Martens

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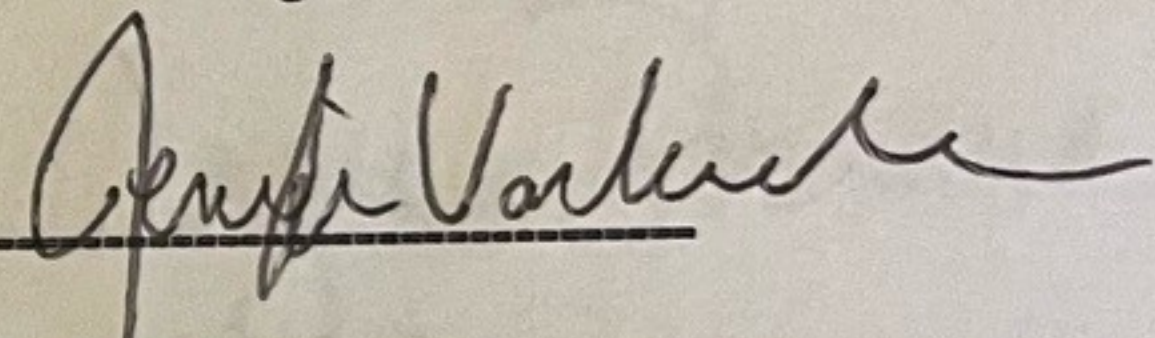
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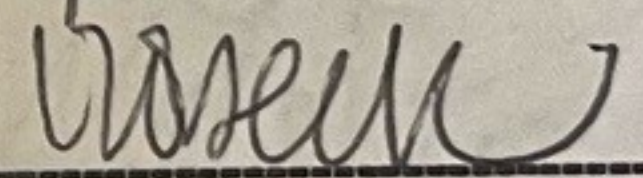
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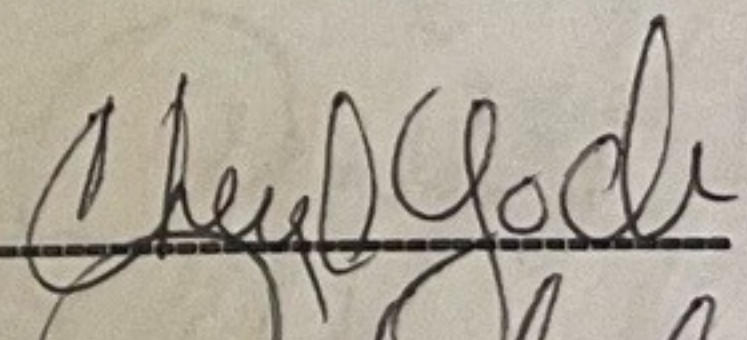
Jennifer VanGorderen 2736 E 59th St.



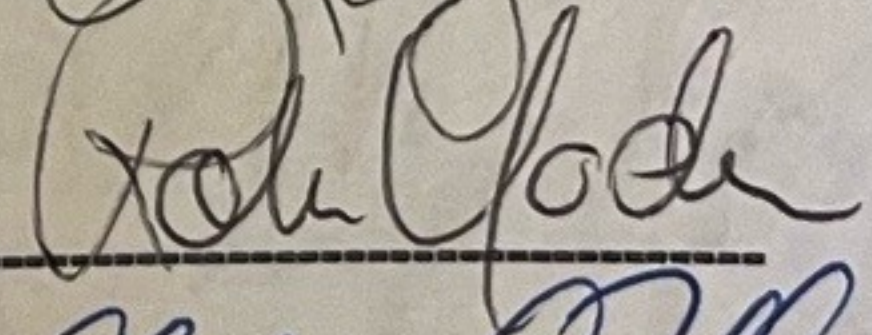
Lisa Toback 5950 Woodland Ave



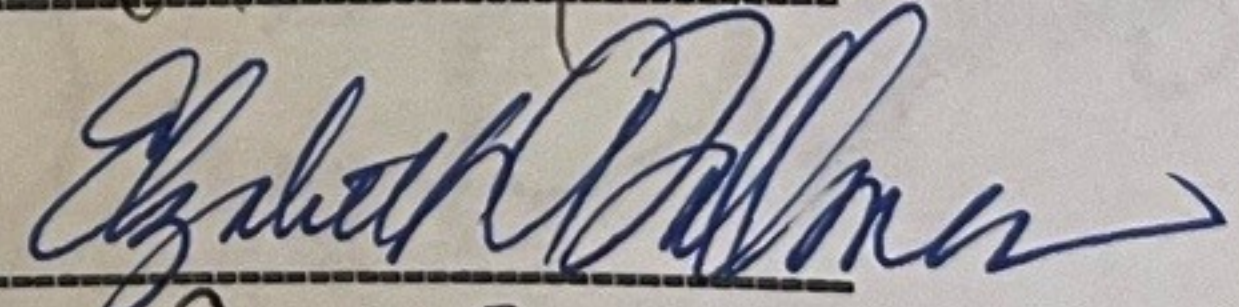
Cheryl Yoder 2743 E. 59th



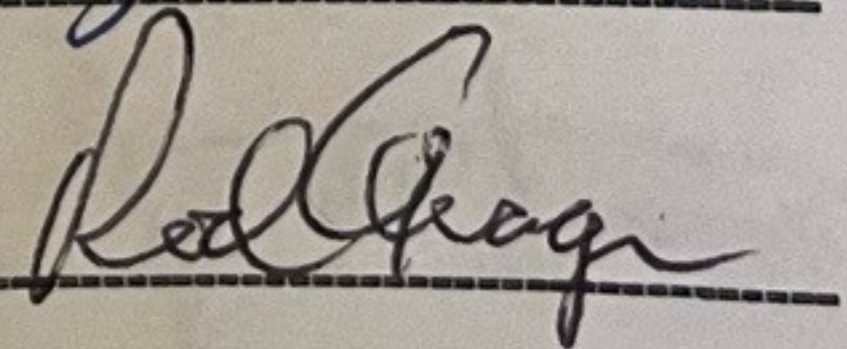
Robin Yoder 2743 E 59th



Liz Tallman 5929 Woodland Ave



Rod Grage 2808 E 59th St.



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Name:

Address:

Signature:

Angie Possenl

5828 Woodland Ave

Angela Possene

Nate Posschl

5828 Woodland Ave

Nate Posschl

Jennifer Orfitelli

2723 Meadows Pl.

Jennifer Orfitelli

Mike Orfitelli

2723 Meadows Pl.

Mike Orfitelli

Jen McIntosh

2720 E 59th

Jen McIntosh

Jim McIntosh

2720 E. 59th

Jim McIntosh

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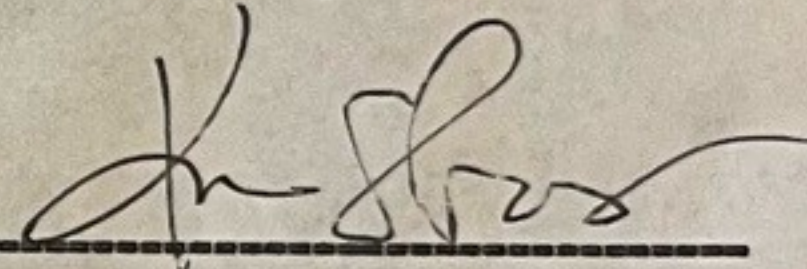
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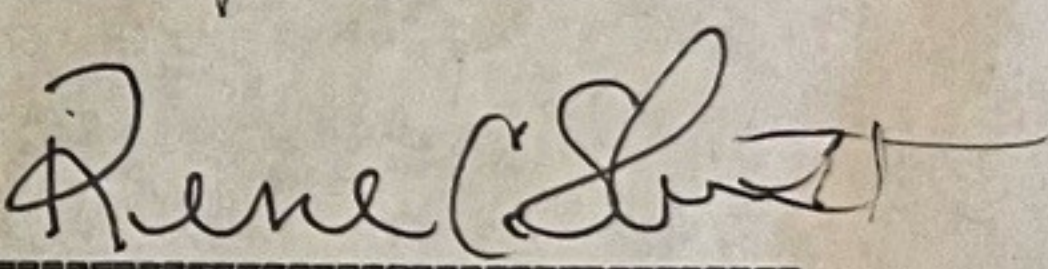
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Name:

Address:

Signature:

Kevin R. Skillett 2764 Julie Lane Ct 

Renee C. Skillett 2764 Julie Lane Ct 

City of Davenport

Department: Public Works - Admin
Contact Info: Clay Merritt | 563-326-7734

Action / Date
8/23/2023

Subject:

Resolution accepting earthwork-related improvements completed under the Veterans Memorial Park Phase II project by Langman Construction, Inc of Rock Island, Illinois in the amount of \$240,929.03, CIP #68016. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

This project consisted of the earthwork-related improvements to Veterans Memorial Park Phase II. Construction activities as part of this initiative included establishment and maintenance of the stormwater pollution prevention plan (SWPPP), site grading for the overlook feature and internal circulation paths as well as import of fill for the construction of the amphitheater landform.

This project was a combined effort by the City of Davenport Public Works Division and Davenport Parks and Recreation Division. The City of Davenport provided construction inspections for the project per permit requirements.

Work has been satisfactorily completed by Langman Construction, Inc. The final cost for the project was \$240,929.03.

ATTACHMENTS:

Type	Description
▯ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	8/9/2023 - 2:24 PM
Public Works Committee	Moses, Trish	Approved	8/9/2023 - 2:24 PM
City Clerk	Admin, Default	Approved	8/9/2023 - 6:51 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION accepting earthwork-related improvements completed under the Veterans Memorial Park Phase II project by Langman Construction, Inc of Rock Island, Illinois in the amount of \$240,929.03, CIP #68016.

WHEREAS, City of Davenport, Iowa entered into a contract with Langman Construction, Inc of Rock Island, Illinois for earthwork-related construction services for the Veterans Memorial Park Phase II project; and

WHEREAS, work on the project under this contract has been satisfactorily completed.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Davenport, Iowa, that earthwork-related improvements completed under the Veterans Memorial Park Phase II project by Langman Construction of Rock Island, Illinois in the amount of \$240,929.03 are hereby accepted.

Passed and approved this 23rd day of August, 2023.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Brian Schadt | 563-326-7923

Action / Date
8/23/2023

Subject:

Resolution awarding a professional services contract for the design and establishment of railroad quiet zones to Snyder & Associates, Inc of Iowa City, Iowa in an amount not to exceed \$100,000, ARP #12. [Wards 1, 3, & 5]

Recommendation:

Adopt the Resolution.

Background:

A Request for Qualifications was issued on June 6, 2023 and sent to vendors. On June 30, 2023, the Purchasing Division opened and read three (3) proposals. See attached tabulation.

The proposals were evaluated by a committee of staff members from the Public Works Department. The criteria used for the evaluations were: 1) Key personnel experience with similar projects – 40%, 2) Key personnel qualifications – 20%, 3) Ability to meet time schedule and project budget requirements – 20%, 4) Present and projected workloads – 10%, and 5) past project experience and performance working with the City of Davenport – 10%. Snyder & Associates, Inc of Iowa City, Iowa was evaluated and is recommended for the award.

This contract will provide professional services for the design and establishment of Railroad Quiet Zones. This project will be funded by account 54624010 530398 ARP12 | MSL Adventure Play & Event Lawn.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	8/11/2023 - 11:12 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION awarding a professional services contract for the design and establishment of railroad quiet zones to Snyder & Associates, Inc of Iowa City, Iowa in an amount not to exceed \$100,000, ARP #12.

WHEREAS, the City needs to contract for professional services for the design and establishment of railroad quiet zones; and

WHEREAS, Snyder & Associates, Inc of Iowa City, Iowa was evaluated and determined to best fit the needs of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a professional services contract for the design and establishment of railroad quiet zones is hereby awarded to Snyder & Associates, Inc of Iowa City, Iowa in an amount not to exceed \$100,000.

Passed and approved this 23rd day of August, 2023.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

**CITY OF DAVENPORT, IOWA
RFQ TABULATION**

DESCRIPTION: Professional Services for the Design and Establishment of Railroad Quiet Zones

BID NUMBER: 23-121

OPENING DATE: June 30, 2023

FUNDING: 54624010 530398 ARP12 | MSL Adventure Play & Event Lawn

RECOMMENDATION: Award a contract to Snyder & Associates, Inc of Iowa City

<u>VENDOR NAME</u>	<u>LOCATION</u>
Snyder & Associates, Inc	Iowa City, IA
Anderson Bogert	Cedar Rapids, IA
SRF Consulting Group, Inc	Minneapolis, MN

Approved By  8/10/23
Purchasing Date

Approved By  8-10-23
Dept. Director Date

Approved By  8/10/23
Budget/CIP Date

Approved By  8/10/23
Assistant Finance Director Date

City of Davenport

Department: Public Works - Admin
Contact Info: Brian Schadt | 563-326-7923

Action / Date
8/23/2023

Subject:

Third Consideration: Ordinance amending Chapter 13.34 entitled "Stormwater Management" of the Municipal Code of Davenport, Iowa by amending various sections thereto by updating acceptable software programs utilized for stormwater calculations, providing clarification on easement verbiage, aligning the fee schedule with other Municipal Code chapters, removing outdated sections, and outlining bonding procedures for landscaping and vegetation. [All Wards]

Recommendation:

Adopt the Ordinance.

Background:

Staff identified various sections of the Chapter 13.34 entitled "Stormwater Management" that require clarification.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	7/13/2023 - 4:03 PM

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 13.34 ENTITLED "STORMWATER MANAGEMENT" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY AMENDING VARIOUS SECTIONS THERETO BY UPDATING ACCEPTABLE SOFTWARE PROGRAMS UTILIZED FOR STORMWATER CALCULATIONS, PROVIDING CLARIFICATION ON EASEMENT VERBIAGE, ALIGNING THE FEE SCHEDULE WITH OTHER MUNICIPAL CODE CHAPTERS, REMOVING OUTDATED SECTIONS, AND OUTLINING BONDING PROCEDURES FOR LANDSCAPING AND VEGETATION.

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

Section 1. That Section 13.34.050 of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

13.34.050 Compatibility with other permit and ordinance requirements.

A. It is intended that this ordinance be construed to be consistent with previously adopted City Code Chapter 13.38 entitled "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL" and Chapter 13.36 entitled "STORMWATER ILLICIT DISCHARGE AND CONNECTION" along with other Titles and Chapters of the City Code.

Section 2. That Section 13.34.060 of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

13.34.060 Requirements for stormwater management plans.

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

D. In addition to the requirements above, a landscaping plan must be submitted as part of the stormwater management concept plan to describe the vegetative stabilization and management techniques to be used at a site after construction is completed. This plan will explain not only how the site will be stabilized after construction, but who will be responsible for the maintenance of vegetation at the site and what practices will be employed to ensure that adequate vegetative cover is preserved. This plan must be approved prior to issuance of a permit for construction of the project. Stormwater management practice landscaping may be combined with the Zoning Code, Chapter 17 landscaping requirements, provided it meets all code requirements.

E. After review of and modifications to the stormwater management plan and the Maintenance & Repair Agreement, as deemed necessary by the City of Davenport, the final stormwater management plan must be submitted for approval. The final stormwater management plan shall include all of the information required in the Final Stormwater Management Plan outline found in the Davenport Stormwater Design Manual. In addition, the originally signed and notarized, approved Maintenance & Repair Agreement shall be submitted to the City for signature prior to recording at the Records Office of Scott County. No permits shall be issued until the originally signed and notarized document has been received by the Natural Resources Division. The City will record the document and return the original to the person or company designated on the agreement.

Section 3. That Section 13.34.065 of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

13.34.065 Maintenance.

A. All plans submitted for stormwater detention or water quality systems shall describe an adequate procedure of normal maintenance for the system in accordance with the requirements of the Davenport Stormwater Manual. Any failure of the stormwater system due to inadequate normal or capital maintenance is a violation of this section and shall be the responsibility of the owner of the property on which the system is located. It shall also be the property owner's responsibility to remedy any negligence in maintenance that resulted in the failure of the system.

F. In the event that maintenance is not provided, the Public Works Director, or their representative, shall notify the party responsible for maintenance to perform the work and set a reasonable time for its completion. If said party refuses or is unable to comply with said order, said party is in violation of this section and subject to penalties including but not limited to the filing of municipal infraction citation and Public Works Director, or their representative, causing the maintenance to be completed at the expense of said party.

G. Owners of all existing detention basins constructed before January 1, 2014 will have until December 31, 2016 to complete any necessary maintenance on such basins and submit the required "as-built" survey. Owners shall be required to maintain such detention basins in accordance with the Chapter. Failure to comply with this section will result in enforcement actions including but not limited to those actions outlined in Section 13.34.090

Section 4. That Section 13.34.070 of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

13.34.070 Easements.

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

D. At no point shall a drainage easement designated as a stream buffer area be clear cut of trees. Select tree removal in order to allow mature trees to reach their full canopy or to allow for a specific design flow rate may occur, as determined by the City Engineer or their designee.

E. At no point shall a stream buffer drainage easement be used for dumping yard waste or other materials.

F. Stream buffer drainage easement areas shall comply with all laws, including the Zoning Code Section 17.11.100 entitled "Tree preservation".

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

H. It shall be noted on the final plat, "Owners of lots on which a drainage easement has been established as an overland flow stormwater passageway shall maintain said easement as a lawn, planted in grass and free of structures, swimming pools, fences, fill, bushes, trees, shrubs, or other landscaping that would impede the flow of water" and "Owners of lots on which a stream buffer drainage easement is required shall maintain said buffer as an undisturbed natural area or native

planting area, not allowing vegetation to be cut to a height of less than six inches without authorization of the City of Davenport Natural Resources Division.” In the event that the area established as a drainage easement is reshaped or otherwise restricted for use as a drainage easement, the City will cause the restrictions to be removed at the expense of the parties causing the restriction, current property owner(s), or both. Stream buffer signage is available via the City of Davenport Natural Resource Division upon request.

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

J. No structures shall be constructed in the stormwater detention or quality systems or easement areas nor any filling, fencing or other obstacles which will impede its intended use or capacity and easements must comply with Section 13.34.140 Excess stormwater passageway. This Section is intended to comply with Chapter 13.36 Stormwater Illicit Discharge and Connection, Section 13.36.070 Watercourse protection.

Section 5. That Section 13.34.080 of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

13.34.080 Construction inspections.

C. If seasonal weather prohibits the installation of stormwater management facilities or any associated landscape at the time a certificate of occupancy is applied for, a temporary certificate of occupancy may be issued with provision of a security bond for 125% in favor of the City of the estimated amount of landscape materials and installation cost. The cost of landscape materials and installation must be determined by a landscape architect or other landscape business professional. The installation of stormwater management facilities or any associated landscape must begin as soon as seasonal weather allows.

Section 6. That Section 13.34.090 of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

13.34.090 Enforcement and penalties.

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

1. Schedule of violations

Type I:	First offense	\$250
	Second offense	\$500
	Third offense	\$750
	Fourth and subsequent	\$1,000

2. Definition of offenses

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

C. Each day a violation exists shall constitute a separate offense.

D. In addition to the civil and municipal infractions outlined in Subsection 13.34.090(B), the City may seek equitable relief or take other abatement actions. Each day a violation exists shall constitute a separate offense. The City of Davenport may also take any one or more of the following actions:

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

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

Section 7. That Section 13.34.100 of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

13.34.100 Waivers.

C(1)(c). Monetary contributions (fee-in-Lieu) for detention for redevelopment- to fund stormwater related work on lands strategically located in the watersheds consistent with the purposes of this ordinance. The fee-in-lieu of waiver for detention, as outlined in Sections 13.34.220 and 13.34.230, is intended only for **redevelopment** sites when detention, in whole or in part, is not practical in the opinion of the Public Works Director or their designee based on the procedure outlined in Section 13.34.100 Waivers.

C(1)(d). Monetary contributions (fee-in-Lieu) for water quality - to fund stormwater quality management activities on lands strategically located in the watersheds consistent with the purposes of this ordinance. The monetary contributions required shall be in accordance with a fee schedule (unless the developer and the City agree on a greater alternate contribution) established by the City based on the estimated cost savings to the developer resulting from the waiver and the estimated future costs to the City to achieve City stormwater requirements with respect to a number of cubic feet of annual stormwater equivalent to the estimated cubic feet of annual stormwater that will not achieve City stormwater requirements as a consequence of the waiver. All of the monetary contributions shall be credited to an appropriate capital improvements program project or program and shall be made by the developer prior to the issuance of any construction permit for the development. The fee-in-lieu procedure has been established and is as follows:

C(1)(f). Substantial Hardship Waiver. If none of the above mitigation measures can be met to resolve the condition that causes the impracticability of compliance with a minimum requirement for stormwater quality or quantity management and the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in these regulations would result in real difficulties and substantial hardships or injustice, the City's Public Works Director, or their designee, may waive, vary, or modify such requirements so that the subdivider or developer is allowed to develop their property in a reasonable manner, but so, at the same time, the public welfare and interests of the City and surrounding area are protected and the general intent and spirit of these regulations are preserved.

Section 8. That Section 13.34.120 of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

13.34.120 Runoff calculation.

A. Design flows shall normally be calculated using the procedures outlined in the Soil Conservation Services, Technical Release No. 55 "Urban Hydrology for Small Watersheds" and the "Iowa Users Guide and Supplement" for said Technical Release No. 55. For drainage basins of twenty acres or less, the Modified Rational Method may be used. For drainage areas larger than 2,000 acres or for situations where the methods described above are not appropriate, TR-20, HEC-1, HEC-HMS or other approved alternatives may be used.

B. Stormwater management documents shall be submitted following the format of ISWMM 9.03-3 Storm Water Management Plan formatting.

D. For those storm sewers that will handle footing drains, added Q values per house per ISWMM Chapter 2 must be used.

E. For culvert and ditch conveyance frequencies, guidance per ISWMM Chapter 2 must be used.

Section 9. That Section 13.34.140 of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

13.34.140 Excess stormwater passageway.

E. Individual lot grading in a subdivision or other larger common plan of development must comply with the City approved final grading plan and the lowest entry elevation of the approved plat or construction plans. Final grading shall maintain the original intent and function of final grading plan, drainage areas, stormwater overland flow design and storm sewer system design. Lot drainage slopes will not be less than 1.5% to minimize ponding, and not excessive to cause uncontrollable erosion. Final grading shall also maintain positive drainage away from structures; must not direct water directly toward any down-grade structure foundations; and must comply with Chapter 12.28 Driveway and Approaches, SUDAS Section 7030, International Residential Code (IRC) for frost protection of footing, and the City of Davenport SUDAS Supplemental Specifications;

G. Spot elevations should be listed at each rear lot corner, at the mid-point of the side yard line, and along the proposed drainage ways and easements.

Section 10. That Section 13.34.210 of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

13.34.210 Applicability.

D(1). Development or redevelopment projects that do not create more than 5,000 square feet of impervious area, regardless of previous condition, provided they are not part of a larger common development plan that does create more than 5,000 square feet of impervious area, or that do not meet the requirement of Subsection 13.34.300(B).

Section 11. That Section 13.34.220 of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

13.34.220 Release rate.

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

C. The planning and design of drainage systems should be such that problems are not transferred from one location to another. Outfall points and velocities should be designed in such a manner that will not create flooding hazards downstream; or deterioration of existing structures; or degradation of biological functions or habitat; or increased stream bank erosion.

G. The minimum orifice size shall be 4 inches in diameter when located on the outside wall of a structure, where one side of the orifice is not accessible. Otherwise, the minimum orifice size may be smaller. In both cases of a 4 inch or smaller orifice to meet release rate requirements, the orifice shall possess protections to minimize plugging.

Section 12. That Subsection 13.34.220(F) of the Municipal Code of Davenport, Iowa be and the same is hereby deleted.

Section 13. That Section 13.34.230 of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

13.34.230 Detention requirements.

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

C(1). For drainage areas larger than 2,000 acres, or for situations where the methods described above are not appropriate, TR-20, HEC-1, HEC-HMS, or other approved alternatives may be used.

E(1)(a). A method of carrying the low flow or a system of drains to prevent soggy areas shall be provided.

E(1)(b). Concrete or otherwise paved swales to carry low flow shall only be permitted if stormwater has already been passed through a water quality treatment facility.

E(2). Wet bottom stormwater storage areas shall be designed with all of the items required for dry bottom stormwater storage areas, except that the provisions of Subsection E(1)(a) of this Section shall not be required. Utilize the Iowa Storm Water Management Manual.

Section 14. That Subsection 13.34.230(E)(2)(a-h) of the Municipal Code of Davenport, Iowa be and a.-g. are hereby deleted, and h. shall be relettered alphabetically as appropriate.

Section 15. That Section 13.34.310 of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

13.34.310 General performance criteria for stormwater quality management.

C. For new development and redevelopment, structural best management practices shall be designed to provide 80% bacteria reduction, based on current research accepted by the Natural Resources Division of Public Works, and 100% retention or infiltration of the 1.25-inch-in-twenty-four-hour rainfall event. A best management practice complies with this standard if it is:

1. Sized to capture the prescribed water quality volume (WQv);
2. Designed according to the specific performance criteria outlined in the Iowa Stormwater Management Manual, Iowa Rain Garden Manual, or approved equal;
3. Constructed properly; and
4. Maintained regularly.

Section 16. That Section 13.34.320 of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

13.34.320 Soil quality restoration.

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

Section 17. That Section 13.34.340 of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

13.34.340 Procedure.

A. Plans, specifications, and all calculations for stormwater quality management features shall be submitted in accordance with the most recent versions of the Iowa Storm Water Management Manual, SUDAS and the Davenport Stormwater Manual for review and approval, prior to the approval of a final plat (in the case of a subdivision or planned unit development), approval of a final development plan, or issuance of a building permit (in the case of commercial or industrial construction).

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Community Planning & Economic Development
Contact Info: Laura Berkley | 563-888-3553

Action / Date
8/23/2023

Subject:

Second Consideration: Ordinance for Case REZ23-02 being the request of RIVALDD Farms, Inc to rezone approximately 231.26 acres of land located south of Slopertown Road and west of Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]

Recommendation:

Adopt the Ordinance.

Background:

The subject properties were recently annexed into the City of Davenport and are currently zoned S-AG Agricultural District. The property owner is requesting a rezoning to I-1 Light Industrial District. The purpose of the request is to market the site for future industrial development. The combined area of the rezoning request is 231.26 acres. At its July 18, 2023 meeting, the Plan and Zoning Commission recommended Case REZ23-02 be forwarded to the City Council with a recommendation for approval subject to the listing findings. The vote was 8 in favor and 0 opposed.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Industry.
2. The proposed zoning map amendment to I-1 Light Industrial District is compatible with the zoning of nearby developed property.
3. The proposed zoning map amendment enables the subject property to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

The staff report from the July 18, 2023 Plan and Zoning Commission meeting is attached.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Backup Material	Staff Report - P&Z 7-18-23
▣ Backup Material	Zoning & Future Land Use Map
▣ Backup Material	Application
▣ Backup Material	Public Hearing Notice P&Z
▣ Backup Material	Public Hearing Notice COW
▣ Backup Material	Protest Petition-13860 Slopertown Rd

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	7/28/2023 - 12:00 PM

ORDINANCE NO. _____

AN ORDINANCE FOR CASE REZ23-01 BEING THE REQUEST OF RIVALDD FARMS, INC TO REZONE APPROXIMATELY 231.26 ACRES OF LAND LOCATED SOUTH OF SLOPERTOWN ROAD AND WEST OF HILLANDALE ROAD FROM S-AG AGRICULTURAL DISTRICT TO I-1 LIGHT INDUSTRIAL DISTRICT.

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

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

Parcel #932907002:

The Northeast Quarter of the Northeast Quarter of Section 29, Township 79 North, Range 3 East of the 5th P.M., in Scott County, Iowa, lying South of Slopertown Road. (17.53 Acres)

Parcel #932923001:

The Southeast Quarter of the Northeast Quarter of Section 29, Township 79 North, Range 3 East of the 5th P.M., in Scott County, Iowa. (41 Acres)

Parcel #932939001:

The Northeast Quarter of the Southeast Quarter of Section 29, Township 79 North, Range 3 East of the 5th P.M., in Scott County, Iowa. (40.77 Acres)

Parcel #932833001:

The Northwest Quarter of the Southwest Quarter of Section 28, Township 79 North, Range 3 East of the 5th P.M., in Scott County, Iowa. (40.3 Acres)

Parcel #932817002:

The West Half of the Northwest Quarter of Section 28, Township 79 North, Range 3 East of the 5th P.M., in Scott County, Iowa, lying South of Slopertown Road. (42.75 Acres)

Parcel #932821007:

Part of the Southwest Quarter of the Northeast Quarter of Section 28, Township 79 North, Range 3 East of the 5th Principal Meridian, in Scott County Iowa, lying South of W. Slopertown Road and excepting those tracts conveyed to the City of Davenport, Iowa, by Document #2016-29904 and Document #2020- 18554 recorded in the office of the Recorder of Scott County, Iowa. Also excepting all existing roads. (11.02 acres)

Parcel #932837002:

The Northwest Quarter of the Southeast Quarter of Section 28, Township 79 North, Range 3 East of the 5th Principal Meridian, in Scott County Iowa, excepting that tract conveyed to the City of Davenport, Iowa, by Document #2016-29904 recorded in the office of the Scott County Recorder of Scott County, Iowa. Also excepting all existing roads. (37.89 acres)

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

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Industry.
2. The proposed zoning map amendment to I-1 Light Industrial District is compatible with the zoning of nearby developed property.
3. The proposed zoning map amendment enables the subject property to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

Section 3. At its July 18, 2023 meeting, the City Plan and Zoning Commission voted to forward Case REZ23-02 to the City Council with a recommendation for approval subject to the listed findings.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport
Plan and Zoning Commission-Staff Report
July 18, 2023

Case REZ23-02: Request of RIVALDD FARMS, INC. to rezone approximately 231.26 acres of land located south of Slopertown Road and west of Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]

Background:

The subject properties were recently annexed into the City of Davenport and are currently zoned S-AG Agricultural District. The property owner is requesting a rezoning to I-1 Light Industrial District. The purpose of the request is to market the site for future industrial development. The combined area of the rezoning request is 231.26 acres.

Why is a Zoning Map Amendment Required?

The land is currently being used for agriculture, but is being marketed as a shovel-ready site suitable for industrial development. This is part of an overall strategy to promote industrial development north of Interstate-80. The owner intends to continue farming the land until the property can be sold.

Comprehensive Plan:

The City of Davenport initiated an amendment to the Future Land Use Map to better prepare for future development of this substantial growth area. At its June 6, 2023 meeting, the Plan and Zoning Commission forwarded a recommendation to City Council amending the subject properties from Urban Fringe to Industry. In addition, the Urban Service Boundary was recommended to extend north to Slopertown Road.

City Council approved this map amendment at its June 28, 2023 meeting.

Future Land Use Designation:

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

Zoning:

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

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

Technical Review:

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

Approval Standards for Map Amendments (Chapter 17.14.040)

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

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

Staff Response: As a result of voluntary annexations, the City of Davenport has expanded its corporate limits to Slopertown Road. To better prepare for future growth, the City initiated an amendment to the Future Land Use Map.

At its June 6, 2023 meeting, the Plan and Zoning Commission forwarded a recommendation to City Council amending the subject properties from Urban Fringe to Industry. In addition, the Urban Service Boundary was recommended to extend north to Slopertown Road. City Council approved this map amendment at its June 28, 2023 meeting.

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

b. The compatibility with the zoning of nearby property.

Staff Response: The surrounding land north of Interstate-80 is zoned I-1 Light Industrial District. The only exception is the 25.84 acre property at the southwest corner of Slopertown Road and Hillandale Road. Similar to the subject property, this tract of land was recently annexed into the City in 2022 and zoned S-AG Agricultural District.

Despite being largely undeveloped, the adjacent properties are being marketed as shovel-ready sites suitable for industrial development.

The Zoning Ordinance does not factor adjacent jurisdiction's zoning classifications when determining compatibility. However, the abutting land in the City of Eldridge is zoned SA-Suburban Agriculture District. Scott County classifies the surrounding property as Ag-Preservation District.

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

c. The compatibility with established neighborhood character.

Staff Response: The established neighborhood character south of Slopertown Road, within City limits, consists of developed industrial properties as well as land planted in row crops. Large manufacturing facilities include Fair Oaks Foods, Kraft Heinz, and Sterilite Corporation.

This 231.26 acre tract of land is currently used for farming. There are no structures on the subject property. However, the owner is marketing the site for future industrial development. Staff anticipate the land will continue to be farmed until the land is sold for development.

It is staff's opinion the proposed zoning district is compatible with the established neighborhood character.

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

Staff Response: Permitted principal uses in the I-1 Light Industrial District consist of light manufacturing, fabricating, processing, distributing, and warehousing. The Zoning Ordinance requires businesses to be enclosed, low-intensity uses that have minimal, if any, outside impacts.

The industrial district dimensional standards regulate building height and setbacks to mitigate any negative impacts onto adjacent properties. There are also façade, roof, and site design standards in City Code that applies to new development.

To date, a potential industrial use has not been identified for the site. However, staff believe the existing zoning requirements will ensure new development complies with City standards.

Given the vast acreage of the subject property, staff anticipate the land being further subdivided to facilitate orderly development. The Plan and Zoning Commission will have additional opportunities to address street connectivity and impacts to the regional transportation network.

It is staff's opinion that the proposed zoning map amendment will promote the public health, safety, and welfare of the City.

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

Staff Response: The City of Davenport has processed three voluntary annexation petitions from 2022-2023. The subject property is approximately 231.26 acres located south of Slopertown Road, adjacent to Hillandale Road. Upon annexation, land is zoned S-AG Agricultural District, which is intended to address existing agricultural land uses.

The land is currently being used for agriculture, but is being marketed as a shovel-ready site suitable for industrial development. This is part of an overall strategy to promote industrial development north of Interstate-80. A rezoning to a light industrial district will enable the property to be built-out at a scale more aligned with the surrounding industrial park.

It is staff's opinion that the proposed zoning map amendment will enable the area to be developed in a manner consistent with Davenport's industrial developments.

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

Staff Response: The undeveloped site is currently being used for farming. If rezoned to an industrial district, the agricultural use will be considered nonconforming until the site is subdivided and developed. In addition, there are no structures on the subject property.

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

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

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the June 20, 2023 Plan and Zoning Commission Public Hearing. The property owner at 13860 Slopertown Road spoke at the public hearing in opposition to the request. She cited the following concerns: preservation of productive agricultural land, traffic impacts, and noise pollution caused by potential industrial development.

Staff received a comment from an abutting property owner located at the southwest corner of Slopertown Road and Hillandale Road. The owner expressed interest in also rezoning their farmland from S-AG Agricultural District to I-1 Light Industrial District for the same purposes.

Staff will apprise the Commission of any additional correspondence at the July 18, 2023 Plan and Zoning Commission meeting.

Staff Recommendation:

Staff recommends Case REZ23-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

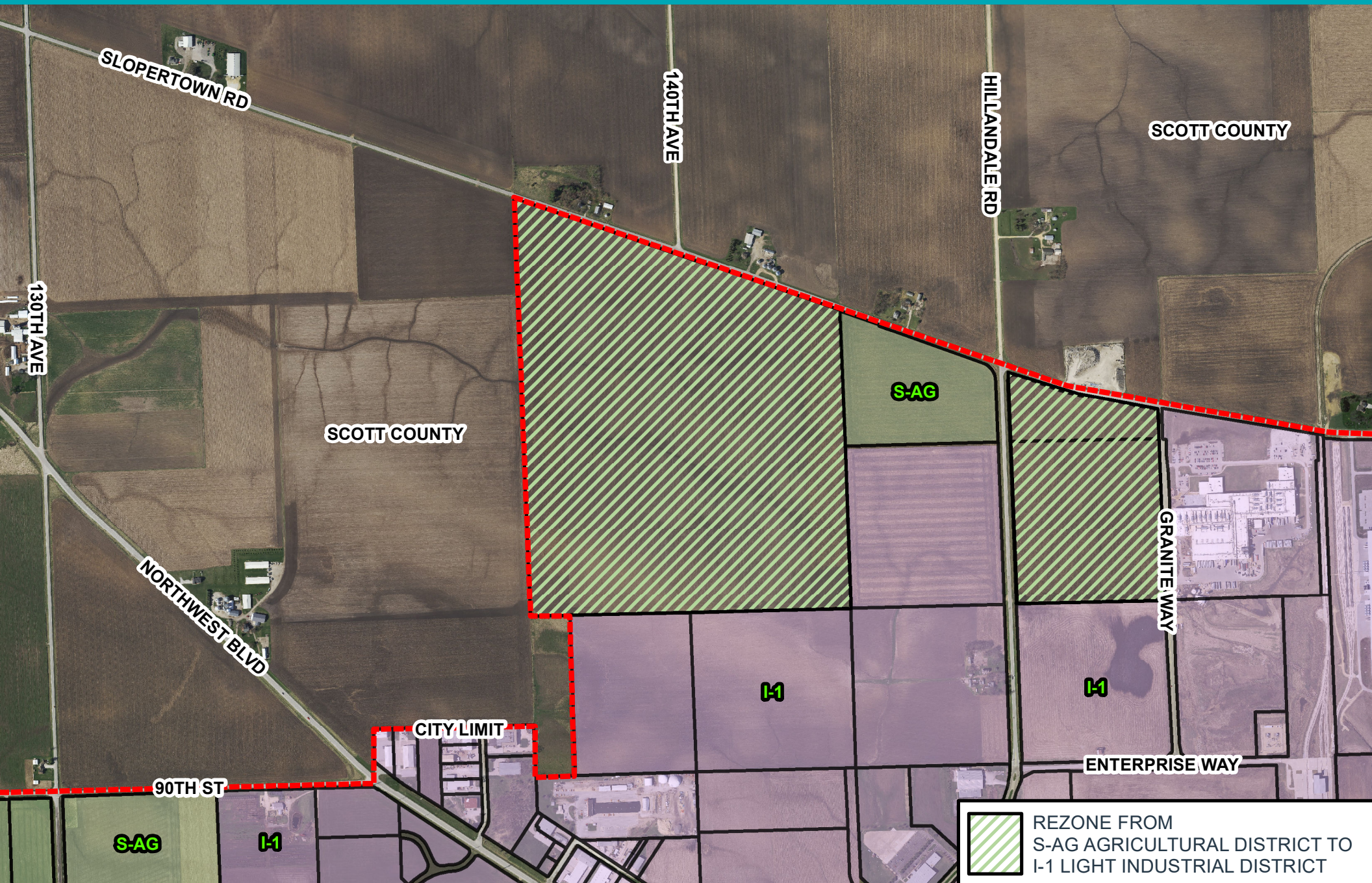
Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Industry.
2. The proposed zoning map amendment to I-1 Light Industrial District is compatible with the zoning of nearby developed property.
3. The proposed zoning map amendment enables the subject property to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.
6. A fence and landscaping shall be installed along the W. Pleasant Street right-of-way line between the north south alley and N. Division Street.



THE CITY OF
DAVENPORT
IOWA | USA

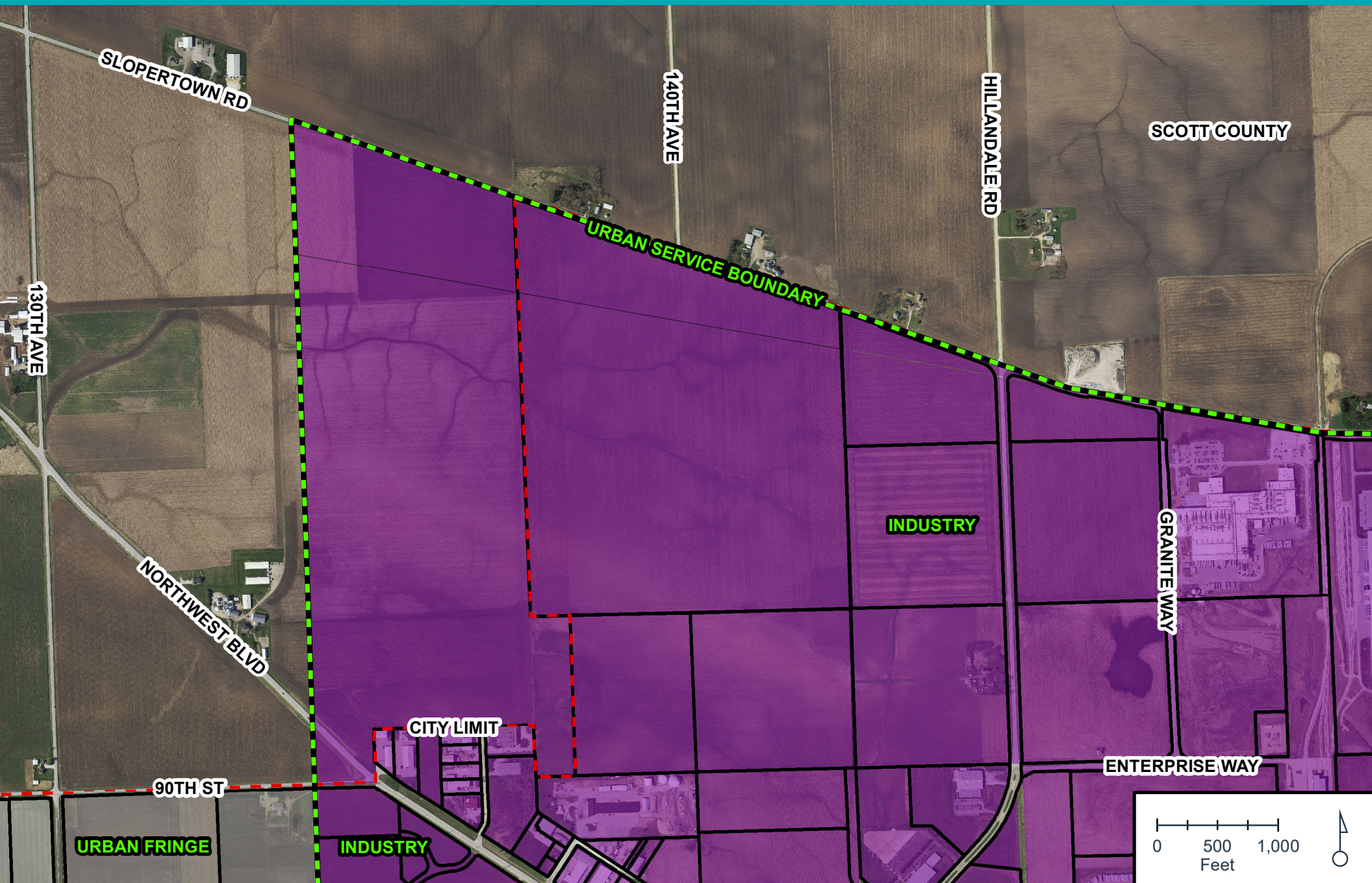
ZONING MAP: CASE REZ23-02

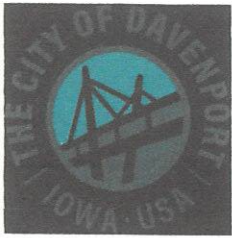




THE CITY OF
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DAVENPORT +2035 FUTURE LAND USE MAP





CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 W. 46th ST
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
REZONING
(MAP AMENDMENT)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
----------------	-----------	----------------

PROJECT TITLE

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION

See Attached

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA
	A9.	I-1	230.26A.

COMPLETE SUBMITTALS SHALL INCLUDE: SUBMITTED

Concept/Development Plan ☐

Authorization to Act as Applicant* ☐
*only needed if the Applicant is different than the owner

Legal Description* (bearing & distance) ☐
* shall include a MS Word or Text file

Legal Description Dimensioned Sketch ☐

Application Fee* (REQUIRED) ☐
* (check payable to 'City of Davenport')

Rezoning Fee Schedule	
Land Area	Fee
Less than 1 acre	\$400
1 to less than 10 acres	\$750 plus \$25/acre
10 acres or more	\$1,000 plus \$25/acre

1 to 3 site notice signs are required based on lot size; \$10 each

PROJECT NARRATIVE: (submit separate sheet if needed)

Submit the first two pages of this form to Planning Staff at:
planning@davenportiowa.com or contact staff with any
questions or requests for additional information.

APPLICANT INFORMATION

Applicant Name

RIVALDO FARMS Inc.

Address

1310 Wisconsin Ave.

City | State | Zip

Davenport, Iowa 52804

Phone

(563) 579-7282

Secondary Phone

E-Mail Address

RIVALDO FARMS@Icloud.com

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.

Dennis R. KAY Pres.

Type Applicant's Name

[Signature]

Applicant's Signature

Date 05/19/2023

DEVELOPMENT TEAM

Property Owner

S/A

Address

Phone

Secondary Phone

E-Mail Address

Project Manager/Other

S/A

Address

Phone

Secondary Phone

E-Mail Address

Property South of Slopertown -
West of Hillandale Rd.

+/- 16.35 Acres / Parcel ID 932907002 (Partial)

40 Acres / Parcel ID 932923001

40 Acres / Parcel ID 932939001

40 Acres / Parcel ID 932833001

45 Acres / Parcel ID 932817002

+/- 181.35 Total Acres at 0 Slopertown Rd.
Davenport, Iowa (Exhibit
Attached)

Property South of Stoper Town Rd
East of Hillandale R.d.

48.91 Acres Parcel # 932821007
Parcel # 932837002



PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject properties located south of Slopertown Road and west of Hillandale Road.

Plan & Zoning Commission Public Hearing Meeting

Date: 6/20/2023

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The subject properties were recently annexed into the City of Davenport and are currently zoned S-AG Agricultural District. The property owner is requesting a rezoning to I-1 Light Industrial District. The purpose of the request is to market the site for future industrial development.

Request/Case Description

Case REZ23-02: Request of RIVALDD FARMS, INC. to rezone approximately 231.26 acres of land located south of Slopertown Road and west of Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on June 20, 2023. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on July 18, 2023. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

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

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

Do You Have Any Questions?

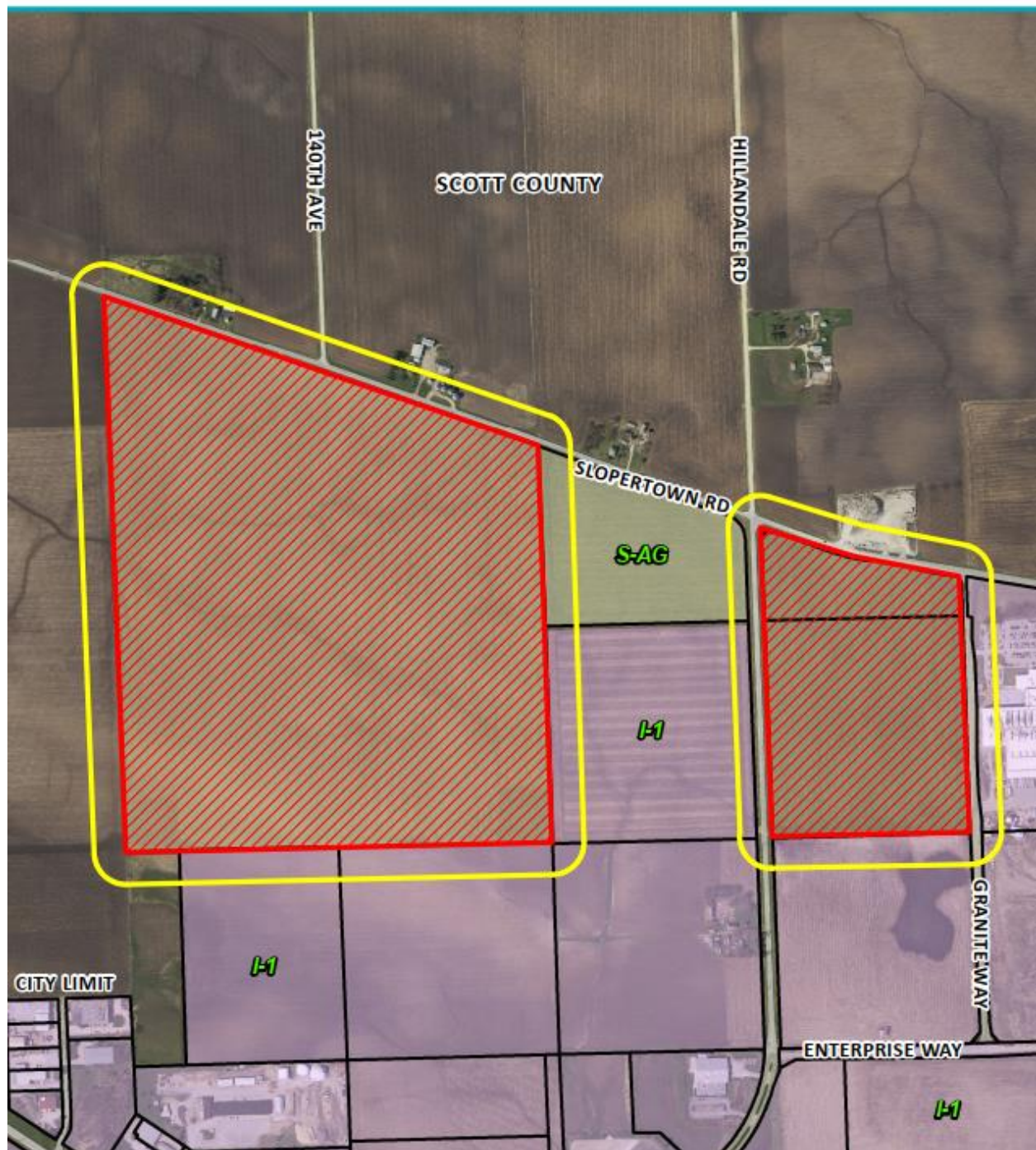
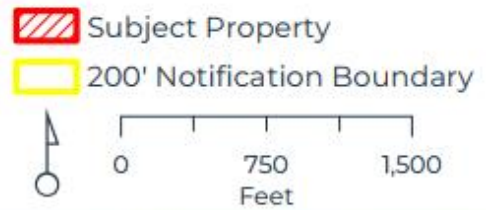
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: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

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

Rezoning Request | Public Hearing Notice

Case REZ23-02:

Rezone from S-AG Agricultural District to
I-1 Light Industrial District





PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

To: All property owners within 200 feet of the subject properties located south of Slopertown Road and west of Hillandale Road.

SAMPLE

Committee of the Whole Public Hearing Meeting

Date: 8/2/2023

Time: 5:30 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The subject properties were recently annexed into the City of Davenport and are currently zoned S-AG Agricultural District. The property owner is requesting a rezoning to I-1 Light Industrial District. The purpose of the request is to market the site for future industrial development.

Request/Case Description

Case REZ23-02: Request of RIVALDD FARMS, INC. to rezone approximately 231.26 acres of land located south of Slopertown Road and west of Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]

Plan and Zoning Commission Action:

At its July 18, 2023 meeting, the Plan and Zoning Commission recommended Case REZ23-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Industry.
2. The proposed zoning map amendment to I-1 Light Industrial District is compatible with the zoning of nearby developed property.
3. The proposed zoning map amendment enables the subject property to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

What are the next steps?

The public hearing on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, August 2, 2023 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

Would you like to submit an official comment?

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

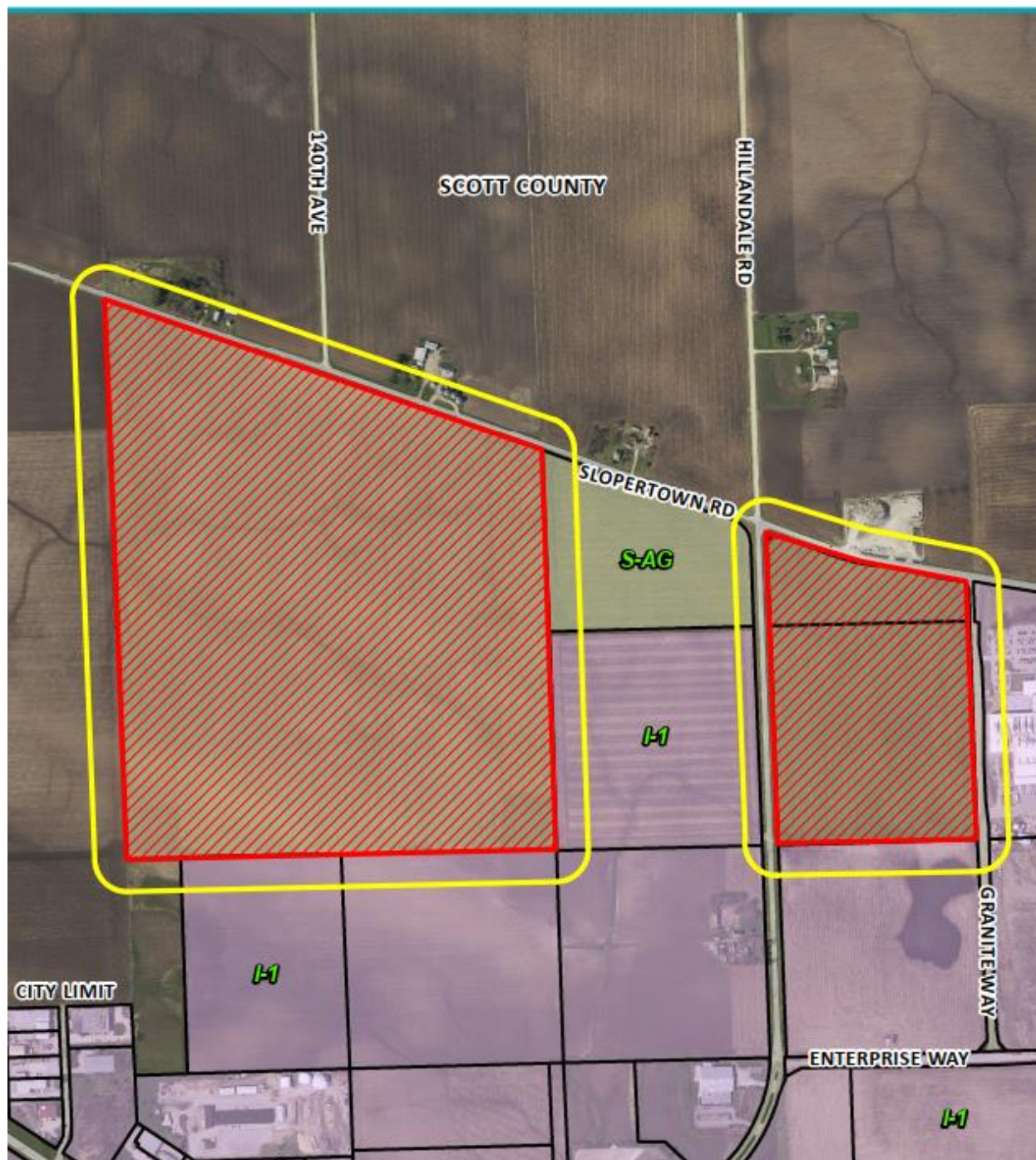
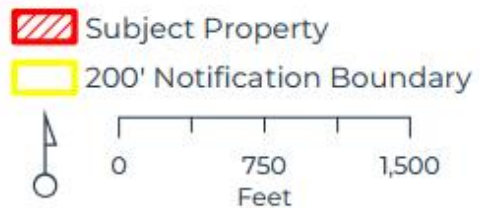
All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

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

Rezoning Request | Public Hearing Notice

Case REZ23-02:

Rezone from S-AG Agricultural District to
I-1 Light Industrial District



LETTER OF OPPOSITION
Case REZ23-02

Valerie Widmeyer
723 Grant St.,
Bettendorf, IA 52720

July 17, 2023

Dear Planning and Zoning Commission:

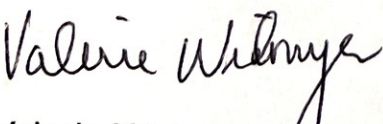
Hello. I am writing this letter in opposition to the rezoning of this land to light industrial. My husband and I own 13860 Slopertown Rd, the home and 6 acres to the north of this land and west of 140th Ave. This property has been in my family since 1875 and we are in the process of renovating for our family to live there. Half of the land in question was purchased from my grandparent's estate after their death in 2003. It was a Century Farm, zoned as Agricultural Preservation and hoped it would stay that way. I realize we no longer own this land and have no say on what happens to it. I also know that this is already in the works and it doesn't matter what I say, but I want to make our concerns known in hopes that you can limit the disturbance to our future home and the other properties that border it.

Other than losing more beautiful, rich Iowa farmland for an already large industrial park, our two biggest concerns are traffic and noise. As far as traffic, we hope that access for any future businesses will come from extending Research Parkway from Hillandale Rd. and will not have any access onto Slopertown Rd, especially if there are businesses with semi trucks coming in and out.

As far as noise, we're concerned about businesses that will be open 24 hours a day, have trucks that are loading/unloading, or if there is access to Slopertown Rd. where these vehicles will be leaving and entering the park. That will create noise at all hours and be a big nuisance not only for us but for the homes on the east and west of us.

Thank you for giving me the opportunity to hear our concerns on this matter. We ask that you do not let this rezoning move forward and please preserve this farmland. Thank you.

Sincerely,


Valerie Widmeyer

City of Davenport

Department: Community Planning & Economic Development
Contact Info: Laura Berkley | 563-888-3553

Action / Date
8/23/2023

Subject:

Second Consideration: Ordinance for Case ROW23-03 being the request of William Taylor to vacate approximately 101 feet of unimproved right-of-way of Emerald Drive in Crystal Creek 8th Addition [Ward 1]

Recommendation:

Adopt the Ordinance.

Background:

The petitioner has requested a vacation of the unimproved Emerald Drive right-of-way, located north of West 30th Street. No properties utilize the subject right-of-way for access. A legal description has been submitted by the applicant. The area to be vacated is approximately 5,060 square feet (.12 acres).

- Vacating the right-of-way is connected to a proposed final plat of Crystal Creek Ninth Addition. This plat will not move forward until City Council has acted upon the vacation. The owner intends to subdivide the properties to the north into four residential lots. Vacating the unimproved Emerald Drive right-of-way will better facilitate development of the site. Once vacated, access to each lot will be provided through a 20 foot access and utility easement.

The City Plan and Zoning Commission reviewed Case ROW23-03 at its July 18, 2023 meeting and has recommended approval, subject to the listed findings and conditions:

Findings:

1. The existing public right-of-way is not required for city purposes.
2. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.

Conditions:

1. Vacating the public right-of-way is contingent upon the approval of a final plat.
2. No more than four lots shall be platted north of Emerald Drive.
3. All existing utilities located in the Right-of-Way which are subject to vacation shall be granted a blanket utility and access easement for the maintenance of such utilities.

The staff report from the July 18, 2023 Plan and Zoning Commission meeting is attached.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Backup Material	Staff Report - P&Z 7-18-23
▣ Backup Material	Application
▣ Backup Material	Maps-Vicinity, Zoning, & Future Land Use
▣ Backup Material	Final Plat-Crystal Creek 9th Addition
▣ Backup Material	Public Hearing Notice

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	7/28/2023 - 12:03 PM

ORDINANCE NO. _____

AN ORDINANCE FOR CASE ROW23-03 BEING THE REQUEST OF WILLIAM TAYLOR TO VACATE APPROXIMATELY 101 FEET OF UNIMPROVED RIGHT-OF-WAY OF EMERALD DRIVE IN CRYSTAL CREEK 8TH ADDITION.

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

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

The 101.20 feet of Emerald Drive as dedicated as public right-of-way in Crystal Creek 8th Addition, in the City of Davenport, County of Scott, State of Iowa. The above-described area contains 5,060 square feet, more or less.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport
Plan and Zoning Commission-Staff Report
July 18, 2023

Case ROW23-03: Request of William Taylor to vacate unimproved right-of-way on Emerald Drive [Ward 1]

Background:

The petitioner has requested a vacation of the unimproved Emerald Drive right-of-way, located north of West 30th Street. No properties utilize the subject right-of-way for access.

Vacating the right-of-way is connected to a proposed Final Plat of Crystal Creek Ninth Addition. This plat will not move forward until City Council has acted upon the vacation. The owner intends to subdivide the properties to the north into four residential lots. Vacating the unimproved Emerald Drive right-of-way will better facilitate development of the site. Once vacated, access to each lot will be provided through a 20 foot access and utility easement.

A legal description has been submitted by the applicant. The area to be vacated is approximately 5,060 square feet (.12 acres).

The vacation of public right-of-way is a two step process:

1. Determine if the right-of-way is needed for public purposes.
2. Negotiate and determine terms of conveyance to adjacent property owners. (No Plan and Zoning Commission action is required.)

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Abutting Future Land Use Designation:

The abutting properties are designated Residential General and Parks and Recreation in the Davenport +2035 Future Land Use Map.

1. **Residential General (RG)** - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.
2. **Parks and Recreation (PR)** - Designates major developed parks, recreation areas, golf courses, cemeteries, etc. Park or recreation properties can be located in any zoning district. Smaller parks may not appear on the map because of the more general nature and scale of the map. But, it is implied in Residential General (RG) that small neighborhood parks are included.

Abutting Zoning:

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

Technical Review:

The following technical review comments were received from City Departments and Utility Companies:

- Streets: If vacated, Emerald Drive will terminate at its existing location. The property owner intends to further subdivide the land north of the subject right-of-way into four single-family lots. Access to each lot will be provided via a private driveway connecting to the Emerald Drive stub. Currently, no developed properties require the right-of-way for access. If more than four lots are proposed during a subdivision, a street will be required to be constructed and dedicated prior to development.
- Natural Resources/Storm Water: No issues with the proposed vacation. Stormwater management may be required upon future development of the site.
- Sanitary Sewer: There is no sewer infrastructure within the subject right-of-way. Future residential development north of Emerald Drive will be served by private septic systems. Structures located more than 200 feet from a sanitary main are not required to connect.
- Iowa American Water Company: Water service will be provided by private well systems.
- Other Utilities: There are no utilities within the subject right-of-way.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the June 20, 2023 Plan and Zoning Commission Public Hearing.

To date, staff have not received any comments from abutting property owners. Staff will apprise the Commission of any additional correspondence at the July 18, 2023 Plan and Zoning Commission meeting.

Staff Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings to vacate the unimproved right-of-way on Emerald Drive in Case ROW23-03 to the City Council with a recommendation for approval, subject to the following conditions:

Findings:

1. The existing public right-of-way is not required for city purposes.
2. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.

Conditions:

1. Vacating the public right-of-way is contingent upon the approval of a final plat.
2. No more than four lots shall be platted north of Emerald Drive.
3. All existing utilities located in the Right-of-Way which are subject to vacation shall be granted a blanket utility and access easement for the maintenance of such utilities.



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 W. 46th ST
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

RIGHT-OF-WAY VACATION

(EASEMENT ABANDONMENT)

APPLICANT INFORMATION	
Applicant Name	William Taylor
Address	12480 95th Ave.
City State Zip	Blue Grass, IA 52726
Phone	(563) 370-5733
Secondary Phone	
E-Mail Address	blt.56@icloud.com
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.	
In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.	
William Taylor	
Type Applicant's Name	
Applicant's Signature	05/10/2023
Date	
DEVELOPMENT TEAM	
Surveyor Jerry D. Rogers of Townsend Engineering	
Address 2224 E. 12th St., Davenport, IA 52803	
Phone	Secondary Phone
(563) 386-4236	
E-Mail Address kevin@townsendengineering.net	
Attorney/Other Michael Gorsline	
Address 5119 Utica Ridge Rd., Davenport, IA 52807	
Phone	Secondary Phone
(563) 324-0441	
E-Mail Address	

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
PROJECT TITLE Crystal Creek Ninth Addition		
GENERAL LOCATION DESCRIPTION North Dead End of Emerald Drive		
NEIGHBORHOOD MEETING DATE / TIME / LOCATION		
AREA OF VACATION	EXISTING USE	PROPOSED USE
		SQUARE AREA
COMPLETE SUBMITTALS SHALL INCLUDE:		
Concept/Development Plan, if applicable		☐
Authorization to Act as Applicant		☐
Legal Description* (bearing & distance) * shall include a MS Word or Text file		☐
Legal Description Dimensioned Sketch		☐
Application Fee: (REQUIRED) \$400* * check payable to 'City of Davenport'		☐
PROJECT NARRATIVE: (submit separate sheet if needed) ROW Vacation requested to allow for drive access directly off of Emerald Drive to the 4 new lots created out of Lot 1 of Crystal Creek 8th Addition.		
Submit the first page of this form to Planning Staff at: planning@davenportiowa.com or contact staff with any questions or requests for additional information.		

Authorization to Act as Applicant

I/We, William Taylor

[as property owner(s)]

authorize Townsend Engineering

[the above person(s)]

to act as applicant, representing me/us before the following board: Plan & Zoning Commission *

for the property located at Crystal Creek 8th Addition Lot 1

William Taylor

Signature(s)*

*Please note: original signature(s) are required signed in front of a Notary.

Notarization: _____

05/10/2023

Date

State of Iowa,

County of Scott,

Sworn and subscribed before me

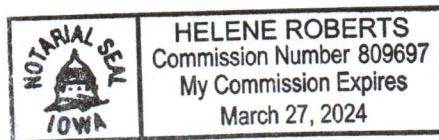
Drivers License

[identification type]

this 10th day of May, 2023.

Helene Roberts
Notary Public

My Commission Expires:



* *Application Form by Board Type*

Plan and Zoning Commission

Zoning Map Amendment (Rezoning)
Planned Unit Development
Zoning Ordinance Text Amendment
Right-of-way or Easement Vacation

Zoning Board of Adjustment

Special Use
Hardship Variance
Zoning Appeal
Nonconforming Use Exception

Design Review Board

Design Approval
Demolition Request in the Downtown
Demolition Request in the Village of
East Davenport

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

CONVEYANCE PROCEDURE:
CITY COUNCIL POLICY ON SALE OF PUBLIC PROPERTY

P&Z STAFF SHALL HOLD A PUBLIC HEARING AND PREPARE A REPORT BEFORE THE
PLAN AND ZONING COMMISSION REGARDING REQUESTS FOR R.O.W VACATION;
THE COMMISSION SHALL PROVIDE A RECOMMENDATION TO CITY COUNCIL.

SHOULD CITY COUNCIL APPROVE THE R.O.W. VACATION
THE FOLLOWING PROCEDURE WILL COMMENCE FOR THE CONVEYANCE (SALE)
OF LAND TO ADJACENT PROPERTY OWNERS NEAR THE VACATED R.O.W.

APPLICANTS SHALL WORK WITH THE CITY LEGAL DEPARTMENT AT 563.326.7735
TO COMPLETE THE LAND CONVEYANCE OF VACATED R.O.W. PRIOR TO USE OF THE LAND

WHEREAS, THE Davenport City Council wishes to establish an orderly and efficient process for the conveyance and disposal of real property, including lots and abandoned streets and alleys, the following procedures are hereby established to facilitate the sale of real property:

1. The Petitioner files an application for conveyance and pays a one-time, non-refundable \$400.00 filing fee. The application shall include a statement of intended use, a legal description and location of the property, the square feet of the land, plat drawing of the property and must be signed by the Petitioner.
2. If the petition involves public right-of-way, the matter shall be referred to the City Plan and Zoning Commission.
3. Staff shall review the following factors in determining what constitutes fair market value for the property:
 - a. the location, size, shape, grade and zoning of the land;
 - b. the assessed valuation of adjacent or contiguous property;
 - c. recent sales of land in the same area.
4. In the event staff deems it advisable or necessary, the City shall request the Petitioner, at Petitioner's expense, to provide a fair market value appraisal of the property.
5. Staff shall determine a price per square foot based upon the above stated factors. In any event, the minimal fee on any land conveyed shall be \$400.00.
6. Council may approve, by motion, a request from staff to proceed to dispose of parcels of real property either by offer or at auction. If the property is offered and accepted by the purchaser, the price will be as agreed between City and purchaser. In the event the auction process is used, the sale price of these properties shall be determined solely by the auction's bidding procedures. In either case, there shall also be no application fee assessed to the purchaser.

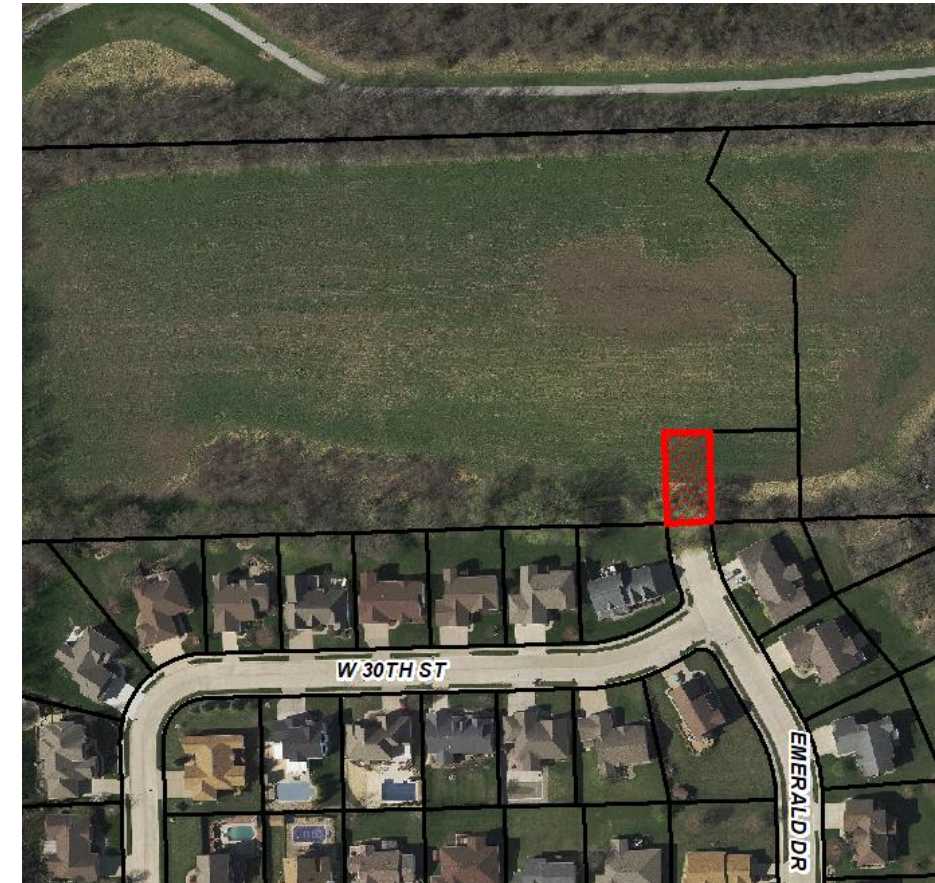
Vicinity Map

DAVENPORT
IOWA | USA



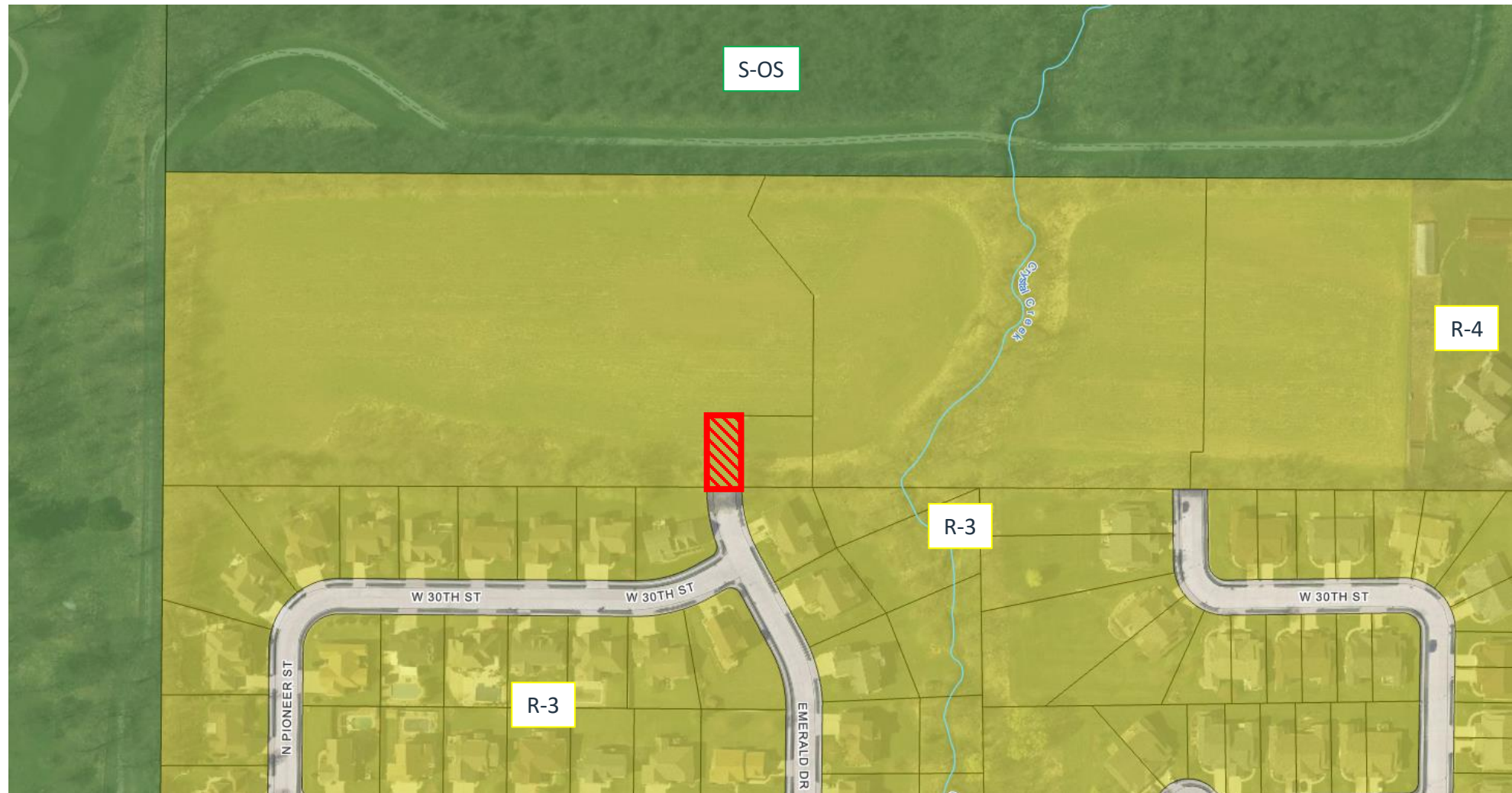
Vicinity Map

DAVENPORT
IOWA | USA

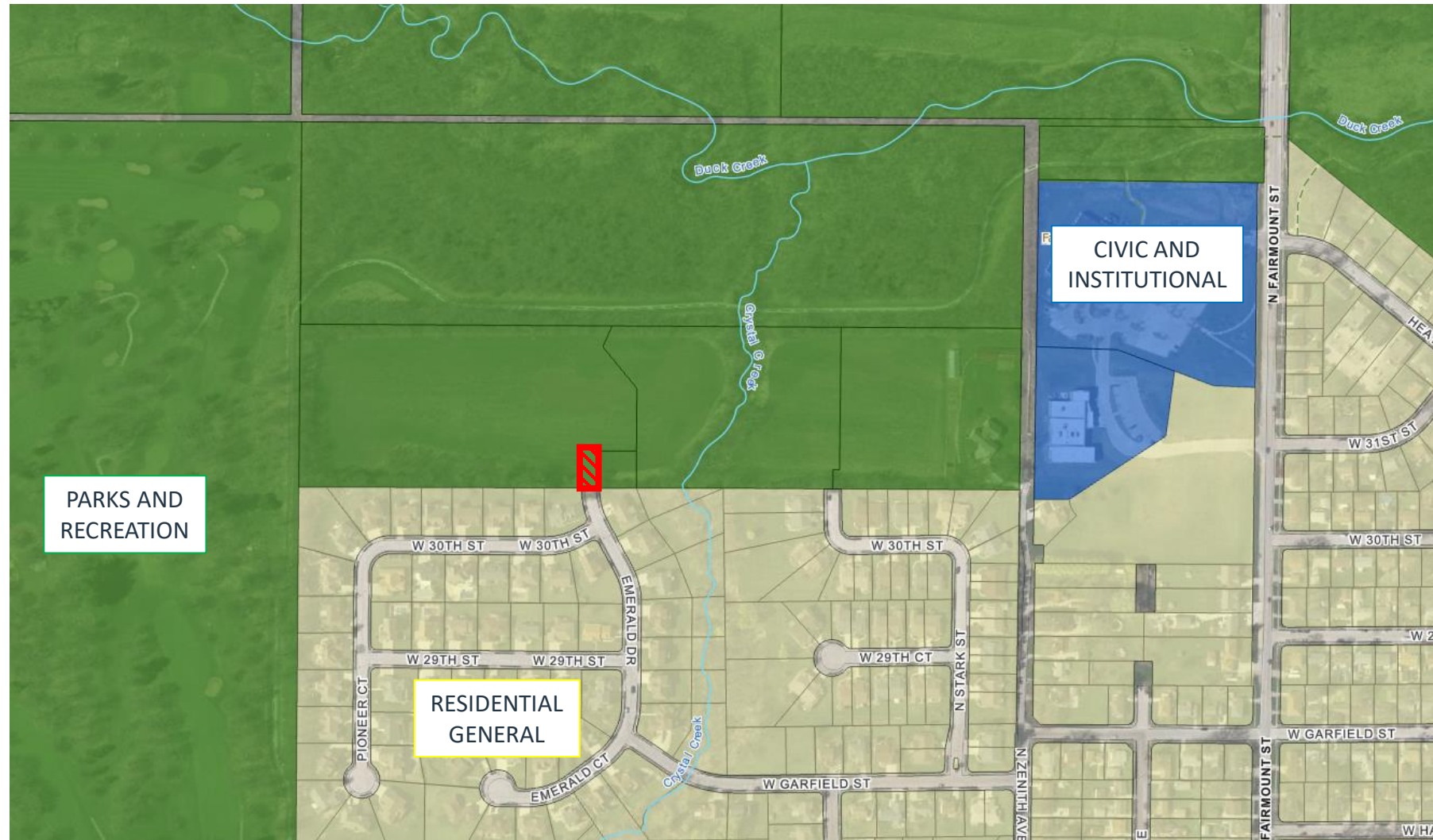


View of Emerald Drive: Northern Road Stub

Zoning Map



Future Land Use Map





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject public right-of-way located on Emerald Drive.

Plan & Zoning Commission Public Hearing Meeting

Date: 6/20/2023

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a public hearing will be held for a request to vacate a portion of Emerald Drive. The existing right-of-way is currently unimproved.

Request/Case Description

Case ROW23-03: Request of William Taylor to vacate unimproved right-of-way on Emerald Drive [Ward 1]

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on June 20, 2023. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on July 18, 2023. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. The City Council will ultimately decide if the property is no longer needed for City purposes, and is eligible for vacation. At that point, the City Attorney's office will negotiate with adjacent property owners to determine the appropriate way to convey the property, and possibly, purchase price. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

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

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

Do You Have Any Questions?

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

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

Right-Of-Way Vacation | Public Hearing Notice

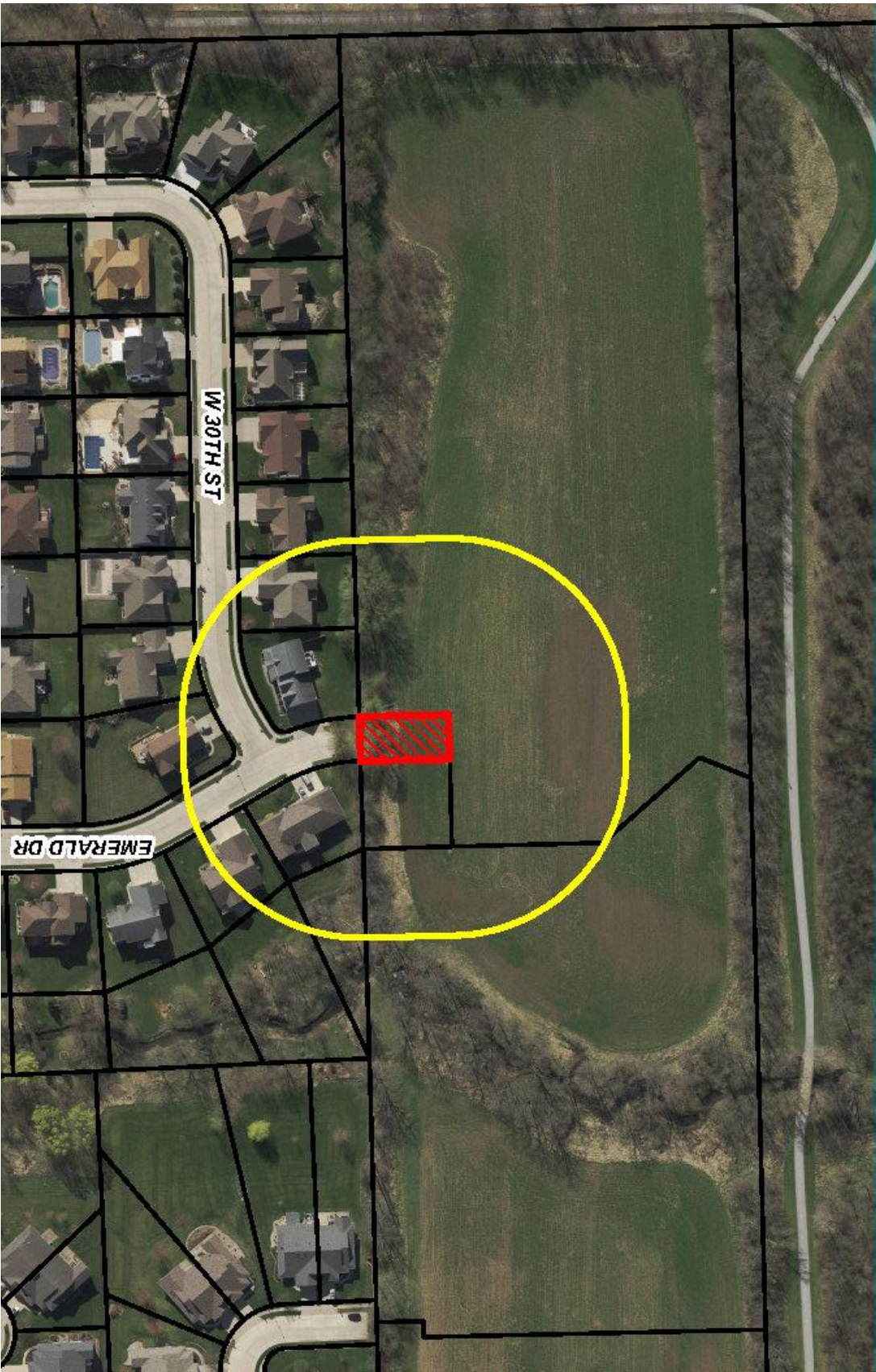
Case ROW23-03: Request of William Taylor to vacate
unimproved right-of-way on Emerald Drive. [Ward 1]



ROW Vacation



200' Notification Boundary



City of Davenport

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

Action / Date
8/23/2023

Subject:

First Consideration: Ordinance amending Schedule VII No Parking of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding 11th Street along the south side from Prospect Terrace to Judson Street thereto. [Ward 5]

Recommendation:

Adopt the Ordinance.

Background:

East 11th Street between Prospect Terrace and Judson Street is only about 22 feet wide. Travel is very difficult when vehicles are parked on both sides of the street. The neighborhood would like the parking removed from the south side of the street.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	8/9/2023 - 2:20 PM
Public Works Committee	Moses, Trish	Approved	8/9/2023 - 2:20 PM
City Clerk	Admin, Default	Approved	8/9/2023 - 7:00 PM

ORDINANCE NO. _____

AN ORDINANCE AMENDING SCHEDULE V NO PARKING OF CHAPTER 10.96 ENTITLED "SCHEDULES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY ADDING 11TH STREET ALONG THE SOUTH SIDE FROM PROSPECT TERRACE TO JUDSON STREET THERETO.

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

11th Street along the south side from Prospect Terrace to Judson Street.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Safety
Contact Info: Brian Krup | 563-326-6163

Action / Date
8/23/2023

Subject:

Resolution approving street, lane, or public ground closures on the listed dates and times for outdoor events.

Jimmie O's Saloon; Street Fest; 2735 Telegraph Road; 9:00 a.m. - 10:30 p.m. Saturday, September 9, 2023; **Closure:** South Rolff Street from Telegraph Road south to the alley. [Ward 1]

Becky Romatoski; East 18th Street Block Party; 2514 East 18th Street; 12:00 p.m. - 10:00 p.m. Saturday, September 9, 2023; **Closure:** East 18th Street from Ridgewood Avenue to Woodland Avenue. [Ward 5]

St. Anthony Catholic Church; Kermes (Carnival); 417 North Main Street; 6:00 a.m. - 7:00 p.m. Sunday, September 10, 2023; **Closure:** Main Street from West 4th Street to West 5th Street. [Ward 3]

Davenport Community School District; West High School Homecoming Parade; 3505 West Locust Street; 4:30 p.m. - 7:00 p.m. Thursday, September 14, 2023; **Closures (Police controlled):** West 18th Street from North Clark Street to North Elsie Avenue; North Elsie Avenue from West 18th Street to West Lombard Street; West Lombard Street from North Elsie Avenue to North Nevada Avenue; North Nevada Avenue from West Lombard Street south to West High School. [Wards 1 & 4]

Jason DeNoyer; TBK Quad Cities Marathon; 5:00 a.m. - 1:00 p.m. Sunday, September 24, 2023; **Closures:** Riverfront Trail from east City Limits to Marquette Street; Beiderbecke Drive from Gaines Street to Marquette Street; Gaines Street south of River Drive; River Drive from Brown Street to Scott Street; Western Avenue from West 2nd Street to River Drive; eastbound West 2nd Street from Centennial Bridge/Gaines Street to Western Avenue. [Ward 3 & 5]

Recommendation:

Adopt the Resolution.

Background:

Per the City's Special Events Policy, City Council will approve street, lane, and public ground closures based on the recommendation of the Special Events Committee.

St. Anthony Catholic Church Kermes | With Executive Square currently vacated, there are no other signatures on the block they need to get.

ATTACHMENTS:

Type	Description
□ Resolution Letter	Resolution
□ Backup Material	Jimmie O's Saloon Closure Map
□ Backup Material	East 18th Street Block Party Closure Map

▣ Backup Material	East 18th Street Block Party Street Closure Petition
▣ Backup Material	St. Anthony Catholic Church Kermes Closure Map
▣ Backup Material	West High School Homecoming Parade Route
▣ Backup Material	West High School Homecoming Parade Flyer to Residents
▣ Backup Material	QC Marathon Downtown
▣ Backup Material	QC Marathon Full Route

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	8/11/2023 - 12:39 PM

Resolution No. _____

Resolution offered by Alderman Jobgen.

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

RESOLUTION approving street, lane, or public ground closure requests for the listed dates and times to hold outdoor events.

*Jimmie O's Saloon; Street Fest; 2735 Telegraph Road; 9:00 a.m. - 10:30 p.m. Saturday, September 9, 2023; **Closure:** South Rolff Street from Telegraph Road south to the alley. [Ward 1]*

*Becky Romatoski; East 18th Street Block Party; 2514 East 18th Street; 12:00 p.m. - 10:00 p.m. Saturday, September 9, 2023; **Closure:** East 18th Street from Ridgewood Avenue to Woodland Avenue. [Ward 5]*

*St. Anthony Catholic Church; Kermes (Carnival); 417 North Main Street; 6:00 a.m. - 7:00 p.m. Sunday, September 10, 2023; **Closure:** Main Street from West 4th Street to West 5th Street. [Ward 3]*

*Davenport Community School District; West High School Homecoming Parade; 3505 West Locust Street; 4:30 p.m. - 7:00 p.m. Thursday, September 14, 2023; **Closures (Police controlled):** West 18th Street from North Clark Street to North Elsie Avenue; North Elsie Avenue from West 18th Street to West Lombard Street; West Lombard Street from North Elsie Avenue to North Nevada Avenue; North Nevada Avenue from West Lombard Street south to West High School. [Wards 1 & 4]*

*Jason DeNoyer; TBK Quad Cities Marathon; 5:00 a.m. - 1:00 p.m. Sunday, September 24, 2023; **Closures:** Riverfront Trail from east City Limits to Marquette Street; Beiderbecke Drive from Gaines Street to Marquette Street; Gaines Street south of River Drive; River Drive from Brown Street to Scott Street; Western Avenue from West 2nd Street to River Drive; eastbound West 2nd Street from Centennial Bridge/Gaines Street to Western Avenue. [Ward 3 & 5]*

WHEREAS, the City, through its Special Events Policy, has accepted the above applications for events on the listed date and time that are requesting street, lane, or public ground closures; and

WHEREAS, upon review of the applications, it has been determined that streets, lanes, or public grounds will need to be closed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the above street, lane, or public ground closure requests are hereby approved and staff is directed to proceed with the closures.

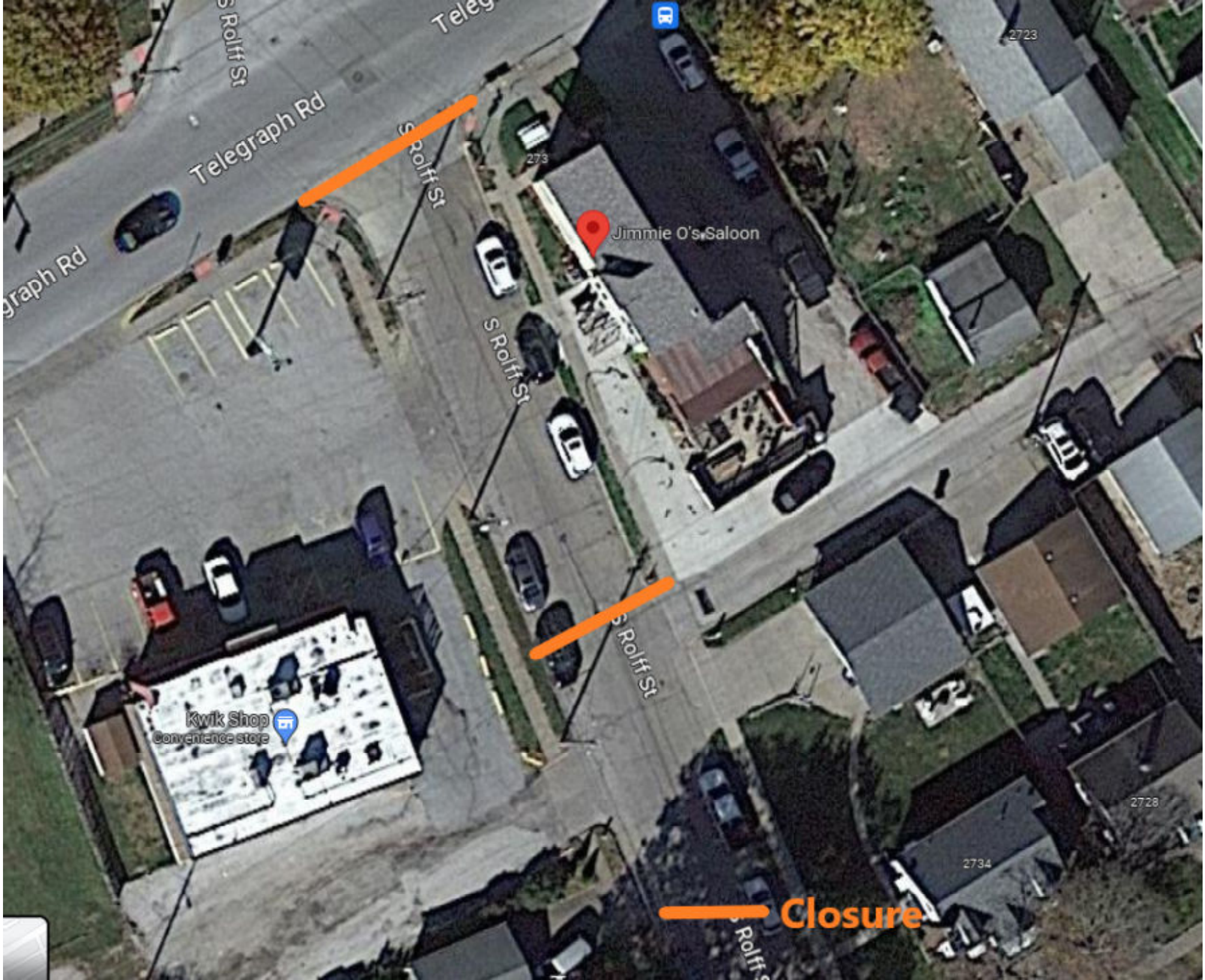
Passed and approved this 23rd day of August, 2023.

Approved:

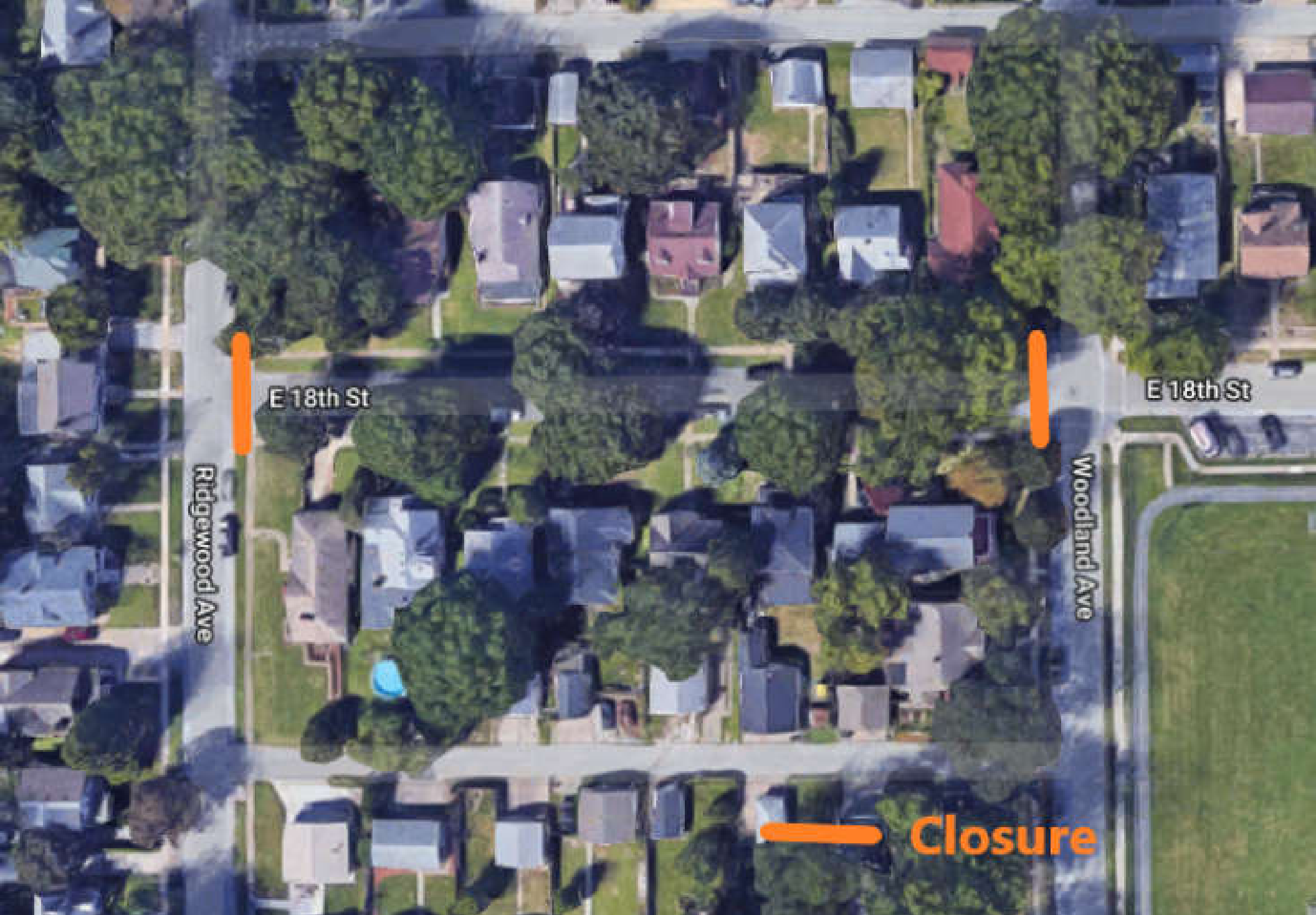
Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk



— Closure



Ridgewood Ave

E 18th St

Woodland Ave

E 18th St

— Closure



CITY OF DAVENPORT

BLOCK PARTY

STREET CLOSURE PETITION FOR SPECIAL EVENTS

On the 9th day of September, 2023 during the hours of _____
there is proposed a street closure, requested by Becky Romatowski, which will
require the closing of E 18th St between Woodland and
Ridgewood.

Please note: dates and times on this form must match those entered on the special events application.

***Please sign your name and print address below and indicate whether you are in favor of the street closure, opposed to the street closure, or not concerned (mark one).**

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT CONCERNED
Becky Romatowski 2514 E 18 th St	✓		
Deb + Tony R. 2521 E 18 th St	✓		
Louie + Maggie Mangier 2530 E 18 th	✓		
Nora + Julie A. 2518 E 18 th	✓		
Walter + Jennifer McNeil 2524	✓		
Justin + Erica Allen 2517 E 18 th St	✓		
Betty Scott 2517 Ridgewood	✓		
Justin + Summer DePout 2512 E 18 th St	✓		
Brit Fugner 2502 E 18 th St	✓		
Carol Simpson 2506 E 18 th St	✓		

* If more space is needed, please use additional sheets.

* If you are unable to make contact with a resident/business, please indicate the date(s) and time(s) you attempted.

Signature of Applicant

Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com

Not home
7/18 evening

not home
7/28 evening

~~2502~~

~~✓ hi~~

~~2506~~

~~✓ Carol~~

2507

✓ Dan

2511

✓ Kenia

2525

✓ Marjeth

2534

✓ Kathy

2535

✓ Michael

✓

✓

✓

✓

✓

W 5th St

W 5th St

W 5th St

W 5th St

Closure

Salon Onyx

Licandro Management

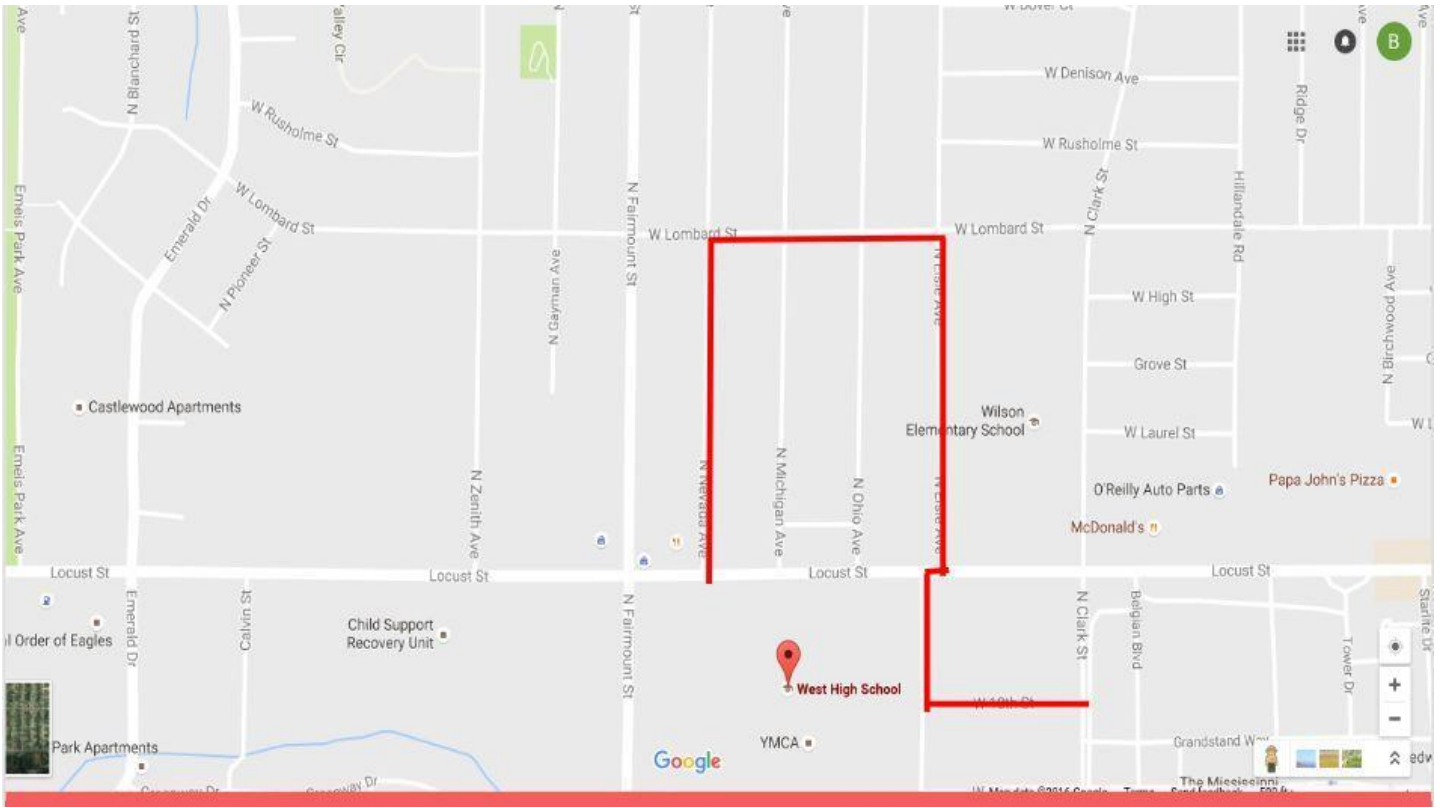
Obscura Tattoo & Gallery
Tattoo shop

218

St. Anthony
Catholic Church

W 4th St

W 4th St

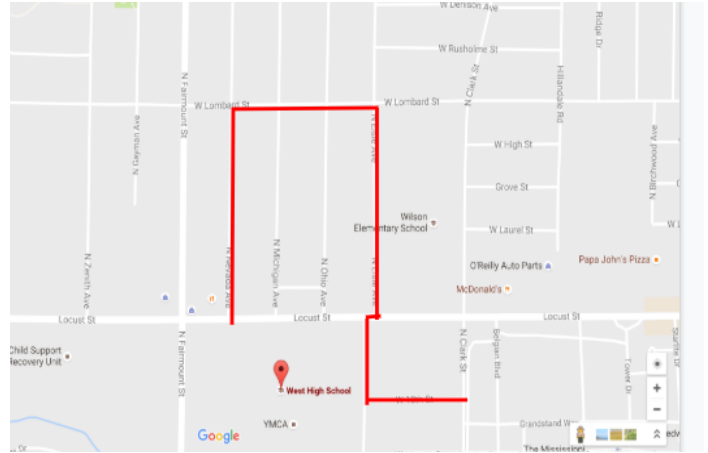


You're Invited!

West High School's Annual Homecoming Parade

Join us Thursday September 14th, at 5:30pm from the Fairgrounds to West.

Check out the parade route and pick out your spot! Contact advisors Ann Hocker or Jessica Gascho



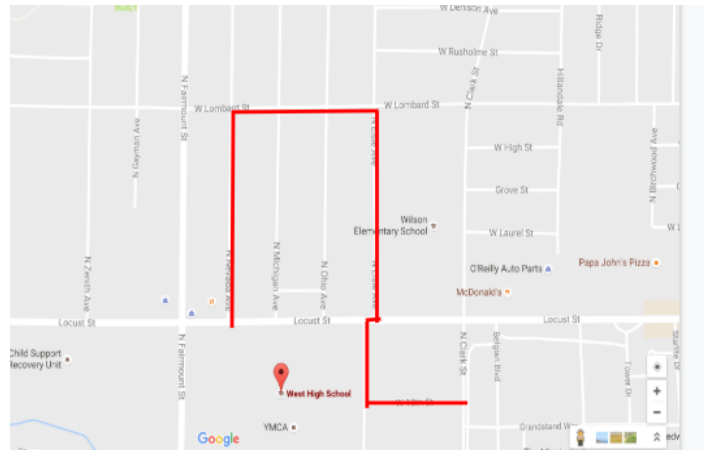
(hockera@davenportschools.org,
gaschoj@davenportschools.org) for more info.

You're Invited!

West High School's Annual Homecoming Parade

Join us Thursday September 14th, at 5:30pm from the Fairgrounds to West.

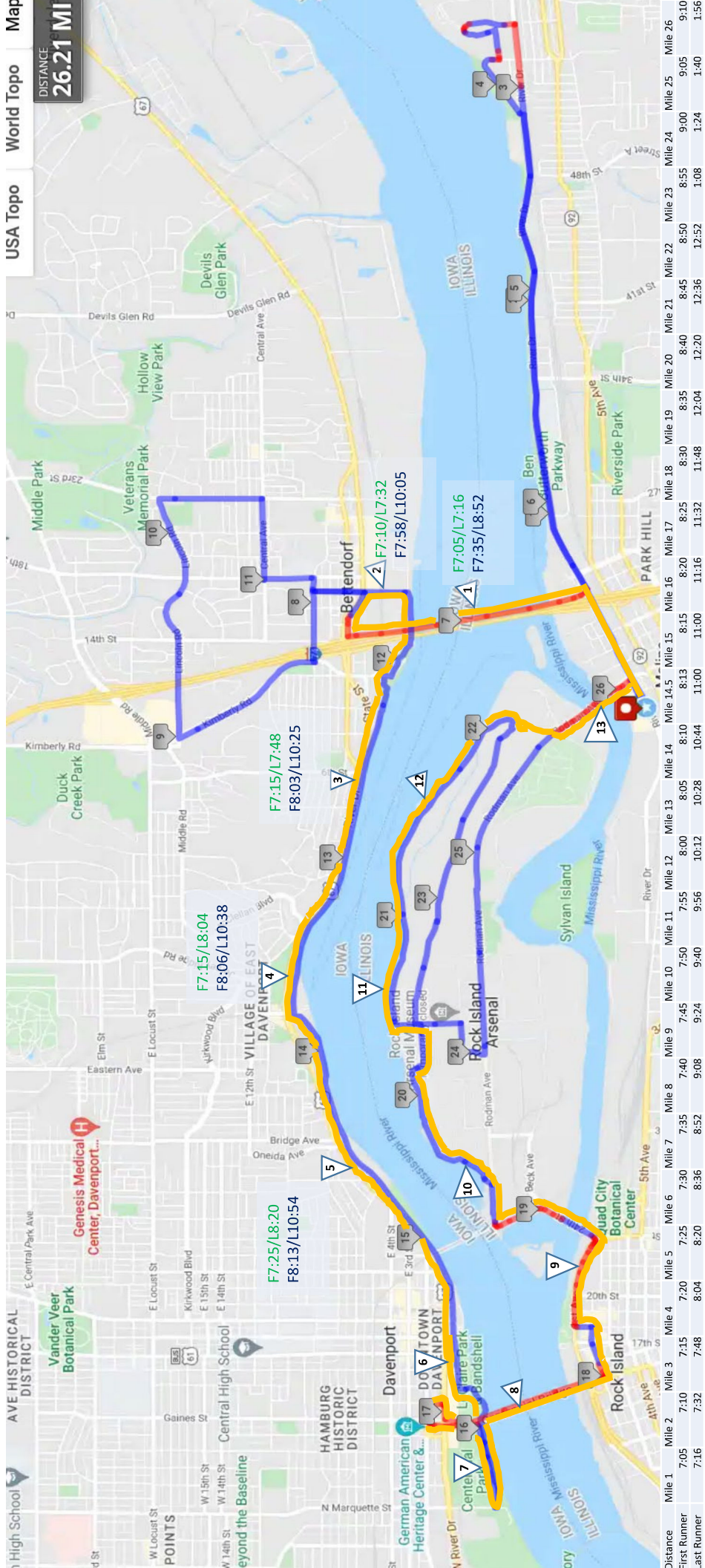
Check out the parade route and pick out your spot! Contact advisors Ann Hocker or Jessica Gascho



(hockera@davenportschools.org,
gaschoj@davenportschools.org) for more info.



TBK Quad Cities Marathon & Half Marathon



City of Davenport

Department: Public Works - Admin
Contact Info: Brian Schadt | 563-326-7923

Action / Date
8/23/2023

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the Warren Street (West 9th Street to West 14th Street) Mill and Overlay project, CIP #35062. [Wards 3 & 4]

Recommendation:

Adopt the Resolution.

Background:

This is a pavement rehabilitation project including the Warren Street roadway from 9th Street to 14th Street. Work also includes bringing existing sidewalks into compliance with ADA requirements. The project may also include replacement of adjacent curbs or driveways as necessary to properly improve the street.

This project will be funded through the Capital Improvement Program for local roads using a combination of Local Option Sales Tax, Road Use Tax, and General Obligation Bond proceeds.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	8/9/2023 - 2:24 PM
Public Works Committee	Moses, Trish	Approved	8/9/2023 - 2:24 PM
City Clerk	Admin, Default	Approved	8/9/2023 - 6:51 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the Warren Street (West 9th Street to West 14th Street) Mill and Overlay project, CIP #35062.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa, for the Warren Street (West 9th Street to West 14th Street) Mill and Overlay project; 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, Iowa 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 Warren Street (West 9th Street to West 14th Street) Mill and Overlay project.

Passed and approved this 23rd day of August, 2023.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Brian Schadt | 563-326-7923

Action / Date
8/23/2023

Subject:

Resolution awarding a contract for on-call sewer televising, inspecting, and cleaning services to Kline Sewer & Drain LLC of Long Grove, Iowa in an amount not to exceed \$150,000, CIP #30057 & #35061. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

A Request for Proposals was issued on June 21, 2023 and sent to vendors. On July 19, 2023, the Purchasing Division opened and read one (1) proposal. See attached tabulation.

The proposals were evaluated by a committee of Public Works staff members. The criteria used for the evaluations were: 1) Key personnel and equipment availability – 40%, 2) Ability to respond promptly – 25%, 3) Competitive Unit Pricing – 25%, and 4) Past project experience and performance working with the City of Davenport – 10%. Kline Sewer & Drain LLC of Long Grove, Iowa was evaluated and is recommended for the award.

This contract will provide on-call sewer televising, inspecting, and cleaning services on an as needed basis to prepare for proposed capital projects. This project will be funded by accounts 71583683 530350 30057 | Inflow and Infiltration Removal and 70085681 530350 35061 | CY 2023 High Volume Street Repair.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	8/9/2023 - 2:23 PM
Public Works Committee	Moses, Trish	Approved	8/9/2023 - 2:23 PM
City Clerk	Admin, Default	Approved	8/9/2023 - 6:59 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION awarding a contract for on-call sewer televising, inspecting, and cleaning services to Kline Sewer & Drain LLC of Long Grove, Iowa in an amount not to exceed \$150,000, CIP #30057 & 35061.

WHEREAS, the City needs to contract for on-call sewer televising, inspecting, and cleaning services; and

WHEREAS, Kline Sewer & Drain LLC of Long Grove, Iowa was evaluated and determined to best fit the needs of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for on-call sewer televising, inspecting, and cleaning services is hereby awarded to Kline Sewer & Drain LLC of Long Grove, Iowa in an amount not to exceed \$150,000.

Passed and approved this 23rd day of August, 2023.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

**CITY OF DAVENPORT, IOWA
RFP TABULATION**

DESCRIPTION: On-Call Sewer Televising, Inspection, and Cleaning Services

BID NUMBER: 23-122

OPENING DATE: July 19, 2023

FUNDING: 71583683 530350 30057 | Inflow and Infiltration Removal
70085681 530350 35061 | CY 2023 High Volume Street Repair

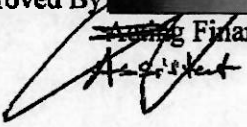
RECOMMENDATION: Award a contract to Kline Sewer & Drain LLC of Long Grove, Iowa.

<u>VENDOR NAME</u>	<u>LOCATION</u>
Kline Sewer & Drain LLC	Long Grove, IA

Approved By  8/9/23
Purchasing Date

Approved By  8-9-23
Dept. Director Date

Approved By  8-9-23
Budget/CIP Date

Approved By  8/9/23
~~Asst. Finance Director~~ Date


City of Davenport

Department: Public Works - Admin
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
8/23/2023

Subject:

Resolution approving a not-to-exceed five-year agreement with OpenGov, Inc for work order and asset management software. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

OpenGov (formerly Cartegraph Systems) is the work order and asset management system used primarily by the Public Works and Neighborhood Services Departments. This software allows staff to generate work orders, track resources, issue reports, and manage external and internal requests for service. The agreement will be paid in annual installments.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Resolution
▢ Backup Material	Agreement
▢ Backup Material	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	8/9/2023 - 1:22 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION approving a not to exceed five-year agreement with OpenGov, Inc for work order and asset management software.

WHEREAS, the City needs to contract out for the use of a work order and asset management software; and

WHEREAS, OpenGov, Inc is providing the software to generate work orders, track resources, issue reports, and manage external and internal requests for service.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a not to exceed five-year agreement with OpenGov, Inc for work order and asset management software is hereby approved.

Passed and approved this 23rd day of August, 2023.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

OpenGov Master Services Agreement

The parties to this Master Services Agreement (this “Agreement”) are OpenGov, Inc., a Delaware corporation (“OpenGov”), and the customer named in the signature block below (“Customer”). This Agreement, which becomes binding when the parties have signed it (the “Effective Date”), sets forth the terms under which Customer will be permitted to use OpenGov’s hosted software services and receive professional services.

1. Definitions

- 1.1. “Customer Data” means data that is provided by Customer to OpenGov pursuant to this Agreement (for example, by email or through Customer’s software systems of record). Customer Data does not include any confidential personally identifiable information.
- 1.2. “Documentation” means materials produced by OpenGov that provide information about OpenGov’s software products and systems. Customers may access the most up-to-date Documentation on the Customer Resource Center page at opengov.zendesk.com.
- 1.3. “Intellectual Property Rights” means all intellectual property rights including all past, present, and future rights associated with works of authorship, including exclusive exploitation rights, copyrights, and moral rights, trademark and trade name rights and similar rights, trade secret rights, patent rights, and any other proprietary rights in intellectual property of every kind and nature.
- 1.4. “Order Form” means the document executed by the parties that specifies the Software Services that OpenGov will provide to Customer under this Agreement.
- 1.5. “Term” refers to the Initial Term defined in Section 6.1 plus all Renewal Terms defined in Section 6.2.

2. Software Services, Support, and Professional Services

- 2.1. Software Services. Subject to the terms and conditions of this Agreement, OpenGov will use commercially reasonable efforts to provide the commercial off-the-shelf software solutions identified in the applicable Order Form (“Software Services”).
- 2.2. Support and Service Levels. Customer support is available by email to support@opengov.com or by using the chat messaging functionality of the Software Services, both of which are available during OpenGov’s standard business hours. Customer may report issues any time. However, OpenGov will address issues during business hours. OpenGov will provide support for the Software Services in accordance with the Support and Software Service Levels found at opengov.com/service-sla, as long as Customer is entitled to receive support under the applicable Order Form and this Agreement.
- 2.3. Professional Services
 - 2.3.1. If OpenGov or its authorized independent contractors provides professional services to

Customer, such as implementation services, then these professional services (“Professional Services”) will be described in an applicable statement of work (“SOW”) agreed to by the parties. Unless otherwise specified in the SOW, any pre-paid Professional Services must be utilized within one year from the Effective Date.

- 2.3.2. Relevant travel expenses are provided in the SOW. Any other travel expenses related to the performance of the Professional Services shall be pre-approved by and reimbursed by Customer.

3. Restrictions and Responsibilities

- 3.1. Restrictions. Customer may not use the Software Services in any manner or for any purpose other than as expressly permitted by the Agreement and Documentation. In addition, Customer shall not, and shall not permit or enable any third party to: (a) use or access any of the Software Services to build a competitive product or service; (b) modify, disassemble, decompile, reverse engineer or otherwise make any derivative use of the Software Services (except to the extent applicable laws specifically prohibit such restriction); (c) sell, license, rent, lease, assign, distribute, display, host, disclose, outsource, copy or otherwise commercially exploit the Software Services; (d) perform or disclose any benchmarking or performance testing of the Software Services; (e) remove any proprietary notices included with the Software Services; (f) use the Software Services in violation of applicable law; or (g) transfer any confidential personally identifiable information to OpenGov or the Software Services platform.
- 3.2. Responsibilities. Customer shall be responsible for obtaining and maintaining computers and third party software systems of record (such as Customer’s ERP systems) needed to connect to, access or otherwise use the Software Services. Customer also shall be responsible for: (a) ensuring that such equipment is compatible with the Software Services, (b) maintaining the security of such equipment, user accounts, passwords and files, and (c) all uses of Customer user accounts by any party other than OpenGov.

4. Intellectual Property Rights; License Grants; Access to Customer Data

- 4.1. Software Services. OpenGov owns all interests and Intellectual Property Rights in the Software Services. The look and feel of the Software Services, including any custom fonts, graphics and button icons, are the property of OpenGov. Customer may not copy, imitate, or use them, in whole or in part, without OpenGov’s prior written consent. Subject to Customer’s obligations under this Agreement, OpenGov grants Customer a non-exclusive, royalty-free license during the Term to use the Software Services.
- 4.2. Customer Data. Customer Data and the Intellectual Property Rights therein belong to the Customer. Customer grants OpenGov and its partners (such as hosting providers) a non-exclusive, royalty-free license to use, store, edit, and reformat the Customer Data for the purpose of providing the Software Services. Customer further agrees that OpenGov and its partners may use aggregated, anonymized Customer Data for purposes of sales, marketing, business development, product enhancement, customer service, and data analysis. Insights gleaned from aggregated, anonymized Customer Data will belong to OpenGov.

- 4.3. Access to Customer Data. Customer may download the Customer Data from the Software Services at any time during the Term, excluding during routine software maintenance periods. OpenGov has no obligation to return Customer Data to Customer.
- 4.4. Deletion of Customer Data. Unless otherwise requested pursuant to this Section 4.4, upon the termination of this Agreement, the Customer Data shall be deleted pursuant to OpenGov's standard data deletion and retention practices. Upon written request, Customer may request deletion of Customer Data prior to the date of termination of this Agreement. Such a request must be addressed to "OpenGov Vice President, Customer Success" at OpenGov's address for notice in Section 10.2.
- 4.5. Feedback. "Feedback" means suggestions, comments, improvements, ideas, or other feedback or materials regarding the Software Services provided by Customer to OpenGov, including feedback provided through online developer community forums. Customer grants OpenGov a non-exclusive, royalty-free, irrevocable, perpetual, worldwide license to use and incorporate into the Software Services and Documentation Customer's Feedback. OpenGov will exclusively own any improvements or modifications to the Software Services and Documentation based on or derived from any of Customer's Feedback including all Intellectual Property Rights in and to the improvements and modifications.

5. Confidentiality

- 5.1. "Confidential Information" means all confidential business, technical, and financial information of the disclosing party that is marked as "Confidential" or an equivalent designation or that should reasonably be understood to be confidential given the nature of the information and/or the circumstances surrounding the disclosure. OpenGov's Confidential Information includes, without limitation, the software underlying the Software Services, and all Documentation.
- 5.2. Confidential Information does not include: (a) data that the Customer has previously released to the public; (b) data that Customer would be required to release to the public upon request under applicable federal, state, or local public records laws; (c) Customer Data that Customer requests OpenGov make available to the public in conjunction with the Software Services; (d) information that becomes publicly known through no breach by either party; (e) information that was rightfully received by a party from a third party without restriction on use or disclosure; or (f) information independently developed by the Receiving Party without access to the Disclosing Party's Confidential Information.
- 5.3. Each party agrees to obtain prior written consent before disclosing any of the other party's Confidential Information. Each party further agrees to use the other's Confidential Information only in connection with this Agreement. Each party further agrees to protect the other party's Confidential Information using the measures that it employs with respect to its own Confidential Information of a similar nature, but in no event with less than reasonable care. If a party is required to disclose Confidential Information by law or court order, they must notify the other party in writing before making the disclosure to give the other party an opportunity to oppose or limit the disclosure.

6. Term and Termination

- 6.1. Initial Term. This Agreement begins on the Effective Date and ends on the date the subscription ends (“Initial Term”), according to the Order Form, unless sooner terminated pursuant to Section 6.3.
- 6.2. Renewal. This Agreement shall automatically renew for another period of the same duration as the Initial Term (each one is a new “Renewal Term”) unless either party notifies the other party of its intent not to renew this Agreement in writing no less than 30 days before the end of the then-current term.
- 6.3. Termination. If either party materially breaches any term of this Agreement and fails to cure such breach within 30 days after receiving written notice by the non-breaching party (10 days in the case of non-payment), the non-breaching party may terminate this Agreement. Neither party shall have the right to terminate this Agreement early without a legally valid cause.
- 6.4. Effect of Termination. Upon termination of this Agreement pursuant to Section 6.1, 6.2, or 6.3: (a) Customer shall pay in full for all Software Services and Professional Services performed up to and including the date of termination or expiration, (b) OpenGov shall stop providing Software Services and Professional Services to Customer; and (c) each party shall (at the other party’s option) return or delete any of the other party’s Confidential Information in its possession.

7. Payment of Fees

- 7.1. Fees; Invoicing; Payment; Expenses.
 - 7.1.1. Fees. Fees for Software Services and for Professional Services are set forth in the applicable Order Form, and OpenGov will invoice Customer accordingly. Customer agrees to pay invoices within 30 days without setoffs, withholdings or deductions of any kind. Invoices are deemed received when OpenGov emails them to Customer’s designated billing contact. Obligations to pay fees are non-cancelable, and payments are non-refundable.
 - 7.1.2. Annual Software Maintenance Price Adjustment. OpenGov shall increase the fees for the Software Services during any Renewal Term by 5% each year of the Renewal Term. OpenGov will provide Renewal Term pricing to Customer three months prior to expiration of the current Term for review and agreement.
 - 7.1.3. Travel Expenses. OpenGov will invoice Customer for travel expenses provided in the SOW as they are incurred. Customer shall pay all such valid invoices within 30 days of receipt of invoice. Each invoice shall include receipts for the travel expenses listed on the invoice.
 - 7.1.4. Customer Delays; On Hold Fee.
 - 7.1.4.1. On Hold. Excluding delays caused by a force majeure event as described in Section 10.5, if OpenGov determines that Customer’s personnel or contractors are not completing Customer’s responsibilities described in the applicable SOW timely or accurately, OpenGov may place the Professional Services on hold. If OpenGov places

a Customer on hold, OpenGov will ensure that Customer is made aware of its obligations necessary for OpenGov to continue performing the Professional Services. Upon placing a customer on hold, OpenGov may, without penalty, suspend Professional Services to the Customer and reallocate resources until the Customer has fulfilled its obligations. OpenGov shall bear no liability or otherwise be responsible for delays in the provision of the Professional Services occasioned by Customer's failure to complete Customer's responsibilities.

7.1.4.2. On Hold Notice; On Hold Fee. OpenGov may also issue an "On Hold Notice" specifying that the Customer will be invoiced for lost time in production (e.g., delayed or lost revenue resulting from rescheduling work on other projects, delay in receiving milestone payments from Customer, equipment, hosting providers and human resources idle) for a fee equal to 10% of the first year's fee for Software Services. OpenGov may remove the on hold status and may rescind the fee in its discretion upon Customer's fulfillment of its obligations set out in the On Hold Notice. And OpenGov may extend the timeline to complete certain Professional Services depending on the availability of qualified team resources (OpenGov cannot guarantee that these team resources will be the same as those who were working on the project prior to it being placed On Hold).

7.2. Consequences of Non-Payment. If Customer fails to make any payments required under any Order Form or SOW, then in addition to any other rights OpenGov may have under this Agreement or applicable law, (a) Customer will owe late interest penalty of 1.5% of the outstanding balance per month, or the maximum rate permitted by law, whichever is lower and (b) If Customer's account remains delinquent (with respect to payment of a valid invoice) for 30 days after receipt of a delinquency notice from OpenGov, which may be provided via email to Customer's designated billing contact, OpenGov may temporarily suspend Customer's access to the Software Service for up to 90 days to pursue good faith negotiations before pursuing termination in accordance with Section 6.3. Customer will continue to incur and owe all applicable fees irrespective of any such Service suspension based on such Customer delinquency.

7.3. Taxes. All fees under this Agreement are exclusive of any applicable sales, value-added, use or other taxes ("Sales Taxes"). Customer is solely responsible for any and all Sales Taxes, not including taxes based solely on OpenGov's net income. If any Sales Taxes related to the fees under this Agreement are found at any time to be payable, the amount may be billed by OpenGov to, and shall be paid by, Customer. If Customer fails to pay any Sales Taxes, then Customer will be liable for any related penalties or interest, and will indemnify OpenGov for any liability or expense incurred in connection with such Sales Taxes. In the event Customer or the transactions contemplated by the Agreement are exempt from Sales Taxes, Customer agrees to provide OpenGov, as evidence of such tax exempt status, proper exemption certificates or other documentation acceptable to OpenGov.

8. Representations and Warranties; Disclaimer

8.1. By OpenGov.

- 8.1.1. General Warranty. OpenGov represents and warrants that it has all right and authority necessary to enter into and perform this Agreement.
- 8.1.2. Professional Services Warranty. OpenGov further represents and warrants that the Professional Services, if any, will be performed in a professional and workmanlike manner in accordance with the related SOW and generally prevailing industry standards. For any breach of the Professional Services warranty, Customer's exclusive remedy and OpenGov's entire liability will be the re-performance of the applicable services. If OpenGov is unable to re-perform such work as warranted, Customer will be entitled to recover all fees paid to OpenGov for the deficient work. Customer must give written notice of any claim under this warranty to OpenGov within 90 days of performance of such work to receive such warranty remedies.
- 8.1.3. Software Services Warranty. OpenGov further represents and warrants that for a period of 90 days after the Effective Date, the Software Services will perform in all material respects in accordance with the Documentation. The foregoing warranty does not apply to any Software Services that have been used in a manner other than as set forth in the Documentation and authorized under this Agreement. OpenGov does not warrant that the Software Services will be uninterrupted or error-free. Customer must give written notice of any claim under this warranty to OpenGov during the Term. OpenGov's entire liability for any breach of the foregoing warranty is to repair or replace any nonconforming Software Services so that the affected portion of the Software Services operates as warranted or, if OpenGov is unable to do so, terminate the license for such Software Services and refund the pre-paid, unused portion of the fee for such Software Services.

8.2. By Customer. Customer represents and warrants that (a) it has all right and authority necessary to enter into and perform this Agreement; and (b) OpenGov's use of the Customer Data pursuant to this Agreement will not infringe, violate or misappropriate the Intellectual Property Rights of any third party.

8.3. Disclaimer. OPENGOV DOES NOT WARRANT THAT THE SOFTWARE SERVICES WILL BE UNINTERRUPTED OR ERROR FREE; NOR DOES IT MAKE ANY WARRANTY AS TO THE RESULTS THAT MAY BE OBTAINED FROM USE OF THE SOFTWARE SERVICES. EXCEPT AS SET FORTH IN THIS SECTION 8, THE SOFTWARE SERVICES ARE PROVIDED "AS IS" AND OPENGOV DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY, TITLE, FITNESS FOR A PARTICULAR PURPOSE, AND NON-INFRINGEMENT.

9. Limitation of Liability

- 9.1. By Type. NEITHER PARTY, NOR ITS SUPPLIERS, OFFICERS, AFFILIATES, REPRESENTATIVES, CONTRACTORS OR EMPLOYEES, SHALL BE RESPONSIBLE OR LIABLE WITH RESPECT TO ANY SUBJECT MATTER OF THIS AGREEMENT UNDER ANY CONTRACT, NEGLIGENCE, STRICT LIABILITY, OR OTHER THEORY: (A) FOR ERROR OR INTERRUPTION OF USE OR FOR LOSS OR

INACCURACY OF DATA OR COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES OR LOSS OF BUSINESS; (B) FOR ANY INDIRECT, EXEMPLARY, PUNITIVE, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES; OR (C) FOR ANY MATTER BEYOND A PARTY'S REASONABLE CONTROL, EVEN IF SUCH PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH LOSS OR DAMAGE.

- 9.2. By Amount. IN NO EVENT SHALL EITHER PARTY'S AGGREGATE, CUMULATIVE LIABILITY FOR ANY CLAIMS ARISING OUT OF OR IN ANY WAY RELATED TO THIS AGREEMENT EXCEED THE FEES PAID BY CUSTOMER TO OPENGOV FOR THE SOFTWARE SERVICES UNDER THIS AGREEMENT IN THE 12 MONTHS PRIOR TO THE ACT THAT GAVE RISE TO THE LIABILITY.
- 9.3. Limitation of Liability Exclusions. The limitations of liability set forth in Sections 9.1 and 9.2 above do not apply to, and each party accepts liability to the other for: (a) claims based on either party's intentional breach of its obligations set forth in Section 5 (Confidentiality), (b) claims arising out of fraud or willful misconduct by either party and (c) either party's infringement of the other party's Intellectual Property Rights.
- 9.4. No Limitation of Liability by Law. Because some jurisdictions do not allow liability or damages to be limited to the extent set forth above, some of the above limitations may not apply to Customer.

10. Miscellaneous

- 10.1. Logo Use. OpenGov shall have the right to use and display Customer's logos and trade names for marketing and promotional purposes in OpenGov's website and marketing materials, subject to Customer's trademark usage guidelines provided to OpenGov.
- 10.2. Notice. Ordinary day-to-day operational communications may be conducted by email, live chat or telephone. However, for notices, including legal notices, required by the Agreement (in sections where the word "notice" appears) the parties must communicate more formally in a writing sent via USPS certified mail and via email. OpenGov's addresses for notice are: OpenGov, Inc., 6525 Crown Blvd #41340, San Jose, CA 95160, and legal@opengov.com.
- 10.3. Anti-corruption. Neither OpenGov nor any of its employees or agents has offered or provided any illegal or improper payment, gift, or transfer of value in connection with this Agreement. The parties will promptly notify each other if they become aware of any violation of any applicable anti-corruption laws in connection with this Agreement.
- 10.4. Injunctive Relief. The parties acknowledge that any breach of the confidentiality provisions or the unauthorized use of a party's intellectual property may result in serious and irreparable injury to the aggrieved party for which damages may not adequately compensate the aggrieved party. The parties agree, therefore, that, in addition to any other remedy that the aggrieved party may have, it shall be entitled to seek equitable injunctive relief without being required to post a bond or other surety or to prove either actual damages or that damages would be an inadequate remedy.
- 10.5. Force Majeure. Neither party shall be held responsible or liable for any losses arising out of any delay or failure in performance of any part of this Agreement, other than payment

obligations, due to any act of god, act of governmental authority, or due to war, riot, labor difficulty, failure of performance by any third-party service, utilities, or equipment provider, or any other cause beyond the reasonable control of the party delayed or prevented from performing.

- 10.6. Severability; Waiver. If any provision of this Agreement is found to be unenforceable or invalid, that provision will be limited or eliminated to the minimum extent necessary so that this Agreement will otherwise remain in full force and effect and enforceable. Any express waiver or failure to exercise promptly any right under this Agreement will not create a continuing waiver or any expectation of non-enforcement.
- 10.7. Survival. The following sections of this Agreement shall survive termination: Section 5. (Confidentiality), Section 7 (Payment of Fees), Section 4.4 (Deletion of Customer Data), Section 8.3 (Warranty Disclaimer), Section 9 (Limitation of Liability) and Section 10 (Miscellaneous).
- 10.8. Assignment. There are no third-party beneficiaries to this Agreement. Except as set forth in this Section 10.8, neither party may assign, delegate, or otherwise transfer this Agreement or any of its rights or obligations to a third party without the other party's written consent, which consent may not be unreasonably withheld, conditioned, or delayed. Either party may assign, without such consent but upon written notice, its rights and obligations under this Agreement to its corporate affiliate or to any entity that acquires all or substantially all of its capital stock or its assets related to this Agreement, through purchase, merger, consolidation, or otherwise. Any other attempted assignment shall be void. This Agreement will benefit and bind permitted assigns and successors.
- 10.9. Independent Contractors. This Agreement does not create an agency, partnership, joint venture, or employment relationship, and neither party has any authority to bind the other.
- 10.10. Governing Law and Jurisdiction. Iowa laws govern this Agreement, without regard to conflict of laws principles. Exclusive jurisdiction for litigation of any dispute, controversy or claim arising out of or in connection with this Agreement shall be only in the Federal or State court with competent jurisdiction located in Scott County, Iowa, and the parties submit to the personal jurisdiction and venue therein.
- 10.11. Complete Agreement. OpenGov has made no other promises or representations to Customer other than those contained in this Agreement. Any modification to this Agreement must be in writing and signed by an authorized representative of each party.

<i>Signatures</i>	
Customer: City of Davenport, IA Signature: _____ Name: _____ Title: _____ Date: _____	OpenGov, Inc. Signature: _____ Name: _____ Title: _____ Date: _____



OpenGov Inc.
PO Box 41340
San Jose, CA 95160
United States

Quote Number: OG-010198
Created On: 7/31/2023
Order Form Expiration: 9/30/2023
Subscription Start Date: 9/1/2023
Subscription End Date: 8/31/2027

Prepared By: Kelly Ammons
Email: kammons@opengov.com
Contract Term: 48 Months

Customer Information

Customer:	City of Davenport, IA	Contact Name:	Dave Cox
Bill To/Ship To:	226 W. 4th Street	Email:	dac@ci.davenport.ia.us
	Davenport, IA		
	United States		

Order Details

Billing Frequency: Annually in Advance
Payment Terms: Net Thirty (30) Days

SOFTWARE SERVICES:

Product / Service	Start Date	End Date	Annual Fee
Asset Management <i>Asset Builder, Scenario Builder, Integration Toolkit, Facilities Domain, Parks & Recreation Domain, Wastewater Domain, Signal Domain, Stormwater Domain, Transpotration Domain, Walkability Domain, Systems Integration Support, See Click Fix Unlimited</i>	8/1/2023	7/31/2024	\$100,555.00
Asset Management <i>Asset Builder, Scenario Builder, Integration Toolkit, Facilities Domain, Parks & Recreation Domain, Wastewater Domain, Signal Domain, Stormwater Domain, Transpotration Domain, Walkability Domain, Systems Integration Support, See Click Fix Unlimited</i>	8/1/2024	7/31/2025	\$103,573.30
Asset Management <i>Asset Builder, Scenario Builder, Integration Toolkit, Facilities Domain, Parks & Recreation Domain, Wastewater Domain, Signal Domain, Stormwater Domain, Transpotration Domain, Walkability Domain, Systems Integration Support, See Click Fix Unlimited</i>	8/1/2025	7/31/2026	\$106,432.51
Asset Management <i>Asset Builder, Scenario Builder, Integration Toolkit, Facilities Domain, Parks & Recreation Domain, Wastewater Domain, Signal Domain, Stormwater Domain, Transpotration Domain, Walkability Domain, Systems Integration Support, See Click Fix Unlimited</i>	8/1/2026	7/31/2027	\$109,610.00

Annual Subscription Total: See Billing Table

Billing Table:

Billing Date	Amount Due	
September 1, 2023	\$100,555.00	(Annual Software Fee)
August 1, 2024	\$103,573.30	
August 1, 2025	\$106,432.51	
August 1, 2026	\$109,610.00	

Order Form Legal Terms

Welcome to OpenGov!

This Order Form is entered into between OpenGov, Inc. ("OpenGov"), and you, the entity identified above ("Customer"), effective as of the date of the last signature below. This Order Form incorporates the OpenGov Master Services Agreement ("MSA") available at <https://opengov.com/terms-of-service/master-services-agreement/>. If professional services are purchased, the applicable Statement of Work ("SOW") is also incorporated. The Order Form, MSA, and, if applicable, the SOW are the full "Agreement".

Unless otherwise specified above, fees for the Software Services and Professional Services shall be due and payable, in advance, 30 days from receipt of the invoice.

By signing this Agreement, Customer acknowledges that it has reviewed, and agrees to be legally bound by the Agreement. Each party's acceptance of this Agreement is conditional upon the other's acceptance of the Agreement to the exclusion of all other terms.

City of Davenport, IA

Signature: _____
Name: _____
Title: _____
Date: _____

OpenGov, Inc.

Signature: _____
Name: _____
Title: _____
Date: _____

City of Davenport

Department: Finance

Contact Info: Chad Dyson | 563-326-7817

Action / Date

8/23/2023

Subject:

Resolution accepting the 2023-2024 (year one of three) AmeriCorps Program grant from the Corporation for National and Community Services in the amount of \$493,123, and authorizing the Finance Director or designee to sign the grant agreement to be implemented and managed by the Davenport Parks and Recreation Department. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

This is the first year of a three-year grant agreement. The AmeriCorps grant is administered by the City of Davenport Parks and Recreation Department, and allocates 51 AmeriCorps members to serve over 37,200 hours in the community.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	8/11/2023 - 10:49 AM

Resolution No. _____

Resolution offered by Alderman Condon.

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

RESOLUTION accepting the 2023-2024 (year one of three) AmeriCorps Program grant from the Corporation for National and Community Services in the amount of \$493,123, and authorizing the Finance Director or designee to sign the grant agreement to be implemented and managed by the Davenport Parks and Recreation Department.

WHEREAS, it is important to the operations of the City of Davenport to establish and maintain collaborative partnerships; and

WHEREAS, volunteerism is central to these partnerships between Davenport Parks and Recreation, River Music Experience, Big Brothers Big Sisters, the Putnam Museum, Girl Scouts, and the Davenport Community School District; and

WHEREAS, the AmeriCorps Program Grant provides these much-needed volunteer positions; and

WHEREAS, it is necessary to enter into and accept the AmeriCorps Program grant from the Corporation for National and Community Services.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the 2023-2024 AmeriCorps Program grant from the Corporation for National and Community Services in the amount of \$493,123 is hereby accepted; and

BE IT FURTHER RESOLVED that the Finance Director or designee is hereby authorized to sign the grant agreement which will be implemented and managed by the Davenport Parks and Recreation Department.

Passed and approved this 23rd day of August, 2023.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Finance
Contact Info: Jim Erwin | 563-326-7922

Action / Date
8/23/2023

Subject:

Resolution approving the purchase of grounds maintenance equipment from MTI Distributing of Grimes, Iowa in the amount of \$103,285 using Sourcewell contract #031121-TTC, CIP #24029.
[All Wards]

Recommendation:

Adopt the Resolution.

Background:

The Parks and Recreation department has a need to replace several equipment items. The purchase of the Toro 7500 Series mower will replace a 20 year old mower used to maintain the multiple park grounds throughout the City. The purchase of the Toro Sand Pro 5040 and Lely Ground Driven Spreader will be used in the Golf Division in the maintenance of the golf courses. These equipment items will be purchased through MTI Distributing of Grimes, Iowa in the amount of \$103,285 using Sourcewell contract #031121-TTC.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	MTi Mower_Sand Pro_Lely Spreader Quote

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	8/9/2023 - 5:09 PM

Resolution No. _____

Resolution offered by Alderman Condon.

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

RESOLUTION approving the purchase of grounds maintenance equipment from MTI Distributing of Grimes, Iowa in the amount of \$103,285 using Sourcewell contract #031121-TTC, CIP #24029.

WHEREAS, the City needs to purchase one Toro 7500 Series Mower, one Toro Sand Pro 5040, and one Lely Ground Driven Spreader for the Parks and Recreation Department; and

WHEREAS, MTI Distributing of Grimes, Iowa was awarded Sourcewell contract #031121-TTC as the lowest responsive and responsible bid.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the purchase of grounds maintenance equipment from MTI Distributing of Grimes, Iowa in the amount of \$103,285 using Sourcewell contract #031121-TTC is hereby approved.

Passed and approved this 23rd day of August, 2023.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk



MTI Distributing
Equipment Quote
June 28, 2023



Jim Erwin
City of Davenport

Quote Expiration Date: 7/28/2023

SOURCEWELL CONTRACT PRICING - CONTRACT #031121-TTC

Qty	Model Number	Description	Quote Price Each	Quote Price Extended
1	72144	7500-D Series 144 in. 44 hp Yanmar Diesel Rear Discharge	\$68,132.36	\$68,132.36
			Equipment Total	\$68,132.36
			7% Sales Tax	Exempt
			Total	\$68,132.36

Quote validity: As a result of supply chain disruptions effecting availability and pricing, the pricing above cannot be guaranteed. Should you commit to a non-binding purchase commitment, a firm quote (including finance rates) will be provided when product becomes available.

Net 30 Terms with qualified credit

New Toro commercial equipment comes with a two-year manufacturer warranty

Equipment delivery and set-up at no additional charge

All commercial products purchased by a credit card will be subject to a 2.5% service fee.

Thank you for the opportunity to submit this quote. If you have any questions, please do not hesitate in contacting us.

Josh Petersen
Outside Sales Representative
612-655-4345

Karen Wangenstein
Inside Sales Representative
763-592-5643

MTI Distributing, Inc. • 3841 SE Capitol Circle • Grimes, IA 50111

I commit to the purchase as detailed on quote above. I reserve the right to opt out of intended purchase at any time prior to scheduled delivery. I understand that the quoted pricing above is not guaranteed and that I will be provided a new proposal when product becomes available.

Name:

Signature:

Date:



MTI Distributing
Equipment Quote
April 24, 2023

GOLF



Matt Woolam
Emeis Golf Course
City of Davenport

Quote Expiration Date: 5/24/2023

SOURCEWELL CONTRACT PRICING - CONTRACT #031121-TTC

Qty	Model Number	Description	Quote Price Each	Quote Price Extended
1	09960	ProCore 648s	\$35,143.34	\$35,143.34
3	09796	4 Tine 3/4 Inch Head Set		
2	120-1045	Guard-Turf, 4 Tine, Short		
1	120-1046	Guard-Turf, 4 Tine, Long		
1	115-2833	MyTurf Wireless Hour Meter Kit for ProCore 648		
1	08745	Sand Pro 5040	\$27,782.04	\$27,782.04 *
1	08713	Flex Blade		
1	08712	Front Lift Frame Assembly		
1	08767	QAS Flex Tooth Rake		
1	08706	Sand Pro 2040Z	\$15,215.46	\$15,215.46
1	08716	Flex Tooth Rake		
1	46400	Bullseye QuickGroom 550	\$7,281.75	\$7,281.75
1	WFR	Lely WFR Ground Driven Spreader	\$7,370.00	\$7,370.00 *
City of Davenport Sourcewell Member #58282			Equipment Total	\$92,792.59
			7% Sales Tax	Exempt
			Total	\$92,792.59

Quote validity: As a result of supply chain disruptions effecting availability and pricing, the pricing above cannot be guaranteed. Should you commit to a non-binding purchase commitment, a firm quote (including finance rates) will be provided when product becomes available.

Net 30 Terms with qualified credit

New Toro commercial equipment comes with a two-year manufacturer warranty

Equipment delivery and set-up at no additional charge

All commercial products purchased by a credit card will be subject to a 2.5% service fee.

\$35,152.04

Thank you for the opportunity to submit this quote. If you have any questions, please do not hesitate in contacting us.

Josh Petersen
Outside Sales Representative
612-655-4345

Karen Wangenstein
Inside Sales Representative
763-592-5643

MTI Distributing, Inc. • 3841 SE Capitol Circle • Grimes, IA 50111

I commit to the purchase as detailed on quote above. I reserve the right to opt out of intended purchase at any time prior to scheduled delivery. I understand that the quoted pricing above is not guaranteed and that I will be provided a new proposal when product becomes available.

Name:

Signature:

Date:

City of Davenport

Department: Finance
Contact Info: Corri Spiegel | 563-888-2066

Action / Date
8/23/2023

Subject:

Resolution awarding a contract for a retail market analysis and strategy recommendation to Leland Consulting Group of Portland, Oregon in the amount of \$105,950. [Ward 7]

Recommendation:

Adopt the Resolution.

Background:

A Request for Qualifications was issued on June 26, 2023 and sent to vendors. On July 26, 2023, the Purchasing Division opened and read three (3) proposals. See attached tabulation.

The proposals were evaluated by a committee of staff members and community partners. The criteria used for the evaluations were: 1) Quality of proposal – 10%, 2) Focus on functionality – 35%, 3) Overall experience – 35%, and 4) Pricing – 20%. Following staff evaluations, it was decided to interview all three firms. After interviews, Leland Consulting Group of Portland, Oregon was determined to be the firm that best fits the City's needs and is recommended for award.

The purpose of this contract is for an experienced firm to perform a retail market analysis and provide strategy recommendation. The City seeks to understand, anticipate, and plan for its retail environment in a way that supports the City's sales tax base, provides access to shopping for its citizens, and ensures that neighborhoods are free from blight.

This project will be funded by account 50300510 520217 | City Administration Professional Services.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Resolution
▢ Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Odean, Jim	Approved	8/9/2023 - 3:27 PM
Finance Committee	Odean, Jim	Approved	8/9/2023 - 3:27 PM
City Clerk	Admin, Default	Approved	8/10/2023 - 11:18 AM

Resolution No. _____

Resolution offered by Alderman Condon.

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

RESOLUTION awarding a contract for a retail market analysis and strategy recommendation to Leland Consulting Group of Portland, Oregon in the amount of \$105,950.

WHEREAS, the City needs to contract for a retail market analysis and strategy recommendation; and

WHEREAS, Leland Consulting Group of Portland, Oregon was evaluated and determined to best fit the needs of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for a retail market analysis and strategy recommendation is hereby awarded to Leland Consulting Group of Portland, Oregon in the amount of \$105,950.

Passed and approved this 23rd day of August, 2023.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

**CITY OF DAVENPORT, IOWA
RFQ TABULATION**

DESCRIPTION: Retail Market Analysis and Use Strategy

BID NUMBER: 23-96

OPENING DATE: July 26, 2023

FUNDING: 50300510 520217 | City Administration Professional Services

RECOMMENDATION: Award a contract to Leland Consulting Group of Portland, Oregon.

<u>VENDOR NAME</u>	<u>LOCATION</u>
Leland Consulting Group	Portland, Oregon
RCLCO	Bethesda, Maryland
Redevelopment Resources, LLC	Madison, Wisconsin

Approved By

Purchasing

8/9/23

Date

Approved By

Dept. Director

8/9/23

Date

Approved By

Budget/CIP

8/9/23

Date

Approved By

Finance Director

8/9/23

Date

Assistant

City of Davenport

Department: Public Safety
Contact Info: Brian Krup | 563-326-6163

Action / Date
8/23/2023

Subject:

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

Jimmie O's Saloon; Street Fest; 2735 Telegraph Road; 6:00 p.m. - 10:00 p.m. Saturday, September 9, 2023; Outdoor music/band, over 50 dBA. [Ward 1]

St. Anthony Catholic Church; Kermes (Carnival); 417 North Main Street; 10:00 a.m. - 6:00 p.m. Sunday, September 10, 2023; Outdoor music, over 50 dBA. [Ward 3]

Davenport Community School District; West High School Homecoming Parade; see attached parade route; 4:30 p.m. - 6:30 p.m. Thursday, September 14, 2023; Outdoor music/band, over 50 dBA. [Wards 1 & 4]

Mississippi Valley Blues Society; Blues Fest; LeClaire Park | 400 Beiderbecke Drive; 4:30 p.m. - 11:30 p.m. Friday, September 15, 2023, and 1:00 p.m. - 11:30 p.m. Saturday, September 16, 2023; Outdoor music/bands, over 50 dBA. [Ward 3]

Recommendation:

Pass the Motion.

Background:

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

St. Anthony Catholic Church Kermes | With Executive Square currently vacated, there are no other signatures on the block they need to get.

ATTACHMENTS:

Type	Description
▣ Backup Material	Jimmie O's Saloon Noise Variance Petition
▣ Backup Material	West High School Homecoming Parade Route
▣ Backup Material	West High School Homecoming Parade Flyer to Residents

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	8/11/2023 - 12:42 PM



CITY OF DAVENPORT

NOISE VARIANCE PETITION FOR SPECIAL EVENTS

On the 9th day of Aug Sept, 20 23, there is proposed an event at Jimmie O's Saloon which will include outdoor music or a band, requested by Jimmie O's Saloon during the hours of 6pm - 10pm.

Please note: dates and times on this form must match those entered on the special events application.

***Please sign your name and print address below and indicate whether you are in favor of the noise variance, opposed to the noise variance, or are not concerned (mark one).**

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT CONCERNED
<u>Matt Devlin 222 S Rolff</u>	☒	☐	☐
<u>Josh Starr 118 S Hazelwood Ave</u>	☒	☐	☐
<u>Tony Adrian 2730 Redwood</u>	☒	☐	☐
<u>Ranall Broughton 2723 White Wood</u>	☒	☐	☐
<u>Mike Jones 2713 Renwood Ave</u>	☒	☐	☐
<u>Glenn Horbort 210 S Hazelwood</u>	☒	☐	☐
<u>Steve Gray 317 Birchwood Ave</u>	☒	☐	☐
<u>James Bryant 2720 Whitewood Ave</u>	☒	☐	☐
<u>Jeffy Smith 114 S Hazelwood Ave</u>	☒	☐	☐
<u>Zachary Allen 2805 W Telegraph</u>	☒	☐	☐
<u>Brew 2805 W Telegraph</u>	☒	☐	☐
<u>[Signature] 2804 W Telegraph</u>	☒	☐	☐

*If you are unable to make contact with a resident/business, please indicate the date(s) and time(s) you attempted.

*If more space is needed, please use additional sheets.

[Signature]
Signature of Applicant

7/27/23
Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com



CITY OF DAVENPORT

NOISE VARIANCE PETITION FOR SPECIAL EVENTS

On the 9th day of Sept, 2023, there is proposed an event at Jimmie OS Saloon which will include outdoor music or a band, requested by Jimmie OS Saloon during the hours of 6pm - 10pm.

Please note: dates and times on this form must match those entered on the special events application.

***Please sign your name and print address below and indicate whether you are in favor of the noise variance, opposed to the noise variance, or are not concerned (mark one).**

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT CONCERNED
Mike Heberling 2735 1/2 telegraph	☒	☐	☐
Kathy Adams 2724 Whitewood Ave	☒	☐	☐
Peggy Stopleton 2721 Whitewood	☒	☐	☐
Dana R Lee 2717 Whitewood Ave	☒	☐	☐
Rick Harlan 2733 Whitewood	☒	☐	☐
Ronnie Peal telegraph rd	☒	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐

*If you are unable to make contact with a resident/business, please indicate the date(s) and time(s) you attempted.

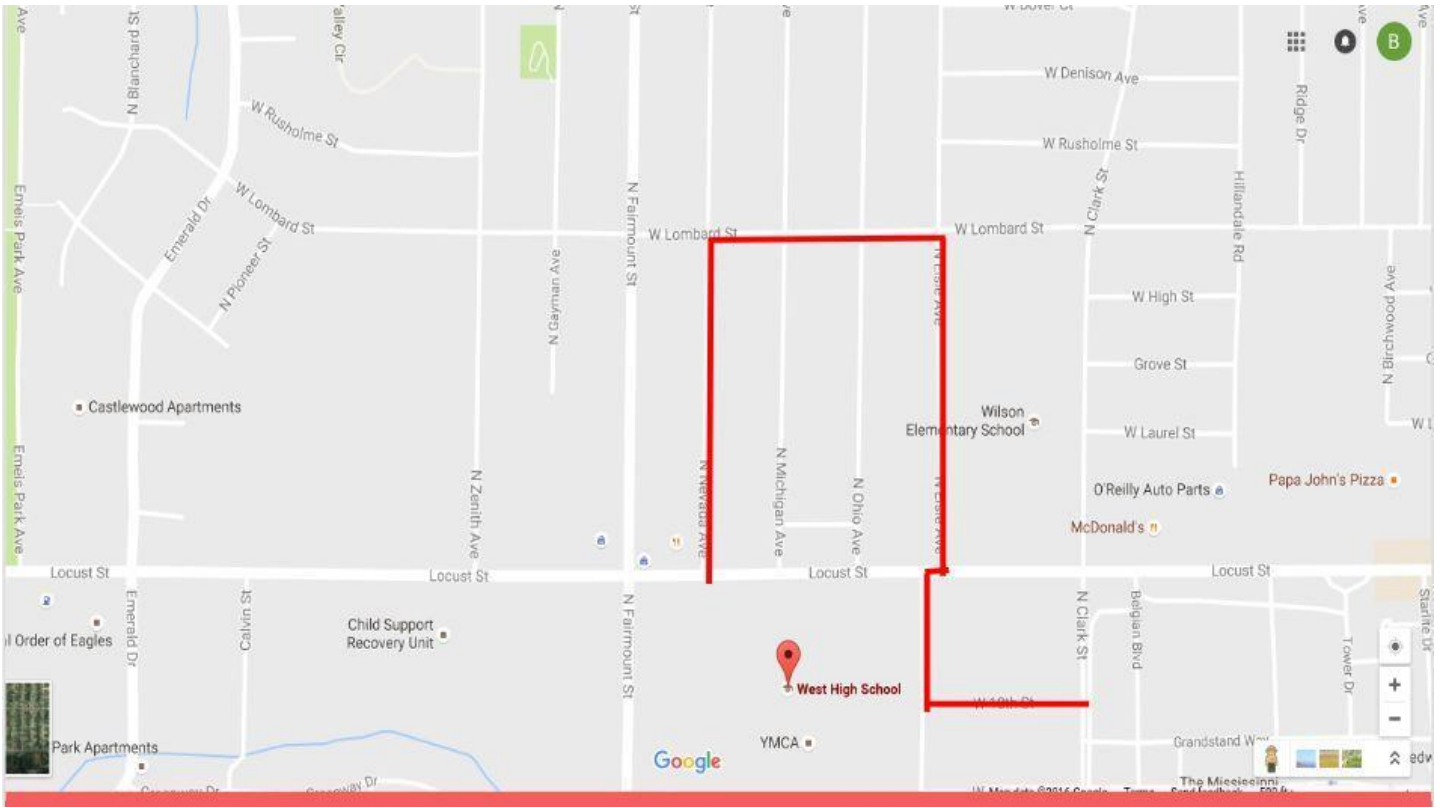
*If more space is needed, please use additional sheets.

[Signature] 7/27/23
Signature of Applicant Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com

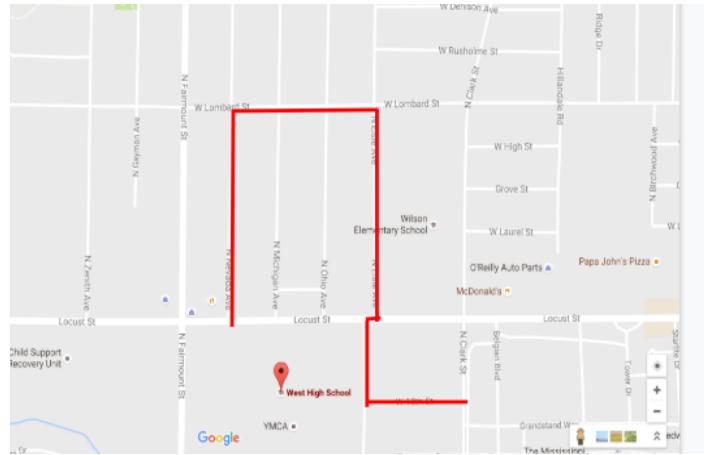


You're Invited!

West High School's Annual Homecoming Parade

Join us Thursday September 14th, at 5:30pm from the Fairgrounds to West.

Check out the parade route and pick out your spot! Contact advisors Ann Hocker or Jessica Gascho



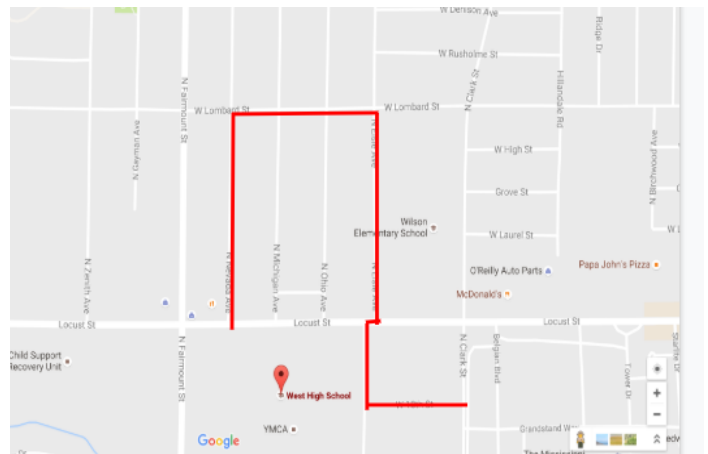
(hockera@davenportschools.org,
gaschoj@davenportschools.org) for more info.

You're Invited!

West High School's Annual Homecoming Parade

Join us Thursday September 14th, at 5:30pm from the Fairgrounds to West.

Check out the parade route and pick out your spot! Contact advisors Ann Hocker or Jessica Gascho



(hockera@davenportschools.org,
gaschoj@davenportschools.org) for more info.

City of Davenport

Department: Public Safety
Contact Info: Jamie Swanson | 563-326-7795

Action / Date
8/23/2023

Subject:
Motion approving beer and liquor license applications.

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

Ward 3

Mississippi Valley Blues Fest (Mississippi Valley Blues Society) - 400 Beiderbecke Drive - Temporary Outdoor Event September 15-17 - License Type: Special Class C Beer/Wine (On-Premises)

St. Anthony Church of Davenport (St. Anthony Church of Davenport, Iowa) - 417 North Main Street - Temporary Outdoor Event September 10 - License Type: Special Class C Beer/Wine

Ward 5

Quad City Arts (Quad City Arts) - 2205 East 11th Street - Temporary Outdoor Event September 15-17 - License Type: Special Class C Beer/Wine (On-Premises)

Ward 7

Smoke Vibe (Smoke Vibe, LLC) - 3819 North Brady Street - License Type: Class E Liquor (Carry-Out)

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

Ward 3

Miss Phay Cafe (Miss Phay Cafe, Inc) - 510/512 Brady Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ruby's (Infamous, LLC) - 429 East 3rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Stompbox Brewing (Jpx2me, LLC) - 210 East River Drive #101 - Outdoor Area - License Type: Class C Liquor (On-Premises)

Recommendation:
Pass the Motion.

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

REVIEWERS:

Department
Public Safety

Reviewer
Admin, Default

Action
Approved

Date
8/11/2023 - 12:44 PM

City of Davenport

Department: Public Works - Admin
Contact Info: Jim Erwin | 563-326-7922

Action / Date
8/23/2023

Subject:

Motion approving the purchase of one Ford F-450 truck chassis with a stake bed and lift gate from Stivers Ford of Waukee, Iowa in the amount of \$68,149 using State of Iowa Department of Administrative Services contract #23033, CIP #10503. [All Wards]

Recommendation:

Pass the Motion.

Background:

The Public Works Department has a need to purchase one Ford F-450 truck with a stake bed and lift gate for the Solid Waste Division to support refuse collection throughout the City. This truck will be purchased from Stivers Ford of Waukee, Iowa in the amount of \$68,149 using State of Iowa Department of Administrative Services contract #23033.

ATTACHMENTS:

Type	Description
▣ Backup Material	City of Davenport F-450 Truck Chassis Combined Quote

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	8/9/2023 - 1:25 PM

HDC Group 1 - Standard Cab DRW 4X2 & 4X4 CHASSIS 450/4500 Series
Examples: F450

STIVERS

	4X2	4X4
Make:	FORD	FORD
Model Name:	F450	F450
Exact Model Code:	F4G	F4H
Trim Pkg. Common Name:	XL	XL
Exact Trim Pkg. Code:	650A	650A
Engine Code:	99N	99N
Transmission Code:	44G	44G
Towing Capacity:	17500	17500

BASE VEHICLE SPECIFICATIONS				
Body & Chassis	Minimum Requirements	Mfg. Codes - Specs (Note STD for standard)		
Gross Vehicle Weight Rating	15,000 lb. GVWR minimum	STATE GVWR: 16500		
Wheelbase length	84 inch CA only	STATE WHEELBASE: 169		
Engine				
Engine Size (Cylinder/Liter)	Base V8 or V10 Engine (E85 FFV, if available, must be provided)	Cylinders: 8	Liters: 7.3	HP: Torque:
Engine Block Heater	E85 FFV Engine? N	Notes:		
		41H		
Drive Axle				
Rear Axle	Limited Slip / Locking Differential	X8L		
Transfer Case (4X4)	With Hi/Lo ranges	STD		
Transmission				
Transmission	Power take-off provision; automatic transmission	62R		
Doors & Windows				
Doors	Power door locks with remote keyless entry	90L		
Key Sets with Fobs	2 Fobs with push button start or 2 keys and fobs w/o push button start	90L		
Windows	Power	90L		
Wipers	Intermittent	STD		
Electrical				
Power Point	Located in Driver Area	STD		
Exterior				
Fuel Tank	Highest capacity fuel tank package available. If option exists, must be provided.	STATE CAPACITY: 40		
Fuel Filler Neck Kit	Filler cab set-back adapter kit(s), factory type suitable for flush mounting neck(s) into flat side of body	STD		
Rear Taillights	Cab/Chassis	STD		
Floor				
Floor Covering	Full floor covering, rubber preferred - if available it must be provided. OEM Floor Mats only provided if floor covering must be carpet.	STD		
Interior				
Air Conditioning	AC with all required options.	STD		
Bluetooth	Dealer installed when factory installed is not available.	STD	Factory installed?	Y
Gauge Package	Tachometer, oil pressure, coolant temperature, voltmeter and/or transmission temperature.	STD		
Radio	AM/FM with internal clock	STD		
Steering Column	Tilt / Cruise Control	525		
Trim Package	Interior, with insulating headliner, full door and back of cab panels, dome lamp. Split bench seat with cloth upholstery, folding center seat/armrest/storage box.	15		
Safety				
Brakes	Power 4 Wheel Anti-lock	STD		
Daytime Running Lights		942		
Tires & Wheels				
Tires	All Terrain rating only (no all-season M&S rating) radial.	TGK		
Spare	Full Size tire and wheel. Tire secured to prevent theft.	State YES if tire and wheel are included in the bid and the tire is secured to the vehicle by chain or other method upon delivery: Y		

	BASE VEHICLE PRICE CONFIGURED AS PER ABOVE FOR 4X2:	\$48,774.00
	Delivery Cost to Department of Administrative Services, Des Moines:	\$0.00

HDC Group 1.1TOTAL VEHICLE PRICE FOR 4X2 INCLUDING BASE COST AND DELIVERY:\$48,774.00Final Bid Price

	BASE VEHICLE PRICE CONFIGURED AS PER ABOVE FOR 4X4:	\$51,408.00
	Delivery Cost to Department of Administrative Services, Des Moines:	\$0.00

HDC Group 1.2TOTAL VEHICLE PRICE FOR 4X4 INCLUDING BASE COST AND DELIVERY:\$51,408.00Final Bid Price

Examples: F450

STIVERS

ADDITIONAL OPTIONS

Instructions: Bidder should enter the additional cost for the options listed below. If "Deduct Cost" is noted for an option, it is indicating the deletion of an option in the base vehicle specifications and Bidder should enter the amount deducted for the deletion of the option from the base vehicle.

Engine	Minimum Requirements	Mfg. Codes - Specs (Note STD for standard)		Cost
Engine Block Heater		DEDUCT COST:		-\$25.00
Engine Upgrade	Turbocharged Diesel, minimum 6.6L displacement - Must be rated minimum 350 HP, minimum 750 lb./ft. torque with HD automatic transmission. Include all required options and other pertinent information.	Cylinders: 8	Liters: 6.7 HP: Torque:	\$9,325.00
Electrical				
Upfitter Interface Module		18A		\$295.00
Upgraded Charging System	Minimum 130 amp alternator, dual batteries (may only be available with Diesel Engine.)	86M		\$250.00
Doors & Windows				
Key Sets, Additional	2 Fobs with push button start or 2 keys and fobs w/o push button start	DLR		\$350.00
Safety				
Alarm	Exterior Backup Alarm, Factory preferred but dealer installed acceptable	76C	Factory installed? Y	\$200.00
Audible Lane Change Departure Warning		60C		\$120.00
Pre-Collision Assist with Automatic Emergency Braking (AEB)		94P		\$120.00
Rearview Camera and Prep Kit		872		\$420.00
Special Packages				
Ambulance Prep Package		47A		\$1,205.00
Fire/Rescue Prep Package		NA		
Snow Plow Prep Package	Increased capacity front suspension and other components necessary for increased load caused by installation of a front snow plow. Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	473	Factory installed? Y	\$250.00
Trailer Tow Package	OEM integrated; Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	52B	Factory installed?Y	\$350.00
Suspension				
Heavy Service Front Suspension Package		67H		\$125.00
Extra Heavy Service Front Suspension Package		67P		\$285.00
Extra Heavy Duty Front End Suspension		67H		\$125.00
OTHER Percentage				
Options not listed above	Discount percentage off MSRP for options \$2,000 or less as specified in the Vehicle Specifications Terms and Conditions document attached to the bid. Engine and powertrain options excluded unless approved by DAS.	Enter Percentage Discount MSRP:		1
DELIVERY				
Delivery FOB	Price per mile to deliver vehicle anywhere in State of Iowa	Per Mile Charge		\$3.50
Delivery Cost	Delivery Cost to Department of Administrative Services, in Des Moines, IA	Enter miles in whole number:	0.00	\$0.00

Truck Chassis:	\$48,774.00
Added Options:	\$ 1,040.00
Delivery 180 miles:	\$ 630.00
Bed and Lift Gate:	\$17,705.00
Total Purchase Price	\$68,149.00

**Customer:** 70057

Davenport, City Of
Fleet Maintenance
1200 E 46th St
Davenport, IA 52807

Contact: Jim Erwin**Phone:** (563) 326-7718**Email:** Jim.Erwin@davenportiowa.com**Salesperson:** Scott Odendahl

Make: Ford	Model: F450	Year: 2024	Single/Dual: Dual
Cab Type:	Wheelbase: 0	Cab-to-Axle: 84	VIN:

FURNISH AND INSTALL:**1 - KNAPEIDE VALUE-MASTER-X PLATFORM (MODEL PVMXT-125)**

STANDARD SPECIFICATIONS

LENGTH: 12'-4.68"

WIDTH: 95.75"

Floor: 1/8" treadplate steel

Long sills: 5" structural steel channel [34" spacing]

Crossmembers: 11 ga.[50,000 psi yield strength] formed steel on 18" centers

2 x 4 size stake pockets

All clearance lights and reflectors to meet FMVSS#108

Color: Black

1 - TOMMYGATE RAILLIFT (MODEL 89-20)

Electric control with:

Toggle switch control hard mounted on passenger side

90 second automatic delay shut-off after last operation

Low voltage protection device helps prevent electrical failure

Reset button permanently mounted underneath the logo

Ground - factory supplied full length power cable w/molded ground cable direct from liftgate to battery.

Painted Black

Self-locking latching system ensures positive platform closure

Safety trip bar prevents entrapment at pinch point

Built-in lights (2 light system)

Greaseless aluminum slider/rail mechanism

Pump, cylinder, and electrical components are inside the gate framework

Built-in relief valve prevents overloading

Treadplate Steel platform

Automatic open/close platform

SPECIFICATIONS:

2000 LB capacity

32-54" travel

94" gate width

87" clear opening

89"x42"+6" platform size

835# gate weight

OPTIONS INCLUDED IN THE PRICE:

- Delete Tapered Rear End Rail and Replace with Straight End Rail
- U-Bolts for platform mounting
- Install Factory provided backup camera
- 5/8" Hitch plate with 2" receiver and ICC bumper
- RV style trailer plug



QUOTE

Quote ID: Q16811

Rev: 0

Quote Date: 8/7/2023

Quote Valid Until: 8/14/2023

P.O. Box 3265
Des Moines, IA 50316

Phone: (515) 266-5189 Toll Free: (800) 373-2887 Fax: (515) 266-7878

Page 2 of 2

- Mud flaps behind the rear with anti sail brackets
- 40" Refuse sides (Black)
- 40" Drop in Bulkhead (Black)

NET PRICE FOB DES MOINES: \$17,705.00

Customer must fill out the information below before the order can be processed...

Accepted by:	
Date:	
P.O. Number:	

* Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.

* Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.

* Sales Tax is not included unless otherwise noted.

City of Davenport

Department: Public Works - Admin
Contact Info: Jim Erwin | 563-326-7922

Action / Date
8/23/2023

Subject:

Motion approving the purchase of two Ford Maverick trucks from Stivers Ford of Waukeg, Iowa in the amount of \$56,467 using State of Iowa Department of Administrative Services contract #23033. [All Wards]

Recommendation:

Pass the Motion.

Background:

These trucks will replace compact sedans in the Public Works Department that are scheduled for replacement.

Funding for this purchase will come from Local Sales Tax funds.

ATTACHMENTS:

Type	Description
Backup Material	2024 Ford Maverick Specifications_Quote

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	8/9/2023 - 1:25 PM

CPU Group 1 - Crew Cab FWD AND AWD Compact Pickup
Automatic Transmission

Examples: Ford Maverick

Karl Auto Group -Story City

	FWD	AWD
Make:	FORD	FORD
Model Name:	Maverick	Maverick
Exact Model Code:	W8E	W8F
Trim Pkg. Common Name:	XLT	XLT
Exact Trim Pkg. Code:	XLT	XLT
Engine Code:	993	999
Transmission Code:	CVT	448
Payload Capacity:	TBD	TBD
Towing Capacity:	2000	2000

BASE VEHICLE SPECIFICATIONS		
Body & Chassis	Minimum Requirements	Mfg. Codes - Specs (Note STD for standard)
Gross Vehicle Weight Rating (FWD)	5,200 lb. GVWR minimum	STATE FWD GVWR:5200
Gross Vehicle Weight Rating (AWD)	5,205 lb. GVWR minimum	STATE AWD GVWR: 5205
Wheelbase length	Minimum 121 inches	STATE LENGTH: 121.1
Bed	SHORT BOX	STATE LENGTH: 60
Engine		
Engine (FWD)	2.5 Hybrid Engine	Cylinders: 4 Liters: 2.5 HP: 191 Torque: 155
Engine (AWD)	2.0 L Ecoboost	Cylinders: 4 Liters: 2.0 HP: 250 Torque:277
Drive Axle		
Rear Axle	Locking differential must be provided if available; limited slip acceptable if locking differential not available.	STATE RATIO: 3.63 Locking or limited slip provided? N/A
Transfer Case (AWD)		STD
Electrical		
Power Point	Located in Driver Area	STD
Doors & Windows		
Doors	Power door locks with remote keyless entry	STD
Key Sets with Fobs	2 key sets including fobs	STD
Windows	Power	STD
Windows	Rear Defroster, if available must provide	N/A Rear Defroster Included?
Wipers	Intermittent	STD
Exterior		
Bumper	Rear Step	STD
License Plate Holders	Front and Rear license plate holders	153
Mirrors	Power, if available must provide	STD Power Included? YES
Tailgate	Locking, if not standard	STD
Flooring		
Floor Covering	Full floor covering, rubber or vinyl acceptable.	CARPET
Interior		
Air Conditioning	AC with all required options.	STD
Bluetooth	Factory preferred but dealer installed acceptable	STD
Radio	AM/FM with internal clock	STD
Steering Column	Tilt, if available must be provided; Cruise Control	STD
Trim Package	Interior, with insulating headliner, full door and back of cab panels, dome lamp.	STD
Safety		
Brakes	Power 4 Wheel Anti-lock	STD
Daytime Running Lights	If available must provide	STD
Reverse Camera	Factory installed only	STD
Seating		
Driver/Passenger (FWD)	Front bucket seats with center console or armrest; Rear split bench seat w/cloth upholstery	STD
Tires & Wheels		
Tires	All Season Radial	STD
Spare	If available must provide	Is spare full size? 51D

	BASE VEHICLE PRICE CONFIGURED AS PER ABOVE FOR FWD:	\$27,053.00
	Delivery Cost to Department of Administrative Services, Des Moines:	\$0.00
CPU GROUP 1.1	TOTAL VEHICLE PRICE FOR CREW CAB FWD INCLUDING BASE COST AND DELIVERY:	\$27,053.00
	BASE VEHICLE PRICE CONFIGURED AS PER ABOVE FOR 4X4:	\$27,689.00
	Delivery Cost to Department of Administrative Services, Des Moines:	\$0.00
CPU GROUP 1.2	TOTAL VEHICLE PRICE FOR CREW CAB AWD INCLUDING BASE COST AND DELIVERY:	\$27,689.00

Final Bid Price

Final Bid Price

Examples: Ford Maverick

Karl Auto Group -Story City

ADDITIONAL OPTIONS				
Engine	Minimum Requirements	Mfg. Codes - Specs (Note STD for standard)		Cost
Engine Upgrade (FWD)	2.0L Ecoobose Gasoline- include all required options and pertinent information.	Cylinders: 4	Liters: 2.0 HP: 250 Torque:277	\$450.00
Base Engine (AWD)	NA	Cylinders: 4	Liters: 2.5 HP: 191 Torque: 155	
		DEDUCT COST:		-\$250.00
Doors & Windows				
Key Sets, Additional	2 key sets including fobs (for a total of 4 key sets with fobs)			
Exterior				
Bed Liner	Spray In; dealer installed acceptable	96G		495
Cargo Tie Downs	OEM must be provide if available; Factory installed if available must provide; dealer installed acceptable when Factory installed not available.	96J	Factory installed? Yes	375
Mud Flaps	Front and Rear, OEM or OEM authorized flexible heavy duty, behind all wheels. No dealer logo on mud flaps. Dealer installed acceptable.		63B	180
Trailer Brake Controller	Integrated, OEM; Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	DI	Factory installed? NO	\$275.00
Trailer tow package	Class III receiver hitch, 2-inch shaft, 7-wire trailer wiring receptacle at hitch; Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	60B		\$100.00
Interior				
Floor Mats	All weather; dealer installed acceptable	DI		250
Flooring				
Floor Mats	All weather; dealer installed acceptable	N/A		\$0.00
Safety				
Alarm	Backup alarm, Factory installed if available must provide; dealer installed acceptable when Factory installed not available.	DI	Factory installed? NO	\$250.00
Reverse Sensing System	Factory installed if available must provide; dealer installed acceptable when Factory installed not available.	76B	Factory installed?YES	\$260.00
Tires & Wheels				
Spare	Full Size tire, if not included in base	INC W Base		\$0.00
Tires (AWD)	All-terrain radio (NOT all-season M&S) tires only. Full size spare tire included and mounted under body.	All Terrain or M&S provided?	Upgrades wheels, FX4 off road pkg, hitch receiver	\$925.00
Other				
Options not listed above	Discount percentage off MSRP for options \$2,000 or less as specified in the Vehicle Specifications Terms and Conditions document attached to the bid. Engine and powertrain options excluded.	Enter Percentage Discount MSRP:		1%
DELIVERY				
Delivery FOB	Price per mile to deliver vehicle anywhere in State of Iowa	Enter Per Mile Charge:		\$2.75
Delivery Cost	Delivery Cost to Department of Administrative Services, in Des Moines, IA	Enter miles in whole number:	0.00	\$0.00

Base Truck	\$27,689.00
Delivery 198 miles	\$ 544.50

Total Cost Each	\$28,233.50
Two Trucks w/Delivery	\$56,467.00

City of Davenport

Department: Public Works - Admin
Contact Info: Jim Erwin | 563-326-7922

Action / Date
8/23/2023

Subject:

Motion approving the purchase of two Chevrolet Equinox sport utility vehicles from Karl Chevrolet of Ankeny, Iowa in the amount of \$51,819.60 using State of Iowa Department of Administrative Services contract #23225. [All Wards]

Recommendation:

Pass the Motion.

Background:

These sport utility vehicles will replace compact sedans in the Public Works Department that are scheduled for replacement.

Funding for this purchase will come from Local Sales Tax funds.

ATTACHMENTS:

Type	Description
▣ Backup Material	2024 Chevrolet Equinox Specifications_Quote

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	8/9/2023 - 1:26 PM

SUV Group 2 - Small 4 Door AWD or 4X4 SUV, Automatic Transmission or CVT

Examples: Equinox, Compass, Terrain, RAV4

KARL CHEVROLET INC

Make:	Chevrolet
Model Name:	Equinox
Exact Model Code:	1XX26
Trim Pkg. Common Name:	FL
Exact Trim Pkg. Code:	FL
Engine Code:	LSD
Transmission Code:	MNH
State GVWR:	TBD
Payload Capacity:	TBD
Cargo Capacity Behind Rear Seat:	29.9

BASE VEHICLE SPECIFICATIONS			
Body & Chassis	Minimum Requirements	Mfg. Codes - Specs (Note STD for standard)	
Wheelbase length	Wheelbase: 103 to 113 inches. Overall length 173 to 188 inches.	STATE WHEELBASE: 107.3	
Engine			
Base Engine	4 cylinder engine, E85 FFV engine must be provided if available in 4 cylinder; include all required options and other pertinent information. E85 FFV Engine?	Cylinders: 4 Liters: 1.5 HP: 175 Torque:203	Notes:
Electrical			
Power Point	Located in Driver Area	STD	
Doors & Windows			
Doors	Four, Power door locks with remote keyless entry	STD	
Key Sets with Fobs	2 Fobs with push button start or 2 keys and fobs w/o push button start	STD	
Rear Window	Defroster, Wiper and Washer	STD	
Windows	Power	STD	
Windows	Privacy glass behind "B" pillar, Factory installed if available must provide; dealer installed if factory installed not available.	AKO	
Wipers	Intermittent Wipers	STD	
Exterior			
License Plate Holders	Front and Rear license plate holders	VK3	
Mirrors	Power exterior foldaway	STD	
Floor			
Floor Covering	Full length floor and cargo area carpet with color keyed floor mats	STD	
Interior			
Air Conditioning	AC with all required options.	STD	
Bluetooth	Dealer installed when factory installed is not available.	STD	
Gauge Package	Standard Gauge Package	STD	
Interior Package	Full interior insulation/trim package, to include door/side wall panels, full headliner, dome lamp. Front bucket seats, one 3-person rear seat w/folding backs, all w/cloth upholstery, Nominally flat cargo area with rear seats folded. Vinyl seating acceptable only if cloth is not available.	STD	
Mirrors	Interior day/night, if available must provide	STD	
Radio	AM/FM with internal clock	STD	
Steering Column	Tilt with cruise control	STD	
Safety			
Brakes	Power 4 Wheel Anti-lock	STD	
Daytime Running Lights	If available must provide	STD	
Reverse Backup Camera	Factory installed only.	STD	
Traction Control		STD	
Seating			
Seating Capacity	Five (5) Passenger Seating, front bucket, power with adjustable lumbar	STD	
Tires & Wheels			
Tires	All Season Radial	STD	
Spare	If available must provide	Is spare full size?	Compact
	BASE VEHICLE PRICE CONFIGURED AS PER ABOVE:		\$25,458.80
	Delivery Cost to Department of Administrative Services, Des Moines		\$0.00
SUV GROUP 2.1	TOTAL VEHICLE PRICE INCLUDING BASE COST AND DELIVERY:		\$25,458.80 FINAL BID PRICE

Examples: Equinox, Compass, Terrain, RAV4

KARL CHEVROLET INC

ADDITIONAL OPTIONS			
Engine	Minimum Requirements	Mfg. Codes - Specs (Note STD for standard)	Cost
Engine Block Heater		K05	\$100.00
Doors & Windows			
Key Sets, Additional	2 Fobs with push button start or 2 keys and fobs w/o push button start	DI	\$695.00
Safety			
Adaptive Cruise Control		N/A	\$0.00
Auto High-Beam Headlamps		N/A	\$0.00
Backup Alarm	Backup alarm; Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	DI Factory Installed? NO	\$325.00
Cross-Traffic Alert	BLIS or equivalent system.	STD	\$0.00
Evasive Steering Assist		N/A	\$0.00
Lane-Keeping System		STD	\$0.00
Park Assist		STD	\$0.00
Pre-Collision Assist (AEB)	Pre-Collision Assist with Auto Emergency Brake	STD	\$0.00
Reverse Sensing System	Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	STD Factory Installed? YES	\$0.00
Voice-Activated Navigation System		CARPLAY	\$0.00
Seating			
Driver's Seat	Front bucket, power with adjustable lumbar support	INC	\$0.00
Other			
Options not listed above	Discount percentage off MSRP for options \$2,000 or less as specified in the Vehicle Specifications Terms and Conditions document attached to the bid. Engine and powertrain options excluded.	Enter Percentage Discount MSRP:	1%

DELIVERY			
Delivery Price Per Mile	Price per mile to deliver vehicle anywhere in State of Iowa	Per Mile Charge	\$2.75
Delivery FOB	Delivery Cost to Department of Administrative Services, in Des Moines, IA	Enter miles in whole number: 0.00	\$0.00

SUV 2.2 Iowa State University		Mfg. Code / NA / STD	Option Price
Key Set, Additional	2 additional key sets including fobs; (4 total key sets per vehicle)	DEALER	\$495.00
Delivery Cost	Delivery Cost to Iowa State University, in Ames, Iowa		\$0.00
TOTAL PRICE FOR EACH VEHICLE: (Includes Base Vehicle Cost, Options, and Delivery Cost)			\$25,953.80

Base Vehicle	\$25,458.80
Delivery 164 miles	\$ 451.00

Total Cost Each	\$25,909.80
Total for Two	\$51,819.60

City of Davenport

Department: Public Works - Admin
Contact Info: Jim Erwin | 563-326-7922

Action / Date
8/23/2023

Subject:

Motion approving the purchase of one Bobcat UW56 Toolcat Utility Work Machine from Rexco Equipment of Davenport, Iowa in the amount of \$69,233.20 using NASPO ValuePoint contract #E194-81037. [All Wards]

Recommendation:

Pass the Motion.

Background:

The Public Works Department has a need to replace a similar machine that is 15 years old and is becoming no longer economical to repair. This utility vehicle is used by the Facilities Division throughout the City for snow removal, flood response, and facility maintenance operations. The Bobcat Toolcat Utility Work Machine will be purchased through Rexco Equipment of Davenport, Iowa in the amount of \$69,233.20 using NASPO ValuePoint contract #E194-81037.

ATTACHMENTS:

Type	Description
▢ Backup Material	Bobcat Toolcat Quote

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	8/9/2023 - 1:25 PM



Product Quotation
Quotation Number: **MB37096**
Quote Sent Date: **Aug 08, 2023**
Expiration Date: **Sep 07, 2023**

Your Bobcat Contact
Mason Brekke
Phone:
E-mail: mason.brekke@doosan.com

Your Customer Contact

Deliver to
**CITY OF DAVENPORT 292586 -
DAVENPORT - IA**
1200 E 46TH ST
DAVENPORT, IA, 52807-1016

Bobcat Dealer
**Bobcat of the Quad Cities,
Davenport, IA**
13500 118TH AVENUE
DAVENPORT, IA, 52804

Bill To
**CITY OF DAVENPORT 292586 -
DAVENPORT - IA**
1200 E 46TH ST
DAVENPORT, IA, 52807-1016

Item Name	Item Number	Quantity	Price Each	Total
Bobcat UW56	M1225	1	61,966.40	61,966.40
Standard Equipment:				
<i>Adjustable Vinyl Seats</i>				
<i>All-Wheel Steer</i>				
<i>Automatically Activated Glow Plugs</i>				
<i>Auxiliary Hydraulics</i>				
<i>Variable Flow with dual direction detent</i>				
<i>Beverage Holders</i>				
<i>Bob-Tach</i>				
<i>Boom Float</i>				
<i>Cargo Box Support</i>				
<i>Cruise Control</i>				
<i>Speed Management</i>				
<i>Enclosed Cab with HVAC</i>				
<i>Dual Port USB charger</i>				
<i>Lower Engine Guard</i>				
<i>Limited Slip Transaxle</i>				
<i>Engine and Hydraulic Monitor with Shutdown</i>				
<i>Front LED Work Lights</i>				
<i>Full-time Four-Wheel Drive</i>				
<i>Horsepower Management</i>				
<i>Roll Over Protective Structure (ROPS) . Meets Requirements of SAE-J1040 & ISO 3471</i>				
<i>Falling Object Protective Structure (FOPS) . Meets Requirements of SAE-J1043 & ISO3449, Level I</i>				
<i>Dome Light</i>				
<i>Hydraulic Dump Box</i>				
<i>Instrumentation: Standard 5" Display with Keyless Start, Engine Temperature and Fuel Gauges, Hour meter, RPM and Warning Indicators. Includes maintenance interval notification, fault display, job codes, quick start, and security lockouts.</i>				
<i>Joystick, Manually Controlled with Lift Arm Float</i>				
<i>Lift Arm Support</i>				
<i>Parking Brake, automatic</i>				
<i>Power Steering with Tilt Steering Wheel</i>				
<i>Radiator Screen</i>				
<i>Rear Receiver Hitch</i>				
<i>Seat Belts, Shoulder Harness</i>				
<i>Spark Arrestor Muffler</i>				
<i>Suspension, 4-wheel independent</i>				
<i>Tires: 27 x 10.5-15 (8 ply), Lug Tread</i>				
<i>Toolcat Interlock Control System (TICS)</i>				
<i>Two-Speed Transmission</i>				
<i>Machine Warranty: 12 Months, unlimited hours</i>				
<i>Bobcat Engine Warranty: Additional 12 Months or total of 2000 hours after initial 12 month warranty</i>				
Deluxe Road Package	M1225-P01-C01	1	2,364.00	2,364.00
<i>Included: Deluxe Road Package includes: Backup Alarm, Turn Signals, Flashers, Tail Lights, Brake Lights, Rear view mirror, Side Mirrors, Horn, Rear work lights, and headlights</i>				
High Flow Package	M1225-R03-C02	1	1,388.80	1,388.80

Power Bob-Tach	M1225-R14-C03	1	920.00	920.00
Attachment Control	M1225-R08-C02	1	204.00	204.00
Rear View Camera	M1225-R20-C01	1	300.00	300.00
Total for Bobcat UW56				67,143.20
Quote Total - USD				67,143.20
Dealer P.D.I.				680.00
Freight Charges				1,400.00
Quote Total - USD				69,223.20

Comment:

*Plus applicable taxes. IF Tax Exempt, please include Tax Exempt Certificate with the order.

*Prices per the NASPO Construction Equipment Master Agreement OK-SW-192.

<https://www.naspovaluepoint.org/portfolio/construction-equipment-2018-2023/clark-equipment-company/>

State and Contract Number Summary:

AK - N2019CE0002

CA - 52000C

IA - OK-SW-192

KS - OK-SW-192

MO - CC190249002

NE - 15336

NM - 90-000-19-00068AA

OK - SW192

RI - OK-SW-192

SD - 17286

UT - PA3043

WI - 505ENT-O22-CONSTREQUIP-03.

*All orders should include 1) Accounts Payable Contact and email address, 2) W9 with correct legal entity name, and 3) Bill to Address.

*Orders may be placed with the contract holder or authorized dealer as allowed by the terms and conditions of the contract. *A Copy of all orders must be provided to Heather.Messmer@Doosan.com.

*Contact Holder Information: Clark Equipment Company dba Bobcat Company, Govt Sales, 250 E Beaton Drive, West Fargo, ND 58078. TID# 38-0425350.

*Payment Terms: Net 60 Days. Credit cards accepted.

*Remittance address: Clark Equipment Company d/b/a Bobcat Company, P. O. Box 74007382, Chicago, IL 60674-7382

*Questions can be submitted via email to Jesse.Rheault@doosan.com or by phone at: 1-800-965-4232.

Customer Acceptance:

Quotation Number: MB37096

Purchase Order: _____

Authorized Signature:

Print: _____ Sign: _____

Date: _____ Email: _____

Addresses:

Delivery Address: _____

Billing Address (if different from ship to): _____

Tax Exempt: Y ☐ / N ☐

Exempt in the State of: _____

Tax Exempt ID:

Federal: _____

State: _____

Expiration Date: _____

City of Davenport

Department: Public Works - Admin
Contact Info: Brian Schadt | 563-326-7923

Action / Date
8/23/2023

Subject:

Motion awarding a contract for the purchase of an inductively coupled plasma optical emission spectroscopy (ICP-OES) analyzer to Agilent Technologies, Inc of Wilmington, Delaware in the amount of \$86,642.55. [All Wards]

Recommendation:

Pass the Motion.

Background:

A Request for Proposals was issued on July 3, 2023 and sent to vendors. On July 25, 2023, the Purchasing Division opened and read two (2) proposals. See attached tabulation. Agilent Technologies, Inc of Wilmington, Delaware was the highest scoring proposal and is recommended for the award.

The proposals were evaluated by a committee of staff members from the Water Pollution Control Plant. The criteria used for the evaluations were: 1) Quality of proposal – 40%, 2) Experience – 20%, 3) Quality, Proximity, and Satisfaction of reference – 25%, and 4) Pricing – 15%.

The purpose of this purchase is for an experienced firm to provide an ICP-OES (inductively coupled plasma optical emission spectroscopy) analyzer able to perform required testing methods per EPA/DNR guidelines.

This project will be funded by account 51151975 530303.

ATTACHMENTS:

Type	Description
▣ Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	8/9/2023 - 2:22 PM
Public Works Committee	Moses, Trish	Approved	8/9/2023 - 2:22 PM
City Clerk	Admin, Default	Approved	8/10/2023 - 9:07 AM

CITY OF DAVENPORT, IOWA
RFP TABULATION

DESCRIPTION: Inductively Coupled Plasma Optical Emission Spectroscopy (ICP-OES) System

BID NUMBER: 24-2

OPENING DATE: July 25, 2023

FUNDING: 51151975 530303 | WPCP Equipment

RECOMMENDATION: Award a contract to Agilent Technologies, Inc of Wilmington, Delaware.

<u>VENDOR NAME</u>	<u>LOCATION</u>
Agilent Technologies, Inc	Wilmington, DE
PERKINELMER U.S, LLC	Shelton, CT

Approved By  8/9/23
Purchasing Date

Approved By  8-9-23
Dept. Director Date

Approved By  8/9/23
Budget/CIP Date

Approved By  8/9/23
Acting Finance Director Date

