

CITY COUNCIL MEETING

City of Davenport, Iowa

Wednesday, July 26, 2017; 5:30 PM

City Hall, 226 West 4th Street, Council Chambers

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

Approval of the minutes of the City Council Meeting for July 12, 2017

VI. City Administrator Update

VII. Report on Committee of the Whole

Approval of the Report of the Committee of the Whole for July 19, 2017

VIII. Appointments, Proclamations, Etc.

A. Appointments

1. Parks and Recreation Advisory Board

Tegan Bitting (new appointment)

Leah Spratt (reappointment)

Ryan Robinson (reappointment)

B. Proclamations

1. Commemoration of the Wall that Heals in Davenport and the Quad Cities

IX. Presentations

A. Local Business "The Foundation of Our Community" presented to Per Mar Security

X. Petitions and Communications from Council Members and the Mayor

A. Community Engagement Update - Alderman Rawson, Chair

XI. Individual Approval of Items on the Discussion Agenda

1. First Consideration: An Ordinance for Case No. REZ17-04: Request of Costco Wholesale Corporation for the proposed rezoning of 17.88 acres, more or less, of property located north of the intersection of Fairhaven Road and E 53rd Street from A-1 Agricultural District and R-1 Low Density Residential District to PDD, Planned Development District. [Ward 6]

2. Motion approving the Annual Action Plan, for Year 43 (July 1, 2017 - June 30, 2018) for the CDBG and HOME Programs, which includes updated CAC recommendations for CDBG allocations and authorizing the City Administrator or her designees to sign necessary documents and agreements. [All Wards]

XII. Approval of All Items on the Consent Agenda

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

Community Development

1. Resolution approving Case No. F17-13 being the final plat of Crow Valley Plaza Tenth Addition, being in part a replat of Lot 1 of Midland Group Addition, Lot 1 of Crow Valley Plaza Second Addition and Lot 1 of Crow Valley Plaza Seventh Addition, located north of East 56th Street and east of Utica Ridge Road, containing four (4) commercial lots on 35.30 acres, more or less. [Ward 6]

Public Safety

1. Second Consideration: An Ordinance amending Title X entitled "VEHICLES AND TRAFFIC" by amending or adding various sections thereto.
2. Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).

The City Church, Family Bix Street Party, July 29, 2017; 11:00 a.m. to 2:00 p.m.; Closure Location: 3rd Street between Harrison and Main Streets, Ward 3

Eric Ludkte dba Gunchies, Cartee Open Street Fest, July 28, 2017; 12:00 p.m. to 1:00 a.m.; Closure Location: South Clark Street from Telegraph Road to Indian Road, Ward 1

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

Eric Ludkte dba Gunchies, Cartee Open Street Fest, July 28, 2017; 12:00 p.m. to 1:00 a.m.; Closure Location: South Clark Street from Telegraph Road to Indian Road, Ward 1

Adam Hayden on behalf of Delta Sigma Chi Professional Fraternity Lyceum, Palmer Homecoming, 1208 N Main Street; August 10-11-12, 2017 from 5:00 p.m. to 12:00 a.m., Over 50 dBa, Ward 5

Public Works

1. Resolution of acceptance covering an assessment for the Alley Reconstruction and Resurfacing Program in accordance with the Alley Resurfacing Program. [Ward 5]
2. Resolution on the plans, specifications, forms of contract and estimated cost of \$250,000 for the 2507 Chippewa Ct sewer separation project, CIP #01788. [Ward 3]
3. Resolution accepting the Compost Facility Reroofing Project completed by Jim

Giese Commercial Roofing, Inc of Dubuque, IA. This project was satisfactorily completed with a final contract amount of \$953,765 budgeted in CIP #39002. [All Wards]

4. Resolution approving the City's grant application to the Iowa Department of Transportation's "Traffic Safety Improvement Program" for the funding of the installation of battery backup units at nineteen (19) traffic signals and authorizing the Mayor to sign the application. [Wards 2, 6, 7 & 8]
5. Resolution approving the City's grant application to the Iowa Department of Transportation's "Traffic Safety Improvement Program" for improvements to the intersection of Division Street at Northwest Boulevard and authorizing the Mayor to sign the application. [Ward 8]
6. Resolution approving change order #6 in the amount of \$253,389.62 to the Manhole Rehabilitation & Replacement Program (Bid 16-105). This change order adds 110 additional manholes to be rehabbed and is budgeted in CIP #30018. [All Wards]
7. Resolution approving change order #8 to Valley Construction Company in the amount of \$250,000 for the Veteran's Memorial Parkway Paving Project from Utica Ridge to the west tie-in to the new I-74 crossover bridge, CIP #10556. [Ward 6]
8. Resolution awarding a contract for the construction of streetscaping at Central Fire Station to Estes Construction of Davenport in the amount of \$114,770, and authorizing the Mayor or his designee to sign and manage any related agreements budgeted in CIP #02348. [Ward 3]
9. Resolution accepting the public improvements completed under seventeen of the construction contracts associated with the Central Fire Station Project, budgeted in CIP #02348. [Ward 3]
10. Motion approving an amendment to the contract between the City of Davenport and Needham Excavating Inc. for the Kimberly Road Sewer Replacement Project; in the amount of \$80,320 budgeted in CIP #30028. [Ward 7]

Finance

1. Third Consideration: Ordinance amending Chapter 2.62 entitled "Levee Improvement Commission" to update the governance and processes of the Commission. [All Wards]
2. Resolution approving the outside agency support payment to the Putnam Museum in the amount of \$117,000 for general operations. [All Wards]
3. Motion directing the City Administrator to complete various parks projects with the \$250,000 allocated in the Parks Development project in the FY 2018 Capital Improvement Program. [All Wards]
4. Motion awarding a contract for the Duck Creek Bike Path resurfacing at three locations to General Asphalt Construction Company of Davenport, in the amount of \$88,941.35 CIP #64023. [Wards 5, 6, and 7]
5. Motion to award a contract for banking and related services to Quad City Bank & Trust of Davenport, IA and to explore implementing purchasing card solutions through the US Bank State of Iowa contract. [All Wards]

XIII. Other Ordinances, Resolutions and Motions

XIV. Public with Business

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

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

XV. Reports of City Officials

1. Civil Service Certification Lists

XVI. Adjourn

City of Davenport

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

Action / Date
7/26/2017

Subject:
Approval of the minutes of the City Council Meeting for July 12, 2017

ATTACHMENTS:

Type	Description
▢ Cover Memo	CC MIN 071217

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	7/20/2017 - 10:02 AM

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, July 12, 2017---The Council observed a moment of silence. Pledge of Allegiance. The Council met in regular session at 5:30 PM with Mayor Klipsch presiding and all aldermen present.

The minutes of the June 28, 2017 City Council meeting were approved as printed.

The report of the Committee of the Whole was as follows: COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, July 5, 2017---The Council observed a moment of silence. Pledge of Allegiance. The Council met in Committee of the Whole at 5:30 PM with Mayor Klipsch presiding and all alderman present. The following Appointment was approved: Library Board of Trustee: Naghme Motto, 290. Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development: Ald. Gripp reviewed all items listed. On motion by Ald. Dickmann, second by Ald. Ambrose all items moved to the Consent Agenda. Public Safety: Ald. Matson reviewed all items listed. On motion by Ald. Dickmann, second by Ald. Ambrose the item regarding the The Current (new license) moved to the Discussion Agenda and all other items moved to the Consent Agenda. Public Works: Ald. Ambrose reviewed all items listed. On motion by Ald. Dunn, second by Ald. Rawson all items moved to the Consent Agenda. Finance: Ald. Gordon reviewed all items listed. On motion by Ald. Tompkins, second by Ald. all items moved to the Consent Agenda. Council adjourned at 6:25 p.m.

The following Presentation was given: Local Business "The Foundation of Our Community" to Expression Jewelers.

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

The following motion was passed: approving The Current (Putnam Landlord, LLC)- 128 -130 W 2nd St - Outdoor area "New License: - License Type: C Liquor/B Wine *liquor license issuance is contingent upon the compliance of Iowa Alcoholic Beverages Division's established requirements*, 291.

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

July 12, 2017

Community Development: The following ordinances were adopted: for Case No. ROW17-02 - Request of Genesis Health System for the right-of-way vacation (abandonment) of 0.38 acre (16,336 square feet), more or less, of public right-of-way known as East Lombard Street between College Avenue and the west line extended of the north-south alley east of formerly vacated Esplanade Avenue, 292; for Case No. ROW17-03 being the request of Genesis Health System for the right-of-way vacation (abandonment) of 0.26 acre (11,400 square feet), more or less, of public right-of-way known as Denison Avenue between the west line of Adams Street and the railroad, 293.

Public Safety: The following ordinance moved to second consideration: amending Title X entitled "VEHICLES AND TRAFFIC" by amending or adding various sections thereto.

The following resolution was adopted: closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s), 294.

The following motions were passed: approving the Special Occurrence Permit for Shenangian's, 303 West 2nd Street to allow a food truck to operate outside this business along the street on Thursday, Friday, and Saturday from 9:00 p.m. to 2:00 a.m.; now through March 31, 2018, 295; approving all submitted beer and liquor licenses applications, 296.

Public Works: The following resolutions were adopted: awarding the contract and conditionally approving the contract and bond, subject to Iowa DOT concurrence, to Valley Construction Company of Rock Island, IL for the 76th Street Extension project from Division Street to Hancock Court. The bid amount was \$3,774,930.30, to be funded from CIP #01629, 297; approving change order #2 to the contract with Valley Construction Company in the amount of \$130,000 for the Kimberly and Division Intersection Improvements Project, CIP #01793. The city will be reimbursed up to 80% of the eligible cost by the Federal Surface Transportation Program Grant, 298; approving the contract for the Eastern Ave 10 ft. Wide Trail/ Sidewalk to Ardo Schmidt Construction Inc. of Preston IA, in the amount of \$157,347.13, 299; approving the plans, specifications, form of contract and estimated cost for the Central Fire Station Streetscaping project. The estimated cost is \$104,000 budgeted in CIP #02348, 300; acceptance for the former site of Rhythm Casino Demolition and Restoration project; completed by Hawkeye Paving Corp. in the amount of \$253,700

budgeted in CIP #68001, 301; approving change order #3 in the amount of \$67,476 to the Sanitary Sewer Equalization Basin-V&K contract, CIP #02166. This change order will add three months of construction engineering services to the Water Pollution Control Plant Optimization project, 302; approving change order #2 to Hagerty Earthworks in the amount of \$60,000 to install two manholes along the Duck Creek South Interceptor for the FY2017 Contract Sewer Repair program budgeted in CIP #00200, 303.

Finance: The following ordinance moved to third consideration: amending Chapter 2.62 entitled "Levee Improvement Commission" to update the governance and processes of the Commission.

The following ordinance was adopted: amending Title 1 by adding Chapter 1.04.100 entitled "Suspension of issuing licenses and permits" to provide the City the with ability to suspend the issuance of any licenses or permits for delinquent invoices owed to the City, 304.

The following resolutions were adopted: approving the lease of the Transload Terminal's short line rail system with Savage Davenport Railroad, 305; awarding a contract for the construction of three houses on East 6th Street to River Valley Homes for the price not-to-exceed \$713,510 and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements, 306; appointing Gene Meeker to fill the 6th Ward Alderman vacancy until the winner of this Fall's regular City Election is determined and sworn in, 307.

On motion Council adjourned at 5:44 P.M.

The following is a summary of revenue received for the month of June 2017:

Property taxes	769,683
Other City taxes	3,634,438
Special assessments	-0 -
Licenses & permits	252,372
Intergovernmental	3,917,562
Charges for services	3,649,156
Use of monies & property	159,225
Fines & forfeits	358,039
Bonds/Loan Proceeds	154,383

July 12, 2017

Miscellaneous 276,662

On motion Council adjourned at 5:44 P.M.

After the Council adjourned the Oath of Office was administered to Gene Meeker as 6th Ward Alderman.

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

Jackie E. Holecek, MMC
Deputy City Clerk

City of Davenport

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

Action / Date
7/26/2017

Subject:
Approval of the Report of the Committee of the Whole for July 19, 2017

ATTACHMENTS:

Type	Description
▣ Cover Memo	2017-0719 Report of COW

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	7/20/2017 - 9:59 AM

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, July 19, 2017---The Council observed a moment of silence. Pledge of Allegiance. The Oath of Office was administered to Marion Meginnis, Third Ward Alderman. The Council met in Committee of the Whole at 5:30 PM with Mayor Klipsch presiding and all alderman present. The following Public Hearing was held: Public Works: on the plans, specifications, forms of contract and estimated cost of \$250,000 for the 2507 Chippewa Ct sewer separation project, CIP #01788. Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development: Ald. Gripp reviewed all items listed. On motion by Ald. Dickmann, second by Ald. Matson items #1 and 4 moved to the Discussion Agenda, item 2 was tabled and item 3 moved to the Consent Agenda. Public Safety: Ald. Matson reviewed all items listed. On motion by Ald. Dickmann, second by Ald. Ambrose all items moved to the Consent Agenda. Public Works: Ald. Ambrose reviewed all items listed. On motion by Ald. Dunn, second by Ald. Rawson all items moved to the Consent Agenda. Finance: Ald. Tompkins reviewed all items listed. On motion by Ald. Tompkins, second by Ald. Rawson all items moved to the Consent Agenda. Council adjourned at 6:41 p.m.

City of Davenport

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

Action / Date
7/26/2017

Subject:
Parks and Recreation Advisory Board

Tegan Bitting (new appointment)
Leah Spratt (reappointment)
Ryan Robinson (reappointment)

REVIEWERS:

Department	Reviewer	Action	Date
Office of the Mayor	Admin, Default	Approved	7/19/2017 - 4:22 PM

City of Davenport

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

Action / Date
7/26/2017

Subject:
Commemoration of the Wall that Heals in Davenport and the Quad Cities

ATTACHMENTS:

Type	Description
▣ Cover Memo	Proclamation

REVIEWERS:

Department	Reviewer	Action	Date
Office of the Mayor	Admin, Default	Approved	7/19/2017 - 3:16 PM

Proclamation

- Whereas** WQPT Quad Cities PBS officially welcomes *The Wall That Heals* to the campus of Western Illinois University-QC to the Quad Cities in commemoration and reflection of the Vietnam War as well as the production of Ken Burns: *The Vietnam War*; and
- Whereas** since Veterans Day 1996, *The Wall That Heals* has visited more than 400 cities and towns throughout the nation, spreading the Vietnam War Memorial's healing legacy to millions as well as providing an educational resource; and
- Whereas** more than 58,000 members of the United States Armed Forces were killed in combat during the Vietnam War and over 300,000 were wounded; and
- Whereas** we recognize, honor, thank, and remember the courage of those who went overseas to Vietnam – those who were killed in action, those who were emotionally, mentally, or physically scarred, and those who were able to return home safely; and
- Whereas** that all viewpoints and opinions regarding this divisive war be respected and considered especially with the release of Ken Burns: *The Vietnam War* and the perspectives that this program will entail; and
- Now therefore** We, Mayor Frank Klipsch and the Davenport City Council, do hereby proclaim that July 27th through July 30th of 2017 be recognized as the

Commemoration of the Wall That Heals in Davenport and the Quad Cities

Throughout Davenport and the Quad Cities metro area as a period of both local and national observance with special utmost gratitude being shown to our Vietnam Veterans for their service.

Dated this 26th day of July, 2017

Frank J. Klipsch
Mayor of Davenport

Jackie E. Holecek, MMC
Deputy City Clerk

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn, 888-2286

Wards: 6th

Action / Date

7/6/2017

Subject:

First Consideration: An Ordinance for Case No. REZ17-04: Request of Costco Wholesale Corporation for the proposed rezoning of 17.88 acres, more or less, of property located north of the intersection of Fairhaven Road and E 53rd Street from A-1 Agricultural District and R-1 Low Density Residential District to PDD, Planned Development District. [Ward 6]

Recommendation:

At its regular meeting of June 20, the City Plan and Zoning Commission considered Case No. REZ17-04: Request of Costco Wholesale Corporation for the rezoning of 17.88 acres, more or less, of property located north of the Fairhaven Road/E 53rd Street intersection from A-1 Agriculture and R-1 and R-2, Low Density Residential Districts to PDD, Planned Development District.

Findings:

1. Amending the Future Land Use Map included in *Davenport+2035* results in more choices for major retail establishments to locate in this active corridor with minimal disruption to surrounding properties.
2. The proposed rezoning will not appreciably increase impacts to surrounding properties, including additional congestion on 53rd Street, compared to other development scenarios or even a no-build situation.
3. Conditions on the proposed rezoning and the associated Final Development Plan (FDP17-04) and planned improvements to East 53rd Street will mitigate traffic impacts.
4. A possible north entrance to the site has been established through condition (2) below.

Conditions:

1) Comprehensive Plan Amendment

That the Future Land Use Map included in *Davenport +2035* be amended to designate this property as "RC-Regional Commercial".

2) Future Development

Referring to the Land Use Plan ("Exhibit A"), it is acknowledged that the properties "A", "B" and "C" depicted on Exhibit A must be subdivided prior to development.

a) Tract A is proposed for a 'big box' retail store, associated fuel island facility, stormwater detention facility, parking and landscaping.

b) Tract B is anticipated to be developed as low to medium density residential, complimentary to the residential development to the west. City and owner acknowledge that connectivity for Tract B between the residential development to the west and Elmore Avenue may be desirable in the future and agree to work on designing a street or private drive that would provide a route to Elmore Avenue to the end user of Tract A as well as the future residential development on Tract B.

The goal of developing this street or private drive shall be to provide a tertiary access point to Tract A, and provide safe and well-managed connection for vehicles and pedestrians to Elmore Avenue.

If requested to do so by the City, the owner shall dedicate at no cost to the City either sufficient right-of-way or grant an easement to allow the construction of a street or private drive connection, including a sidewalk, to Elmore Avenue. City agrees to share the construction cost of this street or private drive with the developer up to the property line of Tract A and up a point in Tract B where individual lots for development take their access.

Owner of Tract A, at its own cost, shall connect a driveway and make necessary site alterations on its own property to accommodate the possible future access point to the north if requested to do so by the City. Owner of Tract A agrees that this proposed access point shall not be designated as the principal entrance for truck and or delivery traffic.

c) Tract C is anticipated to be developed commercially, either as 'big box retail', as an in-line commercial center or as a mixed use development.

3) Public Works/Engineering Conditions

A Final Development Plan shall be approved prior to any construction permits issued for the property.

The Protest Rate for this case is 1.7%.

Relationship to Goals:
Grow Tax Base

Background:

Approval of this request would allow for additional land to accommodate retail development within the Elmore/53rd Street corridor. Current proposal is for development of a 156,170 sq. ft. Costco store.

See background information for details.

ATTACHMENTS:

Type	Description
☐ Ordinance	Ordinance
☐ Backup Material	Exhibit A for Ordinance
☐ Backup Material	P&Z Letter
☐ Backup Material	Background Material
☐ Backup Material	COW Legal Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	7/24/2017 - 11:01 AM

ORDINANCE NO.

Ordinance for Case No. REZ17-03 being the petition of the City of Davenport for the rezoning of 64.6 acres, more or less, of property located west of Division Street and south of Interstate 80 from A-1 Agricultural District to M-1 Light Industrial District [8th Ward].

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned from A-1 Agriculture and R-1 and R-2, Low Density Residential Districts to PDD, Planned Development District.

Tract C described in the Plat of Survey recorded December 30, 2016 as Document No. 2016-00036749, and also the Plat of Survey recorded January 27, 2017 as Document No. 2017-00002337, in the records of the County Recorder, Scott County, Iowa.

Being a part of the Northeast Quarter of Section 7, Township 78 North, Range 4 East of the 5th Principal Meridian, Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northeast corner of the Northeast Quarter of said Section 7; thence South $89^{\circ} 43' 55''$ West 903.67 feet along the north line of the Northeast Quarter of said Section 7 to a point on the west line of the East 55 acres of the Northeast Quarter of said Section 7; thence South $00^{\circ} 06' 45''$ West 1522.80 feet along the west line of the East 55 acres of the Northeast Quarter of said Section 7, also being the east line of Jersey Meadows Ninth Addition, Jersey Meadows Seventh Addition, Jersey Meadows Tenth Addition and Jersey Meadows Second Addition to the City of Davenport, Iowa, to the POINT OF BEGINNING of the tract of land hereinafter described; thence North $89^{\circ} 41' 45''$ East 683.11 feet to the northwest corner of Lot 2 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa; thence South $00^{\circ} 18' 15''$ East 1083.75 feet along the west line, and west line extended southerly, of said Lot 2 to a point on the northerly right of way line of East 53rd Street as now established in the City of Davenport, Iowa; thence South $89^{\circ} 41' 45''$ West 690.99 feet along the northerly right of way line of said East 53rd Street to the southeast corner of Lot 1 of Jersey Meadows Second Addition; thence North $00^{\circ} 06' 45''$ East 1083.78 feet along the west line of the East 55 acres of the Northeast Quarter of said Section 7, also being the east line of said Jersey Meadows Second Addition, to the point of beginning.

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

Findings:

- 1) Amending the Future Land Use Map included in Davenport+2035 results in more choices for major retail establishments to locate in this active corridor with minimal disruption to surrounding properties.
- 2) The proposed rezoning will not appreciably increase impacts to surrounding properties, including additional congestion on 53rd Street, compared to other development scenarios or even a no-build situation.
- 3) Conditions on the proposed rezoning and the associated Final Development Plan (FDP17-04) and planned improvements to East 53rd Street will mitigate traffic impacts.
- 4) A possible north entrance to the site has been established through condition (2) below.

Conditions:

- 1) Comprehensive Plan Amendment
That the Future Land Use Map included in Davenport +2035 be amended to designate this property as "RC-Regional Commercial".
- 2) Future Development
Referring to the Land Use Plan ("Exhibit A"), it is acknowledged that the properties "A", "B" and "C" depicted on Exhibit A must be subdivided prior to development.
 - a) Tract A is proposed for a 'big box' retail store, associated fuel island facility, stormwater detention facility, parking and landscaping.
 - b) Tract B is anticipated to be developed as low to medium density residential, complimentary to the residential development to the west. City and owner cknowledge that connectivity for Tract B between the residential development to the west and Elmore Avenue may be desirable in the future and agree to work on designing a street or private drive that would provide a route to Elmore Avenue to the end user of Tract A as well as the future residential development on Tract B.

The goal of developing this street or private drive shall be to provide a tertiary access point to Tract A, and provide safe and well-managed connection for vehicles and pedestrians to Elmore Avenue.

If requested to do so by the City, the owner shall dedicate at no cost to the City either sufficient right-of-way or grant an easement to allow the construction of a street or private drive connection, including a sidewalk, to Elmore Avenue. City agrees to share the construction cost of this street or private drive with the developer up to the property line of Tract A and up a point in Tract B where individual lots for development take their access.

Owner of Tract A, at its own cost, shall connect a driveway and make necessary site alterations on its own property to accommodate the possible future access point to the north if requested to do so by the City. Owner of Tract A agrees that this proposed access point shall not be designated as the principal entrance for truck and or delivery traffic.

c) Tract C is anticipated to be developed commercially, either as 'big box retail', as an in-line commercial center or as a mixed use development.

3) Public Works/Engineering Conditions

A Final Development Plan shall be approved prior to any construction permits issued for the property.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

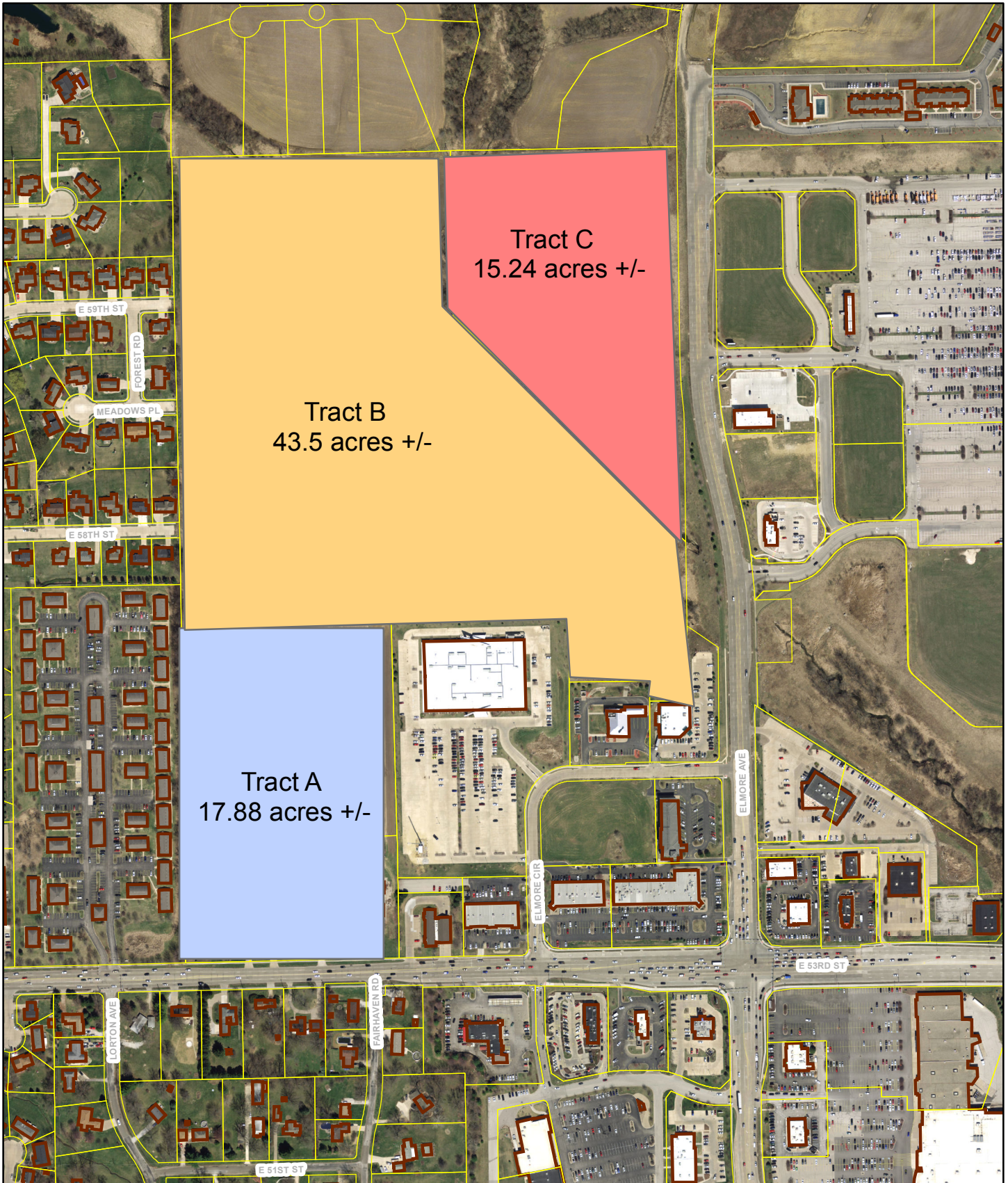
Frank J. Klipsch
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____

Exhibit A - Land Use Plan



0 95190 380 570 760 Feet



June 21, 2017

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of June 20, the City Plan and Zoning Commission considered Case No. REZ17-04: Request of Costco Wholesale Corporation for the rezoning of 17.88 acres, more or less, of property located north of the Fairhaven Road/E 53rd Street intersection from A-1 Agriculture and R-1 and R-2, Low Density Residential Districts to PDD, Planned Development District.

Findings:

- 1) Amending the Future Land Use Map included in *Davenport+2035* results in more choices for major retail establishments to locate in this active corridor with minimal disruption to surrounding properties.
- 2) The proposed rezoning will not appreciably increase impacts to surrounding properties, including additional congestion on 53rd Street, compared to other development scenarios or even a no-build situation.
- 3) Conditions on the proposed rezoning and the associated Final Development Plan (FDP17-04) and planned improvements to East 53rd Street will mitigate traffic impacts.
- 4) A possible north entrance to the site has been established through condition (2) below.

Conditions:

- 1) Comprehensive Plan Amendment
That the Future Land Use Map included in *Davenport +2035* be amended to designate this property as "RC-Regional Commercial".
- 2) Future Development
Referring to the Land Use Plan ("Exhibit A"), it is acknowledged that the properties "A", "B" and "C" depicted on Exhibit A must be subdivided prior to development.
 - a) Tract A is proposed for a 'big box' retail store, associated fuel island facility, stormwater detention facility, parking and landscaping.
 - b) Tract B is anticipated to be developed as low to medium density residential, complimentary to the residential development to the west. City and owner acknowledge that connectivity for Tract B between the residential development to the

west and Elmore Avenue may be desirable in the future and agree to work on designing a street or private drive that would provide a route to Elmore Avenue to the end user of Tract A as well as the future residential development on Tract B.

The goal of developing this street or private drive shall be to provide a tertiary access point to Tract A, and provide safe and well-managed connection for vehicles and pedestrians to Elmore Avenue.

If requested to do so by the City, the owner shall dedicate at no cost to the City either sufficient right-of-way or grant an easement to allow the construction of a street or private drive connection, including a sidewalk, to Elmore Avenue. City agrees to share the construction cost of this street or private drive with the developer up to the property line of Tract A and up a point in Tract B where individual lots for development take their access.

Owner of Tract A, at its own cost, shall connect a driveway and make necessary site alterations on its own property to accommodate the possible future access point to the north if requested to do so by the City. Owner of Tract A agrees that this proposed access point shall not be designated as the principal entrance for truck and or delivery traffic.

- c) Tract C is anticipated to be developed commercially, either as 'big box retail', as an in-line commercial center or as a mixed use development.

3) Public Works/Engineering Conditions

A Final Development Plan shall be approved prior to any construction permits issued for the property.

The Plan and Zoning Commission accepts the findings and forwards Case No. REZ17-04 to the City Council for approval.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Inghram', with a stylized flourish at the end.

Robert Inghram, Chairperson
City Plan and Zoning Commission



PLAN AND ZONING COMMISSION

Meeting Date: June 20, 2017
Request: Proposed rezoning of approximately 17.88 acres, located north of the intersection of Fairhaven Rd. and E 53rd Street, from A-1 Agriculture District R-1 and R-2 Low Density Residential District to PDD, Planned Development District [6th Ward]
Case No.: REZ17-04
Applicant: Costco Wholesale Corporation
Contact: Matthew G. Flynn, AICP
Senior Planning Manager
mflynn@ci.davenport.ia.us
563-326-7743

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. REZ17-04 to the City Council for approval.

Findings:

- 1) Amending the Future Land Use Map included in *Davenport+2035* results in more choices for major retail establishments to locate in this active corridor with minimal disruption to surrounding properties.
- 2) The proposed rezoning will not appreciably increase impacts to surrounding properties, including additional congestion on 53rd Street, compared to other development scenarios or even a no-build situation.
- 3) Conditions on the proposed rezoning and the associated Final Development Plan (FDP17-04) and planned improvements to East 53rd Street will mitigate traffic impacts.
- 4) A possible north entrance to the site has been established through condition (2) below.

Conditions:

- 1) Comprehensive Plan Amendment
That the Future Land Use Map included in *Davenport +2035* be amended to designate this property as "RC-Regional Commercial".
- 2) Future Development
Referring to the Land Use Plan ("Exhibit A"), it is acknowledged that the properties "A", "B" and "C" depicted on Exhibit A must be subdivided prior to development.
 - a) Tract A is proposed for a 'big box' retail store, associated fuel island facility, stormwater detention facility, parking and landscaping.
 - b) Tract B is anticipated to be developed as low to medium density residential, complimentary to the residential development to the west. City and owner acknowledge that connectivity for Tract B between the residential development to the west and Elmore Avenue may be desirable in the future and agree to work on designing a street or private drive that would provide a route to Elmore Avenue to the end user of Tract A as well as the future residential development on Tract B.

The goal of developing this street or private drive shall be to provide a tertiary access point to Tract A, and provide safe and well-managed connection for vehicles and pedestrians to Elmore Avenue.

If requested to do so by the City, the owner shall dedicate at no cost to the City either sufficient right-of-way or grant an easement to allow the construction of a street or private drive connection, including a sidewalk, to Elmore Avenue. City agrees to construct said street or private drive up to the property line of Tract A and up a point in Tract B where individual lots for development take their access.

Owner of Tract A, at its own cost, shall connect a driveway and make necessary site alterations on its own property to accommodate the possible future access point to the north if requested to do so by the City. Owner of Tract A agrees that this proposed access point shall not be designated as the principal entrance for truck and or delivery traffic.

- c) Tract C is anticipated to be developed commercially, either as 'big box retail', as an in-line commercial center or as a mixed use development.
- 3) Public Works/Engineering Conditions
A Final Development Plan shall be approved prior to any construction permits issued for the property.

Introduction:

Costco Wholesale Corporation proposes to construct a 156,170 sq. ft. retail facility and associated fuel facility on this property. A final development plan for the project will be considered separately (see preview item included in this agenda packet).

Background:

Surrounding conditions: See attachments.

Comprehensive Plan: The Property is within the current Urban Service Boundary (USB).

This property is designated Residential General (RG) on the Future Land Use Map in *Davenport+2035*.

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.”

In order to contribute to the justification of rezoning this property, a change in designation to Regional Commercial (RC) may be warranted.

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

Davenport 2025 provides guidance for when an amendment to the future land use map may be considered:

Proposed Land Use Map

The Proposed Land Use Map is the document most people think of when they hear the words “comprehensive plan.” While it is true the map is a strong graphic representation of how and where a community proposes to develop, it is but one part of the larger comprehensive plan document. Concerning the map, communities are faced with several issues:

- How is the map currently used?
- How should the map be used?
- When should the community consider change to the map?

The map provides a picture of what the community’s desired land use patterns will be at the completion of a planning horizon. To arrive at the future pattern, planners begin with an accounting of existing conditions, and then refine the map to include changes such as new roads, new parks, anticipated development, and potential physical expansion (e.g., annexation). Ideally, policies, programs, and projects found within the comprehensive plan strongly influence how the map is drawn. The map can be used to guide planning decisions toward what the community ultimately expects to happen on parcels of land. The map can also assist developers in gauging potential community acceptance and/or support of projects.

There are several things to remember about the Proposed Land Use Map.

First, the map cannot be construed as infallible. The map is (at best) a snapshot forecast of the future based on certain projections, and if the projections (e.g., population or economic forecasts) do not hold true, the map is likely to be inaccurate.

Second, the validity of the map depends heavily on completion of proposed improvements. For example, if the development of new residential areas depends on a new road being built, and the road does not get built, the residential areas will be hard-pressed to take off.

Third, the map is based on a planning horizon (in *Davenport 2025*’s case, twenty years), and the more distant the horizon, the greater the likelihood the map will eventually prove incorrect due to unforeseen circumstances.

Finally, the map should not be changed without due consideration. The map is designed to provide a picture of how the community wants to develop. If the map is regularly modified to accommodate non-conforming development (e.g., commercial areas where residential areas were called for, etc.), the map is undermined because the relationship is lessened between the map and the principles that guided its development.

With these disclaimers in mind, one can consider *Davenport*’s Proposed Land Use Map, how it is currently used, how it may be used in the future, and when it may be beneficial to consider changing the map.

If the proposed rezoning is ultimately approved, an amendment to the Future Land Use Plan reflecting the change should be made a condition of the request.

Land Use Plan. The Code requires a Land Use Plan be submitted for property prior to submittal for a final development plan approval. Often, this step is skipped as developers are ready to move forward with a specific development proposal.

The proposed site is part of the larger Schaefer farms property. Staff has had discussions with the family with respect to future development. A generalized Land Use Plan is included as Exhibit “A”.

Also discussed is the possibility, if needed, to construct a third way into the Costco site as well as providing access to Elmore for any future residential development. These discussions have resulted in a proposed condition on the rezoning. In a nutshell:

- This project is presented as an option and not a guarantee.
- Construction of the Road would be triggered by the City depending on need or practicality
- Owner would dedicate land for this purpose.
- City would pay for improvements

Technical Review:

Urban services to this property exist or are proposed to be extended in the near future.

Fire Station 8 is located adjacent to the site.

The property is directly served by Citibus via the HDC Express Line, Blue Line and is within ¼ mile of the Yellow Line.

The Public Works Department has completed its review with respect to traffic, stormwater detention, etc. Conditions addressing the concerns have been reviewed and are included within the recommendation.

Any development of the site will add traffic to 53rd Street, as well as general increasing traffic generation in the vicinity. For comparison purposes, a Table showing relative traffic generation of the proposed use versus single family, multifamily, and office, prepared by the City Traffic Engineer, is included in the background report. Traffic generation for the other uses is considerably less than if the property was developed commercially.

See attached memorandum for additional information.

Public Input:

A public Informational meeting was held on April 20, 2017. Approximately 150 attended.

Two signs have been posted on the property.

Notice of this public hearing was published in the May 26th edition of the Quad City Times.

Two separate notices were mailed out; one to those within the 200 foot legal protest area (16 addresses) and one to those nearby, but outside of the 200 foot boundary (295 addresses).

Six people spoke at the public hearing on June 6. Six were opposed and one was neutral. To date, two protests have been registered representing 1.7% of the adjoining property within 200 feet. A total of seven written comments and three phone calls have been received. Approximately 75% of the comments have been negative and the remainder neutral. n

Discussion:

There are two main questions for the Commission to consider: 1) is the proposed zoning appropriate for the site?; and 2) is infrastructure serving the site adequate and if not, can improvements be made to address deficiencies?

Addressing point no. 1, it is staff's opinion that the proposed zoning is appropriate.

Davenport +2035 designated this property as residential. However, from a staff perspective, there was little, if any, discussion at the time if the residential designation established in 2005 was still appropriate. Since it adjacent to regional commercial, changing the designation seems reasonable, especially given that multi-family is to the west and commercial to the east. Also, this site does not back up to any existing single family areas.

The question here is simply where do you draw the line? Davenport has never used the Future Land Use Map in the Comprehensive Plan as a tool to affect supply and demand of land. A more important factor is providing adequate choice. In this case a developer has come to the City requesting commercial and staff cannot provide specific reasons why the request is not reasonable.

Point no. 2 is regarding infrastructure. It is staff's opinion that infrastructure concerns can be met. Keep in mind that development is a process, and all answers to specifics cannot be answered short of full building and engineering plans being completed and reviewed.

At this point we believe there are sufficient safeguards in the City's development regulations as well as the recommended conditions to move the project forward.

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. REZ17-04 to the City Council for approval.

Findings:

- 1) Amending the Future Land Use Map included in Davenport+2035 results in more choices for major retail establishments to locate in this active corridor with minimal disruption to surrounding properties.
- 2) The proposed rezoning will not appreciably increase impacts to surrounding properties, including additional congestion on 53rd Street, compared to other development scenarios or even a no-build situation.
- 3) Conditions on the proposed rezoning and the associated Final Development Plan (FDP17-04) and planned improvements to East 53rd Street will mitigate traffic impacts.
- 4) A possible north entrance to the site has been established through condition (2) below.

Conditions:

- 1) Comprehensive Plan Amendment
That the Future Land Use Map included in Davenport +2035 be amended to designate this property as "RC-Regional Commercial".
- 2) Future Development
Referring to the Land Use Plan ("Exhibit A"), it is acknowledged that the properties "A", "B" and "C" depicted on Exhibit A must be subdivided prior to development.
 - a) Tract A is proposed for a 'big box' retail store, associated fuel island facility, stormwater detention facility, parking and landscaping.
 - b) Tract B is anticipated to be developed as low to medium density residential, complimentary to the residential development to the west. City and owner acknowledge that connectivity for Tract B between the residential development to the west and Elmore Avenue may be desirable in the future and agree to work on designing a street or private drive that would provide a direct route to Elmore Avenue to the end user of Tract A as well as the future residential development on Tract B.

The goal of developing this street or private drive shall be to provide a tertiary access point to Tract A, and provide safe and managed connection for vehicles and pedestrians to Elmore Avenue.

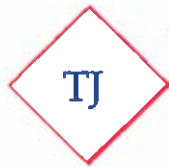
If requested to do so by the City, the owner shall dedicate at no cost to the City either sufficient right-of-way or grant an easement to allow the construction of a street or private drive connection, including a sidewalk, to Elmore Avenue. City agrees to construct said street or private drive up to the property line of Tract A and up a point in Tract B where individual lots for development take their access.

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- c) Tract C is anticipated to be developed commercially, either as 'big box retail', as an in-line commercial center or as a mixed use development.

3) Public Works/Engineering Conditions

A Final Development Plan shall be approved prior to any construction permits issued for the property.



Design Strategies, LTD.

planning . site development . consulting

May 11, 2017

Mr. Matt Flynn, AICP
Senior Planning Manager
City of Davenport, Iowa
226 West 4th Street
Davenport, IA 52801

RE: Costco Wholesale
Rezoning Request &
Final Development Plan Application

Dear Matt:

On behalf of our client, Costco Wholesale Corporation, please find enclosed the following documents in support of their request for rezoning and final development plan applications for approximately 17.88 acres located at the NEC of E 53rd Street and Elmore Circle in Davenport:

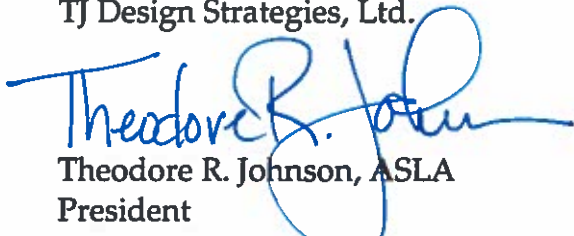
- Executed Applications for Rezoning, Final Development Plan and Letter request to Mayor and City Council for the Zoning Ordinance Amendment.
- Legal Description
- Copy of Purchase Agreement
- Check #4308 in the amount of \$2,470.00 for above application fees and two signs for notice on property.
- CD containing PDF files and one set 11x17 of the following drawings:
 - Concept Site Plan DD11-03
 - Concept Landscape Plan L-1
 - Photometric Plan SE-1
 - Signage Locations
 - Concept Warehouse Elevations
 - 3 Perspectives: Entry, Southwest Elevation, Northeast Elevation
 - Concept Fuel Elevations
 - Existing Conditions C1
 - Civil Site Plan C2
 - Grading Plan C3
 - Earthwork Plan C4
 - Utility & Storm Sewer Plan C5

- Neighborhood Meeting Attendance List from 5/04/17 with reduced print of the boards that were displayed at the meeting: Site/Landscape Plan, Aerial, Entry Perspective

We look forward to working with the City as it applies to these requests. If upon your review you require any additional documents and/or have any questions, please do not hesitate to contact our office.

Sincerely,

TJ Design Strategies, Ltd.



Theodore R. Johnson, ASLA

President

Costco Wholesale Authorized Representative

Enc.

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

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

Legal Description: See Attached

ADDRESS OF PROPERTY: Near Intersection E 53rd Street & Fairhaven Rd

EXISTING ZONING: R-1, R-2 & A-1

REQUESTED ZONING: PDD

TOTAL AREA: +/- 17.1 acres

PETITIONER: Name: Costco Wholesale Corporation
Address: 999 Lake Drive, Issaquah, WA 98027
Phone: 425-313-6549 FAX: 425-313-8114
Mobile Phone: _____ Email: bcoffey@costco.com
Interest in land: _____ title holder contract purchaser other **
** if petitioner is other than title holder, documentation will be required to show control of property – accepted offer to purchase, offer, option, etc.

TITLE HOLDER: Name: VTS Farm Parcel C, L.L.C. c/o Tom Pastrnak
Address: Pastrnak Law Firm PC, 313 W 3rd St., Davenport, IA 52801
Phone: 563-323-7737 FAX: 563-323-7739
Mobile Phone: _____ Email: _____

CONTACT PERSON: Name: Theodore R. Johnson, TJ Design Strategies, Ltd.
Address: 2311 W. 22nd Street, Suite 208, Oak Brook, IL 60523
Phone: 630-368-0840 FAX: 630-368-0845
Mobile Phone: 847-682-7733 Email: tjohnson@tjdesignltd.com

EXPLANATION OF REZONING (for Public Hearing Notice) Rezone +/- 17.1 acres currently zoned R-1, R-2 & A-1 to a Planned Development District in order to develop a member's only retail warehouse with accessory uses including a free standing fueling facility, attached tire center and detention area.

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

Signature of Petitioner: *Boyd Guy* Date: 4/19/17
Rezoning Fee Schedule: JVP/Corp. Counsel

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

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

LEGAL DESCRIPTION

Tract C described in the Plat of Survey recorded December 30, 2016 as Document No. 2016-00036749, and also the Plat of Survey recorded January 27, 2017 as Document No. 2017-00002337, in the records of the County Recorder, Scott County, Iowa.

Being a part of the Northeast Quarter of Section 7, Township 78 North, Range 4 East of the 5th Principal Meridian, Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northeast corner of the Northeast Quarter of said Section 7; thence South 89° 43' 55" West 903.67 feet along the north line of the Northeast Quarter of said Section 7 to a point on the west line of the East 55 acres of the Northeast Quarter of said Section 7; thence South 00° 06' 45" West 1522.80 feet along the west line of the East 55 acres of the Northeast Quarter of said Section 7, also being the east line of Jersey Meadows Ninth Addition, Jersey Meadows Seventh Addition, Jersey Meadows Tenth Addition and Jersey Meadows Second Addition to the City of Davenport, Iowa, to the POINT OF BEGINNING of the tract of land hereinafter described; thence North 89° 41' 45" East 683.11 feet to the northwest corner of Lot 2 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa; thence South 00° 18' 15" East 1083.75 feet along the west line, and west line extended southerly, of said Lot 2 to a point on the northerly right of way line of East 53rd Street as now established in the City of Davenport, Iowa; thence South 89° 41' 45" West 690.99 feet along the northerly right of way line of said East 53rd Street to the southeast corner of Lot 1 of Jersey Meadows Second Addition; thence North 00° 06' 45" East 1083.78 feet along the west line of the East 55 acres of the Northeast Quarter of said Section 7, also being the east line of said Jersey Meadows Second Addition, to the point of beginning.

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

Honorable Mayor and City Council:

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

from R-1, R-2 & A-1

to Planned Development District

for the following legally described real property:

Tract C described in the Plat of Survey recorded December 30, 2016 as Document No. 2016-00036749, and also the Plat of Survey recorded January 27, 2017 as Document No. 2017-00002337, in the records of the County Recorder, Scott County, Iowa.

Being a part of the Northeast Quarter of Section 7, Township 78 North, Range 4 East of the 5th Principal Meridian, Davenport, Scott County, Iowa, being more particularly described as follows: Commencing, as a point of reference, at the northeast corner of the Northeast Quarter of said Section 7; thence South 89° 43' 55" West 903.67 feet along the north line of the Northeast Quarter of said Section 7 to a point on the west line of the East 55 acres of the Northeast Quarter of said Section 7; thence South 00° 06' 45" West 1522.80 feet along the west line of the East 55 acres of the Northeast Quarter of said Section 7, also being the east line of Jersey Meadows Ninth Addition, Jersey Meadows Seventh Addition, Jersey Meadows Tenth Addition and Jersey Meadows Second Addition to the City of Davenport, Iowa, to the POINT OF BEGINNING of the tract of land hereinafter described; thence North 89° 41' 45" East 683.11 feet to the northwest corner of Lot 2 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa; thence South 00° 18' 15" East 1083.75 feet along the west line, and west line extended southerly, of said Lot 2 to a point on the northerly right of way line of East 53rd Street as now established in the City of Davenport, Iowa; thence South 89° 41' 45" West 690.99 feet along the northerly right of way line of said East 53rd Street to the southeast corner of Lot 1 of Jersey Meadows Second Addition; thence North 00° 06' 45" East 1083.78 feet along the west line of the East 55 acres of the Northeast Quarter of said Section 7, also being the east line of said Jersey Meadows Second Addition, to the point of beginning.

Respectfully submitted,
Costco Wholesale Corporation


Bruce Coffey
AVP/Corporate Counsel

April 24, 2017

**CITY OF DAVENPORT
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT
FINAL DEVELOPMENT PLAN APPLICATION / REFERENCE FILE**

PDD / PUD / TND / M-3 (circle appropriate designation)

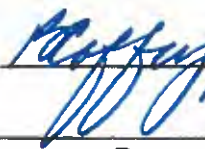
Location: Near the intersection of E. 53rd Street and Fairhaven Road

PETITIONER: Name: Costco Wholesale Corporation
Address: 999 Lake Drive, Issaquah, WA 98027
Phone: 425-313-6549 FAX: 425-313-8114
Mobile Phone: _____ Email: bcoffey@costco.com
Interest in land: _____ title holder contract purchaser other **
** if petitioner is other than title holder, documentation will be required to show control of property – accepted offer to purchase, offer, option, etc.

TITLE HOLDER: Name: VTS Farm Parcel C, L.L.C. c/o Tom Pastnak
Address: Pastnak Law Firm PC, 313 W 3rd St., Davenport, IA 52801
Phone: 563-323-7737 FAX: 563-323-7739
Mobile Phone: _____ Email: _____

CONTACT PERSON: Name: Theodore R. Johnson, TJ Design Strategies, Ltd.
Address: 2311 W. 22nd Street, Suite 208, Oak Brook, IL 60523
Phone: 630-368-0840 FAX: 630-368-0845
Mobile Phone: 847-682-7733 Email: tjohnson@tjdesignltd.com

EXPLANATION OF FINAL DEVELOPMENT PLAN PROPOSAL Develop a +/- 156,000 sf members only retail warehouse with accessory uses to include a free standing fueling facility, an attached tire center, 741 parking stalls, as well as a 0.98 acre detention pond on the overall 17.10 acres. There will also be a 0.78 acre landscape buffer on the north end of the parcel.

Signature of Petitioner:  JEFFERY

Date: 4/19/17

Processing Fee	Fee
Less than one acre (< 1 acre)	\$500
One acre or more (≥ 1 acre)	\$1,000



City of Davenport

City of Davenport
FINANCE - REVENUE
226 W 4th St
Davenport, IA 52801
563-326-7707

www.cityofdavenportiowa.com

010732-0036 Brian K. 05/15/2017 03:28PM

MISCELLANEOUS

Description: REZONING
(ZR)

REZONING

1 @ 2,470.00

REZONING

2,470.00

Payment Id: 253802

2,470.00

Subtotal

2,470.00

Total

2,470.00

CHECK

2,470.00

Check Number 004308

Change due

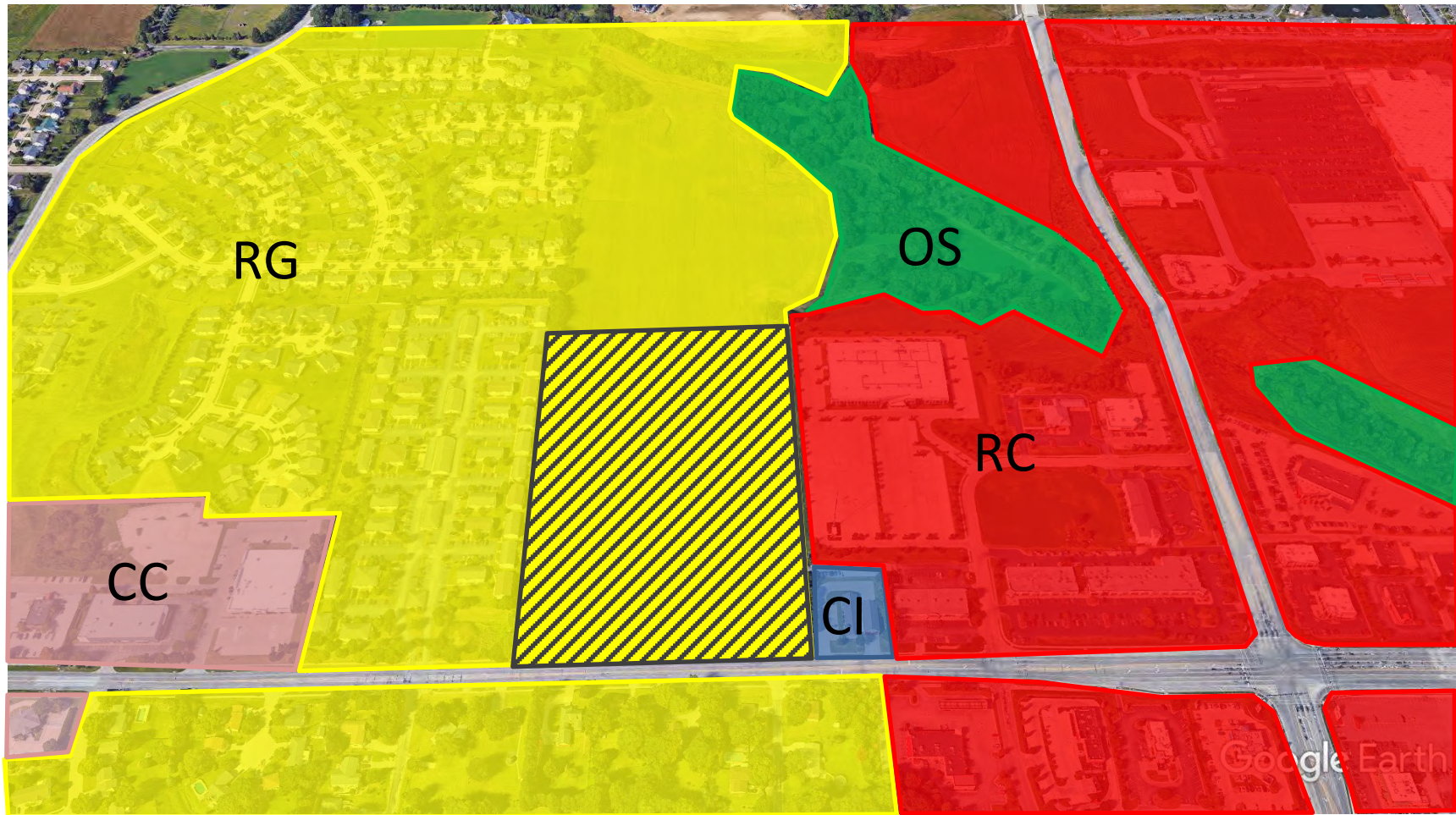
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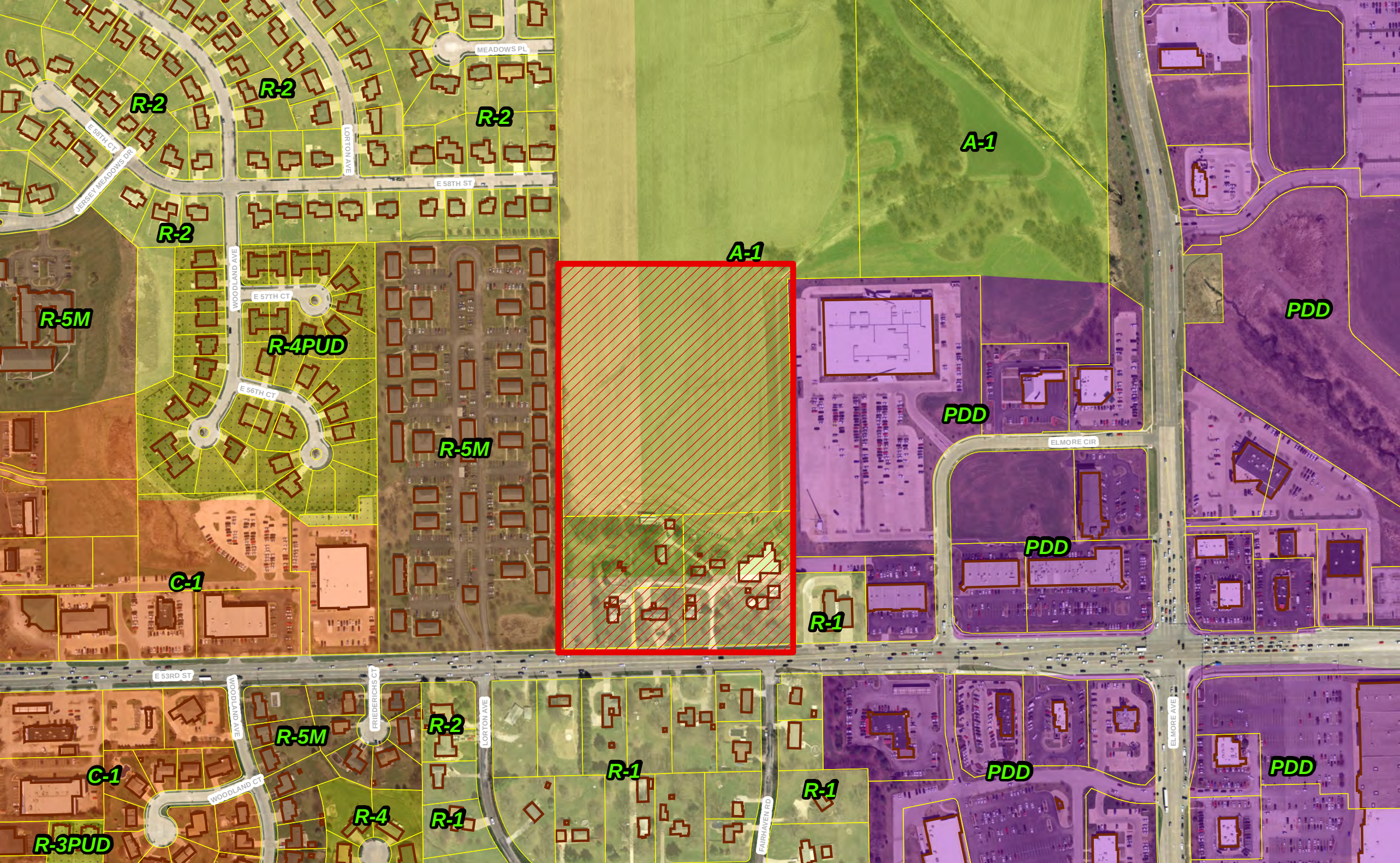
Paid by: TJ DESIGN STRATEGIES LTD

Comments: FINAL DEVELOPMENT PLAN >1 ACRE
REZOING APPLICATION > 18 ACRES PLUS TWO
NOTICE SIGN

TJ DESIGN STRATEGIES LTD 211 WEST 10th ST Davenport, IA 52801		4308	
City of Davenport		5 500 017	
Two Thousand Four Hundred Seventy and 00/100		5 500 017 00	
City of Davenport		DOLLAR	
4/10		The [Signature]	

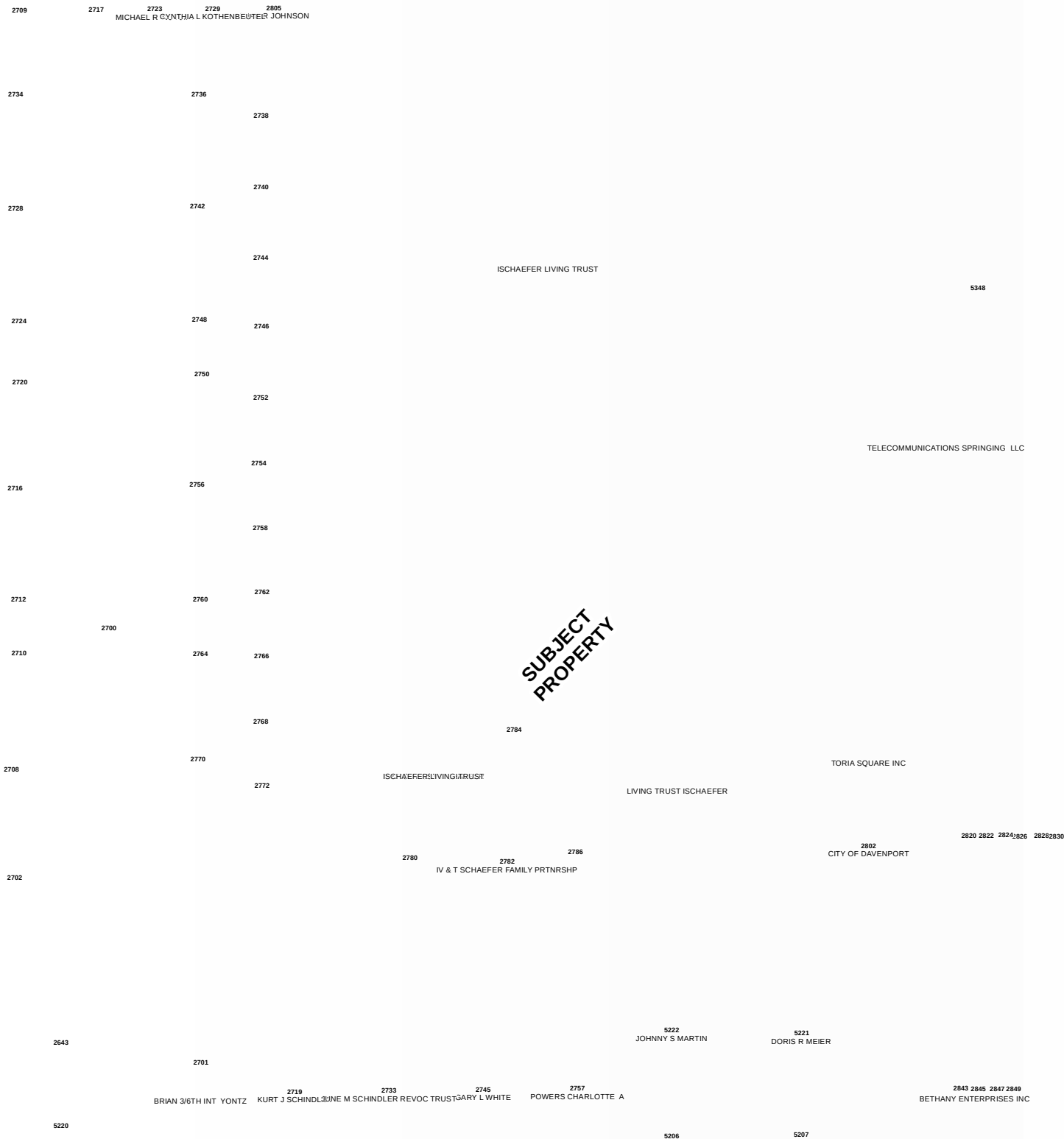
Case No. 17-04
Future Land Use Map



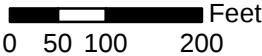


REZ17-04 - Costco Request for a Zoning Map Amendment (Rezoning)
Plan & Zoning Commission: Adjacent Property Owner Notice Area

200' Adjacent Property Owner Notice Boundary



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



1 inch = 200 feet



REZ17-04 - Adjacent Owner Notice Mailing List

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Ward/Ald:	6th Ward	Alderman Justin		16 Notices Sent
N0712-02A	5221 FAIRHAVEN RD	DORIS R MEIER	5221 FAIRHAVEN RD	DAVENPORT IA 52807
N0712-27	2701 E 53RD ST	BRIAN YONTZ	1230 E JUNIPER ST	CANTON IL 61520
N0712-33B	5222 FAIRHAVEN RD	JOHNNY S MARTIN	5222 FAIRHAVEN RD	DAVENPORT IA 52807
N0712-34	2757 E 53RD ST	CHARLOTTE A POWERS	2757 E 53RD ST	DAVENPORT IA 52807
N0712-35	2745 E 53RD ST	GARY L WHITE	2745 E 53RD ST	DAVENPORT IA 52807
N0712-36	2733 E 53RD ST	JUNE M SCHINDLER REVOC TRUST	2733 E 53RD ST	DAVENPORT IA 52807
N0712-37	2719 E 53RD ST	KURT J SCHINDLER	2719 E 53RD ST	DAVENPORT IA 52807
N0833-01D	2843 E 53RD ST	BETHANY ENTERPRISES INC	101 WOODLAND RD	MILAN IL 61264
Y0707-01B		SCHAEFER LIVING TRUST	2782 E 53RD ST	DAVENPORT IA 52807
Y0707-03	2723 E 58TH ST	MICHAEL R KOTULA	2723 E 58TH ST	DAVENPORT IA 52807
Y0707-04	2729 E 58TH ST	CYNTHIA L KOTHENBEUTEL	2729 E 58TH ST	DAVENPORT IA 52807
Y0707-05	2805 E 58TH ST	CHAD R JOHNSON	2805 E 58TH ST	DAVENPORT IA 52807
Y0723-11E	2802 E 53RD ST	FIRE STATION #8	2802 E 53RD ST	DAVENPORT IA 52807
Y0723-OLA		TORIA SQUARE INC	4928 WOODY CREEK CR	BETTENDORF IA 52722
Y0817-02E	5348 ELMORE CR	TELECOMMUNICATIONS SPRINGING LLC	1 ATT WAY	BEDMINSER NJ 07921
Y0723-01	2700 E 53RD ST	MFR PARTNERS XII LLC	856 LAKE ST E	WAYZATA MN 55391



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

PUBLIC HEARING NOTICE

May 26, 2017

Dear Property Owner:

You may be aware of plans by Costco Wholesale Corporation to construct a new store north of the intersection of Fairhaven Road and E. 53rd Street (see attached map).

In order for this project to proceed, the property must be rezoned from A-1 Agricultural District and R-1, Low Density Residential District to PDD, Planned Institutional District.

The next step in the process is for the Davenport Plan and Zoning Commission to conduct a public hearing. The public hearing will be held:

Tuesday, June 6, 2017, 5:00 p.m.
City Council Chambers, City Hall
226 West 4th Street

You are welcome to attend and provide comments. If you cannot attend this meeting and have questions or concerns, feel free to contact me directly using the contact information below.

Sincerely,

Matthew G. Flynn, AICP
Senior Planning Manager
City of Davenport
Matt.flynn@ci.davenport.ia.us
563-888-2286



Case No. REZ 17-04

Costco Rezoning

Location Map



Wednesday, May 31, 2017

To: Accounting/Public Notices

Re: Public Notice

Please publish the following Plan and Zoning Commission public hearing notice on Friday, May 27th.

The PO number for this notice is 1718754

We would appreciate receiving proof of publication for our records. If you have any questions, please contact me at the same email address this was sent with or at my phone number listed in my email.

NOTICE
PUBLIC HEARING
TUESDAY, June 6, 2017 - 5:00 P.M.
CITY OF DAVENPORT PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA

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

Case No. REZ17-04: Request of Costco Wholesale Corporation to rezone approximately 17.88 acres located north of the intersection of Fairhaven Road and East 53rd Street from A-1 Agriculture District and R-1 Low Density Residential District to PDD, Planned Development District. This property is located in the 6th Ward.

Public hearings are scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, June 6, 2017 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No. 1718754

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

MEMORANDUM

Date: May 30, 2017

To: Matt Flynn
Community Planning and Economic Development

From: Tom Leabhart, P.E.
Development Engineer

Re: Proposed Costco Site Plan Review

Prior to the approval of the above referenced plat the following conditions need to be addressed:

1. The new right of way line and sidewalk should both be shown as straight lines between the two driveways rather than offsetting to the south. Although this may interfere with the future fuel expansion, it appears that a setback variance may be needed in any case.
2. Construction details for the proposed 53rd Street widening, turn lane additions, driveways, storm and sanitary sewers are still needed. Some of these details may affect the new right of way and sidewalk locations.
3. It is our understanding that with City input Costco will design and construct the full width reconstruction of 53rd Street from roughly the east side of the Lorton Ave intersection to the match point east near the fire station. The city will reimburse Costco for eligible costs.
4. Along with the delivery truck entrance path the exit path should also be shown on the plan. Trucks should be able to exit to the east.
5. Drainage patterns need to be reviewed, especially on entrances. Water runoff cannot increase on residential property to the south
6. Is there a possibility of joining the detention with the apartments? Along with the review of better water quality ideas.
7. Slope and depth of storm sewer from east entrance inlet heading north then over to detention will be deep. Can the pond fill without backing into the inlet?
8. Need Details of easterly turn lane and its impact on the fire department.
9. Property lines/Right of Way lines on the south side of 53rd are incorrect. There was dedication of Right of Way.
10. A left turn lane shall be constructed for the west entrance. The turn lane length shall be approximately 150 feet long. This will necessitate the reduction of the westbound left turn lane at Lorton Avenue to a length of approximately 50 feet.
11. The west entrance shall be signalized and the signalization shall be paid for entirely by the developer and constructed to City of Davenport standards. All equipment used for signalization must be approved by the Traffic Engineer. The signal will be interconnected with the adjacent signals in both directions on 53rd Street. The City will

likely already have conduit and fiber optic cable along this corridor when the signals are installed. City staff will create the timing plan for the signals.

12. Right turn lanes shall be constructed for both entrances. The right turn lane for the west entrance will be the length of road between the entrances and the one for the east entrance will be as long as practical. The slope of the fire station entrances, especially the one leading to the building, will determine how long that right turn lane can be.
13. The east entrance shall be a right-in, right-out entrance. The only way to ensure no left turns in or out of that entrance is to construct a raised median in 53rd Street. The median shall start just past the west entrance and continue just past Fairhaven and the east entrance. A short left turn lane shall be constructed at the end of the median to accommodate left turns into the fire station's west driveway.

cc: Gary Statz, Amy Kay, Eric Longlett, Brian Schadt

PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: NEC OF E 53RD ST & ELMORE CIR
DAVENPORT, IA

SITE DATA:

TOTAL COSTCO SITE AREA: 17.88 ACRES (778,852 SF)

INCLUDES:

- DETENTION POND 0.87 ACRES (42,170 SF)
- LANDSCAPE BUFFER 0.78 ACRES (34,155 SF)

JURISDICTION:

CITY OF DAVENPORT

ZONING:

C-4

SETBACKS:

NORTH 50'

WEST 25'

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA:

156,170 SF

INCLUDES:

WAREHOUSE MAIN LEVEL
ENCLOSED CANOPY
FIRE DEPT ROOM / MACHINE ROOM

150,129 SF
4,002 SF
2,039 SF

PARKING DATA:

TOTAL PARKING:

715 STALLS

INCLUDES:

MAIN LEVEL PARKING PROVIDED:

- 10' WIDE STALLS
- ACCESSIBLE STALLS

688 STALLS
17 STALLS

NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:

4.57 STALLS

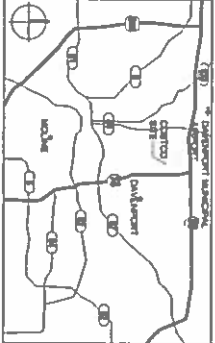
NOTES:

EXISTING CONDITIONS TO BE FIELD VERIFIED.

VICINITY MAP



REGIONAL MAP



0 25' 50' 100'
1" = 50.0'



COSTCO WHOLESALE

DAVENPORT, IOWA

CONCEPT SITE PLAN

MAY 10, 2017

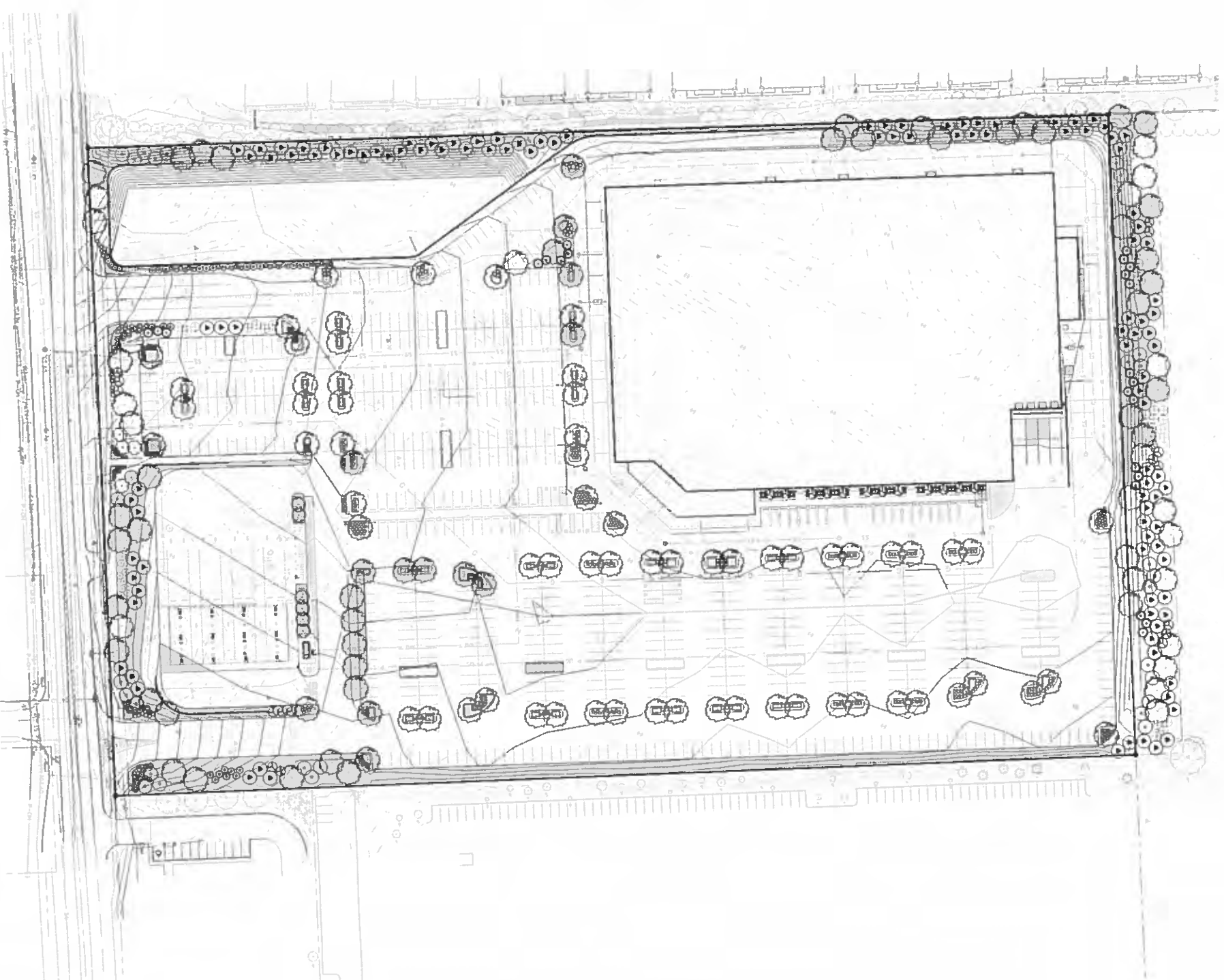
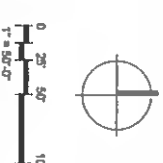
DD11-03

COSTCO WHOLESALE

DAVENPORT, IOWA

CONCEPT LANDSCAPE PLAN

MAY 10, 2017

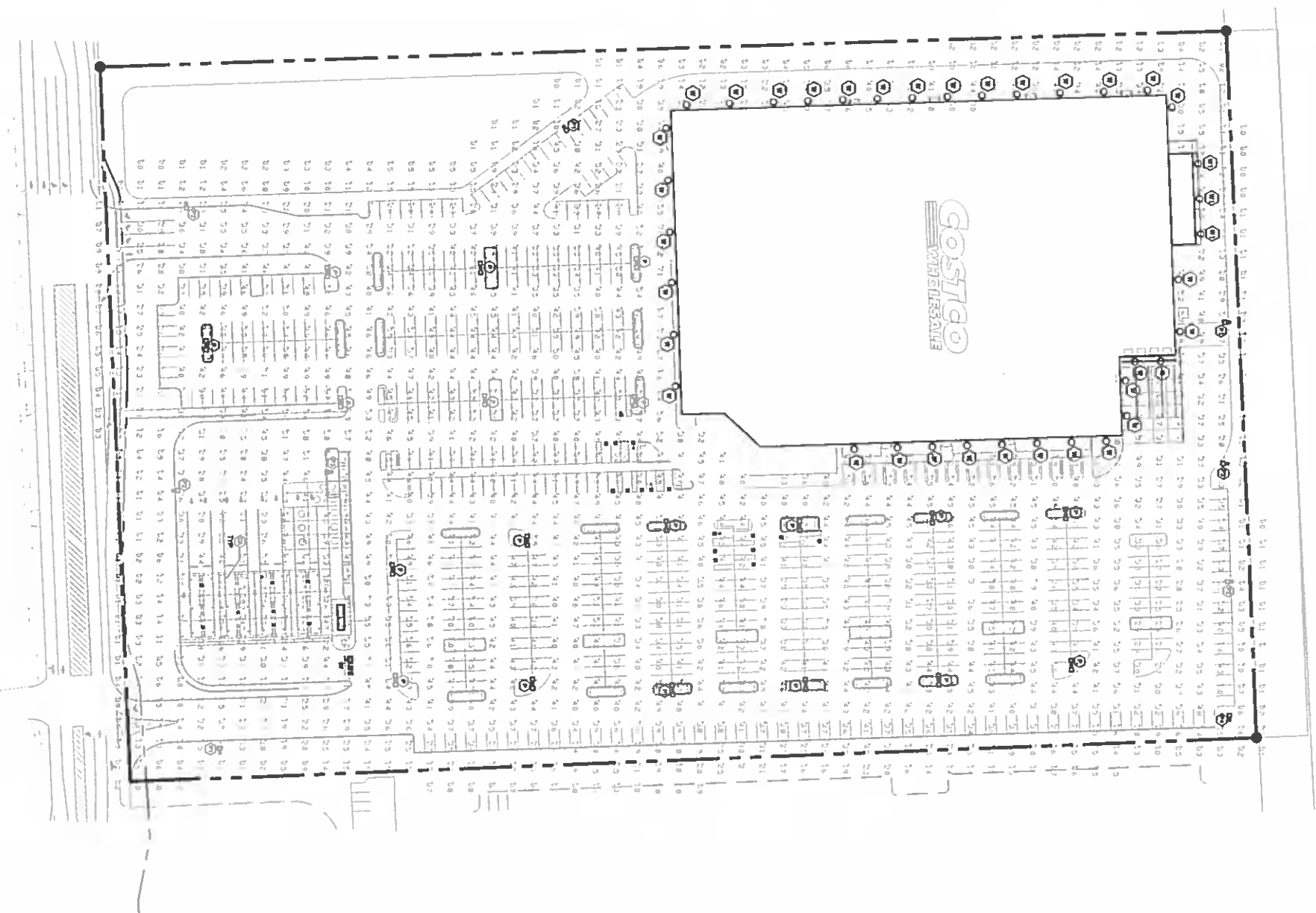
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COSTCO
WHOLESALE
DAVENPORT, IA

SMITHGROUP JJR

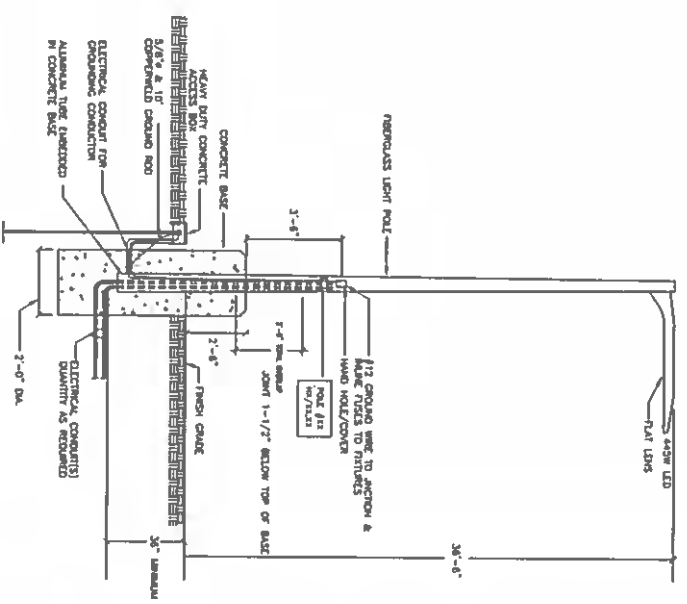
201 DEPOT STREET
ANN ARBOR, MI 48106
734 662 4457
www.stefy.org

93257.000
MAY 10, 2017
CONCEPT
LANDSCAPE
PLAN
L-1



SITE PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

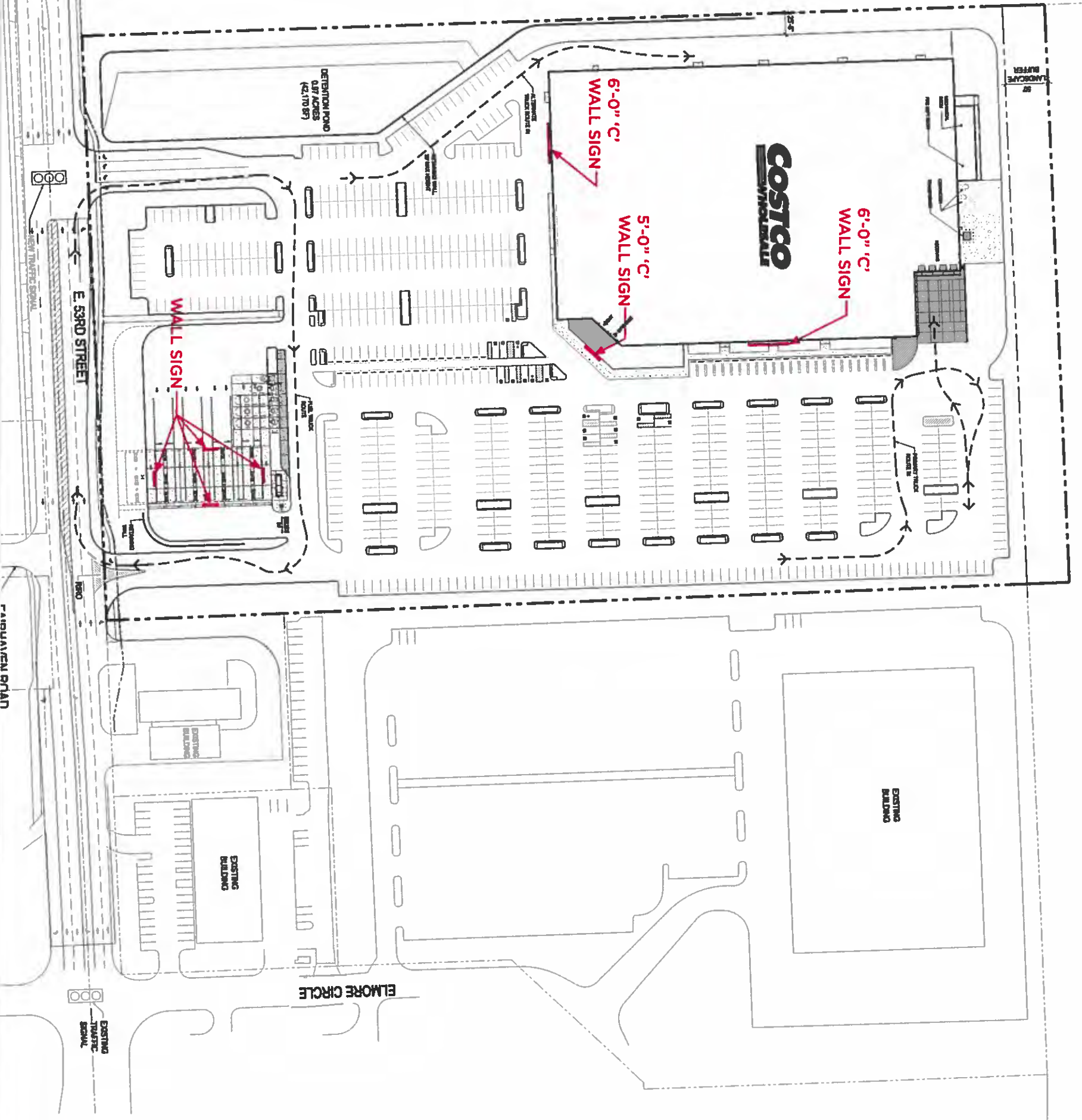
FIGURE DESCRIPTION	
①	COVER: GULLION 3' ELEM.-4' 0" I.D.-1' 4" 3/4" I.D., 80% TYPE 2, 2" 4" DIA. FIBERGLASS FOLD 36" 4" 4" ABOVE CRACK, 18" 4" 4" ABOVE CRACK.
②	COVER: GULLION 3' ELEM.-4' 0" I.D.-1' 4" 3/4" I.D., 44% TYPE 3 DISTRIBUTION, FIBERGLASS FOLD 36" 4" 4" ABOVE CRACK, 18" 4" 4" ABOVE CRACK.
③	COVER: GULLION 3' ELEM.-4' 0" I.D.-1' 4" 3/4" I.D., 44% TYPE 3 DISTRIBUTION, FIBERGLASS FOLD 36" 4" 4" ABOVE CRACK, 18" 4" 4" ABOVE CRACK.
④	COVER: GULLION 3' ELEM.-4' 0" I.D.-1' 4" 3/4" I.D., 44% TYPE 3 DISTRIBUTION, FIBERGLASS FOLD 36" 4" 4" ABOVE CRACK, 18" 4" 4" ABOVE CRACK.
⑤	UNION: HONEY LEM 4' 0" DIA. 300 TGA, 100% I.D., 20" 4" 4" ABOVE CRACK.
⑥	UNION: HONEY LEM 4' 0" DIA. 300 TGA, 54% I.D., 15" 4" 4" ABOVE CRACK.
⑦	1200 LB. SHARED SHOCKING DOWN UPRN FLAT DWS, 18" 4" 4" ABOVE CRACK.



NOTE: PROVIDE CONCRETE 3'-0" X 45" REQUIRED.
THIS DETAIL IS FOR ELECTRICAL CONNECTIONS ROUTING OVER
SEE STRUCTURAL DRAWINGS SO 2 FOR DETAILS.

POLE DETAIL

SCALE: NTS





MG2

MAY 11TH, 2017
PROJECT # 16-5532-01 V.#1.2
DAVENPORT, IA

ENTRY PERSPECTIVE

Costco
WHOLESALE

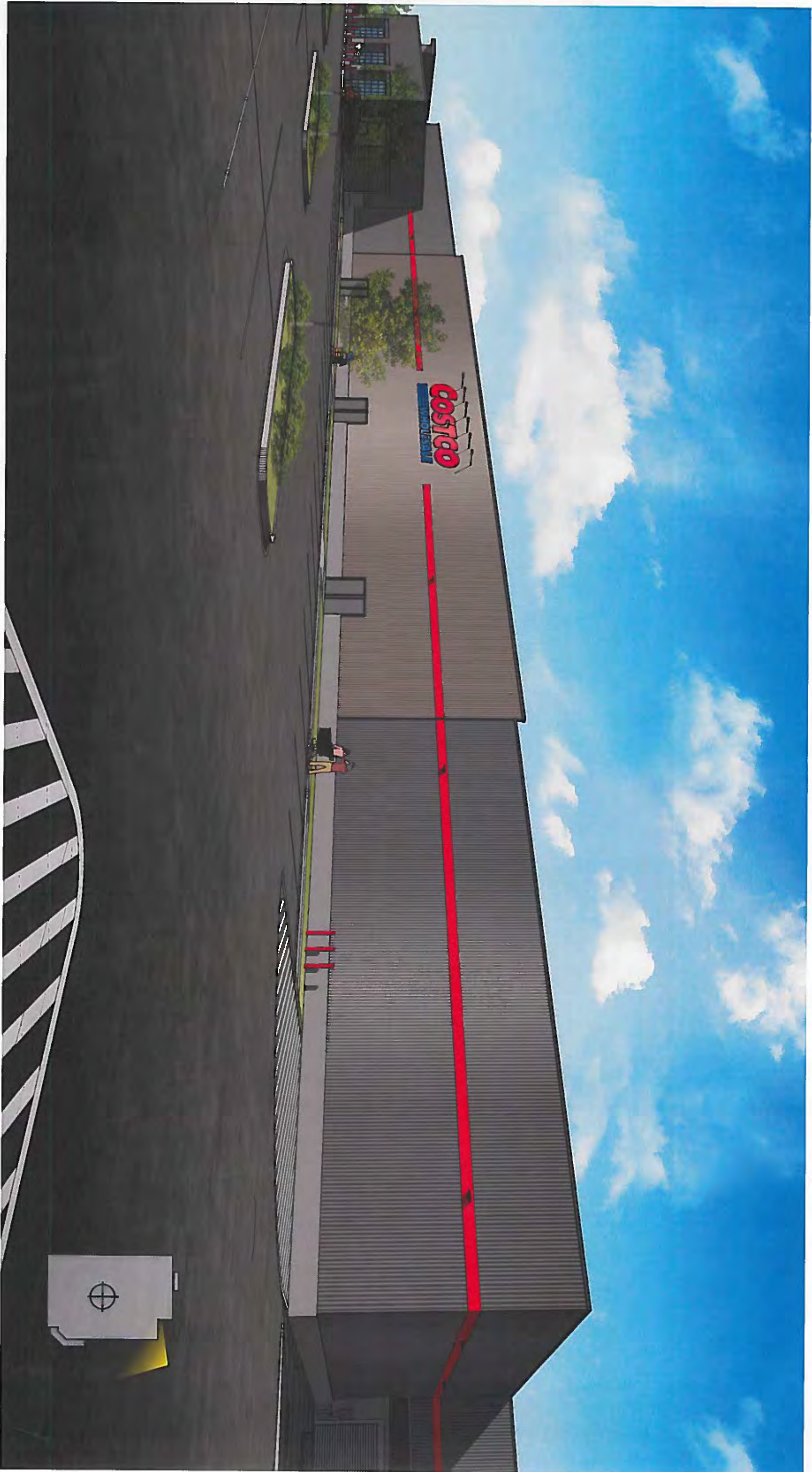


MG2

MAY 11TH, 2017
PROJECT # 16-5532-01 V. #12
DAVENPORT, IA

SOUTHWEST PERSPECTIVE

Costco
WHOLESALE

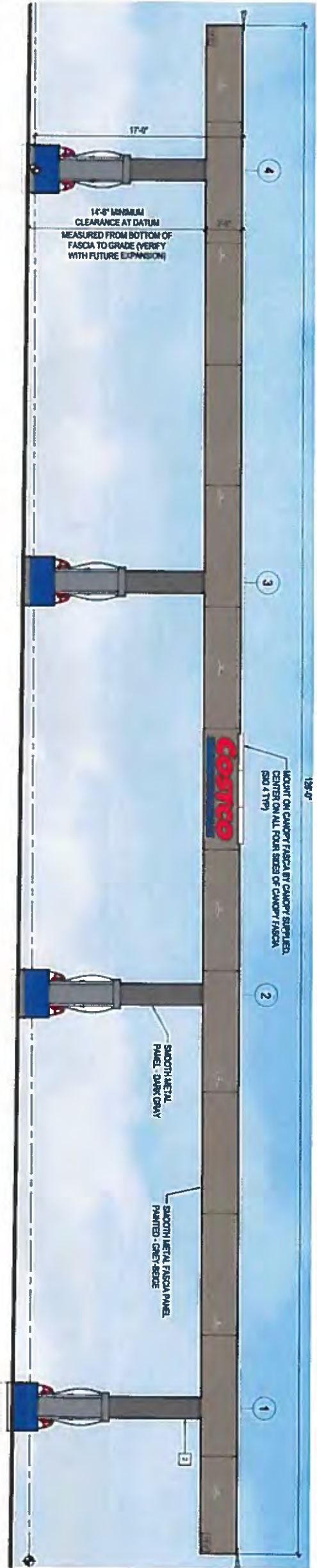


MG2

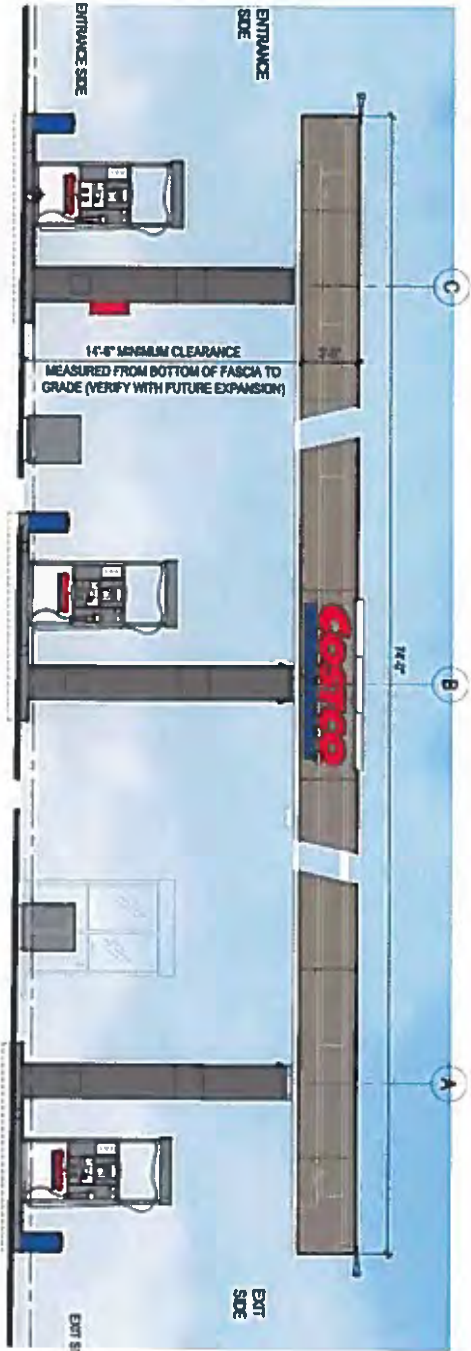
MAY 11TH, 2017
PROJECT # 16-5532-01 V #1.2
DAVENPORT, IA

NORTHEAST PERSPECTIVE

Costco
WHOLESALE



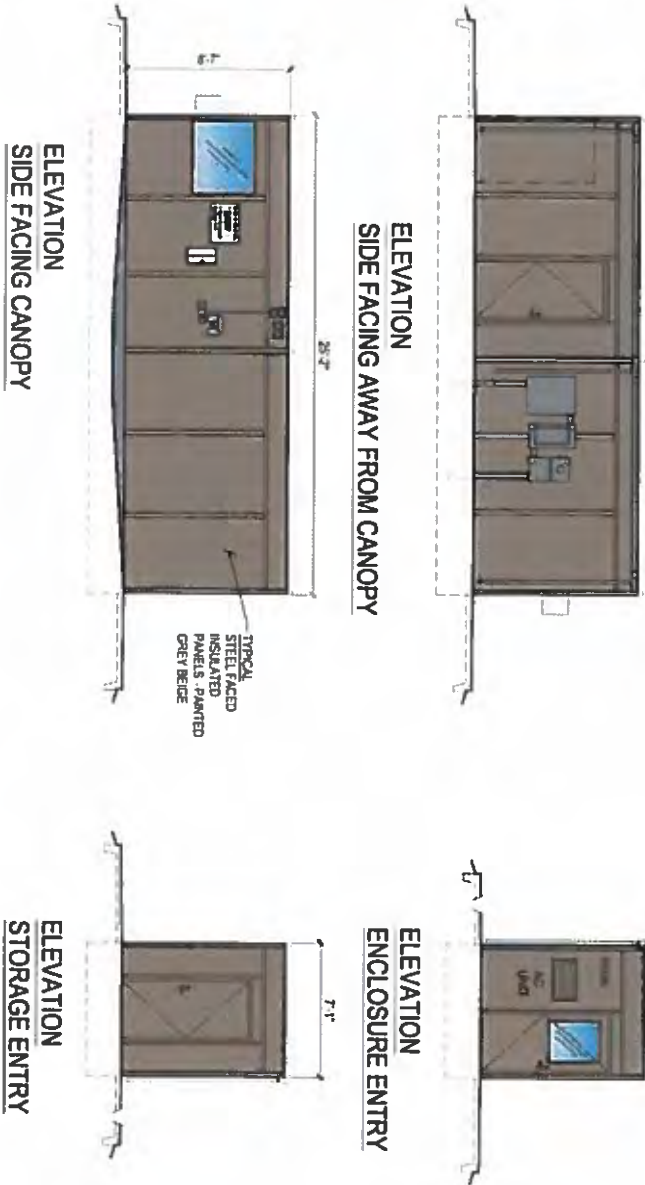
1 EAST & WEST ELEVATIONS
SCALE: 1/4" = 1'-0"



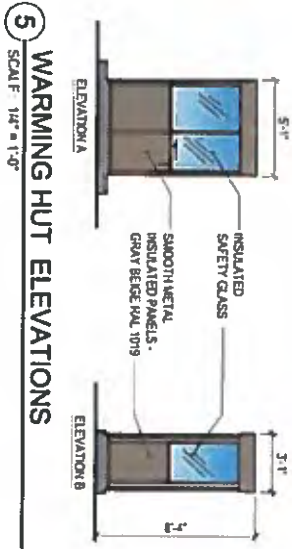
2 NORTH & SOUTH ELEVATIONS
SCALE: 1/4" = 1'-0"



SIGNAGE AREA TABULATION (WALL SIGNS)				
QTY	SIGN	SIZE	AREA (SF) EA	TOTAL SF
4	COSTCO WHOLESALE	2'-5 1/4" X 8'-6 5/8"	22	88 SF
			TOTAL SIGNAGE AREA	
			88 SF	



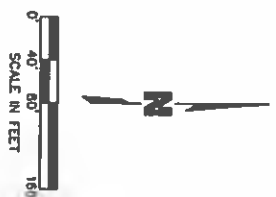
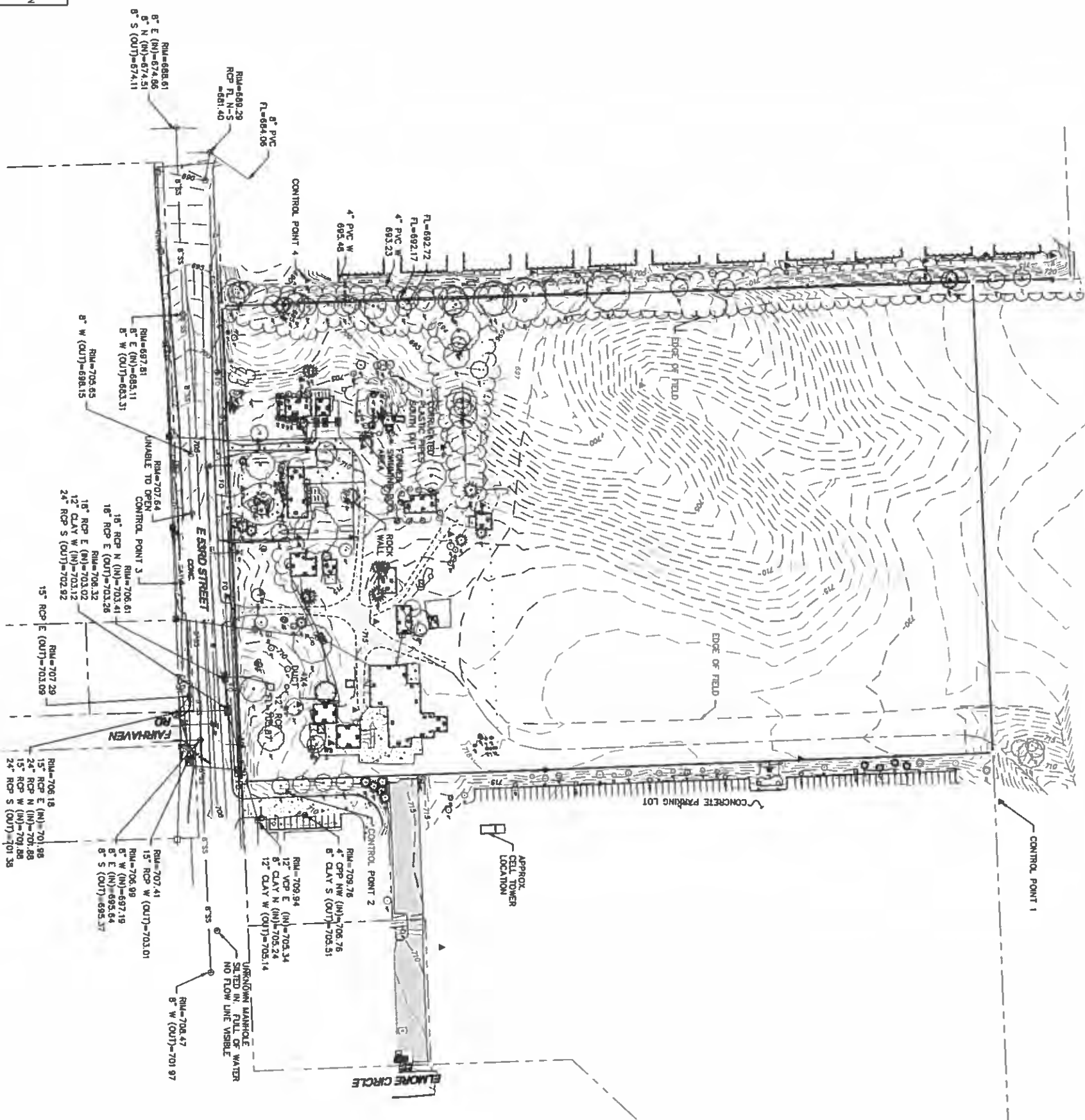
3 CONTROLLER ENCLOSURE
SCALE: 1/4" = 1'-0"



5 WARMING HUT ELEVATIONS
SCALE: 1/4" = 1'-0"

_____	BOUNDARY LINE
_____	ADJACENT PROPERTY LINE
_____	PREVIOUSLY PLATTED LOT LINES
_____	ZONING DELINEATION
_____	SETBACK LINES
_____	EDGE OF FIELD
_____	WATER LINE
_____	STORM SEWER PIPE
_____	SAINTARY SEWER PIPE
_____	UNDERGROUND TELEPHONE
_____	UNDERGROUND POWER
_____	OVERHEAD POWER
_____	UNDERGROUND GAS
_____	WORKER OR MAINTENANCE FENCE
_____	WINDMILL Pylon OR CHIMNEY PIPES
_____	WOOD FENCE
_____	BRIT BENCH MARK/CONTROL
_____	FOUND CRISSED "X"
_____	GRAVE MARK
_____	SEWER CLEANOUT
_____	STORM MANHOLE
_____	SAINTARY MANHOLE
_____	FREE HYDRAUT
_____	WATER VALVE
_____	UNKNOWN MANHOLE
_____	POWER POLE WITH LIGHT
_____	TRAFFIC SIGNAL BASE
_____	POWER POLE
_____	GAS VALVE
_____	ELECTRIC METER
_____	GAS METER
_____	TELEVISION PEDIMENTAL
_____	TELEPHONE PEDIMENTAL
_____	GAS RISER
_____	FIBER OPTIC MANHOLE
_____	GAS MANHOLE
_____	ROOF DRAIN
_____	GLAY WARE
_____	TRANSFORMER
_____	MAIL BOX
_____	SOIL BORING
_____	TYRES AND DIAMETER
_____	MEASURED DISTANCE
_____	RECORDED DISTANCE
_____	TABLE "X" ITEM NOTE
_____	RECORDABLE "Y" ITEM NOTE
_____	BRITISH NOTE
_____	LANDSCAPE MATCH
_____	CONCRETE MATCH
_____	GRAVEL MATCH
_____	ASPHALT MATCH
_____	WOOD DECK
_____	BRICK MATCH

NOTE: GLOSSON ASSOCIATES AND THE SURVEYOR OF RECORD HAVE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER PARTY DISCLAIMS ANY LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY. THE SURVEYOR OF RECORD FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ON THIS RECORD ARE ACCURATE. THE SURVEYOR OF RECORD HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. IF ANY UNDERGROUND UTILITY LOCATIONS ARE RELOCATED THEY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING THE UTILITIES. GLOSSON ASSOCIATES AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR FOR THE DEPTH OF ANY UNLOCATED OR NON-RECOVERABLE UTILITIES. UTILITIES WERE ORDERED TO BE LOCATED PERMISSIBLY BY THE LOCATION OF RECORDABLE UTILITIES LISTED ON THE RECORD. LOCATIONS OF RECORDABLE UTILITIES LISTED ON THE RECORD ARE: DISTRICT, OMAHA PUBLIC POWER DISTRICT, CROW COMMUNICATIONS, WETPLOW UTILITIES NETWORK, SD 282 WICKS SOUTHPOINTE, SD 488-4 CORNERS AND UNIT PRIVATE NETWORKS, LLC.



**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

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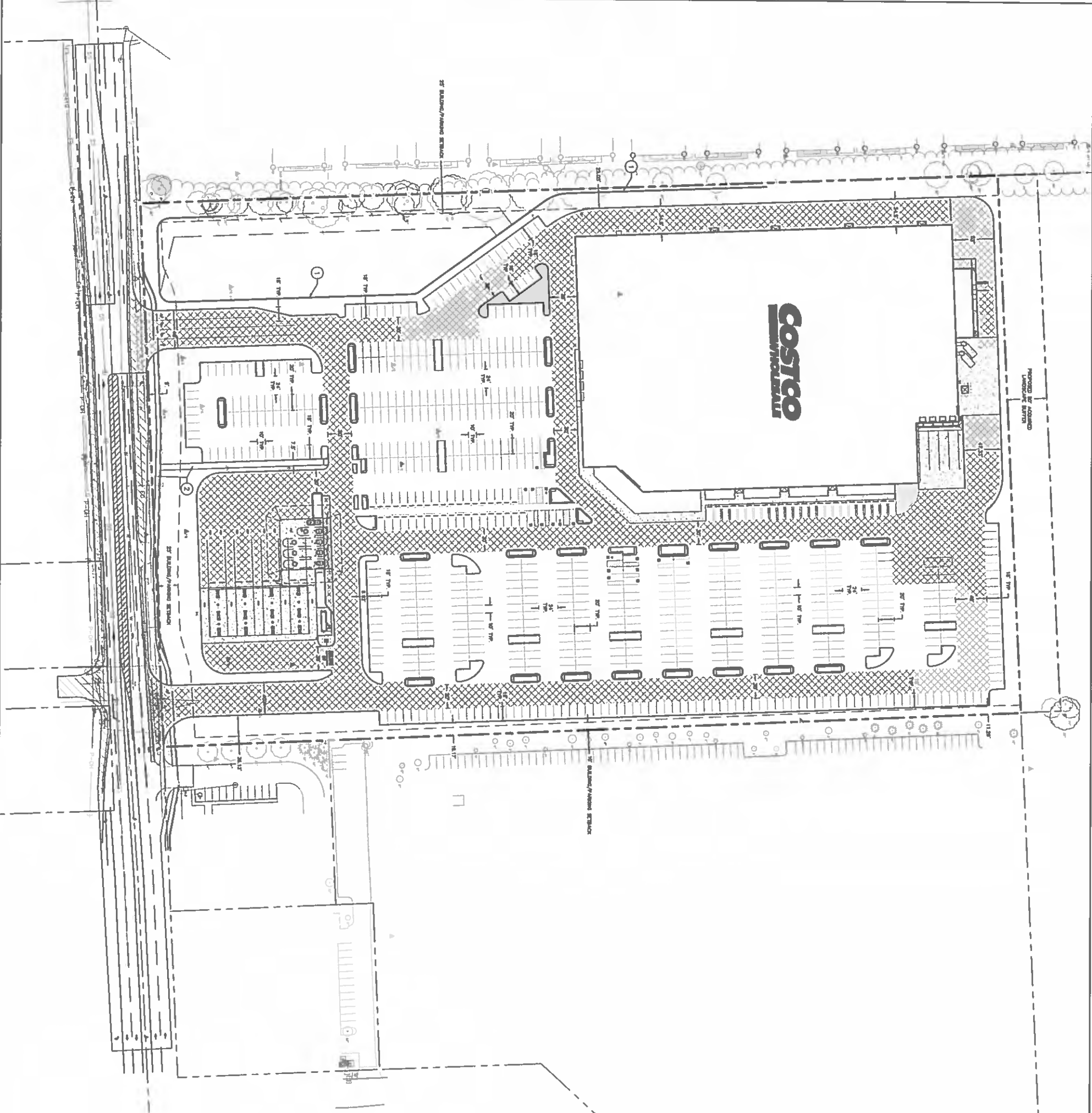
EXISTING CONDITIONS

COSTCO WHOLESALE
0 STREET & ELMORE CIRCLE

DAVENPORT, IOWA

OLSSON
ASSOCIATES

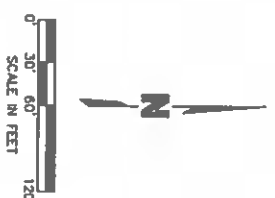
7157 Vista Drive TEL 915.331.8617
West Des Moines, IA 50395 FAX 915.331.8618 www.stamann.com



LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- PROPERTY SETBACK
- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- GENERALLY DEFINED PUBLIC IMPROVEMENT AREA

- KEYNOTES:**
- ① INSTALL RETAINING WALL (SEE ALSO GRADING PLAN)
 - ② INSTALL CONCRETE SIDEWALK, WIDTH PER PLAN



PRELIMINARY PLANS
NOT FOR CONSTRUCTION
DATE: 5/11/2017

SITE PLAN		REVISIONS	
COSTCO WHOLESALE 53RD STREET & ELMORE CIRCLE		REV. NO.	DATE
DAVENPORT, IOWA			
2017			

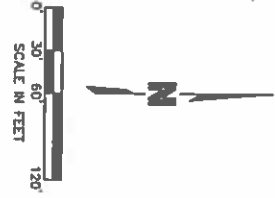
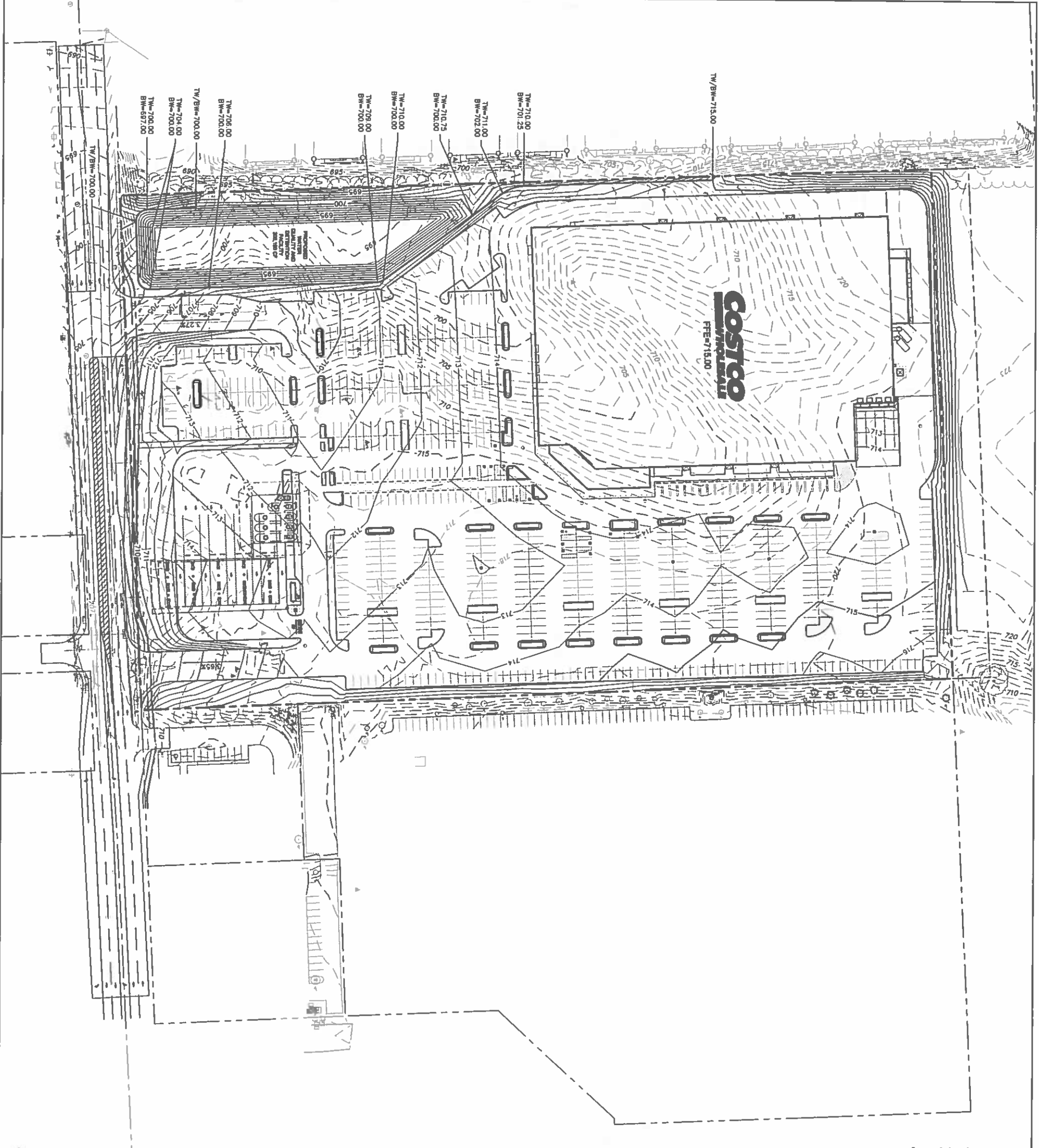
MOLSSON ASSOCIATES

7187 Volo Drive
West Des Moines, IA 50325

Tel: 515.321.0517
Fax: 515.321.0510
www.molssonassociates.com

Drawn By: [Name]
Checked By: [Name]
Project No.: 170610
Drawing No.: 0501-1000-017-0610-01

SHEET C2



0 30 60 120
SCALE IN FEET

PRELIMINARY PLANS
NOT FOR CONSTRUCTION
04/28/2017

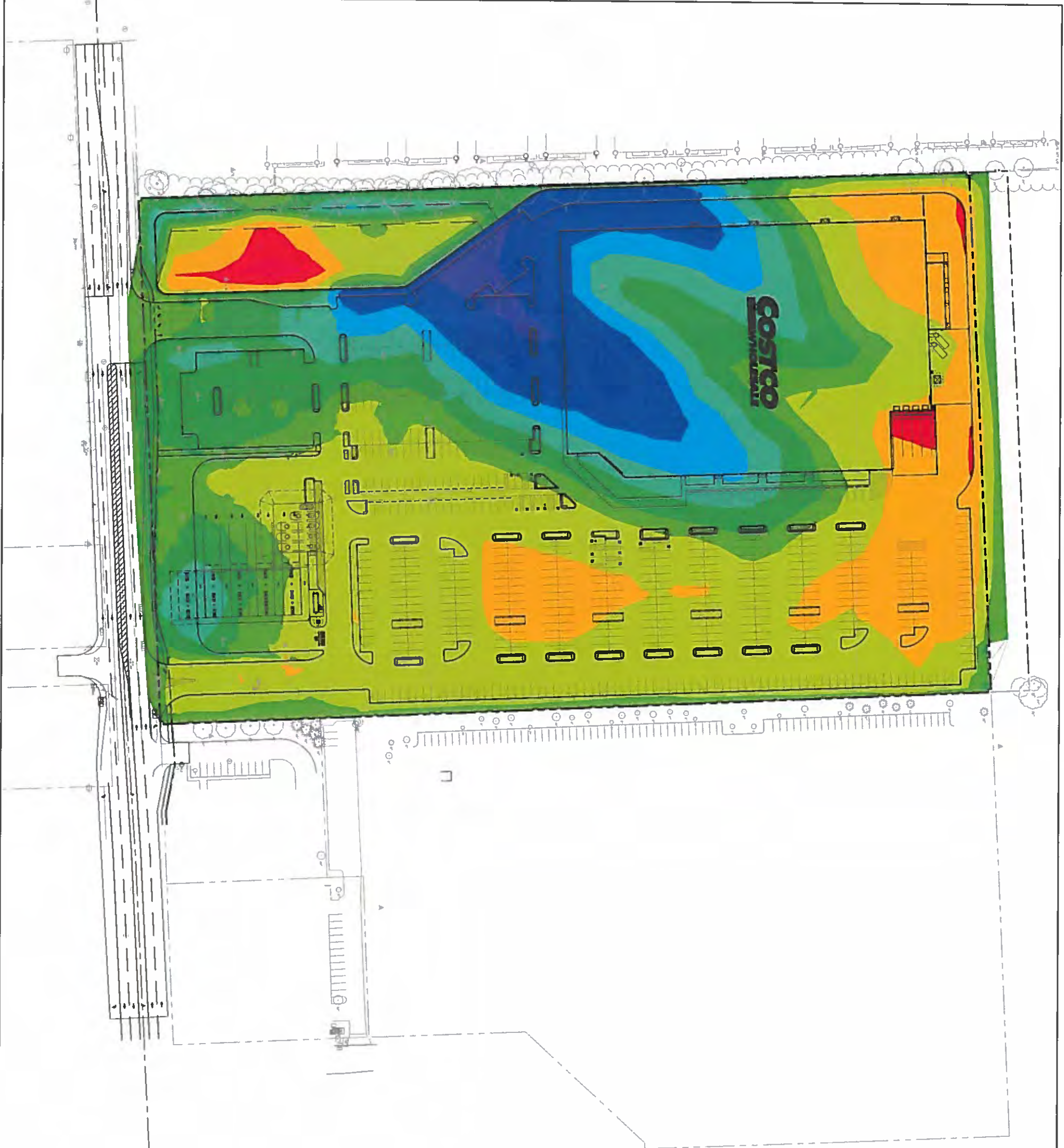
LEGEND	
---	EXISTING BOUNDARY
---	PROPOSED BOUNDARY
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
---	TOP OF WALL ELEVATION
---	BOTTOM OF WALL ELEVATION
---	RETAINING WALL

GRADING PLAN		REV. NO.	DATE	REVISIONS DESCRIPTION
COSTCO WHOLESALE				
53RD STREET & ELMORE CIRCLE				
DAVENPORT, IOWA				
2017				REVISIONS

7187 Vista Drive
West Des Moines, IA 50268
TEL 515.331.8617
FAX 515.331.8518
www.molssonassociates.com

Drawn by: [blank]
Checked by: [blank]
Designed by: [blank]
Project no.: 0170610
Date: 04/28/2017

SHEET
C3



LEGEND
PROPOSED PROPERTY
RETAINING WALL

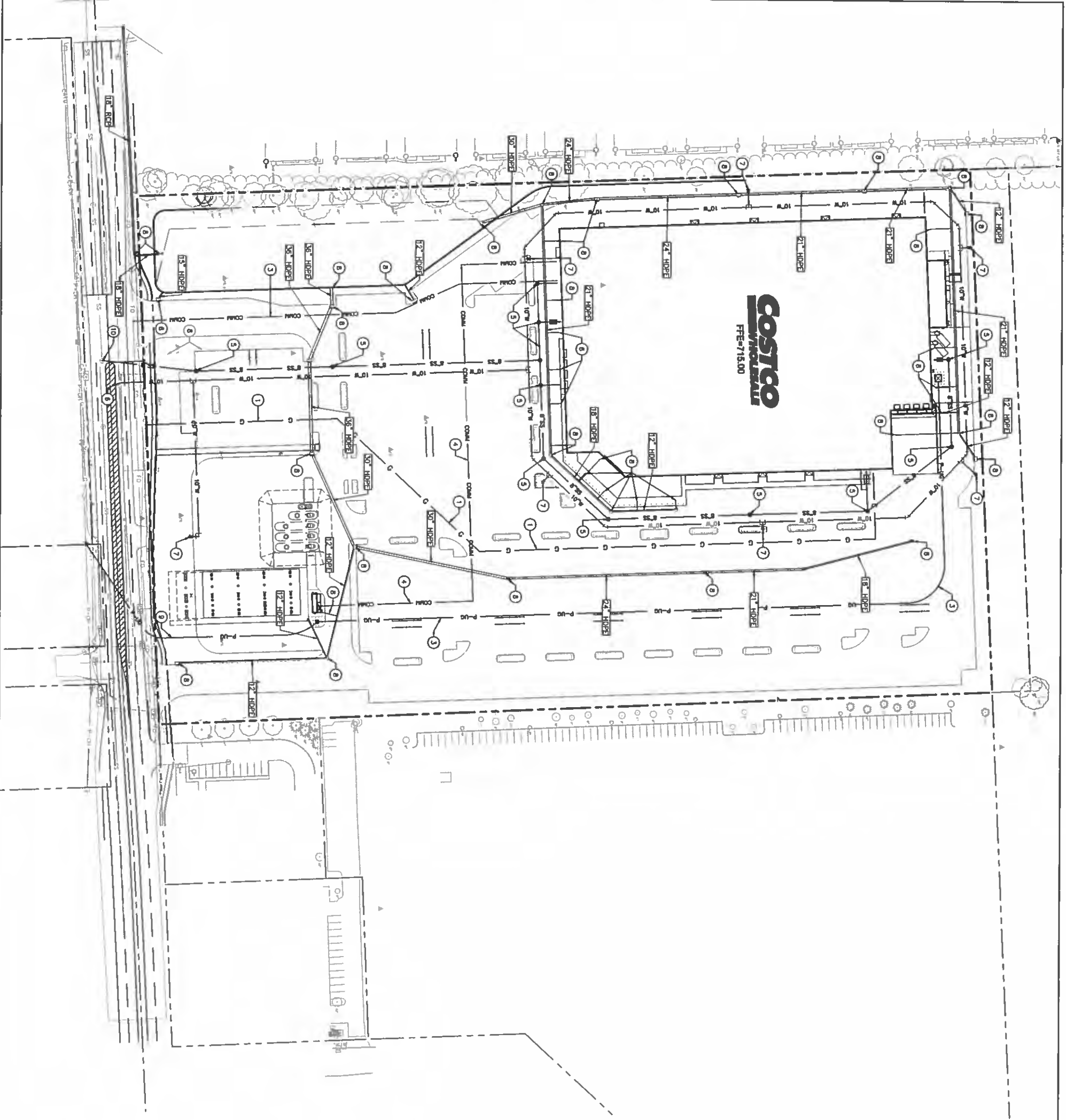
ELEVATIONS			
NUMBER	MIN. ELEV.	MAX. ELEV.	COLOR
1	-14.09	-11.00	
2	-11.00	-8.00	
3	-8.00	-5.00	
4	-5.00	-2.00	
5	-2.00	0.00	
6	0.00	3.00	
7	3.00	6.00	
8	6.00	9.00	
9	9.00	12.00	
10	12.00	15.00	
11	15.00	17.00	

FILL CUT

- NOTES:
1. EARTHWORK FIGURES ARE APPROXIMATE
 2. SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION
 3. CUT AND FILL FIGURES IN COLOR TABLE REPRESENT
 4. A SHRINKAGE FACTOR OF 2.15 WAS USED
 5. SURCHARGE NOT INCLUDED FOR BUILDING PAD

- EARTHWORK TOTALS:
1. TOTAL HEAVY DUTY ASPHALT = 183,550 SF = 7,931 CY (CUT)
 2. TOTAL LIGHT DUTY ASPHALT = 225,778 SF = 7,317 CY (CUT)
 3. TOTAL CONCRETE PAVEMENT = 23,825 SF = 897 CY (CUT)
 4. TOTAL BUILDING = 173,243 SF = 6,417 CY (CUT)
 5. TOTAL SPOIL = 2,455 CY (CUT)
 6. TOTAL FUEL TANK PIT = 3,228 CY (CUT)
 7. TOTAL SURFACE CUT = 66,788 CY
 8. TOTAL SURFACE FILL = 70,351 CY
 9. NET = 24,782 CY (CUT)

0' 30' 60' 120'
SCALE IN FEET
PRELIMINARY PLANS
NOT FOR CONSTRUCTION
04/26/2017



LEGEND	
---	EXISTING BOUNDARY
---	PROPOSED BOUNDARY
---	WATERLINE
---	STORM SEWER LINE
---	SANITARY SEWER LINE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND POWER LINE
---	EXISTING FIBER LINE
---	EXISTING SANITARY LINE
---	EXISTING WATER LINE
---	EXISTING STORM SEWER LINE
---	EXISTING UNDERGROUND TELEPHONE
---	EXISTING UNDERGROUND POWER
---	EXISTING OVERHEAD POWER
---	EXISTING GAS LINE
---	EXISTING CABLE LINE
---	CATV

- KEYNOTES:**
1. INSTALL GAS SERVICE AND CONNECT TO SOURCE ACROSS E. 53RD STREET
 2. INSTALL PRIMARY ELECTRICAL SERVICE TO WAREHOUSE TRANSFORMER
 3. INSTALL CONDUIT FOR TELEPHONE SERVICE TO WAREHOUSE
 4. INSTALL CONDUIT FOR TELEPHONE SERVICE FROM WAREHOUSE TO GAS STATION
 5. INSTALL SANITARY SEWER SINKER AND MANHOLES, PRESS. AND SAND/OIL SEPARATORS SHOWN ON MEP PLANS
 6. TAP EXISTING WATER MAIN AND INSTALL FIRE LINE AND DOMESTIC SERVICE TO WAREHOUSE WITH METER INSIDE BUILDING
 7. INSTALL PRIVATE FIRE LINE TO BACKFLOW PREVENTION VALVE AND FIRE HYDRANT
 8. INSTALL CONCRETE STORM STRUCTURES, ROOF DRAIN PIPING AND STORM DRAIN PIPING
 9. INSTALL PRIMARY ELECTRICAL SERVICE TO GAS STATION TRANSFORMER
 10. CONNECT SANITARY SERVICE TO EXISTING MAIN IN E. 53RD STREET



PRELIMINARY PLANS
NOT FOR CONSTRUCTION
04/25/2017

UTILITY & STORM SEWER PLAN		REVISIONS	DATE	REV NO.	REVISIONS DESCRIPTION
COSTCO WHOLESALE 53RD STREET & ELMORE CIRCLE					
DAVENPORT, IOWA		2017			

Drawn by: JPS

Checked by: JPS

QA/QC by: JPS

Project no.: 017-0610

Sheet no.: 04/25/2017

7157 Main Drive
West Des Moines, IA 50268

TEL 515.331.8517
FAX 515.331.8518
www.molssonassociates.com

MOLSSON[®]
ASSOCIATES

Traffic Impact Study: Costco Wholesale Warehouse Development

Davenport, Iowa

March 2017

Prepared for: Costco Wholesale Corporation

Prepared by:

SHIVEHATTERY
ARCHITECTURE+ENGINEERING

316 Second Street SE, Suite 500
Cedar Rapids, IA 52406
(515) 364-0027

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Appendix

<u>Appendix 1</u>	Turning Movement Data
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<u>Appendix 3</u>	Operational Analysis Worksheets

Executive Summary

Costco Wholesale Corporation initiated this traffic study to identify potential traffic impacts on the adjacent roadway network and provide traffic mitigation measures, if necessary, due to their proposed Costco Wholesale warehouse development in the City of Davenport, Iowa.

The following study intersections within the study area were identified for analysis:

1. East 53rd Street & Lorton Avenue/Jersey Meadows Apartments (53rd Street & Lorton Avenue hereafter)
2. East 53rd Street & Proposed West Access (53rd Street & West Access hereafter)
3. East 53rd Street & Fairhaven Road/Proposed East Access (53rd Street & Fairhaven Road hereafter)
4. East 53rd Street & Elmore Circle (53rd Street & Elmore Circle hereafter)
5. East 53rd Street & Elmore Avenue (53rd Street & Elmore Avenue hereafter)

The above list assigns each study intersection with a number that is used throughout the report. (e.g. #1 = 53rd Street & Lorton Avenue).

The area immediately surrounding the proposed development generally incorporates retail, lodging, service, office, residential, and undeveloped land uses.

The Costco Wholesale warehouse development will consist of a 156,170 square foot footprint warehouse, as well as a gas station with 16 vehicle fueling positions. The proposed development will be located directly north of 53rd Street, east of the Jersey Meadows Apartments, and west of the AT&T Call Center that abuts Elmore Circle. The Costco Wholesale warehouse development is expected to be completely built by the end of 2018. The development is proposing two access points. One access point will be located between Lorton Avenue and Fairhaven Road. This access point will be a full access point, meaning there will not be any restricted turning movements. The second access point will become the southbound approach to the intersection of 53rd Street and Fairhaven Road, which will restrict southbound left-turn, eastbound and westbound left-turn, and northbound through and left-turn movements. Costco anticipates having to install a traffic control signal at the full access point between Lorton Avenue and Fairhaven Road (West Access). Sight visibility zones corresponding to intersection sight distance calculations as defined through AASHTO should be identified and maintained at these access points. These zones should not contain structures or plantings that would preclude unobstructed views of oncoming traffic. Current designs for the development do not indicate obstructions within the sight visibility zones.

Turning movement counts were collected in mid-February between 9:00 AM and 9:00 PM on a weekday and on a Saturday between 9:00 AM and 5:00 PM. Afternoon (PM) and Saturday peak hour intersection turning movement counts were analyzed between the hours of 4:00 PM and 6:00 PM on a weekday and between 11:00 AM and 2:00 PM on a Saturday, respectively. The weekday PM and Saturday midday peak hours were analyzed because they will typically represent the hours of the day with the highest generated traffic volume for this type of development, which is of greatest interest for design and operational considerations. The weekday PM and Saturday midday peak hours at the study intersections were determined based on the four highest consecutive 15-minute turning movement count periods between 4:00 PM and 6:00 PM and 11:00 AM and 2:00 PM, respectively, at the 53rd Street and Elmore Avenue intersection. The weekday PM and Saturday midday peak hours at the 53rd Street and Elmore Avenue intersection governed the weekday PM and Saturday midday peak hours at the study intersections because it is the study intersection with the highest volume of entering vehicles. The raw and refined peak hour turning movement data at the study intersections are provided in Appendix 1 of this report.

This report analyzes projected 2018 (buildout year) and 2038 (design year) traffic volume conditions with and without the proposed Costco Wholesale warehouse development. Hence trends in traffic volume growth near the vicinity of the proposed development need to be identified. Traffic analysis will typically apply an annual growth rate to study intersections' existing volumes prior to adding project development trips to account for

traffic volume growth passing through study intersections, which is unrelated to the specific development (i.e. the Costco Wholesale warehouse) being analyzed. This traffic volume growth is often referred to as background traffic growth. A review of 2006 and 2014 annual average daily traffic volumes obtained from the Iowa Department of Transportation (DOT), along 53rd Street near the vicinity of the proposed project indicated an approximate 1.8 percent annual growth rate. It should be noted, over time growth rates generally do not exhibit a straight line growth, but rather tend to level off as the surrounding area continues to develop. As such, a 1.8 percent annual growth rate was applied to existing volumes between 2017 and 2028 and then a 0.9 (half of 1.8) percent annual growth rate was applied between 2029 and 2038 to reflect projected future background traffic volume growth, which can be expected through a sustained constant area growth without the Costco Wholesale warehouse. The use of a straight line growth rate for the prediction of future events is generally a conservative methodology and should be considered as such when reviewing the output of this analysis.

Project trip generation is based on nationally accepted trip generation rates and fitted curve equations contained in the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012. The Davenport Costco Wholesale warehouse development, which is expected to be completely built by the end of 2018, is most closely represented by ITE's Discount Club (ITE Code 857) and Gas Station (ITE 944) & Gas Station with Convenience Market and Car Wash (ITE Code 946). Trips were generated for these land uses and correspond to the PM weekday and Saturday midday peak hours of the adjacent roadway network.

Trip distribution percentages for the Costco Wholesale warehouse development are based upon expected travel patterns in the surrounding roadway network. 30% of all project trips are expected to depart the development and travel westbound and arrive to the development by traveling eastbound via 53rd Street. Similarly, 60% of all project trips are expected to depart the development and travel eastbound and arrive to the development by traveling westbound via 53rd Street. The remaining 10% of all projected trips are expected to depart the development and travel eastbound on 53rd Street, then southbound on Elmore Avenue and arrive to the development by traveling northbound on Elmore Avenue and westbound on 53rd Street.

The future proposed intersection of 53rd Street and West Access is projected to meet MUTCD Warrant 2 criteria to justify a traffic control signal upon full buildout in 2018.

The analysis presented herein indicates the study intersection of 53rd Street and Elmore Avenue is projected to operate at LOS E during the weekday PM and Saturday midday peak hours under 2038 no build and buildout conditions. All other study intersections are projected to operate at an acceptable LOS through 2038 under no build and buildout weekday PM and Saturday midday peak hour conditions. Considering the Costco Wholesale warehouse development is not projected to degrade the LOS at the study intersections more than would otherwise occur without the development; no other changes/improvements to the study intersections lane configuration and control from what is depicted in Figure 11 are considered necessary.

Existing Conditions

Costco Wholesale Corporation initiated this traffic study to identify potential traffic impacts on the adjacent roadway network and provide traffic mitigation measures, if necessary, due to their proposed Costco Wholesale warehouse development.

The following study intersections within the study area were identified for analysis:

1. East 53rd Street & Lorton Avenue/Jersey Meadows Apartments (53rd Street & Lorton Avenue hereafter)
2. East 53rd Street & Proposed West Access (53rd Street & West Access hereafter)
3. East 53rd Street & Fairhaven Road/Proposed East Access (53rd Street & Fairhaven Road hereafter)
4. East 53rd Street & Elmore Circle (53rd Street & Elmore Circle hereafter)
5. East 53rd Street & Elmore Avenue (53rd Street & Elmore Avenue hereafter)

The above list assigns each study intersection with a number that is used throughout the report. (e.g. #1 = 53rd Street & Lorton Avenue).

The area immediately surrounding the proposed development generally incorporates retail, lodging, service, office, residential, and undeveloped land uses. A study area map showing the location of the study intersections is depicted in Figure 1.

Figure 1 Study Area Map

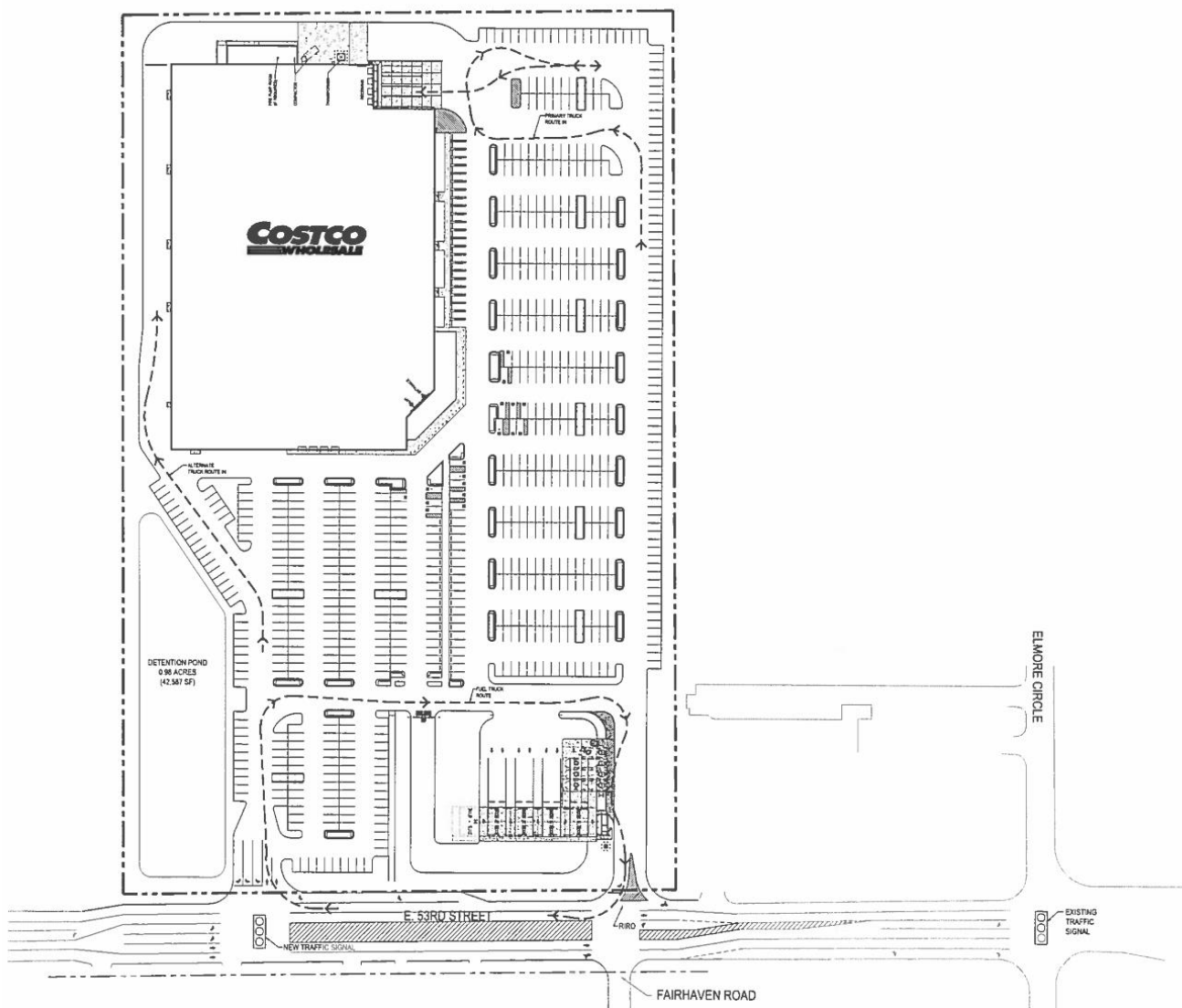


Project Description

The Costco Wholesale warehouse development will consist of a 156,170 square foot footprint warehouse, as well as a gas station with 16 vehicle fueling positions. The proposed development will be located directly north of 53rd Street, east of the Jersey Meadows Apartments, and west of the AT&T Call Center that abuts Elmore Circle. The Costco Wholesale warehouse development is expected to be completely built by the end of 2018. The development is proposing two access points. One access point will be a full access point, meaning there will not be any restricted turning movements. The second access point will become the southbound approach to the intersection of 53rd Street and Fairhaven Road, which will restrict southbound left-turn, eastbound and westbound left-turn, and northbound through and left-turn movements. Costco anticipates having to install a traffic control signal at the full access point between Lorton Avenue and Fairhaven Road (West Access). Sight visibility zones corresponding to intersection sight distance calculations as defined through AASHTO should be identified and maintained at these access points. These zones should not contain structures or plantings that would preclude unobstructed views of oncoming traffic. Current designs for the development do not indicate obstructions within the sight visibility zones.

A preliminary site plan is provided in Figure 2.

Figure 2 Preliminary Site Plan



Adjacent Streets

The following roadway characteristics were identified from a review of Google Street View and Google Earth near the vicinity of the proposed development.

53rd Street is an east/west four-lane (two lanes in each direction) minor arterial roadway with additional turn bays at its intersection with Lorton Avenue, Elmore Circle, and Elmore Avenue. The posted speed limit along 53rd Street near the proposed project is 45 mph. On street parking is prohibited along 53rd Street.

Elmore Avenue is a north/south five-lane (two lanes in each direction with a center two-way left-turn lane) with additional turn bays at its intersection with 53rd Street. Elmore Avenue is a local road north of 53rd Street and a minor arterial south of 53rd Street. The posted speed limit along Elmore Avenue near the proposed project is 45 mph. On street parking is prohibited along Elmore Avenue.

Elmore Circle is primarily a north/south two-lane (one lane in each direction) local roadway, with additional turn bays at its intersection with 53rd Street. Elmore Circle has a posted speed limit of 25 mph. On street parking is prohibited along Elmore Circle.

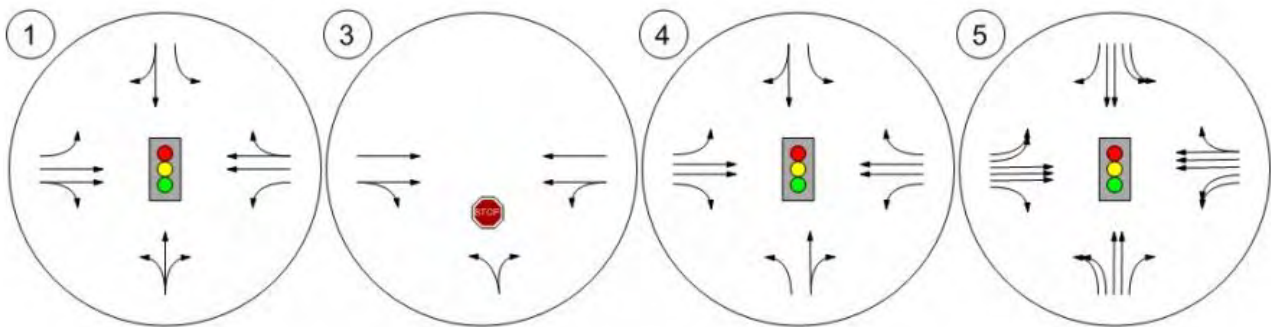
Fairhaven Road is a north/south two-lane (one lane in each direction) local roadway. Fairhaven Road has a posted speed limit of 25 mph. On street parking is generally allowed on both sides of Fairhaven Road.

Lorton Avenue is a north/south two lane (one lane in each direction) local roadway. Lorton Avenue has a posted speed limit of 25 mph. On street parking is generally allowed on both sides of Lorton Avenue.

Existing Intersection Conditions

The existing lane configuration and control for the study intersections are presented in Figure 3.

Figure 3 Study Intersection - Existing (2017) Lane Configuration and Control



Traffic Volume Data

Turning movement counts were collected in mid-February between 9:00 AM and 9:00 PM on a weekday and on a Saturday between 9:00 AM and 5:00 PM. Afternoon (PM) and Saturday peak hour intersection turning movement counts were analyzed between the hours of 4:00 PM and 6:00 PM on a weekday and between 11:00 AM and 2:00 PM on a Saturday, respectively. The weekday PM and Saturday midday peak hours were analyzed because they will typically represent the hours of the day with the highest generated traffic volume for this type of development, which is of greatest interest for design and operational considerations. The weekday PM and Saturday midday peak hours at the study intersections were determined based on the four highest consecutive 15-minute turning movement count periods between 4:00 PM and 6:00 PM and 11:00 AM and 2:00 PM, respectively, at the 53rd Street and Elmore Avenue intersection. The weekday PM and Saturday midday peak hours at the 53rd Street and Elmore Avenue intersection governed the weekday PM and Saturday midday peak hours at the study intersections because it is the study intersection with the highest volume of entering vehicles. The raw and refined peak hour turning movement data at the study intersections are provided in Appendix 1 of this report.

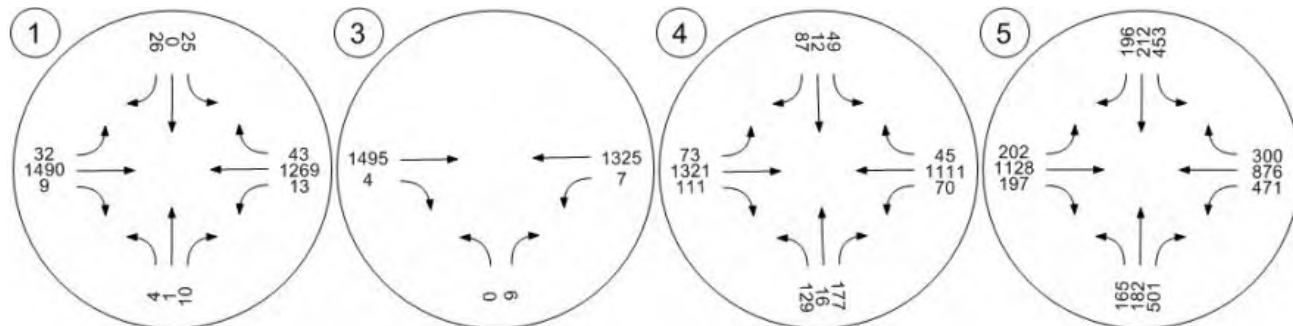
Background Traffic Growth

This report analyzes projected 2018 (buildout year) and 2038 (design year) traffic volume conditions with and without the proposed Costco Wholesale warehouse development. Hence trends in traffic volume growth near the vicinity of the proposed development need to be identified. Traffic analysis will typically apply an annual growth rate to study intersections' existing volumes prior to adding project development trips to account for traffic volume growth passing through study intersections, which is unrelated to the specific development (i.e. the Costco Wholesale warehouse) being analyzed. This traffic volume growth is often referred to as background traffic growth. A review of 2006 and 2014 annual average daily traffic volumes obtained from the Iowa Department of Transportation (DOT), along 53rd Street near the vicinity of the proposed project indicated an approximate 1.8 percent annual growth rate. It should be noted, over time growth rates generally do not exhibit a straight line growth, but rather tend to level off as the surrounding area continues to develop. As such, a 1.8 percent annual growth rate was applied to existing volumes between 2017 and 2028 and then a 0.9 (half of 1.8) percent annual growth rate was applied between 2029 and 2038 to reflect projected future background traffic volume growth, which can be expected through a sustained constant area growth without the Costco Wholesale warehouse. The use of a straight line growth rate for the prediction of future events is generally a conservative methodology and should be considered as such when reviewing the output of this analysis. Existing 2017 weekday PM and Saturday midday peak hour turning movement volumes are presented in Figure 4. Projected 2018 and 2038 weekday PM and Saturday midday peak hour turning movement volumes without the proposed project (no build) are presented in Figure 5 and Figure 6, respectively.

Figure 4 Study Intersections – Existing 2017 Weekday PM and Saturday Midday Peak Hour No Build Volumes



Existing 2017 Weekday PM Peak Hour Volumes:



Existing 2017 Saturday Midday Peak Hour Volumes:

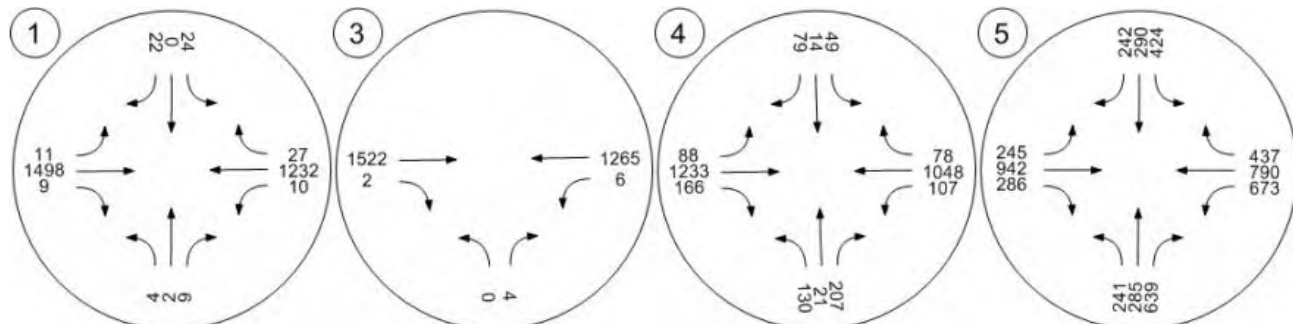
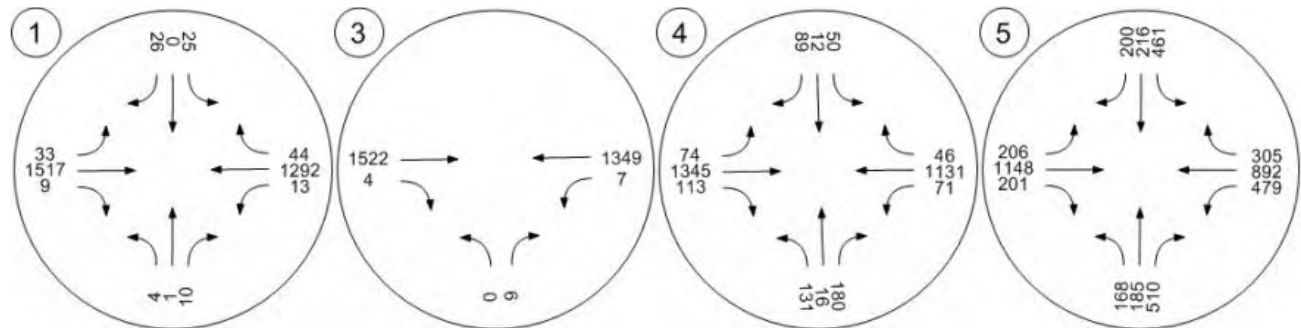


Figure 5 Study Intersections – Projected 2018 Weekday PM and Saturday Midday Peak Hour No Build Volumes



Projected 2018 Weekday PM Peak Hour No Build Volumes:



Projected 2018 Saturday Midday Peak Hour No Build Volumes:

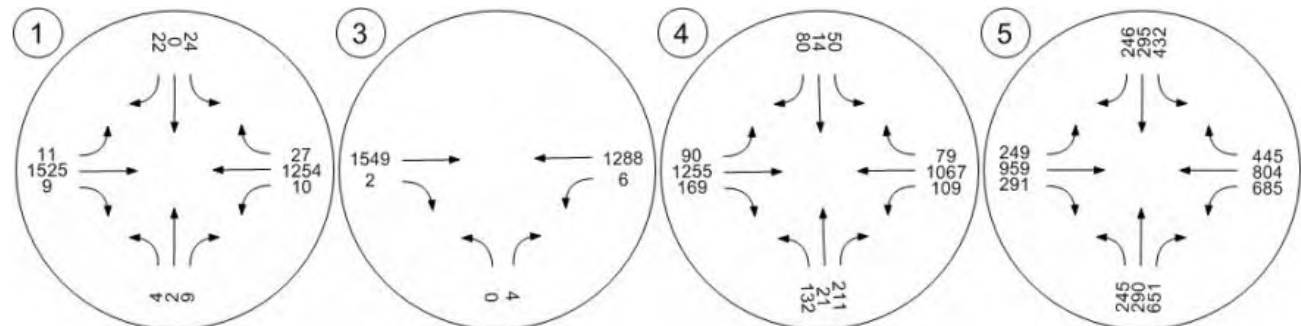
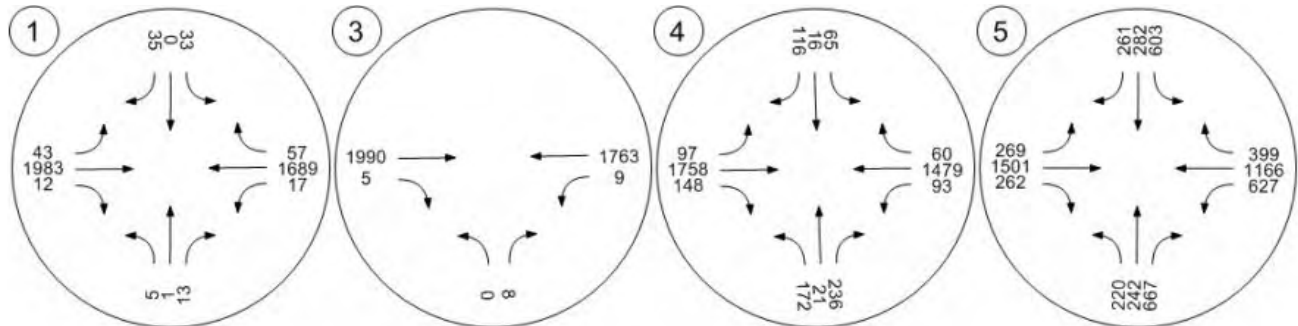


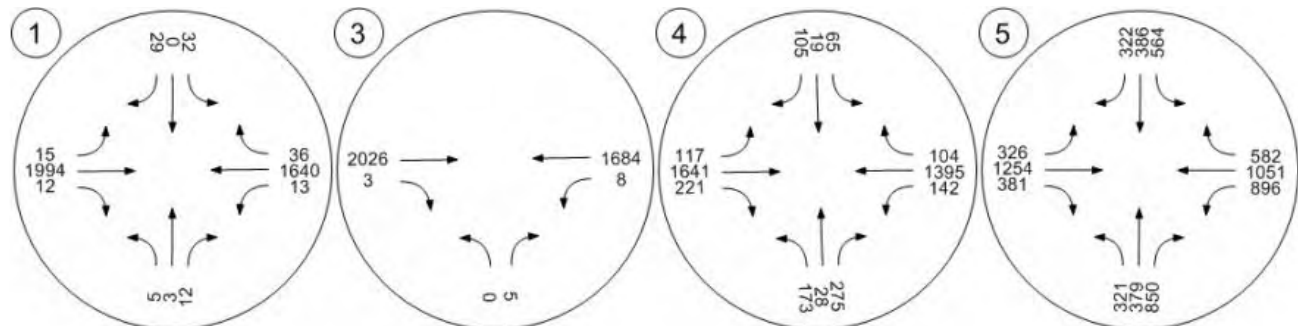
Figure 6 Study Intersections – Projected 2038 Weekday PM and Saturday Midday Peak Hour No Build Volumes



Projected 2038 Weekday PM Peak Hour No Build Volumes:



Projected 2038 Saturday Midday Peak Hour No Build Volumes



Crash Analysis

The Safety Analysis, Visualization, and Exploration Resource (SAVER) website administered by Iowa DOT was used to collect available crash data near the project site for the five-year period between January 1, 2012 and December 31, 2016.

Table 1 presents crash statistics at each intersection organized by crash type.

Table 1 Crash Type by Intersection (1/1/12 – 12/31/16)

Study Intersection		Crash Type							
		Rear End	Head On	Sideswipe Same Direction	Sideswipe Opposite Direction	Broadside	Oncoming Left Turn	Single Vehicle	Other
1	53 rd St & Lorton Ave	8	0	2	0	7	3	1	1
2	53 rd St & Fairhaven Rd	4	0	0	0	0	0	0	1
3	53 rd St & Elmore Cr	23	2	11	1	16	6	3	1
4	53 rd St & Elmore Ave	84	0	15	2	23	5	2	2
Total		119	2	28	3	46	14	6	5

Source: Iowa Department of Transportation, Bureau of Transportation Safety.

Rear-end vehicle crashes were the highest crash type at the study intersections. Rear-end crashes commonly occur due to inattentive drivers.

Intersection crash rates are expressed in crashes per million entering vehicles (crashes/MEV) and can be calculated with the following equation:

$$\text{Crash Rate} = \frac{1,000,000 \times \text{Total Crashes}}{\text{AADT}_{\text{Entering vpd}} \times 365 \times \# \text{ of Years in Study Period}}$$

Table 2 summarizes crash rates at the study intersections and compares it to average statewide crash rates for intersections with a similar number of entering vehicles. For the purposes of this analysis, the weekday PM peak hour entering traffic volume at the study intersections was assumed to be 10% of the daily weekday entering volume, which is standard for urban intersections and is consistent with methodology used by the Federal Highway Administration. The statewide average crash rate for intersections with a similar number of entering vehicles was prepared by the Iowa Department of Transportation, Bureau of Transportation Safety.

Table 2 Intersection Crash Rate Summary

Study Intersection		Total Crashes	Daily Entering Volume	Crash Rate (crashes/MEV)	Statewide Average Crash Rate (crashes/MEV)	Comparison to Statewide Average Crash Rate
1	53 rd St & Lorton Ave	22	29,220	0.41	1.0	Lower
2	53 rd St & Fairhaven Rd	5	28,370	0.10	1.0	Lower
3	53 rd St & Elmore Cr	63	32,010	1.08	1.0	Higher
4	53 rd St & Elmore Ave	133	48,830	1.49	1.0	Higher

Source: Iowa Department of Transportation, Bureau of Transportation Safety.

The intersections of 53rd Street and Elmore Circle and 53rd Street and Elmore Avenue had crash rates that were slightly higher than the statewide average for intersections with a similar daily volume of entering vehicles. This is likely due to relatively higher volume of entering vehicles as compared to the other study intersections. The crash rates at the intersections of 53rd Street and Lorton Avenue and 53rd Street and Fairhaven Road were lower than the statewide average for intersections with a similar daily volume of entering vehicles.

Table 3 presents crash injury statistics at the study intersections organized by severity.

Table 3 Crash Injuries at each Intersection by Crash Severity (1/1/11 – 12/31/15)

Study Intersection		Number of Crashes	Severity					
			Suspected Injury		Possible Injury	Uninjured	Unknown	Injuries per Crash
			Serious	Minor				
1	53 rd St & Lorton Ave	22	0	1	1	40	0	0.09
2	53 rd St & Fairhaven Rd	5	0	0	0	9	0	0.00
3	53 rd St & Elmore Cr	63	1	7	25	101	1	0.52
4	53 rd St & Elmore Ave	133	0	7	34	233	2	0.31

53rd Street and Elmore Circle and 53rd Street and Elmore Avenue experienced a higher number of crash injuries as compared to the other study intersections, which is not unexpected due to the higher number of entering vehicles. Generally, higher volume intersections will experience more crash injuries than lower volume intersections due to a higher frequency of conflicting vehicular turning movements.

Proposed Site Improvements

Trip Generation

Project trip generation is based on nationally accepted trip generation rates and fitted curve equations contained in the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2012. The Davenport Costco Wholesale warehouse development, which is expected to be completely built by the end of 2018, is most closely represented by ITE's Discount Club (ITE Code 857) and Gas Station (ITE 944) & Gas Station with Convenience Market and Car Wash (ITE Code 946). Trips were generated for these land uses and correspond to the PM weekday and Saturday midday peak hours of the adjacent roadway network. Table 4 presents trip generation estimates for the Costco Wholesale warehouse development.

Table 4 Trip Generation

Land Use	ITE Code ¹	Quantity	Daily Trips		PM Weekday Peak Hour Trips			Midday Saturday Peak Hour Trips		
			Weekday	Saturday	In	Out	Total	Trips	% In	% Out
Discount Club	857	156,170 KSF ²	6,530	8,395	330	325	655	490	505	995
Gas Station	944/ 946	16 VFP ³	2,695	3,785	110	110	220	155	155	310
Total Trips			9,225	12,180	440	435	875	645	660	1,305
Minus Linked Trips (70% for Gas Station)			-1,885	-2,650	-75	-75	-150	-110	-110	-220
New Trips			7,340	9,530	365	360	725	535	550	1,085

¹ Institute of Transportation Engineers Trip Generation Handbook, 9th Edition, 2012

² KSF = Thousand Square Feet

³ VFP = Vehicle Fueling Position

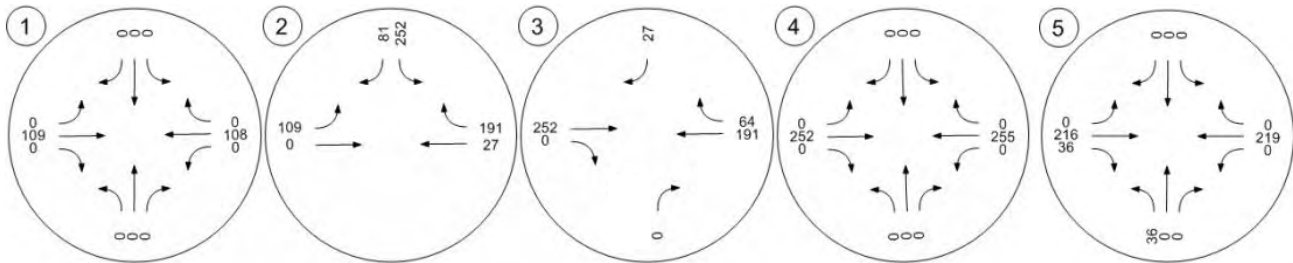
Trip Distribution

Trip distribution percentages for the Costco Wholesale warehouse development are based upon expected travel patterns in the surrounding roadway network. 30% of all project trips are expected to depart the development and travel westbound and arrive to the development by traveling eastbound via 53rd Street. Similarly, 60% of all project trips are expected to depart the development and travel eastbound and arrive to the development by traveling westbound via 53rd Street. The remaining 10% of all projected trips are expected to depart the development and travel eastbound on 53rd Street, then southbound on Elmore Avenue and arrive to the development by traveling northbound on Elmore Avenue and westbound on 53rd Street. Trip distribution percentages and resulting project development trips are presented in Figure 7. Projected 2018 and 2038 weekday PM and Saturday midday peak hour turning movement volumes upon buildout of the Costco Wholesale warehouse development are presented in Figure 8 and Figure 9, respectively.

Figure 7 Trip Distribution plus Weekday PM and Saturday Midday Peak Hour Project Trips



Weekday PM Peak Hour Project Trips:



Saturday Midday Peak Hour Project Trips:

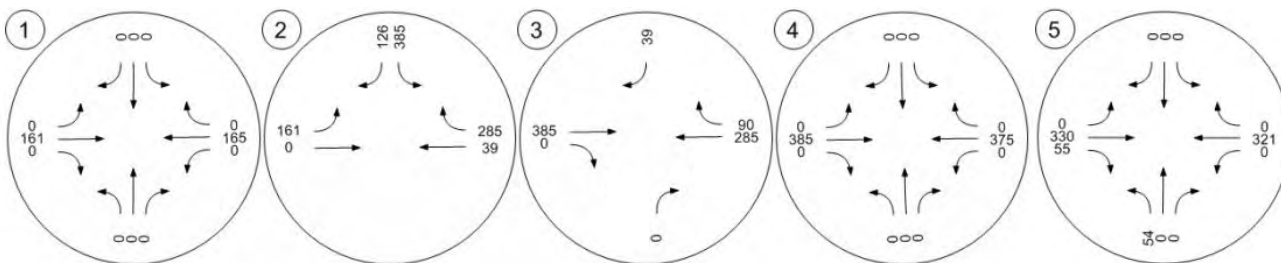
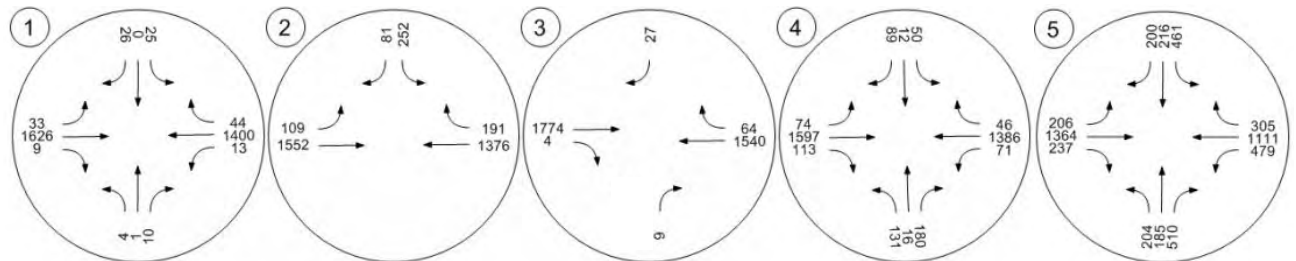


Figure 8 Study Intersections – Projected 2018 Weekday PM and Saturday Midday Peak Hour Buildout Volumes



Projected 2018 Weekday PM Peak Hour Buildout Volumes:



Projected 2018 Saturday Midday Peak Hour Buildout Volumes:

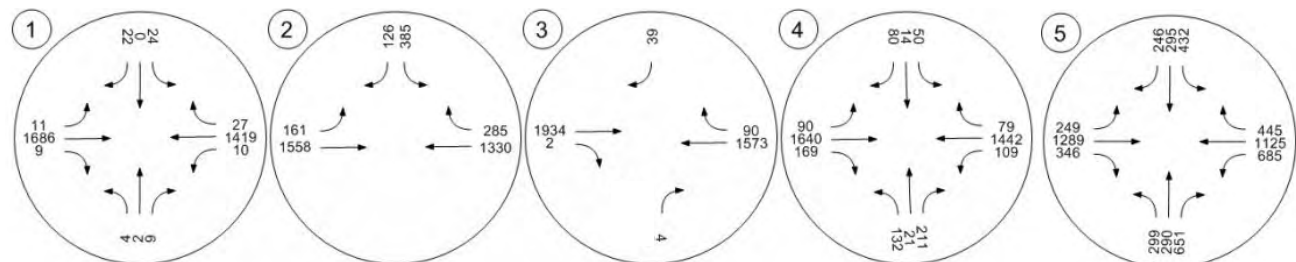
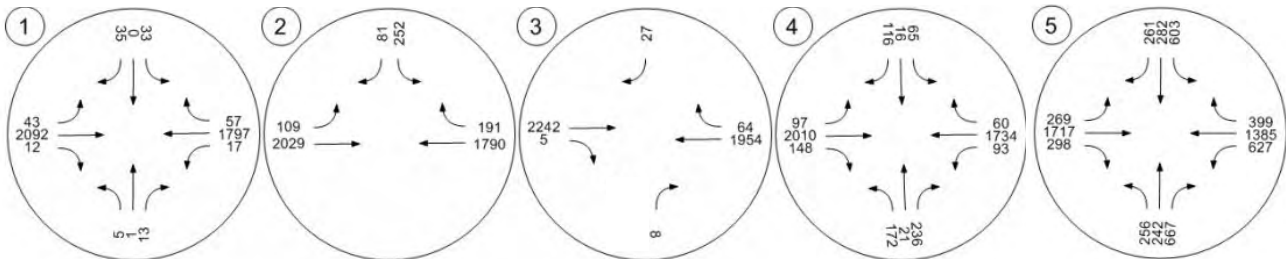


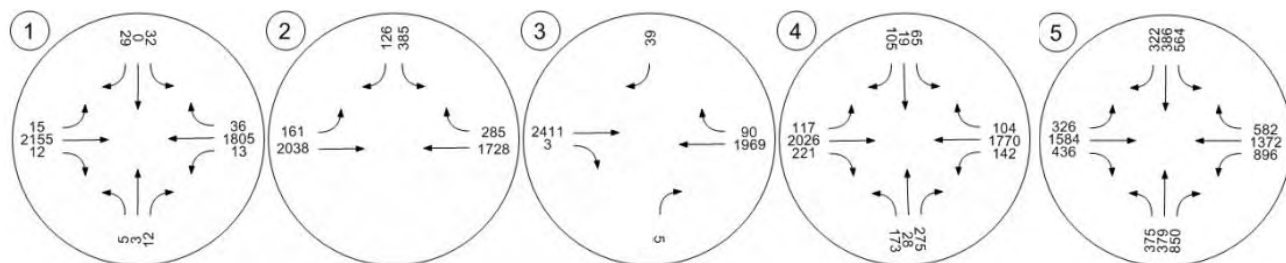
Figure 9 Study Intersections – Projected 2038 Weekday PM and Saturday Midday Peak Hour Buildout Volumes



Projected 2038 Weekday PM Peak Hour Buildout Volumes:



Projected 2038 Saturday Midday Peak Hour Buildout Volumes:



Traffic Modeling

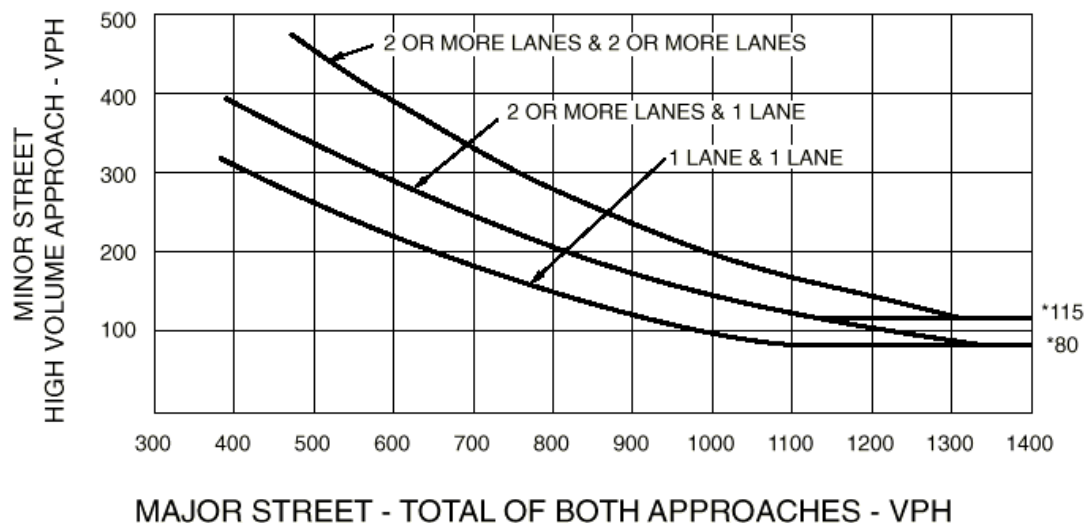
Signal Warrant Analysis

The signal warrant analysis presented herein was conducted for the proposed west access point identified above as intersection #2 or the intersection of 53rd Street and West Access under projected 2018 (buildout) and 2028 (10 years after opening) buildout conditions. Traffic volume counts for the analysis were collected in February 2017. The analysis was performed under the guidelines and procedures as outlined in the 2009 Manual of Uniform Traffic Control Devices (MUTCD). The satisfaction of a traffic control warrant or warrants does not in itself require a modification to the existing traffic control. In general, a modification to an existing traffic control should not be made unless analysis indicates it will improve the overall safety and or operations of the intersection. The ultimate decision resides on engineering judgement.

Warrant 2 – Four-Hour Vehicular Volume

The Four-Hour Vehicular Volume signal warrant condition is intended to be applied where the volume of intersecting traffic is the principal reason to consider installing a traffic control signal. This warrant is satisfied when the plotted points representing vehicles per hour on the major street (total of both approaches) and corresponding vehicles per hour on the higher volume minor street approach (one direction only) all fall above the curve in Figure 10 for the existing combination of approach lanes for all four selected hours of an average day. For the purposes of this analysis, the four hours with the expected highest trip generation, as identified in the ITE trip generation, 9th Edition, 2012, were selected. On the minor street, the higher volume is not required to be on the same approach during each of the four hours.

Figure 10 Four Hour Vehicular Volume Warrant



*Note: 115 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor street approach with one lane.
Source: Manual of Uniform Traffic Control Devices, December 2009, page 440.

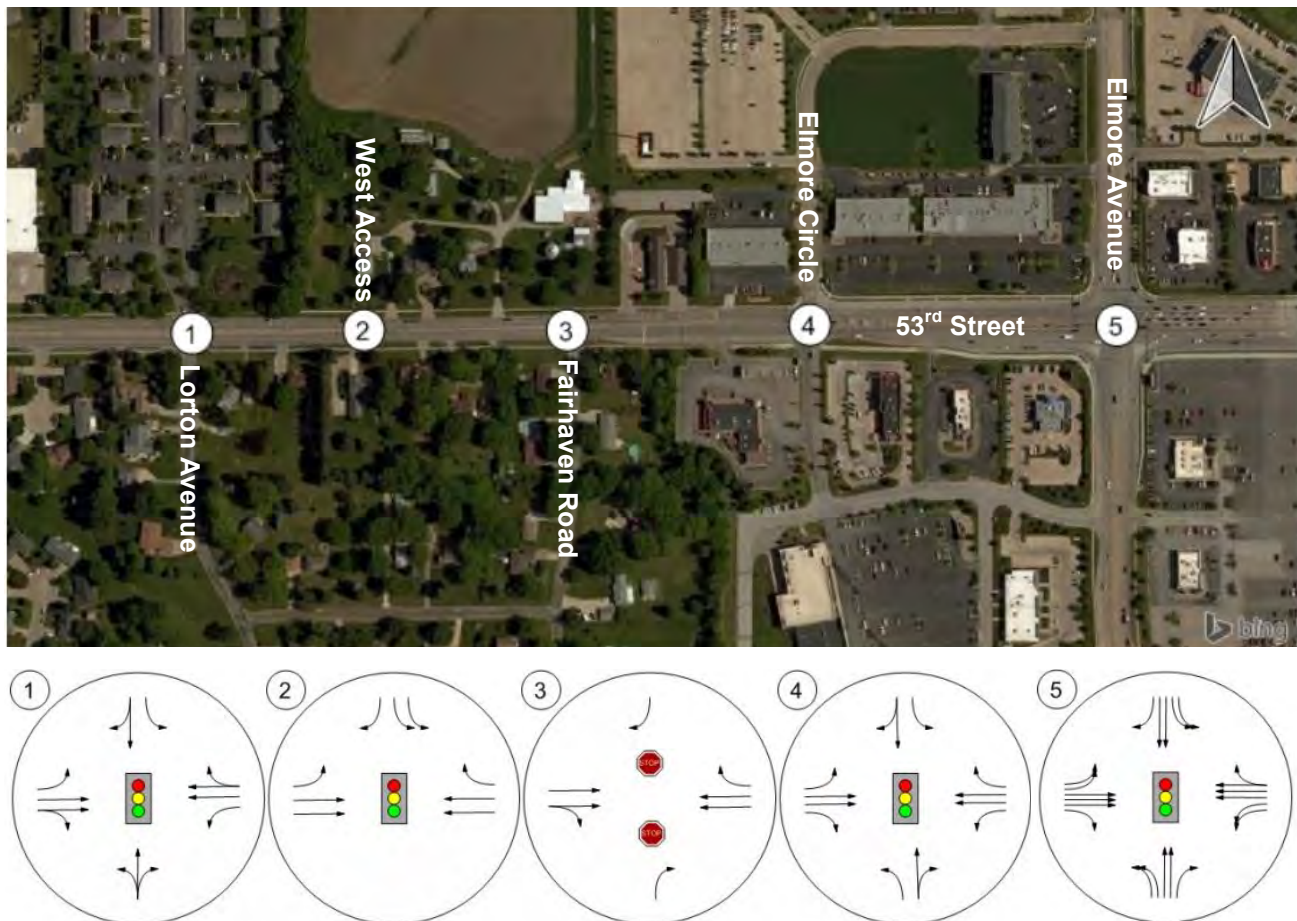
Summary of the signal warrant results is presented in Table 5. Signal warrant analysis worksheets are provided in Appendix 2.

Table 5 Warrant 2 Signal Warrant Analysis Summary

Intersection	2018 Buildout Conditions	2028 Buildout Conditions
	4 Hours Required	4 Hours Required
53 rd Street & West Access	4 Hour Met	4 Hours Met
Warranted?	Yes	Yes

The future proposed intersection of 53rd Street and West Access is projected to meet MUTCD Warrant 2 criteria to justify a traffic control signal upon full buildout 2018 and 2028 conditions.

The study intersection proposed lane configuration and control upon buildout of the Costco Wholesale warehouse development is presented in Figure 11.

Figure 11 Study Intersection – 2018 Proposed Lane Configuration and Control with Buildout

Operational Analysis

Vehicular operational analysis for this study was performed using the methodology of the 2010 Highway Capacity Manual through Synchro 8 traffic analysis software. Operational analysis is generally categorized in terms of Level of Service (LOS). LOS describes the quality of traffic operations and is graded from A to F; with LOS A representing free-flow conditions and LOS F representing congested conditions.

Procedures outlined in Chapter 18 of the HCM 2010 were used to analyze intersection performance at signalized intersections. The primary measure used to quantify LOS at signalized intersections is control delay. Control delay is the delay experienced by vehicles slowing down as they are approaching the intersection, the wait time at the intersection and the time for vehicles to speed up through the intersection and enter into the traffic stream. The average intersection control delay is a volume weighted average of delay experienced by all motorists entering the intersection on all intersection approaches.

Procedures outlined in Chapter 19 of the HCM 2010 were used to analyze intersection performance at unsignalized intersections. While LOS for signalized intersections is primarily based on the volume weighted average delay per vehicle traveling through the intersection (intersection control delay), LOS for unsignalized intersections is based primarily on the approach with the longest delay.

Table 6 presents the range of traffic delays associated for signalized and unsignalized intersections.

Table 6 LOS Criteria for Signalized and Unsignalized Intersections

LOS	Signalized Intersection Average Delay (sec/veh)	Unsignalized Intersection Delay (sec/veh)
A	≤ 10	≤ 10
B	> 10 to 20	> 10 to 15
C	> 20 to 35	> 15 to 25
D	> 35 to 55	> 25 to 35
E	> 55 to 80	> 35 to 50
F	> 80	> 50

Source: HCM 2010, Exhibit 18-4 LOS Criteria for Signalized Intersections and HCM 2010, Exhibit 19-1 LOS Criteria for Unsignalized Intersections.
sec/veh = seconds per vehicle

LOS D or better is generally identified as acceptable in urban conditions. For signalized intersections LOS lower than D may be acceptable for a single movement or approach, as long as the intersection as whole operates at LOS D or better. In heavily congested areas, LOS E for the overall intersection and LOS F for a single movement or approach may be determined to be acceptable.

The analysis presented herein indicates the study intersection of 53rd Street and Elmore Avenue is projected to operate at LOS E during the weekday PM and Saturday midday peak hours under 2038 no build and buildout conditions. All other study intersections are projected to operate at an acceptable LOS through 2038 under no build and buildout weekday PM and Saturday midday peak hour conditions. This analysis assumes lane configuration and control as presented in Figure 3 for the no build condition and Figure 11 for the buildout condition.

Table 7 presents existing and projected signalized operations at the study intersections during weekday PM peak hour conditions. Table 8 presents existing and projected signalized operations at the study intersections during Saturday midday peak hour conditions. Table 9 presents existing and projected operations at the unsignalized intersection of 53rd Street and Fairhaven Road during both weekday PM and Saturday midday peak hour conditions.

Table 7 Existing and Projected Signalized Operations at Study Intersections – Weekday PM Peak Hour

Intersection	Scenario	2017 Existing Conditions				2018 No Build				2018 Buildout				2038 No Build				2038 Buildout			
	Approach	EB	WB	NB	SB	EB	WB	NB	SB	EB	WB	NB	SB	EB	WB	NB	SB	EB	WB	NB	SB
53 rd Street & Lorton Avenue #1	Delay (sec) ¹	13.7	1.2	48.2	51.2	14.8	2.6	45.7	48.6	19.1	11.6	40.6	43.0	18.9	2.3	55.0	58.7	19.4	1.5	59.9	64.0
	HCM LOS ¹	B	A	D	D	B	A	D	D	B	B	D	D	B	A	D	E	B	A	E	E
	95 th %tile Queue ² (Longest Movement) in Feet	T	TR	LTR	L	T	TR	LTR	L	T	TR	LTR	L	T	TR	LTR	L	T	TR	LTR	L
		168	85	41	66	79	114	37	53	101	77	44	58	159	140	51	76	348	90	45	66
	Int. Delay ¹	8.8				10.0				16.1				12.2				12.2			
	HCM LOS ¹	A				B				B				B				B			
53 rd Street & West Access #2	Delay (sec)	-	-	-	-	-	-	-	-	1.4	1.6	-	32.1	-	-	-	-	1.3	1.7	-	57.1
	HCM LOS ¹	-	-	-	-	-	-	-	-	A	A	-	C	-	-	-	-	A	A	-	E
	95 th %tile Queue ² (Longest Movement) in Feet	-	-	-	-	-	-	-	-	T	T	-	L	-	-	-	-	T	T	-	L
		-	-	-	-	-	-	-	-	153	163	-	166	-	-	-	-	183	219	-	215
	Int. Delay ¹	-				-				4.3				-				5.7			
	HCM LOS ¹	-				-				A				-				A			
53 rd Street & Elmore Circle #4	Delay (sec)	1.6	1.1	43.8	38.7	1.8	1.2	42.2	37.0	14.9	12.5	42.9	36.0	4.5	15.5	61.1	50.6	7.3	27.6	83.8	68.7
	HCM LOS ¹	A	A	D	D	A	A	D	D	B	B	D	D	A	B	E	D	A	C	F	E
	95 th %tile Queue ² (Longest Movement) in Feet	T	T	TR	TR	T	T	TR	L	T	T	TR	TR	T	T	TR	TR	T	T	TR	TR
		236	255	149	66	204	259	173	72	208	153	151	70	354	334	294	103	429	293	335	139
	Int. Delay ¹	7.4				7.2				17.2				16.5				24.8			
	HCM LOS ¹	A				A				B				B				C			
53 rd Street & Elmore Avenue #5	Delay (sec)	24.0	26.1	32.0	42.6	21.8	27.3	37.0	41.5	38.5	40.6	41.8	41.8	61.2	38.2	89.9	64.4	60.6	43.0	126.2	81.3
	HCM LOS ¹	C	C	C	D	C	C	D	D	D	D	D	D	E	D	F	E	E	D	F	F
	95 th %tile Queue ² (Longest Movement) in Feet	T	L	R	L	T	L	R	L	T	L	T	L	T	T	T	T	T	T	L	T
		197	236	233	270	183	256	252	264	256	317	370	242	373	336	(137)	838	564	431	(155)	675
	Int. Delay ¹	29.4				29.8				40.3				59.0				68.8			
	HCM LOS ¹	C				C				D				E				E			

¹ Delay and LOS analysis based on HCM 2010 Signalized Intersection Summary reports# = 95th percentile volume exceed capacity, queue may be longer, (123) = Queues are taken from the lanes volumes timings report; all other queues are taken from SimTraffic reports.

Table 8 Existing and Projected Signalized Operations at Study Intersections – Saturday Midday Peak Hour

Intersection	Scenario	2017 Existing Conditions				2018 No Build				2018 Buildout				2038 No Build				2038 Buildout			
	Approach	EB	WB	NB	SB	EB	WB	NB	SB	EB	WB	NB	SB	EB	WB	NB	SB	EB	WB	NB	SB
53 rd Street & Lorton Avenue #1	Delay (sec) ¹	17.6	1.2	38.1	39.7	18.1	1.2	38.1	39.7	18.1	1.0	43.2	45.0	21.2	1.9	50.5	53.0	23.3	1.3	55.5	58.3
	HCM LOS ¹	B	A	D	D	B	A	D	D	B	A	D	D	C	A	D	D	C	A	E	E
	95 th %tile Queue ² (Longest Movement) in Feet	T	TR	LTR	L	T	TR	LTR	L	T	TR	LTR	L	TR	TR	LTR	L	T	TR	LTR	L
		82	80	38	49	93	83	40	54	91	84	41	50	129	135	51	68	(692)	89	52	69
	Int. Delay ¹	10.7				11.0				10.9				13.2				14.0			
	HCM LOS ¹	B				B				B				B				B			
53 rd Street & West Access #2	Delay (sec)	-	-	-	-	-	-	-	-	1.5	1.5	-	38.4	-	-	-	-	1.8	2.2	-	53.8
	HCM LOS ¹	-	-	-	-	-	-	-	-	A	A	-	D	-	-	-	-	A	A	-	D
	95 th %tile Queue ² (Longest Movement) in Feet	-	-	-	-	-	-	-	-	T	T	-	L	-	-	-	-	T	T	-	L
		-	-	-	-	-	-	-	-	152	177	-	222	-	-	-	-	400	208	-	249
	Int. Delay ¹	-				-				6.4				-				7.6			
	HCM LOS ¹	-				-				A				-				A			
53 rd Street & Elmore Circle #4	Delay (sec) ¹	1.8	21.3	36.0	31.1	1.7	20.9	39.0	32.7	13.2	18.3	50.1	40.2	3.3	29.6	56.8	47.8	23.0	27.3	72.8	64.2
	HCM LOS ¹	A	C	D	C	A	C	D	C	B	B	D	D	A	C	E	D	C	C	E	E
	95 th %tile Queue ² (Longest Movement) in Feet	T	T	TR	L	T	T	TR	TR	T	T	TR	L	T	T	TR	TR	T	T	TR	TR
		186	160	149	62	199	150	154	64	218	165	223	72	319	244	330	100	570	311	426	138
	Int. Delay ¹	14.3				14.6				19.5				21.3				31.0			
	HCM LOS ¹	B				B				B				C				C			
53 rd Street & Elmore Avenue #5	Delay (sec) ¹	39.1	29.1	29.6	35.0	39.7	30.4	31.9	35.8	43.8	39.4	52.1	38.3	53.3	42.8	98.1	69.1	67.4	45.3	118.8	82.4
	HCM LOS ¹	D	C	C	D	D	C	C	D	D	D	D	D	D	D	F	E	E	D	F	F
	95 th %tile Queue ² (Longest Movement) in Feet	T	L	T	L	T	L	T	L	T	L	T	L	T	T	T	T	T	T	T	T
		201	305	333	247	216	322	464	279	298	474	670	218	419	592	(182)	784	656	513	#(210)	(202)
	Int. Delay ¹	32.9				34.2				43.0				61.9				72.1			
	HCM LOS ¹	C				C				D				E				E			

¹ Delay and LOS analysis based on HCM 2010 Signalized Intersection Summary reports# = 95th percentile volume exceed capacity, queue may be longer, (123) = Queues are taken from the lanes volumes timings report; all other queues are taken from SimTraffic reports.

Table 9 Existing and Projected Operations at 53rd Street and Fairhaven Road.

Intersection		Scenario	Weekday PM Peak Hour			Saturday Midday Peak Hour		
			Worst Approach Delay (sec) ¹	HCM LOS ¹		Worst Approach Delay (sec) ¹	HCM LOS ¹	
3	53 rd Street & Fairhaven Road	2017 Existing Conditions	NB	16.2	C	NB	16.0	C
		2018 No Build	NB	16.4	C	NB	16.3	C
		2018 Buildout	NB	19.2	C	NB	20.4	C
		2038 No Build	NB	22.1	C	NB	21.7	C
		2038 Buildout	NB	26.2	D	NB	28.0	D

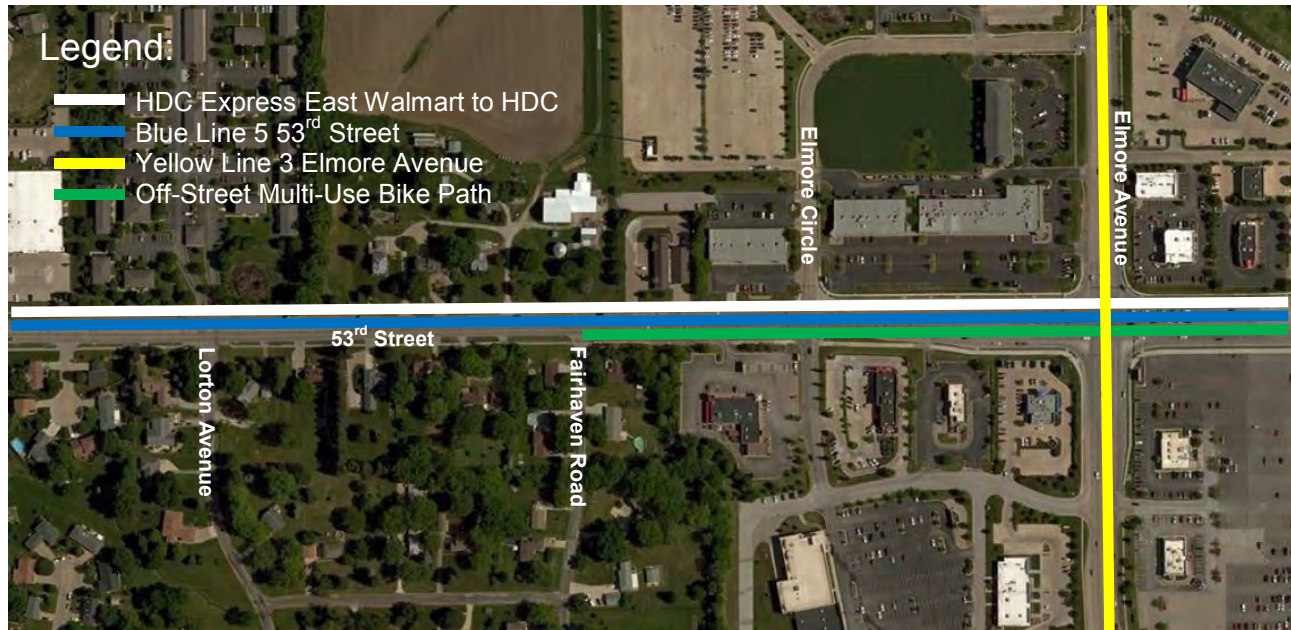
¹ Delay and LOS analysis based on HCM 2010 Two-way Stop Control Reports

Multimodal Review

The HDC Express, Blue Line 5, and Yellow Line 3 transit routes pass through the study area. An off-street multi-use bike path extends from just east of Fairhaven Road to Utica Ridge Road along the south side of 53rd Street.

Figure 12 presents transit routes and bicycle/pedestrian facilities near the proposed development.

Figure 12 Transit and Bicycle/Pedestrian Facilities



Conclusion and Recommendations

The Costco Wholesale warehouse development will consist of a 156,170 square foot footprint warehouse, as well as a gas station with 16 vehicle fueling positions. The proposed development will be located directly north of 53rd Street, east of the Jersey Meadows Apartments, and west of the AT&T Call Center that abuts Elmore Circle. The Costco Wholesale warehouse development is expected to be completely built by the end of 2018. The development is proposing two access points. One access point will be located between Lorton Avenue and Fairhaven Road. This access point will be a full access point, meaning there will not be any restricted turning movements. The second access point will become the southbound approach to the intersection of 53rd Street and Fairhaven Road, which will restrict southbound left-turn, eastbound and westbound left-turn, and northbound through and left-turn movements. Costco anticipates having to install a traffic control signal at the full access point between Lorton Avenue and Fairhaven Road (West Access). Sight visibility zones corresponding to intersection sight distance calculations as defined through AASHTO should be identified and maintained at these access points. These zones should not contain structures or plantings that would preclude unobstructed views of oncoming traffic. Current designs for the development do not indicate obstructions within the sight visibility zones.

The Safety Analysis, Visualization, and Exploration Resource (SAVER) website administered by the Iowa DOT was used to collect available crash data near the project site for the five-year period between January 1, 2012 and December 31, 2016. The intersections of 53rd Street and Elmore Circle and 53rd Street and Elmore Avenue had a crash rate that was slightly higher than the statewide average for intersections with a similar daily volume of entering vehicles. The crash rates at the intersections of 53rd Street and Lorton Avenue and 53rd Street and Fairhaven Road were lower than the statewide average for intersections with a similar daily volume of entering vehicles.

The future proposed intersection of 53rd Street and West Access is projected to meet MUTCD Warrant 2 criteria to justify a traffic control signal upon full buildout 2018 and 2028 conditions.

The analysis presented herein indicates the study intersection of 53rd Street and Elmore Avenue is projected to operate at LOS E during the weekday PM and Saturday midday peak hours under 2038 no build and buildout conditions. All other study intersections are projected to operate at an acceptable LOS through 2038 under no build and buildout weekday PM and Saturday midday peak hour conditions. Considering the Costco Wholesale warehouse development is not projected to degrade the LOS at the study intersections more than would otherwise occur without the development; no other changes/improvements to the study intersections lane configuration and control from what is depicted in Figure 11 are considered necessary.

REZ17-04 Protest Area Calculation

PARCEL NUMBER	NOTICE AREA	NOTICE %	PROTEST (YES/NO)	PROTEST %	PROPERTY ADDRESS	PROPERTY OWNER(S)	OWNER ADDRESS	OWNER CITY/STATE/ZIP
N0712-02A	13918.16	1.6%		0.0%	5221 FAIRHAVEN RD	DORIS R MEIER	5221 FAIRHAVEN RD	DAVENPORT IA 52807
N0712-27	5107.82	0.6%		0.0%	2701 E 53RD ST	BRIAN YONTZ	1230 E JUNIPER ST	CANTON IL 61520
N0712-33B	16260.22	1.9%		0.0%	5222 FAIRHAVEN RD	JOHNNY S MARTIN	5222 FAIRHAVEN RD	DAVENPORT IA 52807
N0712-34	14657.09	1.7%		0.0%	2757 E 53RD ST	CHARLOTTE A POWERS	2757 E 53RD ST	DAVENPORT IA 52807
N0712-35	14654.87	1.7%		0.0%	2745 E 53RD ST	GARY L WHITE	2745 E 53RD ST	DAVENPORT IA 52807
N0712-36	14652.65	1.7%		0.0%	2733 E 53RD ST	JUNE M SCHINDLER REVOC TRUST	2733 E 53RD ST	DAVENPORT IA 52807
N0712-37	14079.39	1.6%		0.0%	2719 E 53RD ST	KURT J SCHINDLER	2719 E 53RD ST	DAVENPORT IA 52807
N0633-01D	5495.70	0.6%		0.0%	2843 E 53RD ST	BETHANY ENTERPRISES INC	101 WOODLAND RD	MILAN IL 61264
Y0707-01B	178104.33	20.8%		0.0%		SCHAEFER LIVING TRUST	2782 E 53RD ST	DAVENPORT IA 52807
Y0707-03	110.24	0.0%		0.0%	2723 E 58TH ST	MICHAEL R KOTULA	2723 E 58TH ST	DAVENPORT IA 52807
Y0707-04	5453.62	0.6%	Yes	0.6%	2729 E 58TH ST	CYNTHIA L KOTHENBEUTEL	2729 E 58TH ST	DAVENPORT IA 52807
Y0707-05	10234.6	1.2%		0.0%	2805 E 58TH ST	CHAD R JOHNSON	2805 E 58TH ST	DAVENPORT IA 52807
Y0723-11E	41652.56	4.9%		0.0%	2802 E 53RD ST	FIRE STATION #8	2802 E 53RD ST	DAVENPORT IA 52807
Y0723-01A	9408.79	1.1%	Yes	1.1%		TORIA SQUARE INC	4928 WOODY CREEK CR	BETTENDORF IA 52722
Y0817-02E	164295.39	19.2%		0.0%	5348 ELMORE CR	TELECOMMUNICATIONS SPRINGING LLC	1 ATT WAY	BEDMINSTER NJ 07821
Y0723-01	244483.46	28.6%		0.0%	2700 E 53RD ST	MFR PARTNERS XII LLC	856 LAKE ST E	WAYZATA MN 55391

PARCELS
ROW

Alderman: Justin

TOTAL
NOTICE AREA 855,259.8 100% 1.7% PROTEST RATE

Protests: 2

Properties: 16

FID	Parcel	Address	Deed1_Name	Deed1_Addr	Deed1_CS	Area
0	N0712-02A	5221 FAIRHAVEN RD	DORIS R MEIER	5221 FAIRHAVEN RD	DAVENPO	13918.16
1	N0712-27	2701 E 53RD ST	BRIAN 36TH INT YONTZ	1230 E JUNIPER ST	CANTON I	5107.92
2	N0712-33B	5222 FAIRHAVEN RD	JOHNNY S MARTIN	5222 FAIRHAVEN RD	DAVENPO	16260.22
3	N0712-34	2757 E 53RD ST	POWERS CHARLOTTE A	2757 E 53RD ST	DAVENPO	14657.09
4	N0712-35	2745 E 53RD ST	GARY L WHITE	2745 E 53RD ST	DAVENPO	14654.87
5	N0712-36	2733 E 53RD ST	JUNE M SCHINDLER REVOC TRUST	2733 E 53RD ST	DAVENPO	14652.65
6	N0712-37	2719 E 53RD ST	KURT J SCHINDLER	2719 E 53RD ST	DAVENPO	14079.39
7	N0633-01D	2843 E 53RD ST	BETHANY ENTERPRISES INC	101 WOODLAND RD	MILAN IL	5495.70
8	Y0707-01B		ISCHAEFER LIVING TRUST	C/O VERNON & THELMA SC	DAVENPO	178104.3
9	Y0707-03	2723 E 58TH ST	MICHAEL R KOTULA	2723 E 58TH ST	DAVENPO	110.24
10	Y0707-04	2729 E 58TH ST	CYNTHIA L KOTHENBEUTEL	2729 E 58TH ST	DAVENPO	5453.62
11	Y0707-05	2805 E 58TH ST	CHAD R JOHNSON	2805 E 58TH ST	DAVENPO	10234.6
12	Y0723-01E		IV & T SCHAEFER FAMILY PRTRNSHP		DAVENPO	15.74
13	Y0723-03D		LIVING TRUST ISCHAEFER	C/O VERNON & THELMA SC	DAVENPO	759.69
14	Y0723-11E	2802 E 53RD ST	CITY OF DAVENPORT	ATTN: FINANCE DIRECTOR	DAVENPO	41652.56
15	Y0723-01A		TORIA SQUARE INC	4928 WOODY CREEK CR BETTENDI		9408.79
16	Y0817-02E	5348 ELMORE CR	TELECOMMUNICATIONS SPRINGING LLC	1% INLAND REAL ESTATE E/ OAK BROK		164295.4
17						244483.5
18	Y0723-02D		ISCHAEFER LIVING TRUST	C/O VERNON & THELMA SC	DAVENPO	39
19	Y0723-02D		LIVING TRUST ISCHAEFER	C/O VERNON & THELMA SC	DAVENPO	39

Traffic Generation Alternatives

Costco Site

Land Use	Daily Trips		PM Weekday			Saturday		
	Weekday	Saturday	Peak Hour Trips			Peak Hour Trips		
			In	Out	Total	In	Out	Total
Proposed Costco Site (17.9 acres)	7340	9530	365	360	725	535	550	1085
Single Family Homes (54)	517	545	27	16	43	27	24	51
Apartment Complex (358 Units)	2359	2563	142	80	222	112	96	208
General Office Building (150,000 sq ft)	1651	356	38	186	224	33	28	61

Prepared by Gary Statz, Davenport City Traffic Engineer

Friday, June 30, 2017

Dear Legal Ad Department

Please publish the following Committee of the Whole legal ad on Monday, July 10, 2017.

The PO number for this notice is 1721342

We would appreciate receiving proof of publication for our records. If you have any questions, please contact me at the same email address this was sent with or at my phone number 563-888-2286. *Thank you!*

NOTICE
PUBLIC HEARING
WEDNESDAY, July 19, 5:30 pm
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA

Case No. REZ17-04: Proposed rezoning of approximately 17.88 acres, located north of the intersection of Fairhaven Rd. and E 53rd Street, from A-1 Agriculture District R-1 and R-2 Low Density Residential District to PDD, Planned Development District (Costco Wholesale Corporation, petitioner)

The Legal Description is as follows:

Tract C described in the Plat of Survey recorded December 30, 2016 as Document No. 2016-00036749, and also the Plat of Survey recorded January 27, 2017 as Document No. 2017-00002337, in the records of the County Recorder, Scott County, Iowa.

Being a part of the Northeast Quarter of Section 7, Township 78 North, Range 4 East of the 5th Principal Meridian, Davenport, Scott County, Iowa, being more particularly described as follows: Commencing, as a point of reference, at the northeast corner of the Northeast Quarter of said Section 7; thence South 89° 43' 55" West 903.67 feet along the north line of the Northeast Quarter of said Section 7 to a point on the west line of the East 55 acres of the Northeast Quarter of said Section 7; thence South 00° 06' 45" West 1522.80 feet along the west line of the East 55 acres of the Northeast Quarter of said Section 7, also being the east line of Jersey Meadows Ninth Addition, Jersey Meadows Seventh Addition, Jersey Meadows Tenth Addition and Jersey Meadows Second Addition to the City of Davenport, Iowa to the POINT OF BEGINNING of the tract of land hereinafter described; thence North 89° 41' 45" East 683.11 feet to the Northwest corner of Lot 2 of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa; thence South 00° 18' 15" East 1083.75 feet along the west line, and west line extended southerly, of said Lot 2 to a point on the northerly right of way line of East 53rd Street as now established in the City of Davenport, Iowa; thence South 89° 41' 45" West 690.99 feet along the northerly right of way line of said East 53rd Street to the southeast corner of Lot 1 of Jersey Meadows Second Addition; thence North 00° 06' 45" East 1083.78 feet along the west line of the East 55 acres of the Northeast Quarter of said Section 7, also being the east line of said Jersey Meadows Second Addition, to the point of beginning.

Public hearings are scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, July 19, 2017 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing. PO No. 1721342

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

City of Davenport

Agenda Group:
Department: Community Planning & Economic Development
Contact Info: Rita Pribyl 326-6171
Wards: All

Action / Date
7/19/2017

Subject:

Motion approving the Annual Action Plan, for Year 43 (July 1, 2017 - June 30, 2018) for the CDBG and HOME Programs, which includes updated CAC recommendations for CDBG allocations and authorizing the City Administrator or her designees to sign necessary documents and agreements. [All Wards]

Recommendation:

Approve the motion.

Relationship to Goals:

Strengthen Neighborhoods

Background:

Each year, the City must submit an Annual Action Plan (AAP) to the Department of Housing and Urban Development (HUD). This plan is required to receive Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds. This plan will cover the city fiscal year from July 1, 2017 through June 30, 2018, which is the third year of the City's current Five Year Consolidated Plan.

The AAP identifies the local objectives to be addressed, which were approved by Council at the October 26, 2016 meeting; and the allocations of the federal entitlement funds in the fiscal year July 1, 2017 through June 30, 2018 for that year.

The AAP includes the revised Citizen Participation Plan, which sets forth the steps used to encourage citizen participation in the development of the Plan, any substantial amendments to the Plan, and the performance report. Revisions of the Citizen Participation Plan are required to meet changes in federal regulations, particularly with regard to the upcoming requirement for an Assessment of Fair Housing under HUD's Affirmatively Furthering Fair Housing rule.

Year 43 CDBG allocations

- On March 6, 2017, the Citizens' Advisory Committee (CAC) reviewed applications for Year 43 CDBG funds and made funding recommendations using an estimated entitlement amount. The recommendation included setting aside funds while waiting for United Neighbors' submission of missing required application items for review.
- On March 22, 2017, City Council approved the CAC's recommendations, including the UNI set aside funds of \$78,898.
- On June 5, the CAC met to allocate the set aside funds after United Neighbors did not submit required application items by the stated deadline. The CAC voted unanimously to recommend allocating the set aside funds to the same types of programs for which they were originally intended. Following HUD funding caps, the maximum allowable amount of \$18,898 was allocated between the four youth programs, already approved for CDBG funding, in the public services cap. The remaining \$60,000 that could not be included in the

public service category was allocated to the Housing Rehabilitation and Neighborhood Revitalization Fund with the stipulation that it be used for down payment assistance for eligible buyers in Davenport.

- On June 23, 2017, the City received a letter from HUD with the actual CDBG entitlement of \$1,230,185, which is 6% higher than Year 42 allocation. An additional \$130,185 became available over the estimated Year 43 for allocation.
- On July 10, the CAC met to recommended allocating the additional funds. Following past procedure, the CAC allocated the additional funds to Year 43 applicants which were recommended for funding but not fully funded. The public services category was funded to the maximum allowed under HUD regulations. The remainder was allocated to the non-public services category.

The draft Annual Action Plan is available for public comment from July 12 - July 25, 2017; no comments have been received to date. Attached is a summary of the updated recommendation allocations which includes the updated allocation recommendations made by the CAC at their June 5th and July 10th meetings as well as a summary of activities to be funded.

Approval of this motion will approve the updated Year 43 Annual Action Plan (which includes the updated allocation recommendations made by the CAC at their June 5th and July 10th meetings), the revised Citizen Participation Plan and also authorize the City Administrator or her designee to sign necessary documents and agreements.

ATTACHMENTS:

Type	Description
▣ Backup Material	Revised Year 43 Allocation Recommendations
▣ Backup Material	Year 43 Activity Summary

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	7/19/2017 - 10:28 AM

CDBG YR 43 ALLOCATION SUMMARY
July 1, 2017 to June 30, 2018

	<u>YEAR 43</u> <u>AGENCY</u> <u>REQUESTED</u>	<u>YEAR 43</u> <u>CAC</u> <u>RECOMMENDED</u> <u>07/10/17</u>
ADMINISTRATION		
City Administration/Planning	\$246,037	\$246,037
SUBTOTAL	\$246,037	\$246,037
ECONOMIC DEVELOPMENT		
City Economic Development Fund	\$200,000	\$200,000
SUBTOTAL	\$200,000	\$200,000
HOUSING		
City Housing Progs. Staff & Operations	\$273,481	\$273,481
City Housing Rehab & Neighborhood Revitalization	\$350,000	\$283,667
SUBTOTAL	\$683,481	\$557,148
PUBLIC SERVICES		
Big Brothers/Big Sisters of Q.C.	\$30,000	\$28,763
Boys & Girls Club	\$30,000	\$28,320
Family Resources DV Services	\$30,000	\$25,151
Friendly House Year-Round Youth Program	\$28,291	\$28,291
Humility of Mary Housing, Inc.	\$46,911	\$22,729
Humility of Mary Shelter	\$41,267	\$22,374
Project Renewal	\$30,513	\$30,513
Salvation Army Family Service Center	\$30,000	\$20,859
Vera French Community Mental Health	\$20,000	\$20,000
SUBTOTAL	\$321,982	\$227,000
ALL PROGRAMS TOTAL	\$1,451,500	\$1,230,185

Projected Year 43 Entitlement Amount	\$	1,230,185
Projected plng/admin cap	\$	326,037
Projected public service cap	\$	227,000

CAC recommended allocation of RLF program income :

\$43,229 in ED prog income for program delivery
\$172,750 in Hsg prog income for program delivery
\$46,837 in program income for Staff/Operations

Year 43 (July 1, 2017 – June 30, 2018) CDBG Recommendations

Public Service Programs

This category is capped by HUD regulation. The maximum available under the cap for public services has been recommended by the CAC.

AGENCY	CDBG FUNDED PURPOSE/SERVICES	PROGRAM	PROPOSED ALLOCATION AMOUNT
BIG BROTHERS/ BIG SISTERS OF THE QUAD CITIES	Provides adult mentoring for children	ONE TO ONE YOUTH MENTORING	\$28,763
BOYS & GIRLS CLUBS OF THE IOWA MISSISSIPPI VALLEY	Provides recreation, education, cultural arts and leadership programs	ACADEMIC SUCCESS PROGRAM	\$28,320
FAMILY RESOURCES	Provides legal advocacy; therapy; counseling; domestic violence advocacy program and shelter; and crisis intervention.	SAFEPATH SURVIVOR RESOURCES	\$25,151
FRIENDLY HOUSE	Provides recreational and educational activities for youth year-round	FRIENDLY HOUSE YOUTH SERVICES	\$28,291
HUMILITY OF MARY HOUSING, INC.	Provides transitional and supportive housing and services for single parent families	SUPPORTIVE HOUSING	\$22,729
HUMILITY OF MARY SHELTER, INC.	Provides emergency shelter and services for adult men and women.	EMERGENCY SHELTER	\$22,374
PROJECT RENEWAL	Provides after school program with social, recreational, educational activities.	AFTERSCHOOL PROGRAM	\$30,513
SALVATION ARMY FAMILY SERVICE CENTER	Provides emergency shelter, meal site and case management services. This is the only shelter for single male head of household with children and intact two parent families with children.	FAMILY SERVICE CENTER EMERGENCY SHELTER & TRANSITIONAL HOUSING	\$20,859
VERA FRENCH COMM MENTAL HEALTH CTR.	Provides supportive services to Vera French Housing Corp tenants	TENANT SUPPORT SERVICES	\$20,000
PUBLIC SERVICE TOTAL:			\$227,000

Year 43 (July 1, 2017 – June 30, 2018) CDBG Recommendations and HOME funds

Non-Public Service Programs

The amount recommended for Planning & Administration is below the HUD regulatory cap for that category.
No other non-public service programs are capped by HUD.

AGENCY	CDBG FUNDED PURPOSE/SERVICES	PROGRAM	PROPOSED ALLOCATION AMOUNT
PLANNING & ADMINISTRATION			
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT (CPED)	Coordinates, administers, and monitors CDBG program; prepares reports and plans required by HUD; prepares needs assessments and other planning efforts including historic and environmental studies and coordination with neighborhood groups on planning activities	CDBG STAFF & OPERATIONS	\$246,037 ¹
ECONOMIC DEVELOPMENT:			
CPED ECONOMIC DEVELOPMENT FUND	Formulation, coordination, and implementation of local economic development strategies	STAFF	\$0 ²
		ECONOMIC DEVELOPMENT FUND	\$200,000
HOUSING:			
CPED HOUSING REHABILITATION/ NEIGHBORHOOD REVITALIZATION FUND	Provides loans for rehab of owner occupied housing; downpayment assistance; acquisition/ rehab/resale of Urban Homestead properties; new construction of affordable homes; infrastructure in support of affordable housing activities; elimination of blight; and accessibility improvements.	STAFF	\$273,481 ³
		CITY REHAB LOANS/	\$283,677
		GRANTS/RELOCATION	
		HOME STAFF & OPERATIONS	\$36,183
		HOME LOANS / GRANTS	\$325,704
NON PUBLIC SERVICE TOTAL:			\$1,003,185
HOME TOTAL:			\$361,892

¹\$46,837 in CDBG Program Income for grant administration

² \$43,229 in Economic Development Revolving Loan Fund Program Income for program delivery

³ \$172,750 in Housing Rehabilitation Revolving Loan Fund Program Income for program delivery

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn, 888-2286

Wards: 6th

Action / Date

7/19/2017

Subject:

Resolution approving Case No. F17-13 being the final plat of Crow Valley Plaza Tenth Addition, being in part a replat of Lot 1 of Midland Group Addition, Lot 1 of Crow Valley Plaza Second Addition and Lot 1 of Crow Valley Plaza Seventh Addition, located north of East 56th Street and east of Utica Ridge Road, containing four (4) commercial lots on 35.30 acres, more or less.

[Ward 6]

Recommendation:

Findings: The plat facilitates future development with the zoning allowing for both commercial and residential development.

The City Plan and Zoning Commission accepted the findings and forwards Case No. F17-13 to the City Council with a recommendation for approval subject to the following conditions:

1. That stormwater detention will be required and retention will be evaluated as each development occurs and Note 5 "stating no detention required" is removed.
2. That the plat be tied to two existing subdivision corners and that these corners are identified on the plat.
3. The surveyor signs the plat.
4. The utility companies sign the plat when their easement needs have been met.
5. There are drainage ways crossing multiple lots within the proposed platted area which are not addressed. With development drainage must be maintained. The plat should contain drainage way and or sewer easements as being dedicated.
6. A note is added to the plat stating that lots 2 and 3 shall have no direct access to Utica Ridge Road. Access shall be provided via existing abutting east-west streets.
7. There is an existing sanitary sewer and associated manhole(s) located within lots 1 and 4. The location of this sewer is to be field verified prior to Council acceptance of the plan and additional sewer easement(s) dedicated as necessary.
8. With development construction plans for streets, site grading, storm sewer and sanitary sewer are submitted to the Public Works Department for review and approval.

Relationship to Goals:

Grow tax base

Background:

The plat combines previous lots and subdivides previously unplatted ground.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	F17-13 CVP 10th Resolution only
▣ Backup Material	F17-13 CVP 10th Background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	7/19/2017 - 10:28 AM

Resolution No. _____

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. F17-11 being the final plat of Crow Valley Plaza Tenth Addition, being in part a replat of Lot 1 of Midland Group Addition, Lot 1 of Crow Valley Plaza Second Addition and Lot 1 of Crow Valley Plaza Seventh Addition, located north of East 56th Street and east of Utica Ridge Road, containing four (4) commercial lots on 35.30 acres, more or less [6th Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final plat of Windsor Meadows Commercial Park Third Addition to the City of Davenport, Iowa, be the same and is hereby approved and accepted subject to all the conditions as stated in the Commission's letter dated June 23, 2017 and as follows:

1. That stormwater detention will be required and retention will be evaluated as each development occurs and Note 5 "stating no detention required" is removed.
2. That the plat be tied to two existing subdivision corners and that these corners are identified on the plat.
3. The surveyor signs the plat.
4. The utility companies sign the plat when their easement needs have been met.
5. There are drainage ways crossing multiple lots within the proposed platted area which are not addressed. With development drainage must be maintained. The plat should contain drainage way and or sewer easements as being dedicated.
6. A note is added to the plat stating that lots 2 and 3 shall have no direct access to Utica Ridge Road. Access shall be provided via existing abutting east-west streets.
7. There is an existing sanitary sewer and associated manhole(s) located within lots 1 and 4. The location of this sewer is to be field verified prior to Council acceptance of the plan and additional sewer easement(s) dedicated as necessary.
8. With development construction plans for streets, site grading, storm sewer and sanitary sewer are submitted to the Public Works Department for review and approval.

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

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

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk



June 23, 2017

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

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of June 20, 2017, the City Plan and Zoning Commission considered the Case No. F17-13: Final plat of Crow Valley Plaza Tenth Addition, being in part a replat of Lot 1 of Midland Group Addition, Lot 1 of Crow Valley Plaza Second Addition and Lot 1 of Crow Valley Plaza Seventh Addition, located north of East 56th Street and east of Utica Ridge Road, containing four (4) commercial lots on 35.30 acres, more or less. McCarthy Improvement Co and Linwood Stone as the petitioner and the property is zoned C-2 General Commercial and C-O Office Shop Districts.

Findings:

The plat facilitates future development with the zoning allowing for both commercial and residential development.

The City Plan and Zoning Commission accepted the findings and forwards Case No. F17-13 to the City Council for approval subject to the following conditions:

1. That stormwater detention will be required and retention will be evaluated as each development occurs and Note 5 "stating no detention required" is removed.
2. That the plat be tied to two existing subdivision corners and that these corners are identified on the plat.
3. The surveyor signs the plat.
4. The utility companies sign the plat when their easement needs have been met.
5. There are drainage ways crossing multiple lots within the proposed platted area which are not addressed. With development drainage must be maintained. The plat should contain drainage way and or sewer easements as being dedicated.
6. A note is added to the plat stating that lots 2 and 3 shall have no direct access to Utica Ridge Road. Access shall be provided via existing abutting east-west streets.
7. There is an existing sanitary sewer and associated manhole(s) located within lots 1 and 4. The location of this sewer is to be field verified prior to Council acceptance of the plan and additional sewer easement(s) dedicated as necessary.
8. With development construction plans for streets, site grading, storm sewer and sanitary sewer are submitted to the Public Works Department for review and approval.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission



		APPROVED	APPROVED	APPROVED	APPROVED	APPROVED	APPROVED		
Name:	Roll Call	REZ17-04 Amend Condition 2b	REZ17-04 Costco as amended	FDP17-04 Costco	F17-12 Riverview Collective on 6th	F17-13 Crow Valley Plaza 10th	F17-14 Falcon Pointe 1st		
Connell	P	N	Y	Y	Y	Y	Y		
Hepner	P	Y	N	N	Y	Y	Y		
Inghram	P								
Kelling	P	Y	Y	Y	Y	Y	Y		
Lammers	P	Y	Y	Y	Y	Y	Y		
Maness	P	Y	Y	Y	Y	Y	Y		
Martinez	P	Y	Y	Y	Y	Y	Y		
Medd	P	N	Y	Y	Y	Y	Y		
Quinn	P	N	N	Y	Y	ABST	Y		
Reinartz	P	Y	N	N	Y	Y	Y		
Tallman	P	ABST	ABST	ABST	Y	Y	ABST		
		6-YES 3-NO 1-ABSTAIN	6-YES 3-NO 1-ABSTAIN	7-YES 2-NO 1-ABSTAIN	10-YES 0-NO 0-ABSTAIN	9-YES 0-NO 1-ABSTAIN	9-YES 0-NO 1-ABSTAIN		



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

PLAN AND ZONING COMMISSION

Preview Date: June 20, 2017
Request: Final Plat Crow Valley Plaza Tenth Addition
Address: North of East 56th St and East of Utica Ridge Rd
Case No.: F17-13
Applicant: McCarthy Improvement Co & Linwood Stone Products

INTRODUCTION

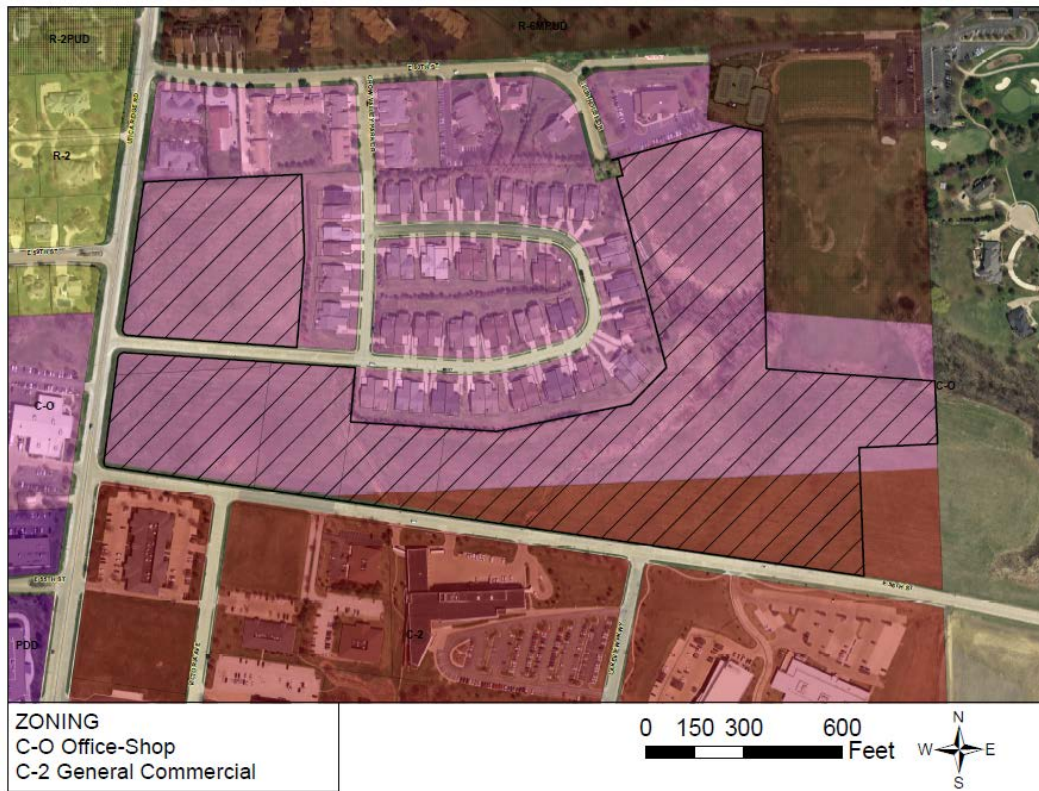
Request of McCarthy Improvement Co & Linwood Stone Products for a four (4) lot final plat on 35.09 acres, more or less, located north of East 56th Street and east of Utica Ridge Road. The proposed addition replats three lots and plats the remaining unplatted ground in this area. The property is zoned "R-4" Moderate Density Dwelling District.

Recommendation: Staff recommends the City Plan and Zoning Commission accept the findings and forward Case No. F17-13 to the City Council for approval subject to the listed conditions.

Aerial Photo:



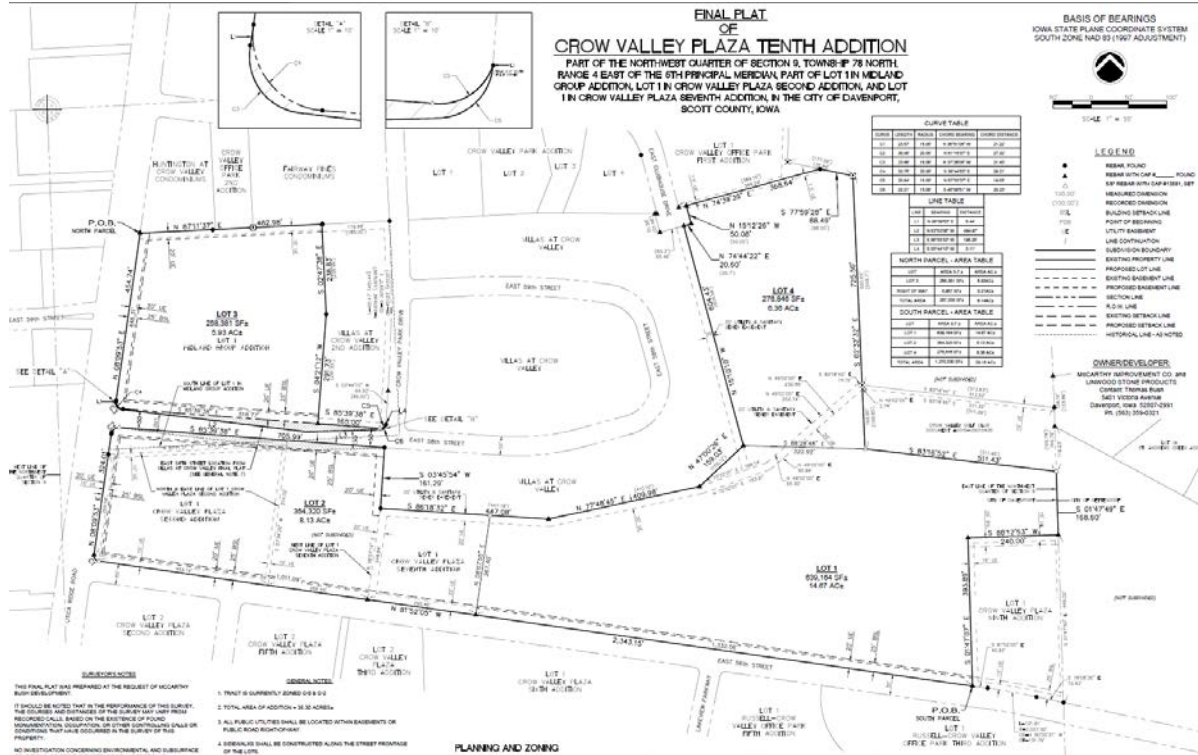
Zoning (R-4 Moderate Density Dwelling District)



Land Use 2035 (Residential General)



Plat



BACKGROUND

Comprehensive Plan:

Within Urban Service Area: Yes
 Within Existing Service Area: Yes
 Proposed Land Use Designation: Residential General - RG

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

Relevant *Davenport 2025* Goals and Objectives:

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

Iowa Smart Planning Principles:

Revitalization

Planning, zoning, development, and resource management should facilitate the revitalization of established town centers and neighborhoods by promoting development that conserves land, protects historic resources, promotes

pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas.

Technical Review:

Streets. No new streets are proposed with this request. Access will be limited to 56th and 58th Streets. No additional access will be allowed to Utica Ridge Road.

Storm Water. There is existing stormwater infrastructure in the local street system. New development will need to meet retention and detention requirements. Retention (water quality requirements) will be reviewed as each development comes forward. Detention can be done either with each development or on an area basis. There is a note on the plat stating that detention is not required, this note needs to be removed.

There are two drainage ways located in this plat which serve the residential areas to the north as well as portions of the golf course and driving range. As development occurs these drainage ways will need to be handled maintaining their carrying capacity. Either will require drainage and/or excess stormwater easements for the 100-year storm. The natural area between Lots 1 and 4 should be maintained.

Sanitary Sewer. Sanitary sewer service is located at this site. There is an existing sanitary line within Lots 1 and 4; the location of which will need to be verified and this line placed within an easement. is will Sanitary servi

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

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

PUBLIC INPUT This is a subdivision plat. No notification is required.

DISCUSSION

The plat combines previous lots and subdivides previously unplatted ground. Several lot corners of the existing subdivisions have been found, but none are identified. At least two should be identified to meet state platting requirements.

STAFF RECOMMENDATION

Findings:

The plat facilitates future development with the zoning allowing for both commercial and residential development.

Staff recommends the City Plan and Zoning Commission accept the findings and forward Case No. F17-13 to the City Council for approval subject to the following conditions:

1. That stormwater detention will be required and retention will be evaluated as each development occurs and Note 5 “stating no detention required” is removed.
2. That the plat be tied to two existing subdivision corners and that these corners are identified on the plat.
3. The surveyor signs the plat.

4. The utility companies sign the plat when their easement needs have been met.
5. There are drainage ways crossing multiple lots within the proposed platted area which are not addressed. With development drainage must be maintained. The plat should contain drainage way and or sewer easements as being dedicated.
6. A note is added to the plat stating that lots 2 and 3 shall have no direct access to Utica Ridge Road. Access shall be provided via existing abutting east-west streets.
7. There is an existing sanitary sewer and associated manhole(s) located within lots 1 and 4. The location of this sewer is to be field verified prior to Council acceptance of the plan and additional sewer easement(s) dedicated as necessary.
8. With development construction plans for streets, site grading, storm sewer and sanitary sewer are submitted to the Public Works Department for review and approval.

Prepared by:

Wayne Wille, CFM- Planner II
Community Planning Division

City – NR - Billy Fisher, CPMSM - Urban Conservationist

Natural Resources will need to see a full construction set to give complete comments but until then, the developers should keep in mind that both of these plats will require detention. The Crow Valley Plaza will require infiltration and the 6th Street development may depending on what they plan on doing.

City – NR – Amy Kay, CSM - Clean Water Manager

The ordinance states that detention is only applicable for residential subdivisions of five acres or more. Yes, Crow Valley needs detention and quality and 6th Street may, depending on the total impervious area projections.

IA AM Water - Julie S. Allender - Senior Engineering Tech

Riverview Collective has a 6" water main favoring the south side of the street

Crow Valley Plaza 10th has water available for all lots off of Utica or E 56th (there is no water main in that section of E 58th)

City – PW – Tom Leabhart - PE

1. The surveyor signs the plat.
2. The utility companies sign the plat when their easement needs have been met.
3. There are drainage ways crossing multiple lots within the proposed platted area which are not addressed. With development drainage must be maintained. The plat should contain drainage way and or sewer easements as being dedicated.
4. A note is added to the plat stating that lots 2 and 3 shall have no direct access to Utica Ridge Road. Access shall be provided via existing abutting east-west streets.
5. Note 5 stating no detention required is removed.
6. There is an existing sanitary sewer and associated manhole(s) located within lots 1 and 4. The location of this sewer is to be field verified prior to Council acceptance of the plan and additional sewer easement(s) dedicated as necessary.
7. With development construction plans for streets, site grading, storm sewer and sanitary sewer are submitted to the Public Works Department for review and approval.

**CITY OF DAVENPORT
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT (CPED)
SUBDIVISION REFERENCE FILE**

PRELIM / **FINAL** / PUD (circle the appropriate designation)

SUBDIVISION NAME: Crow Valley Plaza Tenth Addition

LOCATION: 56th Street East of Utica Ridge

DEVELOPER: Name: McCarthy Improvement Co. and Linwood Stone Products (Greg Bush)
Address: 5401 Victoria Avenue, Davenport, IA 52807
Phone: 563-359-0321 FAX: 563-344-3792
Mobile Phone: _____ Email: gj_bush@mcb-corp.com

ENGINEER: Name: Jason Holdorf, P.E.
Address: 1717 State Street, Suite 201, Bettendorf, IA 52722
Phone: 563-344-0260 FAX: 563-344-0263
Mobile Phone: _____ Email: jasonh@missman.com

ATTORNEY: Name: Sam Skorepa
Address: 220 N. Main Street, Suite 600, Davenport, IA 52801
Phone: 563-333-6646 FAX: 563-324-1616
Mobile Phone: _____ Email: sskorepa@L-Wlaw.com

OWNER: Name: McCarthy Improvement Co. and Linwood Stone Products (Greg Bush)
Address: 5401 Victoria Avenue, Davenport, IA 52807
Phone: 563-359-0321 FAX: 563-344-3792
Mobile Phone: _____ Email: gj_bush@mcb-corp.com

NUMBER OF LOTS: 4 ACRES: 35.3
SF 2F MF & EST. UNITS COMM IND

STREETS ADDED: 0 LINEAR FEET

Does the plat contain a drainage way or floodplain area: Yes No

Fee per Plat	Fee
Ten or fewer lots (< 10 lots)	\$400 plus \$25/lot
Eleven to twenty-five lots (≥ 11 lots ≤ 25 lots)	\$700 plus \$25/lot
More than twenty-five lots (> 25 lots)	\$1,000 plus \$25/lot
Reforestation fee (submit to Land Use Office Prior to City Council review)	\$150 per 50 feet of lineal lot frontage

**NOTE: THE PLAT WILL NOT BE PROCESSED UNTIL THE FEE AND COMPLETED REFERENCE FILE
ARE RECEIVED BY THE PLANNING AND LAND DEVELOPMENT OFFICE.**

City of Davenport

Agenda Group:
Department: Public Safety Committee
Contact Info: Brian
Wards: All

Action / Date
7/5/2017

Subject:

Second Consideration: An Ordinance amending Title X entitled "VEHICLES AND TRAFFIC" by amending or adding various sections thereto.

Recommendation:

Consider adoption of the ordinance.

Background:

Sections 1 and 2 of the proposed ordinance clean up issues between the city's current ordinance language and state code provisions. Section 3, which regulates the use of cellphones while driving, incorporates the newly adopted state code provisions in the city code. Section 4 restricts the use of engine brakes on semi-tractors in the city.

ATTACHMENTS:

Type	Description
▣ Cover Memo	AN ORDINANCE AMENDING TITLE TEN BY AMENDING OR ADDING VARIOUS SECTIONS THERETO

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety Committee	Admin, Default	Approved	7/19/2017 - 10:29 AM

ORDINANCE NO.

AN ORDINANCE AMENDING TITLE TEN ENTITLED "VEHICLES AND TRAFFIC" BY AMENDING AND ADDING VARIOUS SECTIONS THERETO OF THE MUNICIPAL CODE OF DAVENPORT, IOWA.

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

Section 1. That Section 10.40.030 of the Municipal Code of Davenport, Iowa, be and the same is hereby amended to read as follows:

10.40.30 Control of vehicle.

A. A person operating a motor vehicle shall have the vehicle under control at all times.

B. A person operating a motor vehicle shall reduce speed to a reasonable and proper rate:

1. when approaching and passing a person walking in the traveled portion of the public highway.

2. when approaching and passing an animal which is being led, ridden or driven upon a public highway.

3. when approaching or traversing a crossing or intersection of public highways, or a sharp turn, curve, or steep descent in a public highway.

4. when approaching and passing an emergency warning device displayed in accordance with rules adopted under Iowa law, or an emergency vehicle displaying a revolving or flashing light or directional light arrow.

5. when approaching or passing a slow moving vehicle displaying a reflective device or flashing light.

6. when approaching or passing through a road work zone.

Section 2. That Section 10.36.050 of the Municipal Code of Davenport, Iowa, be and the same is hereby amended to read as follows:

10.36.050 Striking fixtures.

A person operating a motor vehicle shall not allow said vehicle to strike, hit or collide with any fixture or property legally upon or adjacent to a public street or highway. The driver of any vehicle that does strike, hit or collide with any fixture or property legally upon or adjacent to a public street or highway resulting in damage to such fixture or property shall take reasonable steps to locate and notify the owner or person in possession or charge of the fixture or property or a police officer of such damage and of his or her name and address and the registration number of the vehicle

that caused the damage and shall, upon request, exhibit his or her operator's or chauffeur's license to the owner or person in possession or charge of the fixture or property.

Section 3. That Chapter 10.68 of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding a new section 10.68.290 entitled "Use of electronic communication device for texting while driving prohibited" to be read as follows:

10.68.290 Use of electronic communication device for texting while driving prohibited.

No person shall use a hand-held electronic communication device to write, send or view an electronic message while driving a motor vehicle unless the motor vehicle is at a complete stop off the traveled portion of the roadway. This prohibition does not apply to a member of a public safety agency as defined in Iowa Code section 34.1 while performing official duties, a health care professional in the course of an emergency situation or a person receiving safety-related information including emergency traffic or weather alerts. A person violating this section shall be guilty of committing a simple misdemeanor offense subject to a scheduled fine as set by Iowa law.

For purposes of this section a "hand-held electronic communication device" means a mobile telephone or other portable electronic communication device capable of being used to write, send or view an electronic message; but does not include a voice-operated or hands-free device which allows the user to write, send or listen to an electronic message without the use of either hand except to activate or deactivate a feature or function. Hand-held electronic communication device does not include a wireless communication device used to transmit or receive data as part of a digital dispatch system. Hand-held electronic communication device includes a device that is temporarily mounted inside a motor vehicle unless the device is a voice-operated or hands-free device.

For purposes of this section an "electronic message" means images visible on the screen of a hand-held electronic communication device including, but not limited to, a text-based message, an instant message, a portion of electronic mail, an internet site, a social media application, a game or similar content viewable on a hand-held electronic communication device.

For purpose of this section the terms "write", "send", or "view" with respect to an electronic message means the manual entry, transmission or retrieval of an electronic message including the playing, browsing or accessing of an electronic message.

Nothing in this section shall be construed to authorize a peace officer to confiscate a hand-held electronic communication device from the driver or occupant of a motor vehicle as evidence.

Section 4. That Chapter 10.74 of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding a new Section 10.74.150 to read as follows:

10.74.150 Engine Brakes Prohibited.

It shall be unlawful for any person to engine brake anywhere within the city limits. Engine braking means any method of slowing diesel trucks in a manner that produces a loud noise, often by venting the cylinder of the diesel engine midway through its cycle causing the engine to absorb power, instead of producing power, thereby slowing the truck's movement down dramatically. Engine braking also means the production of excessive noise produced by diesel engine due to a truck operating with an improperly maintained, defective or modified muffler exhaust system or the use of straight exhaust pipes with no mufflers or baffles. A violation of this section shall be a simple misdemeanor punishable by a fine of \$100.00 plus court costs.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch
Mayor

Attest: _____
Jackie Holecek, MMC

Deputy City Clerk

Published in the Quad City Times on _____

City of Davenport

Agenda Group:
Department: Public Safety Committee
Contact Info: Jackie E Holecek
Wards: 3

Action / Date
7/19/2017

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

The City Church, Family Bix Street Party, July 29, 2017; 11:00 a.m. to 2:00 p.m.; Closure
Location: 3rd Street between Harrison and Main Streets, Ward 3

Eric Ludkte dba Gunchies, Cartee Open Street Fest, July 28, 2017; 12:00 p.m. to 1:00 a.m.;
Closure Location: South Clark Street from Telegraph Road to Indian Road, Ward 1

ATTACHMENTS:

Type	Description
▯ Cover Memo	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety Committee	Admin, Default	Approved	7/19/2017 - 10:29 AM

RESOLUTION NO. 2017-

Resolution offered by Alderman Matson

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

RESOLVED by the City Council of the City of Davenport.

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



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

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

Entity: The City Church

Event: Family Bix Street Party

Date: July 29, 2017

Time: 11:00 a.m. to 2:00 p.m.

Closure Location: 3rd Street between Harrison and Main Streets

Ward: 3

Approved this 26th day of July, 2017.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

City of Davenport

Agenda Group:

Department: Public Safety Committee

Contact Info: Jackie E Holecek

Wards: 1

Action / Date

7/19/2017

Subject:

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

Eric Ludkte dba Gunchies, Cartee Open Street Fest, July 28, 2017; 12:00 p.m. to 1:00 a.m.;

Closure Location: South Clark Street from Telegraph Road to Indian Road, Ward 1

Adam Hayden on behalf of Delta Sigma Chi Professional Fraternity Lyceum, Palmer

Homecoming, 1208 N Main Street; August 10-11-12, 2017 from 5:00 p.m. to 12:00 a.m., Over 50 dBa, Ward 5

REVIEWERS:

Department

Reviewer

Action

Date

Public Safety Committee

Admin, Default

Approved

7/19/2017 - 10:29 AM

City of Davenport

Agenda Group:
Department: Public Works Committee
Contact Info: Lesley Eastlick; 563-326-7729
Wards: 5

Action / Date
7/19/2017

Subject:
Resolution of acceptance covering an assessment for the Alley Reconstruction and Resurfacing Program in accordance with the Alley Resurfacing Program. [Ward 5]

Recommendation:
Pass the resolution.

Relationship to Goals:
Enhance quality of life.

Background:

A resident or business owner petitions the City to have their alley reconstructed with full depth concrete or resurfaced with hot mix asphalt (HMA) through the Alley Reconstruction and Resurfacing Program. This program is an assessment program where ½ of the total cost to reconstruct or resurface the alley is paid for by the City and the other ½ is paid for by the abutting property owners based on the size of their lot. The resident or business that requests to have their alley reconstructed or resurfaced would have to obtain the necessary signatures on a petition prepared by the City of over 50% of the owner occupied property abutting the alley.

Work on this project has been satisfactorily completed by the City of Davenport Streets Division and an Engineer's Certificate of Completion will be filed with the deputy clerk as required by the Code of Iowa. The final cost of the work was \$7,223.92.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Admin, Default	Approved	7/19/2017 - 10:31 AM

Resolution No. _____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION of acceptance covering an assessment for the Alley Reconstruction and Resurfacing Program in accordance with the Alley Resurfacing program.

WHEREAS, the engineers have duly filed a certificate in accordance with Section 384.58 of the Code of Iowa, 2009, as amended, showing that they have inspected the completed work for the FY 2017 Alley Resurfacing Program and that the same has been performed in compliance with the terms of the project plans and specifications and showing the total cost thereof;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that

Section 1. That it is hereby found and determined that the work of constructing the above-named project has been duly and fully completed by the Streets Division in accordance with the terms of the project plans and specifications, and the same is hereby accepted and approved.

Section 2. That it is hereby found and determined that the total construction cost of said project is in the total amount of \$7,223.92 of which the sum of \$3611.96 shall be assessed against private property within the assessable district.

Section 3. That the amount due the Streets Division is hereby ordered paid by the issuance to the Streets Division of anticipatory warrant or warrants, in accordance with Section 384.57 of the Code of Iowa, 2009, as amended, or from such other fund or funds as may be available for that purpose, such warrant or warrants and amounts paid from any such fund or funds to be paid and replaced to the extent possible from the proceeds of special assessments and the sale of special assessment bonds.

Section 4. That the engineers are hereby instructed to prepare the final schedule of assessments, as provided in Section 384.59 of the Code of Iowa, 2009, as amended.

Section 5. That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, to the extent of such conflict.

Passed and approved this 26th day of July, 2017.

Approved:

Attest:



Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group:
Department: Public Works Committee
Contact Info: Nick Schmuecker; (563) 327-5162
Wards: 3

Action / Date
7/19/2017

Subject:
Resolution on the plans, specifications, forms of contract and estimated cost of \$250,000 for the 2507 Chippewa Ct sewer separation project, CIP #01788. [Ward 3]

Recommendation:
Pass the resolution.

Relationship to Goals:
Enhanced Quality of Life.

Background:
This project is intended to separate the storm water sewer from the sanitary sewer in the Chippewa Ct area. Existing storm sewer will also be upgraded and repaired near Lincoln Ct.

A new storm sewer alignment shall be constructed so to intercept storm water before it enters the sanitary sewer and divert it to an existing storm sewer line.

The project is scheduled to be bid yet this summer with construction to be complete by the end of this construction season. Funding for the 2507 Chippewa Ct Sewer Separation Project is established within CIP #01788. The current estimate is \$250,000.

ATTACHMENTS:

Type	Description
□ Resolution Letter	Resolution pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Admin, Default	Approved	7/19/2017 - 10:31 AM

Resolution No. _____

Resolution offered by Alderman Ambrose

Resolution on the plans, specifications, forms of contract and estimated cost of \$250,000 for the 2507 Chippewa Ct Sewer Separation project, CIP #01788.

WHEREAS, on the 11th day of July, 2017, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the 2507 Chippewa Ct Sewer Separation Project, CIP #01788.

WHEREAS, Notice of Hearing on plans, specifications and form of contract was published as required by law:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for said 2507 Chippewa Ct Sewer Separation project.

Passed and approved this 26th day of July, 2017.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group:

Action / Date

Department: Public Works Committee

Contact Info: Eric Gravert 563-327-5125

Wards: All

Subject:

Resolution accepting the Compost Facility Reroofing Project completed by Jim Giese Commercial Roofing, Inc of Dubuque, IA. This project was satisfactorily completed with a final contract amount of \$953,765 budgeted in CIP #39002. [All Wards]

Recommendation:

Approve the resolution.

Relationship to Goals:

Financially Responsible City Government.

Background:

The Compost Facility had a deteriorating steel roof that was allowing moisture into the building along with creating an unsafe walking surface for maintenance workers to access the roof-mounted exhaust fans.

This project was satisfactorily completed with a final contract amount of \$953,765 budgeted in CIP #39002.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Admin, Default	Approved	7/19/2017 - 10:31 AM

Resolution No. _____

Resolution offered by Alderman Ambrose

Resolution accepting the Compost Facility Reroofing Project completed by Jim Giese Commercial Roofing, Inc of Dubuque, IA. This project was satisfactorily completed with a final contract amount of \$953,765 budgeted in CIP #39002.

Whereas, the City of Davenport entered into a contract with Jim Giese Commercial Roofing of Dubuque, Iowa for construction work; and

Whereas, work on the project has been satisfactorily completed

Now, therefore, be it resolved, by the City Council of the City of Davenport, Iowa: that the Compost Facility had a deteriorating steel roof that was allowing moisture into the building along with creating an unsafe walking surface for maintenance workers to access the roof-mounted exhaust fans is hereby accepted.

Passed and approved this 26th day of July, 2017.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works Committee
Contact Info: Gary Statz; (563) 326-7754
Wards: 2, 6, 7, 8

Action / Date
7/19/2017

Subject:
Resolution approving the City's grant application to the Iowa Department of Transportation's "Traffic Safety Improvement Program" for the funding of the installation of battery backup units at nineteen (19) traffic signals and authorizing the Mayor to sign the application. [Wards 2, 6, 7 & 8]

Recommendation:
Approve the resolution.

Relationship to Goals:
Upgraded City Infrastructure & Public Facilities

Background:
Each year the Iowa Department of Transportation takes applications for their Traffic Safety Improvement Program (TSIP). The City of Davenport can receive reimbursement of up to 100% of the costs of the project for improvements under this program, with a maximum of \$500,000 per project. Applications are due August 15 and awarded funds would be available in July of 2018. The grant application will be for \$98,800, which will cover the entire cost of the battery backup units.

This project involves the purchase and installation of battery backup units that will be installed at many major intersections along the 53rd Street and Kimberly Road corridors. When this project is completed, every intersection from Ripley Street to the east along 53rd Street will have battery backup and so will every intersection along Kimberly Road. This project is important to public safety during power outages because many drivers do not treat dark traffic signals as an all-way stop, as required by law. Dark signals also cause major backups during the peak hours and these intersections are among the busiest in the city.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES_Battery Backup TSIP application pg 2
▣ Backup Material	PW_RES_Battery Backup TSIP application pg 3

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Admin, Default	Approved	7/19/2017 - 10:31 AM

RESOLUTION NO. _____

Resolution offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

Resolution approving the City's grant application to the Iowa Department of Transportation's "Traffic Safety Improvement Program" for the funding of the installation of battery backup units at nineteen (19) traffic signals and authorizing the Mayor to sign the application.

WHEREAS, the Traffic Safety Improvement Program is established by the Iowa Department of Transportation; and

WHEREAS, said program allows for funding to be provided to states, counties or cities for eligible projects or programs that will contribute to improving traffic safety and operations; and

WHEREAS the City of Davenport has determined that improvements at nineteen (19) intersections along the 53rd Street and Kimberly Road corridors will likely improve traffic safety and operations. The proposed improvements include the purchase and installation of battery backup systems for the proposed intersections; and

WHEREAS if the State of Iowa agrees to provide funding for the project, the City shall commit the additional funds necessary to complete this project and maintain the improvements;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that the City Council supports and approves the application for the Traffic Safety Improvement Program funding for the project as prepared and that the Mayor shall be authorized to sign the application.

Passed and approved on July 26, 2017.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

These are the intersections where we are proposing the addition of the battery backup units:

53rd Street at Elmore Circle
53rd Street at Lorton Avenue
53rd Street at Jersey Ridge Road
53rd Street at Eastern Avenue
53rd Street at Tremont Avenue
53rd Street at Ripley Street
Kimberly Road at Jersey Ridge Road
Kimberly Road at Spring Street
Kimberly Road at Bridge Avenue
Kimberly Road at Davenport Avenue
Kimberly Road at Fair Avenue (east entrance to mall)
Kimberly Road at Main Street
Kimberly Road at Northwest Boulevard/Harrison Street
Kimberly Road at Gaines Street
Kimberly Road at Lillie Avenue (CASI/DAV entrances)
Kimberly Road at Pine Street
Kimberly Road at Hillandale Road
Kimberly Road at Elsie Avenue
Kimberly Road at Fairmount Street

City of Davenport

Agenda Group:
Department: Public Works Committee
Contact Info: Gary Statz (563) 326-7754
Wards: 8

Action / Date
7/19/2017

Subject:
Resolution approving the City's grant application to the Iowa Department of Transportation's "Traffic Safety Improvement Program" for improvements to the intersection of Division Street at Northwest Boulevard and authorizing the Mayor to sign the application. [Ward 8]

Recommendation:
Approve the resolution.

Relationship to Goals:
Upgraded City Infrastructure & Public Facilities

Background:
Each year, the Iowa Department of Transportation takes applications for their Traffic Safety Improvement Program (TSIP). The City of Davenport can receive reimbursement of up to 100% of the costs of the project for improvements under this program, with a maximum of \$500,000. Applications are due on August 15 and awarded funds would be available in July of 2018. The grant request will be for \$425,000, which will cover the cost of the project. The primary purpose of the project is to construct left turn lanes on Northwest Boulevard at the intersection. There is currently only one lane in each direction on that street. This change will provide better visibility for left turns and signals with left turn arrows. There have been numerous rear-end crashes related to backups and left turns off of Northwest Boulevard.

ATTACHMENTS:

Type	Description
□ Resolution Letter	PW_RES_Div at NW Blvd TSIP application_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Admin, Default	Approved	7/19/2017 - 10:31 AM

RESOLUTION NO. _____

Resolution offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the City's grant application to the Iowa Department of Transportation's "Traffic Safety Improvement Program" for improvements to the intersection of Division Street at Northwest Boulevard and authorizing the Mayor to sign the application.

WHEREAS, the Traffic Safety Improvement Program is established by the Iowa Department of Transportation; and

WHEREAS, said program allows for funding to be provided to states, counties or cities for eligible projects or programs that will contribute to improving traffic safety and operations; and

WHEREAS the City of Davenport has determined that improvements at the intersection of Division Street and Northwest Boulevard will likely improve traffic safety and operations. The proposed improvements include the reconfiguration of the east and west legs of the intersection to provide left turn lanes in each direction along with traffic signal modifications and pedestrian ramp improvements; and

WHEREAS if the State of Iowa agrees to provide funding for the project, the City shall commit the additional funds necessary to complete this project and maintain the improvements;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that the City Council supports and approves the application for the Traffic Safety Improvement Program funding for the project as prepared and that the Mayor shall be authorized to sign the application.

Passed and approved on July 26, 2017.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

City of Davenport

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

Action / Date
7/19/2017

Subject:
Resolution approving change order #6 in the amount of \$253,389.62 to the Manhole Rehabilitation & Replacement Program (Bid 16-105). This change order adds 110 additional manholes to be rehabbed and is budgeted in CIP #30018. [All Wards]

Recommendation:
Approve the resolution.

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

Background:
Many of the manholes of the sanitary collection system are structurally deficient and allow for inflow and infiltration. Rehabilitation is needed to address these issues to further comply with the IDNR Administrative Consent Order. This program includes various strategies such as cured-in-place manhole lining, spray-applied materials, casting and adjusting ring replacement, chimney seals and total manhole replacement.

Quantity adjustments are needed to address field conditions and changes that provide better solutions for removal of I & I, as well as manholes from our assessment list that were added once contractor was awarded bid. Manholes were added due to favorable bid prices and available funding.

Original Contract:	\$ 934,806.00
Previous Change Orders:	\$ 17,930.00
This Change Order:	\$ 253,389.62

Amended Contract Amount: \$1,206,125.62

Funding is available in the project account for CIP #30018.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES pg2
▣ Backup Material	CO#6 Manhole Rehab & Replacement Program KIM Construction

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Admin, Default	Approved	7/19/2017 - 10:31 AM

Resolution No. _____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving change order #6 in the amount of \$253,389.62 to the Manhole Rehabilitation & Replacement Program (Bid 16-105). This change order adds 110 additional manholes to be rehabbed and is budgeted in CIP #30018.

WHEREAS, The City of Davenport entered into a contract with KIM Construction Company, Inc. for the Manhole Rehab Program.

WHEREAS, Changes to the plans have become necessary due to field conditions and added manholes:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that CO#6 is hereby approved.

Passed and approved this 26th day of July, 2017.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk



City of Davenport
Public Works Department

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

CERTIFICATIONS

CITY ENGINEER _____
(Work is Required)

CIP MANAGEMENT ANALYST _____
(Funds are Available)

CONSTRUCTION MGR _____
(Work is Constructible)

PUBLIC WORKS DIRECTOR _____
(Approval)

CONTRACTOR: Kim Construction Company, Inc.
CONTRACTING COMPANY: Kim Construction Company, Inc.
ADDRESS: 3142 Holeman Ave, Steger, Illinois 60475

PROJECT TITLE: FY2017 Manhole Rehabilitation and Replacement Program (Bid #16-104)
CHANGE ORDER #6
CIP #30018; ORG #71542697; OBJECT #530350

Description to Contractor:

Considering the contract between the City of Davenport and your Company, which covers the above-referenced project, the following shall be Change Order # 6. *Additions and deductions are to be made at bid price.*

Item	Description	Revised Price	
1	Change the quantity for Bid Item No. 1 from 54 EA to 55 EA.	ADD	\$1,095.00
2	Change the quantity for Bid Item No. 2 from 108 GAL to 89.5 GAL.	(DEDUCT)	(\$2,405.00)
3	Change the quantity for Bid Item No. 3 from 1 EA to 0 EA.	(DEDUCT)	(\$8,300.00)
4	Change the quantity for Bid Item No. 5 from 1 EA to 0 EA.	(DEDUCT)	(\$7,550.00)
5	Change the quantity for Bid Item No. 6 from 26 EA to 35 EA.	ADD	\$16,155.00
6	Change the quantity for Bid Item No. 7 from 43 EA to 41 EA.	(DEDUCT)	(\$3,600.00)
7	Change the quantity for Bid Item No. 8 from 40 EA to 41 EA.	ADD	\$495.00
8	Change the quantity for Bid Item No. 11 from 200 SF to 0 SF.	(DEDUCT)	(\$6,000.00)
9	Change the quantity for Bid Item No. 12 from 30 LF to 60.53 LF.	ADD	\$1,984.45
10	Change the quantity for Bid Item No. 13 from 250 SF to 327.68 SF.	ADD	\$776.80
11	Change the quantity for Bid Item No. 14 from 62 EA to 64 EA.	ADD	\$720.00
12	Change the quantity for Bid Item No. 15 from 8 EA to 13 EA.	ADD	\$2,250.00
13	Change the quantity for Bid Item No. 16 from 175 EA to 269 EA.	ADD	\$25,380.00
14	Change the quantity for Bid Item No. 17 from 925 VLF to 1582.94 VLF.	ADD	\$132,245.94
15	Change the quantity for Bid Item No. 18 from 123 VLF to 98.09 VLF.	(DEDUCT)	(\$5,654.57)
16	Change the quantity for Bid Item No. 19 from 30 VLF to 50 VLF.	ADD	\$5,400.00
17	Change the quantity for Bid Item No. 20 from 5 VLF to 16.4 VLF.	ADD	\$3,420.00
18	Change the quantity for Bid Item No. 21 from 75 EA to 94 EA.	ADD	\$41,705.00
19	Change the quantity for Bid Item No. 22 from 182 EA to 266 EA.	ADD	\$48,720.00
20	Change the quantity for Bid Item No. 23 from 91 VLF to 130.5 VLF.	ADD	\$11,652.50
21	Change the quantity for Bid Item No. 24 from 100 SF to 0 SF.	(DEDUCT)	(\$2,500.00)
22	Change the quantity for Bid Item No. 25 from 50 TON to 97.98 TON.	ADD	\$1,199.50
23	Remove Large Diameter Reliner for Manhole KA-7 per CO #5.	(DEDUCT)	(\$3,800.00)
Total		ADD	\$253,389.62



City of Davenport
Public Works Department

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

Summary of Contract Amount:

Previously Amended Contract Amount:	\$952,736.00
Change Order #6:	\$253,389.62
Amended Contract Amount:	\$1,206,125.62

CHANGE ORDER DESCRIPTION:

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

Date: _____

Recommend/Approved: _____
Contractor

Date: 7-11-17

Recommend/Approved: _____
(Up to \$15,000) Nicole Gleason, Public Works Director-Assistant City Administrator

Date: _____

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

Date: _____

Recommend/Approved: _____
(Up to \$100,000) Chair, Public Works Committee
Required: Green Sheet Motion to Approve

Date: _____

Council Meeting Date: _____

Recommend/Approved: _____
(Over \$100,000) City Clerk, City of Davenport
Required: Green Sheet Resolution to Approve

Date: _____

Council Meeting Date: _____

City of Davenport

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

Action / Date
7/19/2017

Subject:
Resolution approving change order #8 to Valley Construction Company in the amount of \$250,000 for the Veteran's Memorial Parkway Paving Project from Utica Ridge to the west tie-in to the new I-74 crossover bridge, CIP #10556. [Ward 6]

Recommendation:
Pass the resolution.

Relationship to Goals:
Upgraded City Infrastructure & Public Facilities.

Background:
Change order #8 approves the amount to be added to the contract for unstable soil removed at the hillside and a suitable sub-base on top of geotextile fabric and drainage tile from Station 94+00 to 99+00. This work will be performed by "force account" where all labor, equipment, subcontract and other associated costs for performing said work will be verified and confirmed with daily documentation.

This project is being managed by the City of Davenport and is partially funded by a Federal Surface Transportation Program grant. The project is funded through CIP #10556.

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

SUMMARY OF CONTRACT AMOUNT:

Original Contract	\$6,028,173.36
Previous Change Orders	\$ 720,322.84
<u>Change Order #8</u>	<u>\$ 250,000.00</u>

Amended Contract Amount: \$6,998,496.20

ATTACHMENTS:

Type	Description
□ Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Admin, Default	Approved	7/19/2017 - 10:31 AM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose

RESOLUTION approving Change Order number 8 to Valley Construction Company in the amount of \$250,000.00 for the Veteran's Memorial Parkway Paving Project from Utica Ridge to the west tie-in to the new I-74 crossover, bridge, CIP #10556.

WHEREAS, City of Davenport, Iowa entered into a contract with Valley Construction Company for the Veterans Memorial Parkway; and

WHEREAS, changes to the project plans have become necessary; and

WHEREAS, the contractor will incur additional costs beyond his original bid due to these changes; and

WHEREAS, pricing has been reviewed and approved by the Public Works Department;

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Davenport, Iowa, that Change Order #8 in the amount of \$250,000.00 for the Veterans Memorial Parkway from Utica Ridge to I-74 is hereby approved.

Passed and approved this 26th day of July, 2017

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works Committee
Contact Info: Nicole Gleason; 563-327-5150
Wards: 3

Action / Date
7/19/2017

Subject:
Resolution awarding a contract for the construction of streetscaping at Central Fire Station to Estes Construction of Davenport in the amount of \$114,770, and authorizing the Mayor or his designee to sign and manage any related agreements budgeted in CIP #02348. [Ward 3]

Recommendation:
Approve the Resolution.

Relationship to Goals:
Financially Responsible City Government.

Background:
An Invitation to Bid was issued on May 31, 2017 and was sent to contractors. On June 26, 2017, the Purchasing Division received and opened one bid.

The single bid was within the engineers estimated budget. Estes Construction has performed satisfactory work for the city in the past. It is being recommended that Estes Construction be awarded this contract.

The goal of this project is to install streetscape elements such as decorative bricks, conduit, lighting and tree pits near the Central Fire Station located on W 4th Street from Scott St. to Ripley St.

Funding for this project is from CIP #02348, Central Station Renovations and are from the sale of General Obligation Bonds.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW_RES Streetscaping at Central Fire Station
▣ Cover Memo	Bid Tab - Streetscaping at Central Fire Station

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Admin, Default	Approved	7/19/2017 - 10:31 AM

Resolution No. _____

Resolution offered by Alderman Gordon:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION awarding a contract for the construction of streetscaping at Central Fire Station located on W 4th Street from Scott St. to Ripley St., for the price of \$114,770, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract the construction of the streetscaping at Central Fire Station; and

WHEREAS, the applicable purchasing process was followed resulting in a recommendation to award to Estes Construction of Davenport;

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

1. the contract for the construction of streetscaping at Central Fire Station; and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

Jackie E. Holecek, CMC
Deputy City Clerk

Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: STREETSCAPING @ CENTRAL FIRE STATION

RFP NUMBER: 17-122

OPENING DATE: JUNE 26, 2017

GL ACCOUNT NUMBER: 78730697 530350 02348

RECOMMENDATION: AWARD THE CONTRACT TO ESTES CONSTRUCTION
OF DAVENPORT

<u>VENDOR NAME</u>	<u>LOCATION</u>
Estes Construction of Davenport	\$114,770

Approved By Kristi Keller
Purchasing

Approved By Nicole Gleason
Department Director

Approved By Brandi Coz
Budget/CIP

Approved By Linda Folland
Finance Director

City of Davenport

Agenda Group:
Department: Public Works Committee
Contact Info: Clay Merritt (563)888-3055
Wards: 3

Action / Date
7/26/2017

Subject:
Resolution accepting the public improvements completed under seventeen of the construction contracts associated with the Central Fire Station Project, budgeted in CIP #02348. [Ward 3]

Recommendation:
Approve the resolution

Relationship to Goals:
Sustainable Infrastructure

Background:
Listed below are the following contract works, and their final contract amounts, that were completed for the Central Fire Station project.

B&B Masonry - \$311,362.17
Builders Sales & Service - \$231,197.00
Continental Fire Sprinkler Company - \$146,409.00
Crawford Company - \$743,393.57
Jim Giese Commercial Roofing - \$275,456.00
J.W. Koehler Electric - \$1,203,903.83
Long Carpet & Interiors - \$109,880.00
McAdam, Inc. - \$213,567.00
Miller Trucking & Excavating - \$394,506.74
Northwest Mechanical - \$663,482.84
Paragon - \$122,107.56
River Valley Construction - \$825,402.83
Rock Island Glass - \$361,504.16
Seedorff Masonry, Inc. - \$587,292.74
Sterling Commercial Roofing - \$1,458,054.91
Subsurface Constructors, Inc. - \$82,785.00
Treiber Construction - \$772,697.34

ATTACHMENTS:

Type	Description
Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Admin, Default	Approved	7/19/2017 - 10:31 AM

Resolution No. _____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION accepting the public improvements completed under seventeen of the construction contracts associated with the Central Fire Station project, budgeted in CIP #02348.

WHEREAS, the City of Davenport entered into a contract with B&B Masonry, Builders Sales & Service, Continental Fire Sprinkler Company, Crawford Company, Jim Giese Commercial Roofing, J.W. Koehler Electric, Long Carpet & Interiors, McAdam, Inc., Miller Trucking & Excavating, Northwest Mechanical, Paragon, River Valley Construction, Rock Island Glass, Seedorff Masonry, Inc., Sterling Commercial Roofing, Subsurface Constructors, Inc., and Treiber Construction

WHEREAS, work on the contracts has been satisfactorily completed

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that public improvements completed under seventeen of the construction contracts associated with the Central Fire Station project are hereby accepted.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group:
Department: Public Works Committee
Contact Info: Brad Guy; (563) 327-5105
Wards: 7

Action / Date
7/19/2017

Subject:
Motion approving an amendment to the contract between the City of Davenport and Needham Excavating Inc. for the Kimberly Road Sewer Replacement Project; in the amount of \$80,320 budgeted in CIP #30028. [Ward 7]

Recommendation:
Approve the Motion

Relationship to Goals:
Sustainable Infrastructure

Background:
This project consists of the removal and replacement of a structurally deficient sanitary sewer main located near W. Kimberly Rd. and Harrison St.

During construction much of the existing fill has been deemed unsuitable due to the amount of old construction debris that was buried at the site. To correct this issue and properly construct the project a larger quantity of Structural Trench Backfill will be required. the estimated, additional quantity will add \$80,320 to the current contract; budgeted in CIP #30028.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Admin, Default	Approved	7/19/2017 - 10:31 AM

City of Davenport

Agenda Group:
Department: Finance Committee
Contact Info: Tom Warner 326-7735
Wards: All

Action / Date
6/21/2017

Subject:
Third Consideration: Ordinance amending Chapter 2.62 entitled "Levee Improvement Commission" to update the governance and processes of the Commission. [All Wards]

Recommendation:
Consider the ordinance

Background:
After several meetings and many good discussions, the commission agreed to the text of the proposed ordinance.

The main changes are: 1) a name change to Riverfront Improvement Commission; 2) An expansion from 7 members to 11 members; 3) Mayor will no longer serve as chair; 4) Joint quarterly meeting with the Parks Advisory Board; and 5) designation of a member to serve as a liaison to the Parks Advisory Board and attend its meetings.

ATTACHMENTS:

Type	Description
▯ Cover Memo	Ordinance as amended by CC

REVIEWERS:

Department	Reviewer	Action	Date
Finance Committee	Admin, Default	Approved	7/19/2017 - 10:32 AM

ORDINANCE NO. ____

Ordinance amending Chapter 2.62 entitled "Levee Improvement Commission" to update the governance and processes of the Commission.

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

Section 1: That Chapter 2.62 is amended to reads as follows:

Chapter 2.62 RIVERFRONT IMPROVEMENT COMMISSION

Sections:

- 2.62.010 Created.**
- 2.62.020 Membership - Term.**
- 2.62.030 Purpose.**
- 2.62.040 Chair, Vice Chair, Secretary, and ex officio officers.**
- 2.62.050 Meetings.**
- 2.62.060 Adoption of rules or bylaws.**
- 2.62.070 Riverfront defined - Jurisdiction.**
- 2.62.080 Area improvements and maintenance - Encumbrances - Approval.**
- 2.62.090 Police powers.**
- 2.62.100 Control of funds.**

2.62.010 Created.

In pursuance of the laws of the state in reference thereto, there is created and established a riverfront improvement commission in the city, consisting of eleven members, all of whom shall be residents and qualified electors of the city.

2.62.020 Membership -Term.

Each Alderman and the Mayor shall have an assigned commission position for which they are the appointing authority. Appointments shall be confirmed by the City Council. The term of office is six years. The Mayor and Aldermen shall give due consideration to appointing members focused foremost on the stewardship of the Riverfront, overall gender balance of the

commission, and professional representation reflective of such areas as education, finance, real estate, law, construction, engineering or other design professions. Members shall have no other official position in, or connection with, the city. Each member so appointed shall, upon taking office, take the oath prescribed for officers elected in the city. If any vacancy occurs, the person appointed to fill the same shall hold office until the expiration of the term for which the person was appointed.

Transition rule: Current commissioners as of July 1, 2017 shall be allowed to serve out their terms so long as death, disability or conduct does not result in removal from office. In order to assign a seat to the Mayor and each Council Member the following transition plan shall be in place:

1st Ward – Open for immediate appointment; term ends 4/30/2023
2nd Ward – Open for immediate appointment; term ends 4/30/2023
3rd Ward – Patrick Walton (3rd Ward Resident); term ends 4/30/2022
4th Ward – Open for immediate appointment; term ends 4/30/2021
5th Ward – Karl Rhomberg (5th Ward Resident); term ends 4/30/2020
6th Ward – Bill Ashton (6th Ward Resident); term ends 4/30/2020
7th Ward – Open for immediate appointment; term ends 4/30/2021
8th Ward – Open for immediate appointment; term ends 4/30/2019
At Large – Mike Veal (6th Ward Resident); term ends 4/30/2018
At Large – Shelley Chambers (6th Ward Resident); term ends 4/30/2018
Mayor – Frank Clark (6th Ward Resident); term ends 4/30/2022

From April 2018 onward, if only one of the Aldermen at Large has not appointed a then serving commissioner, that Alderman at Large shall have the privilege of appointment; otherwise, the Alderman at Large who is the top vote recipient of the two at the last city election shall have the appointment privilege.

2.62.030 Purpose.

The Mississippi Riverfront is one of Davenport's most important resources. The Riverfront Improvement Commission improves the riverfront through stewardship, collaboration, innovative planning, thoughtful development, and sound management.

2.62.040 Chair, Vice Chair, Secretary and ex officio officers.

In July of every year, the members shall choose a chair, vice chair and secretary from among their membership. The chair shall preside at all meetings, and the vice chair shall preside in the absence of the chair. If neither is present, but a quorum is present, the members

present shall nominate and choose a member to preside at the meeting immediately after the announcement of a quorum. The secretary shall ensure that a complete and accurate record of all its acts and proceedings are kept. The finance director or the director's designee shall be ex officio treasurer. The director of the community and economic development department or the director's designee shall have charge of the accounts, books and other clerical work in connection with said commission.

2.62.050 Meetings.

The commission shall meet at least monthly at a time and place conducive to public meetings. Special meetings may be called pursuant to the bylaws. A majority of the members present and voting shall be necessary for the passage of any motion.

The commission shall meet jointly at least quarterly with the parks and recreation commission to discuss future opportunities and amenities in an effort to create a coordinated vision and effort. The chairs of these bodies shall preside at any joint meetings.

The commission shall choose a member to act as a liaison to and attend the meetings of the parks and recreation commission.

The commission shall choose four members to attend, participate and report back on Council work sessions called for the purpose of discussing future opportunities and amenities including the Riverfront. At least once a year Council shall hold such a work session.

2.62.060 Adoption of rules or bylaws.

The commission shall have power to adopt the rules or bylaws concerning its meetings and all other matters pertaining to the business of such commission as are not inconsistent with provisions of this chapter.

2.62.070 Riverfront defined - Jurisdiction.

As provided in this chapter, the riverfront improvement commission shall have responsibility, supervision and control of territory included within the limits of the city and described as follows, to-wit:

Beginning at a point at the intersection of the east city limits and the centerline of the Mississippi River (Iowa-Illinois boundary); thence northerly along the east city limits (extension of Fernwood Avenue) to the intersection with the centerline of East River Drive, then in a generally westerly direction along the centerline of East River Drive and West River Drive to the intersection of West River Drive to the intersection of West River Drive with the centerline of the Soo Line Railroad (immediately west of Blackhawk Creek), thence in a southwesterly direction along the centerline of the Soo Line Railroad to the intersection with the west city limits (Utah Avenue); thence in a southerly direction to the intersection of the extension of the

west city limits with the centerline of the Mississippi River, thence upstream along the centerline of the Mississippi River (Iowa-Illinois boundary) to the point of beginning.

2.62.080 Area improvements and maintenance - Encumbrances - Approval.

A. The riverfront improvement commission shall have exclusive charge, supervision and control of all work done, or to be done, and of all improvements made, or to be made using the riverfront improvement funds within the commission's control as set forth in Section 2.62.100, upon, over, along or within the area described in Section 2.62.070, including the filling, grading, paving, macadamizing, riprapping and construction of retaining walls upon, over, along or within the area: provided, that the city reserves to itself exclusive charge, supervision and control of such improvements therein or thereon as the city itself has constructed or may hereafter construct using its own funds derived from any lawful source, as well as reasonable rights of access thereto for all purposes, including the alteration, repair, reconstruction and maintenance thereof.

B. Notwithstanding any provision in this chapter to the contrary, no encumbrances, by lease, easement, license, agreement or otherwise upon property within the commission's jurisdiction for a term greater than three years shall be final and binding until such encumbrance has been voted upon by the city council.

C. Any encumbrance requiring a city council vote shall be referred to the city council and placed on the council's agenda. If the commission denied the encumbrance, then an affirmative vote of three-fourths of the members of the city council is required to approve the encumbrance. If the commission approved the encumbrance, the matter will be determined by the normal simple majority of the members of the council rule.

D. The commission may not consent to or otherwise authorize or approve any lien, by mortgage or otherwise, upon the Riverfront.

2.62.090 Police powers.

Nothing contained in this chapter shall be construed as limiting or abrogating the police power of the city in the Riverfront area described in Section 2.62.070.

2.62.100 Control of funds.

For all projects whose proposed budget is less than five hundred thousand dollars, the riverfront improvement commission shall have exclusive charge and control of the riverfront improvement fund, and of all monies dedicated to such fund derived from the sale of bonds on behalf of the commission, issued by the city council for the purpose of carrying on the work of

making any of the improvements authorized to be made by the commission. The finance director or his designee shall keep a specific general ledger account for the riverfront improvement fund and monies belonging to the fund derived from the sale of bonds as provided above or from other sources. Commission funds, as described above, shall only be spent as authorized by the commission.

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 _____,

Third Consideration _____,

Frank Klipsch
Mayor

Attest: _____

Jackie E. Holecek, CMC
Deputy City Clerk

Published in the Quad-City Times on _____.

City of Davenport

Agenda Group:
Department: Finance Committee
Contact Info: Brandon Wright 326-7750
Wards: All

Action / Date
7/19/2017

Subject:
Resolution approving the outside agency support payment to the Putnam Museum in the amount of \$117,000 for general operations. [All Wards]

Recommendation:
Consider the resolution.

Relationship to Goals:
Financially Responsible City Government

Background:
As part of the FY2018 budget process, the Putnam Museum requested funding to support general operating expenses. At that time, funds were allocated in the operating budget to be able to provide such funding. If approved, payment will be processed upon adoption of the resolution. Source of funding is the Hotel/Motel Tax Fund.

ATTACHMENTS:

Type	Description
 Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Finance Committee	Admin, Default	Approved	7/19/2017 - 10:32 AM

Resolution No. _____

Resolution offered by Alderman Gordon:

RESOLVED by the City Council of the City of Davenport.

Resolution approving the outside agency support payment to the Putnam Museum in the amount of \$117,000 for general operations.

WHEREAS, the Putnam Museum requested funding during the FY 2018 budget process to provide general operating support; and

WHEREAS, funds are available in the Hotel/Motel Tax Fund to provide such funding, if desired.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the outside agency support payment to the Putnam Museum in the amount of \$117,000 for general operations from the Hotel/Motel Tax Fund is hereby approved.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, City Clerk

City of Davenport

Agenda Group:
Department: Finance Committee
Contact Info: Brandon Wright 326-7750
Wards: All

Action / Date
7/19/2017

Subject:
Motion directing the City Administrator to complete various parks projects with the \$250,000 allocated in the Parks Development project in the FY 2018 Capital Improvement Program. [All Wards]

Recommendation:
Approve the motion.

Relationship to Goals:
Fiscal vitality & sustainable infrastructure

Background:
The City Council approved \$250,000 in the FY 2018 Capital Improvement Program for park development. Similar as in previous years, the City Council held a work session on April 4, 2017 to discuss potential parks projects that would most benefit the community and the parks system.

Below are the projects that were discussed at the Council work session. This motion directs the City Administrator to complete these projects with the \$250,000 allocation during FY 2018.

FY 2018 Park Development CIP

Proj. #	Project Name	Budget
64053	LeClaire Restroom Renovation	\$100,000
64050	Fejervary Learning Center Clean-up	\$20,000
64055	Garfield Park Playground Equipment	\$65,000
64054	River's Edge LED Lighting - Ice Rink	\$16,000
64056	Lafayette Park Playground Equipment	\$25,000
64052	Vander Veer Park Lighting	\$20,000
64051	Fejervary Learning Center Grant Match	\$4,000
Total		\$250,000

REVIEWERS:

Department	Reviewer	Action	Date
Finance Committee	Admin, Default	Approved	7/19/2017 - 10:32 AM

City of Davenport

Agenda Group:
Department: Finance Committee
Contact Info: Nicole Gleason 327-5150
Wards: 5,6, and 7

Action / Date
7/19/2017

Subject:

Motion awarding a contract for the Duck Creek Bike Path resurfacing at three locations to General Asphalt Construction Company of Davenport, in the amount of \$88,941.35 CIP #64023. [Wards 5, 6, and 7]

Recommendation:

Approve the Motion.

Relationship to Goals:

Financially Responsible City Government.

Background:

A Invitation to Bid was issued on June 14, 2017. On July 5, the Purchasing Division opened one bid. General Asphalt Construction Company of Davenport is being recommended for the contract.

The contractor will be resurfacing the bike trails at three locations: (1) near East George Washington Blvd. and Forest Road; (2) just west of East 33rd Street. and Eastern Avenue; and (3) Garfield Park to Bridge Avenue.

General Asphalt Construction Company has successfully performed this type of work for the city in the past. See bid tab attached.

Funding for this project is from CIP program # 64023 Bike Path Reconstruction, with a current balance of \$97,693.86. Source of funding is from the sale of General Obligation bonds.

ATTACHMENTS:

Type	Description
□ Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Finance Committee	Admin, Default	Approved	7/19/2017 - 10:32 AM

CITY OF DAVENPORT, IOWA
INVITATION TO BID RESPONDENTS

DESCRIPTION: DUCK CREEK BIKE PATH RESURFACING
BID NUMBER: 17-130
OPENING DATE: JULY 5, 2017
GL ACCOUNT: 74037697 530350 64023 CIP BIKE PATH RECONST. PROGRAM
RECOMMENDATION: AWARD THE CONTRACT TO GENERAL ASPHALT
CONSTRUCTION COMPANY OF DAVENPORT

<u>VENDOR NAME</u>	<u>AMOUNT</u>
General Asphalt Construction Company of Davenport	\$88,941.35

Prepared By Kristi Keller
Purchasing

Approved By Nicole Gleason
Department Director

Approved By Brandi Coyle
Budget/CIP

Approved By [Signature]
Finance Director

City of Davenport

Agenda Group:
Department: Finance Committee
Contact Info: Brandon Wright 326-7750
Wards: All

Action / Date
7/19/2017

Subject:
Motion to award a contract for banking and related services to Quad City Bank & Trust of Davenport, IA and to explore implementing purchasing card solutions through the US Bank State of Iowa contract. [All Wards]

Recommendation:
Approve the motion.

Relationship to Goals:
Fiscal vitality

Background:
A Request for Proposal was issued on April 28, 2017 and was sent to 54 financial service providers. On June 2, 2017 the Purchasing Division received and opened four proposals. Three of the proposals were considered responsive and responsible.

The purpose of the RFP was to identify a banking institution that can offer the comprehensive services that meet the City's needs while minimizing banking costs, improving operational efficiency, and maximizing investment capabilities. The banks had to meet minimum mandatory requirements in order to be considered.

The proposals were evaluated on the following criteria: The financial institution's overall strength, stability, and total asset holdings - 35%; Cost and availability of banking and related services - 20%; Support capability to the city, including but not limited to, technical support, training, and account management - 20%; Time deposit interest rates - 15%; Quality of project approach and implementation plan, which includes the time and resources to transition the city's banking and related services to the new financial institution - 10%.

A team of 18 individuals evaluated the proposals. Interviews were conducted with the top two scoring firms. Quad City Bank & Trust is recommended for the City of Davenport's banking services while the State of Iowa purchasing card solution offered by US Bank is also recommended for that particular service. Further detail regarding this recommendation is provided in the attached memorandum.

ATTACHMENTS:

Type

Description

- ▣ Backup Material
- ▣ Backup Material

BID TABULATION

RFP Analysis and Recommendation Memo

REVIEWERS:

Department	Reviewer	Action	Date
Finance Committee	Admin, Default	Approved	7/19/2017 - 10:32 AM

CITY OF DAVENPORT, IOWA
PROPOSAL TABULATION

DESCRIPTION: BANKING AND RELATED SERVICES

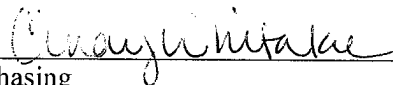
RFP NUMBER: 17-109

OPENING DATE: JUNE 2, 2017

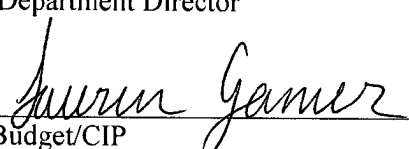
RECOMMENDATION: AWARD THE CONTRACT TO QUAD CITY BANK & TRUST OF
DAVENPORT, IA

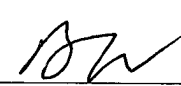
<u>VENDOR NAME</u>	<u>LOCATION</u>
QUAD CITY BANK & TRUST	DAVENPORT, IA
SOUTHEAST NATIONAL BANK	MOLINE, IL
U.S. BANK NATIONAL ASSOCIATION	DAVENPORT, IA
WELLS FARGO BANK*	DAVENPORT, IA

*CONSIDERED NON-RESPONSIVE AND NON-RESPONSIBLE

Prepared By 
Purchasing

Approved By 
Department Director

Approved By 
Budget/CIP

Approved By 
Finance Director



City of Davenport
Finance/Administration
Phone: (563) 326-7750
Fax: (563) 888-2079

MEMORANDUM

DATE: July 14, 2017

TO: Mayor & City Council

FROM: Brandon Wright, CFO/Assistant City Administrator *BN*

RE: Banking Services RFP Analysis & Recommendation

The City has completed its internal review process for the proposals received related to the Banking Services RFP. Four local banks provide responses to the procurement request: Quad City Bank & Trust (QCB&T), Southeast Bank, US Bank, and Wells Fargo. Wells Fargo did not meet the City's Community Reinvestment Act (CRA) rating requirement and was excluded from review as a non-responsible bidder. An 18-member panel of City staff, the Finance Chair, and the Finance Vice-Chair reviewed and scored the proposals submitted by the three remaining banks. Based on the scores, a seven-member panel of Finance Department staff, the Finance Chair, and the Finance Vice-Chair interviewed the two highest scoring banks, QCB&T and US Bank.

RECOMMENDATION

Based on the procurement process described above, my recommendation is that the City Council approve a contract for banking services to QCB&T and authorize staff to further explore the purchasing card solution provided by US Bank through a State of Iowa contract. Below is a list of the major areas analyzed to ultimately arrive at this recommendation. As you will see, both banks that were interviewed can provide solid banking services to the City of Davenport.

ANALYSIS OF FINALIST BANKS

1. Overall Institution Strength *Advantage: US Bank*

As of 2016, US Bancorp had \$446 billion in assets with \$48 billion in owner's equity and net income of \$5.9 billion. It also had a strong 11% tier 1, risk-weighted assets score (well capitalized being above 8%). By comparison, as of 2016 QCB&T has \$1.4 billion in assets with \$132 million in owner's equity and net income of \$15.4 million. QCB&T's tier 1, risk-weighted assets are well capitalized at 9.18%. US Bank has the advantage of being a larger financial institution with significantly more assets than QCB&T.

2. Interest Rate Return to City *Advantage: QCB&T*

QCB&T is offering the City the 3-month Treasury Bill average return rate (currently 1.02%) with a floor of 0.80%. US Bank has offered the Federal Reserve interest rate, minus 30 basis points (currently 0.95%). Both rates are significantly higher than the current Wells Fargo interest rate of 0.35%.

3. Website *Advantage: QCB&T for Intuitive Use / US Bank for Overall Robustness*

QCB&T is transitioning to a new third-party website platform that appears very easy to use and is intuitively designed. The new website is anticipated to be live by October 2017, which will occur prior to the City's full transition for banking services. US Bank offers an in-house website that is very robust in providing users with access to a large amount of financial data and the ability to perform these services themselves. Although it is more robust than the QCB&T website, it is not as intuitively easy to use.

4. Community Partner Bank *Advantage: Tied*

QCB&T received its most recent CRA rating from the Federal Reserve Bank of Chicago. That rating was Satisfactory. US Bank received its most recent CRA ratings from the Office of the Controller of the Currency (OCC). Those ratings were Satisfactory for the institutional score and Outstanding for the local MSA rating. Both of these organizations meet the City's CRA requirement to provide financial services.

5. Ability for Customized Enhancements *Advantage: QCB&T*

QCB&T, as a smaller community bank, appears better able to provide customized enhancements for City of Davenport operations that will help to alleviate routine tasks. While US Bank would also be able to provide some customization, it appears from interviews that the potential for more customization is greater with QCB&T.

6. Purchasing Card Solution *Advantage: US Bank*

US Bank offers industry-leading purchasing card solutions for corporate clients, including government entities. These solutions would help facilitate vendor relationships and transactions as well as reduce back-office work resulting in improved worker efficiencies. US Bank has a State of Iowa contract that would allow the City to take advantage of a larger group spend to increase rebate amounts. QCB&T does not offer corporate purchasing cards themselves, but can provide basic purchasing card solutions through a third-party vendor. Despite the recommendation to utilize QCB&T for banking services, my recommendation is for the City of Davenport to further explore and potentially implement the US Bank/State of Iowa contract purchasing card system. The purchasing card system can, and many times does, exist outside of the typically depository relationship.

7. Transition Team *Advantage: Tied*

Both QCB&T and US Bank offer expert-level, local transition teams to facilitate the City's transition. Both banks offered to provide on-site training as possible and to be very active and involved during the implementation phase.

SUMMARY

As you can see from the analysis above, both QCB&T and US Bank provide quality banking services and are capable of handling the City's book of business. My recommendation allows Davenport to take advantage of the stronger points of both proposals. The strongest points for QCB&T are the potential for customization and a higher interest-rate return with a guaranteed floor of 0.80%. The strongest points for US Bank are the overall size and strength of the organization and industry-leading purchasing card solutions. This action item will be on the July 19 Committee of the Whole and July 26 City Council meetings for City Council consideration. Please feel free to contact me with any questions.

City of Davenport

Agenda Group: Council
Department: City Clerk
Contact Info: Dawn Sherman
Wards: All

Action / Date
7/26/2017

Subject:
Civil Service Certification Lists

ATTACHMENTS:

Type	Description
 Cover Memo	Civil Service Lists

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	7/17/2017 - 11:49 AM

Please return this form to the Human Resources Department. Thank you.

[illegible]

Chair

Commissioner

Commissioner

Commissioner

Commissioner

RESULT CODES:

1. Appointed
2. Hired other candidate
3. Disqualified (Attach Documentation)
4. Not interested in this position, retain on list
5. No longer interested, remove from list
6. Not contacted
7. Unable to contact at given location
8. Failed to report for interview

PREFERENCE CODE:

P—Eligible for preference
See Iowa Code 400.28

INITIAL OF
APPOINTING
AUTHORITY

CIVIL SERVICE COMMISSION—CERTIFICATION ROSTER

POSITION: Civilian Crime Scene Tech

TYPE OF LIST: Entry

CERTIFICATION DATE: July 12, 2017

EXPIRATION DATE: July 11, 2018

JOB CODE: 6001 EXAM PLAN: 00951

To be completed by Hiring Department.

Please enter the appropriate code from the list below for each candidate on each job opening.

Please return this form to the Human Resources Department. Thank you.

ELIGIBLE CANDIDATES		RESULT CODE	DATE OF APPOINTMENT
Garrett Alderson			
Alycia Kerr			
Karlee Rock			
Lawrence Birch			
Jay Yamakado			
Tyler Krueger			
Michelle Tietz			
Anna Wright			
Julia Matthys			
Ashley Pittman			
Eric Cunningham			
Annette Poehlman			
Nathaniel Relyea			
Jessica Jensen			
Jed Neumann			

Chair

Date

INITIAL OF
APPOINTING
AUTHORITY

Commissioner

Commissioner

Commissioner

Commissioner

RESULT CODES:

1. Appointed
2. Hired other candidate
3. Disqualified (Attach Documentation)
4. Not interested in this position, retain on list
5. No longer interested, remove from list
6. Not contacted
7. Unable to contact at given location
8. Failed to report for interview

PREFERENCE CODE:

P—Eligible for preference
See Iowa Code 400.28

CIVIL SERVICE COMMISSION—CERTIFICATION ROSTER

POSITION: Community Service Specialist

TYPE OF LIST: Entry

CERTIFICATION DATE: July 12, 2017

EXPIRATION DATE: July 11, 2018

JOB CODE: 6001 EXAM PLAN: 00959

To be completed by Hiring Department.

Please enter the appropriate code from the list below for each candidate on each job opening.

Please return this form to the Human Resources Department. Thank you.

ELIGIBLE CANDIDATES		RESULT CODE	DATE OF APPOINTMENT
Aaron Lord			
Grethel Huerta			
Alexander Ortega			
Amanda Page			
Kaylin Voss			
Rabecka Warren			
Katrina Anders			
Alana Latchaw			
Jessica Alls			
Ashley Colman			
Christopher Koepke			
Carl Lundstrom			
Jonathan Warren			
Matthew Buesing			
Steven Pickrell			

Chair

Date

INITIAL OF
APPOINTING
AUTHORITY

Commissioner

Commissioner

Commissioner

Commissioner

RESULT CODES:

1. Appointed
2. Hired other candidate
3. Disqualified (Attach Documentation)
4. Not interested in this position, retain on list
5. No longer interested, remove from list
6. Not contacted
7. Unable to contact at given location
8. Failed to report for interview

PREFERENCE CODE:

P—Eligible for preference
See Iowa Code 400.28

Position: Community Service Specialist
--

RESULT CODES:

1. Appointed
2. Hired other candidate
3. Disqualified (Attach Documentation)
4. Not interested in this position, retain on list
5. No longer interested, remove from list
6. Not contacted
7. Unable to contact at given location
8. Failed to report for interview

PAGE 2 OF 2

City of Davenport

CIVIL SERVICE COMMISSION—CERTIFICATION ROSTER

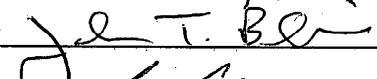
POSITION: Fire Lieutenant
TYPE OF LIST: Promotional
CERTIFICATION DATE: July 12, 2017
EXPIRATION DATE: July 11, 2020

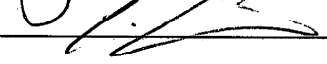
JOB CODE: 3213 EXAM PLAN: 00943
To be completed by Hiring Department. Please enter the appropriate code from the list below for each candidate on each job opening. Please return this form to the Human Resources Department. Thank you.

ELIGIBLE CANDIDATES		RESULT CODE	DATE OF APPOINTMENT
Brad Kruse			
Nathan Numkena			
Amy Priest			
Mat Eveleth			
Ryan Johnson			
Bruce Eberhart			
Robert Kramer			
Brent Arp			
Jeffrey Pilgrim			

Chair  Date 12 July 2017

INITIAL OF APPOINTING AUTHORITY

Commissioner 

Commissioner 

Commissioner _____

Commissioner _____

- RESULT CODES:
1. Appointed
 2. Hired other candidate
 3. Disqualified (Attach Documentation)
 4. Not interested in this position, retain on list
 5. No longer interested, remove from list
 6. Not contacted
 7. Unable to contact at given location
 8. Failed to report for interview

PREFERENCE CODE:
P—Eligible for preference
See Iowa Code 400.28

CIVIL SERVICE COMMISSION—CERTIFICATION ROSTER

POSITION: Firefighter/Engineer
TYPE OF LIST: Promotional
CERTIFICATION DATE: July 12, 2017
EXPIRATION DATE: July 11, 2020

JOB CODE: 3212 EXAM PLAN: 00944

To be completed by Hiring Department.

Please enter the appropriate code from the list below for each candidate on each job opening.

Please return this form to the Human Resources Department. Thank you.

ELIGIBLE CANDIDATES		RESULT CODE	DATE OF APPOINTMENT
Adam Lamar			
Michael Dorton			
Jake Hebbeln			
Cody Jaeger			
John Argo			
Derrick Frese			
Tera Jackson			

Chair

Date

Commissioner

Commissioner

Commissioner

Commissioner

RESULT CODES:

1. Appointed
2. Hired other candidate
3. Disqualified (Attach Documentation)
4. Not interested in this position, retain on list
5. No longer interested, remove from list
6. Not contacted
7. Unable to contact at given location
8. Failed to report for interview

PREFERENCE CODE:

P—Eligible for preference
See Iowa Code 400.28

INITIAL OF
APPOINTING
AUTHORITY

JOB CODE: 4212 EXAM PLAN: 00954
To be completed by Hiring Department. Please enter the appropriate code from the list below for each candidate on each job opening.
Please return this form to the Human Resources Department. Thank you.

Chair Date

Commissioner

Commissioner _____

Commissioner _____

1. Appointed
2. Hired other candidate
3. Disqualified (Attach Documentation)
4. Not interested in this position, retain on list
5. No longer interested, remove from list
6. Not contacted
7. Unable to contact at given location
8. Failed to report for interview

PREFERENCE CODE:
P—Eligible for preference
See Iowa Code 400.28

JOB CODE: 949	EXAM
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To be completed by Hiring Department.

Please enter the appropriate code from the list below for each candidate on each job opening.

Please return this form to the Human Resources Department. Thank you.

[illegible]

Commissioner

Date _____

RESULT CODES:

1. Appointed
2. Hired other candidate
3. Disqualified (Attach Documentation)
4. Not interested in this position, retain on list
5. No longer interested, remove from list
6. Not contacted
7. Unable to contact at given location
8. Failed to report for interview

INITIAL OF
APPOINTING
AUTHORITY

PREFERENCE CODE:
P—Eligible for preference
See Iowa Code 400.28