CITY COUNCIL MEETING

City of Davenport, Iowa

Wednesday, July 14, 2021; 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 City Council Meeting minutes for June 23, 2021.

VI. City Administrator Update

VII. Report on Committee of the Whole

Approval of the Report on Committee of the Whole for July 7, 2021.

VIII. Appointments, Proclamations, Etc.

A. Proclamations

1. National Parks and Recreation Month | July 2021

IX. Presentations

A. Assumption High School Girls Soccer Team – Class 1A State Championship Recognition

X. Petitions and Communications from Council Members and the Mayor

XI. Individual Approval of Items on the Discussion Agenda

1. Third Consideration: Ordinance for Case REZ21-01 being the request of Dan Lorentzen on behalf of Rock Church Ministries Inc to rezone Lot 2 of Nims Acres from S-OS Open Space District to R-1 Single-Family Residential District. [Ward 7]

PLAN AND ZONING COMMISSION RECOMMENDS DENIAL. 8 VOTES REQUIRED FOR PASSAGE.

XII. Approval of All Items on the Consent Agenda

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

1. Third Consideration: Ordinance for Case REZ21-03 being the request of Build to Suit on behalf of Elmore Storage LLC to rezone 6403 Elmore Avenue from C-E Elmore Corners to C-3 General Commercial District to allow for the expansion of the existing outdoor storage units. [Ward 6]

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

   Mac's Tavern, Carriage Haus, Daiquiri Factory, Kilkenny's, The Office, Boozie's, and Analog Arcade Bar; 3rd Street Bix Bash Music Festival; Downtown; 9:00 a.m. Friday, July 23, 2021 - 12:00 p.m. Sunday, July 25, 2021; **Closures:** 3rd Street between Ripley and Brady Streets; Main and Harrison Streets north and south of 3rd Street to the alleys (northbound Main Street will be open 6:00 a.m. - 12:00 p.m. on Saturday, July 24, 2021 as the Bix 7 detour route). [Ward 3]

   Front Street Brewery, Crafted QC, Bootleg Hill Honey Meads, Barrel House, Stompbox Brewing, Theo & Co, and Backwater Crossfit; Party on Pershing; Downtown; 10:00 a.m. Friday, July 23, 2021 – 11:00 p.m. Saturday, July 24, 2021; **Closures:** Pershing Avenue from River Drive to East 2nd Street; Emerson Place between Perry Street and Pershing Avenue; east-west alley from Pershing Avenue to Iowa Street between East 2nd Street and River Drive. [Ward 3]

   Dam View Inn; Bix Celebration; 410 East 2nd Street; 6:00 a.m. Saturday, July 24, 2021 - 12:00 a.m. Sunday, July 25, 2021; **Closure:** Iowa Street from East 2nd Street to East 3rd Street. [Ward 3]

   Anton Knaak; Vander Veer East Good Neighbor Project Block Party; East Denison Avenue; Saturday, July 31, 2021 10:00 a.m. - 9:00 p.m.; **Closure:** East Denison Avenue from 125 East Denison Avenue to Pershing Avenue. [Ward 5]

   Village of East Davenport Business Association; Wine Walk; Village of East Davenport; Saturday, August 21, 2021 1:00 p.m. - 8:00 p.m.; **Closures:** East 11th Street from Mound Street to Jersey Ridge Road; Christie Street from East 11th Street north to the alley; Jersey Ridge Road from East 11th Street north to the alley. [Wards 5 & 6]

3. Resolution approving the plans, specifications, form of contract, and estimate of cost for the 2021 Crack & Seat Program, CIP #35053 & #35054. [Wards 4 & 6]

4. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Archer Court Resurfacing (Waverly Court to the cul-de-sac) project, CIP #35047. [Ward 3]

5. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Eastern Avenue Resurfacing (43rd to 46th) project, CIP #35053. [Wards 6, 7, & 8]

6. Resolution awarding the contract for the Johnson Avenue Reconstruction

(Fairmount to Gayman) project to N J Miller Inc of Bettendorf, Iowa in the amount of $116,692.50. [Ward 1]

7. Resolution awarding the contract for the CDBG Replenishment - Group 1: Hoover, Appomattox, and Ripley Reconstruction project to Langman Construction Inc of Rock Island, Illinois in the amount of $920,720.44, pending HUD approval. [Ward 8]

8. Resolution awarding the contract for the West 54th Street Reconstruction project to Five Cities Construction Company of Coal Valley, Illinois in the amount of $351,362, CIP #35047. [Ward 8]

9. Resolution awarding the contract for the River Heritage Park Phase III project to Bill Bruce Builders Inc of Eldridge, Iowa in the amount of $749,746.18, CIP #68013. [Ward 3]

10. Resolution awarding the contracts for the FY 2022 Sewer Lateral Repair Program, totaling $810,000, to five (5) contractors, and allowing the Public Works Director/Assistant City Administrator the ability to increase quantities for each contract within the Capital Improvement Project budget constraints, CIP #30055. [All Wards]

11. Resolution accepting work completed under the Hillandale/Slopertown Intersection project by Langman Construction, Inc of Rock Island, Illinois in the amount of $793,324.13, CIP #35029. [Ward 8]

12. Resolution accepting work completed under the Slopertown Reconstruction (Harrison to Division) project by KE Flatwork, Inc of Eldridge, Iowa in the amount of $901,037.27, CIP #35033. [Ward 8]

13. Resolution accepting work completed under the East 38th Street Reconstruction (Spring to Belle) project by McClintock Trucking & Excavating, Inc of Silvis, Illinois in the amount of $230,145.70, CIP #35047. [Ward 6]

14. Resolution accepting work completed under the Public Works Fire Training Site project by Valley Construction of Rock Island, Illinois in the amount of $316,698.36, CIP #23048. [Ward 7]

15. Resolution accepting work completed under the West 13th Street Reconstruction project by Five Cities Construction of Coal Valley, Illinois in the amount of $591,600.58, CIP #35047. [Ward 1]

16. Resolution accepting work completed under the FY 2021 Sidewalk Program by Hawkeye Paving Corporation of Bettendorf, Iowa in the amount of $167,434.10, CIP #28025. [All Wards]

17. Resolution awarding the contract for architectural and engineering services for the Fire Station 3 Project to OPN Architects of Cedar Rapids, Iowa in an amount not-to-exceed $382,600, CIP #63012. [Ward 7]

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

    Harve Sultan; Party; 906 North Pine Street; Saturday, July 17, 2021 12:00 p.m. - 4:00 p.m.; Outdoor music, over 50 dBA. [Ward 3]

Circle Tap; Private Birthday Party on the Patio; 1345 West Locust Street; Saturday, July 17, 2021 6:00 p.m. - 10:30 p.m.; Outdoor band, over 50 dBA. [Ward 4]

Mac's Tavern, Carriage Haus, Daiquiri Factory, and Kilkenny's; 3rd Street Bix Bash Music Festival; Downtown (Ripley Street to Harrison Street); 6:00 p.m. Friday, July 23, 2021 - 12:00 a.m. Saturday, July 24, 2021 and 11:00 a.m. Saturday, July 24, 2021 - 12:00 a.m. Sunday, July 25, 2021.; Outdoor music/band, over 50 dBA. [Ward 3]

The Office, Boozie's, and Analog Arcade Bar; Bix Fest; Downtown (Main Street to Brady Street); Friday, July 23, 2021 5:00 p.m. - 11:00 p.m. and Saturday, 12:00 p.m. - 11:00 p.m.; Outdoor music/band, over 50 dBA. [Ward 3]

Front Street Brewery, Crafted QC, Bootleg Hill Honey Meads, Barrel House, Stompbox Brewing, Theo & Co, and Backwater Crossfit; Party on Pershing; Downtown; 12:00 p.m. - 11:00 p.m. Friday, July 23, 2021 and 10:00 a.m. - 11:00 p.m. on Saturday, July 24, 2021; Outdoor music/band, over 50 dBA. [Ward 3]

Dam View Inn; Bix Celebration; 410 East 2nd Street; 5:00 p.m. Friday, July 23, 2021 - 12:00 a.m. Saturday, July 24, 2021 and 10:00 a.m. Saturday, July 24, 2021 - 12:00 a.m. Sunday, July 25, 2021; Outdoor music/band, over 50 dBA. [Ward 3]

Tyler Mitchell; Bags and Brews; Lindsay Park | 2200 East 11th Street; Saturday, August 14, 2021 12:00 p.m. - 5:00 p.m.; Outdoor music, over 50 dBA. [Ward 6]

Village of East Davenport Business Association; Wine Walk; Village of East Davenport; Saturday, August 21, 2021 2:00 p.m. - 6:00 p.m.; Outdoor music, over 50 dBA. [Wards 5 & 6]

19. Motion approving beer and liquor license applications.

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

Ward 3

Baked Beer & Bread Co (MemeCat, LLC) - 500 E 3rd St Parking Lot - Temporary Outdoor Event July 22-26 - License Type: Class C Liquor

Dam View Inn (VanDamQC, LLC) - 410 E 2nd St - Extended Outdoor Area July 23-25 “Dam View Inn Bix” - License Type: Class C Liquor

Endless Brews (Endless Brews, LLC) – 320 LeClaire St Parking Lot - Temporary Location Transfer July 24-25 - Outdoor Area - License Type:

Class B Beer

Bootleg Hill Honey Meads (Bootleg Hill, LLC) - 321 E 2nd St - Extended Outdoor Area July 23-24 “Party on Pershing” - License Type: Class C Native Wine

Downtown Davenport Partnership (Quad Cities Chamber) - W 3rd St between Ripley St and Brady St - Temporary Outdoor Event July 21-25 “Bix Bash Music Festival” - License Type: Beer/Wine

Front Street Brewery (Front St Brewery, Inc) - 208 E River Dr - Extended Outdoor Area July 22-26 “Party on Pershing” - License Type: Class C Liquor

Stompbox Brewing (JPX2ME, LLC) - 210 E River Dr Unit 101 - Extended Outdoor Area July 23-24 “Party on Pershing” - License Type: Class C Liquor

Analog Arcade Bar (Analog, LLC) - 302 Brady St - Temporary Outdoor Area July 23-24 “Bix Bash Music Festival” - License Type: Class C Liquor

Boozies Bar and Grill (BZE Holdings, Inc) - 114 1/2 W 3rd St - 302 Brady St - Temporary Outdoor Area July 23-25 “Bix Bash Music Festival” - License Type: Class C Liquor

Carriage Haus (Smoking Haus Entertainment) - 312 W 3rd St - 302 Brady St - Extended Outdoor Area July 23-25 “Bix Bash Music Festival” - License Type: Class C Liquor

Kilkenny's Pub & Eatery (Kilkenny's Pub, Inc) - 300 W 3rd St - 302 Brady St - Extended Outdoor Area July 22-25 “Bix Bash Music Festival” - License Type: Class C Liquor

Mac's Tavern (Failte, Inc) - 316 W 3rd St - 302 Brady St - Extended Outdoor Area July 22-25 “Bix Bash Music Festival” - License Type: Class C Liquor

The Office (Local 563 Cocktail Lounge, LLC) - 116 W 3rd St - Extended Outdoor Area July 23-25 “Bix Bash Music Festival” - License Type: Class C Liquor

Ward 6

Russell Facilities Management (S.J. Russell, LC) – Lindsay Park | 2200 E 11th St – Outdoor Event “Heights of the Era” July 23-24 – License Type: Beer/Wine

Uptown Bar & Grill (TBS Enterprises, LLC) - 1019 Mound St - Permanent Location Transfer - License Type: Class C Liquor

Ward 7

CASI (Center for Active Seniors, Inc) - 1035 W Kimberly Rd - Extended

Outdoor Area July 16-20 “Rock the Lot” - License Type: Class C Liquor

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

Ward 1

Kwik Shop #584 (Kwik Shop, Inc) - 3624 W Locust St - License Type: Class C Beer

Veterans of Foreign Wars, F W Galbraith Post #828 (Veterans of Foreign Wars, FW Galbraith Post #828) - 101 S Linwood Ave - License Type: Class A Liquor

Ward 2

Walgreens #03595 (Walgreen Co) - 1720 W Kimberly Rd - License Type: Class E Liquor

Ward 3

Front Street Brewery, Inc (Front Street Brewery, Inc) - 421 W River Dr - Outdoor Area - License Type: Class C Liquor

La Finca LLC (La Finca, LLC) - 916 W 2nd St - License Type: Class B Beer

Geezer's Drafthouse (Geezer's, Inc) - 1654 W 3rd St - Outdoor Area - License Type: Class C Liquor

The Current (Putnam Landlord, LLC) - 128-30 W 2nd St - Outdoor Area - License Type: Class B Liquor

Cru 221 (Cru 221, LLC) - 221 Brady St - License Type: Class C Liquor

Miss Phay Cafe (Miss Phay Café, Inc) - 510-512 Brady St - Outdoor Area - License Type: Class C Liquor

Mantra Indian Restaurant (Madan, LLC) - 220 N Harrison St - License Type: Beer/Wine

Ward 4

The Circle Tap (The Circle Tap, Inc) - 1345 W Locust - Outdoor Area - License Type: Class C Liquor

Walgreens #05239 (Walgreen Co) - 1660 W Locust St - License Type: Class E Liquor

Ward 5

Expresslane (Expresslane, Inc) - 1909 Harrison St - License Type: Class C

Beer

Rudy's Tacos (LaRosa S A, Inc) - 2214 E 11th St - Outdoor Area - License Type: Class C Liquor

Rookie's Sports Bar (Rookies, Inc) - 2818 Brady St - License Type: Class C Liquor

Walgreens #11709 (Walgreen Co) - 1805 Brady St - License Type: Class E Liquor

Ward 6

Cafe Indigo (Cafe Indigo, LLC) - 4925 Utica Ridge Rd - Outdoor Area - License Type: Class C Liquor

Hy-Vee (Hy-Vee, Inc) - 1815 E Kimberly Rd - Outdoor Area - License Type: Class C Liquor

Jersey Grille (Jersey Grille, Inc) - 5255 Jersey Ridge Rd - Outdoor Area - License Type: Class C Liquor

Walgreens #06186 (Walgreen Co) - 4011 E 53rd St - License Type: Class E Liquor

Ward 7

Express Lane Gas and Food Mart (Expresslane Inc) - 3622 Brady St - License Type: Class B Liquor

The Filling Station (Bar Management, LLC) - 305 E 35th St - Outdoor Area - License Type: Class C Liquor

Hi Ho Mongolian Grill (Hi Ho Mongolian Grill, Inc) - 901 Kimberly Rd Ste 15 - License Type: Beer/Wine

Kwik Star #280 (Kwik Trip, Inc) - 301 W Kimberly Rd - License Type: Class C Beer

The Liquor Stop LLC (The Liquor Stop, LLC) - 211 W 53rd St - License Type: Class E Liquor

Walgreens #04041 (Walgreen Co) - 1525 E Kimberly - License Type: Class E Liquor

Ward 8

Iowa Machine Shed (Machine Shed, LLC) - 7250 Northwest Blvd - License Type: Class C Liquor

Kwik Star #215 (Kwik Trip, Inc) - 100 W 65th St - License Type: Class C Beer

20. Motion accepting work completed under the City Hall Security Upgrade project by Precision Builders, Inc of Bettendorf, Iowa in the amount of $95,969.26, CIP #23053. [Ward 3]
21. Motion awarding the contract for the Sunderbruch Trail Repairs project to Valley Construction Company of Rock Island, Illinois in the amount of $79,930, CIP #28030. [Ward 1]
22. Motion accepting the Federal Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) grant offer of $23,000 and approving the associated Grant Agreement between the City of Davenport and the Federal Aviation Administration. [Ward 8]
23. Motion awarding the contract for the Junior Theatre Lighting Upgrade to Top-Notch Productions Inc of Davenport, Iowa in the amount of $59,909.60. [Ward 5]
24. Motion approving the purchase of upfitting equipment for five (5) Police Department SUVs from Keltek Inc of Baxter, Iowa in the amount of $71,397.30 from State of Iowa DAS bid MA005 5090E, CIP #24022. [All Wards]

XIII. Other Ordinances, Resolutions and Motions

XIV. Public with Business

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

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

XV. Reports of City Officials

XVI. Adjourn

City of Davenport

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

Action / Date
7/14/2021

Subject:
Approval of the City Council Meeting minutes for June 23, 2021.

ATTACHMENTS:

Type	Description
Backup Material	CC Min 062321

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	7/8/2021 - 8:41 AM

City of Davenport, Iowa

City Council Meeting Minutes

Wednesday, June 23, 2021

The City Council of Davenport, Iowa met in regular session on Wednesday, June 23, 2021 at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street, Davenport, Iowa with Mayor Mike Matson presiding and all Aldermen present (*In person:* Alderman Dunn, Alderman Dohrmann, Alderwoman Meginnis, Alderwoman Lee, Alderman Gripp, Alderman Condon, Alderwoman Dickmann, Alderman Jobgen, and Alderman Ambrose; *Via telephone:* Alderman Miller).

I. Moment of Silence

II. Pledge of Allegiance | Led by Alderman Gripp

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes **APPROVED**

Approval of the City Council Meeting minutes for June 9, 2021.

VI. City Administrator Update

VII. Report on Committee of the Whole **APPROVED**

Approval of the Report on Committee of the Whole for June 16, 2021.

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, June 16, 2021 -- The Council observed a moment of silence. Pledge of Allegiance led by Alderwoman Lee. The Council met in Committee of the Whole at 5:30 p.m. with Mayor Matson presiding and all Aldermen present except Alderman Dohrmann and Alderman Ambrose (Alderman Dunn, Alderwoman Meginnis, Alderwoman Lee, Alderman Gripp, Alderman Condon, Alderman Miller, Alderwoman Dickmann, and Alderman Jobgen).

*The following Public Hearings were held: **Public Works:** 1) on the plans, specifications, form of contract, and estimate of cost for the MWP Flood Wall, Workout Room Addition, and Clubhouse Renovation project, CIP #23049.*

*Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) **Community Development:** Alderman Gripp reviewed all items listed. On motion by Alderwoman Lee, second by Alderwoman Dickmann item #2, Second Consideration: Ordinance for Case REZ21-01 being the request of Dan Lorentzen on behalf of Rock Church Ministries Inc to rezone Lot 2 of Nims Acres from S-OS Open Space District to R-1 Single-Family Residential District, moved to the Discussion Agenda with a recommendation for denial by the Plan and Zoning Commission and all other items moved to the Consent Agenda. **Public Safety:** Alderman Jobgen reviewed all items listed. On motion by Alderwoman Dickmann, second by Alderman Miller the new liquor license for Chuck E. Cheese under item #3 moved to the Discussion Agenda and all other items moved to the Consent Agenda. **Public Works:** Alderman Dunn reviewed all items listed. On motion by Alderwoman Meginnis, second by Alderwoman Dickmann all items moved to the Consent Agenda. **Finance:** Alderman Condon reviewed all items listed. On motion by Alderman Miller, second by Alderwoman Dickmann all items moved to the Consent Agenda.*

*Council adjourned at **6:12 p.m.***

VIII. Appointments, Proclamations, Etc.

A. Proclamations **ISSUED 2021-236**

1. Red, White and Boom Military & Arsenal Appreciation Day | July 3, 2021

IX. Petitions and Communications from Council Members and the Mayor

X. Individual Approval of Items on the Discussion Agenda

1. *On motion by Alderman Ambrose, second by Alderwoman Dickmann with all Aldermen present voting aye except Alderwoman Dickmann voting nay, the following Ordinance moved to third consideration:*

Second Consideration: Ordinance for Case REZ21-01 being the request of Dan Lorentzen on behalf of Rock Church Ministries Inc to rezone Lot 2 of Nims Acres from S-OS Open Space District to R-1 Single-Family Residential District. [Ward 7]

MOVED TO THIRD CONSIDERATION

PLAN AND ZONING COMMISSION RECOMMENDS DENIAL. 8 VOTES REQUIRED FOR PASSAGE.

2. *On motion by Alderman Ambrose, second by Alderman Dunn with all Aldermen voting aye except Alderman Miller who abstained, the following Motion passed:*

Motion approving the following beer and liquor license application.

PASSED 2021-237

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

Ward 7

Chuck E. Cheese's #957 (CEC Entertainment, LLC) - 903 E Kimberly Rd - License Type: Beer/Wine

XI. Approval of All Items on the Consent Agenda

On motion by Alderman Ambrose, second by Alderman Dunn with all Aldermen present voting aye except Alderman Ambrose voting nay to item #7, the Consent Agenda was approved as follows:

1. Third Consideration: Ordinance for Case REZ21-02 being the request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road, containing 5.37 acres more or less, from C-2 Corridor Commercial to C-3 General Commercial District to allow heavy retail of commercial electronic components. [Ward 7]

ADOPTED 2021-238

ORDINANCE NO. **2021-238**

ORDINANCE for Case REZ21-01 being the request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less.

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "C-3 General Commercial Zoning District":

LOT 3 OF THE FINAL PLAT OF OLD KAY'S SUBDIVISION, IN PART BEING A REPLAT OF LOT 1 OF VICTORY ACRES, PART OF THE NE QUARTER OF SECTION 15, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M. TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

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

Findings:

1. The zoning map amendment is consistent with the Davenport 2035+ Land Use Plan, which identifies the property as Residential General (RG) which allows for commercial uses along corridors and edges. The vicinity was developed in the early to mid-70's and is compatible with RG as is the proposed retail use with outdoor storage at the subject property which was built in 1987.
2. The proposed C-3 General Commercial District is compatible with the zoning of nearby property along Marquette Street and Kimberly Road, as well as other C-3 zoning located in the Village Shopping Center, at the car dealerships, the mall, and the Lujack's properties along Welcome way. Industrial uses are located at Gaines and West Kimberly Road.
3. Rezoning the property to C-3 General Commercial District does not create any nonconformities.
4. Required Special Use approval for some of the additional uses allowed in the C-3 District offers further levels of review for the protection of adjacent properties.

Conditions:

1. The proposed outdoor storage enclosure shall be limited to 50 feet by 50 feet or less and shall not be allowed to be expanded unless approved by a modification to the Special Use for heavy retail.
2. Within 90 days of approval of this request the site shall come into compliance with required buffer yard landscaping/fencing per 17.11.080 along the west property line where fencing is not provided by the property owner. The existing privacy fencing abutting residential properties shall be repaired and maintained by the owner for as long as there are abutting residential uses and/or districts, so that all portions of these abutting properties are screened with privacy fencing.

Section 3. At its May 4, 2021 meeting, the City Plan and Zoning Commission voted to forward the case to the City Council with a recommendation for approval subject to the listed findings and conditions.

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.
Approved 6/23/2021: Mike Matson, Mayor; Attest: Brian Krup, Deputy City Clerk

2. Second Consideration: Ordinance for Case REZ21-03 being the request of Build to Suit on behalf of Elmore Storage LLC to rezone 6403 Elmore Avenue from C-E Elmore Corners

to C-3 General Commercial District to allow for the expansion of the existing outdoor storage units. [Ward 6] **MOVED TO THIRD CONSIDERATION**

3. Resolution approving Case F21-02 being the request of Prairie Heights Development, LLC for a final plat of Prairie Heights Fourth Addition for a 21-lot subdivision on 17.13 acres located west of Olde Brandy Lane and Mississippi Avenue. [Ward 8]
ADOPTED 2021-239

4. Resolution approving street, lane, or public ground closures on the listed dates and times to hold outdoor events. **ADOPTED 2021-240**

Andrew Kaufman; Oak Street Block Party; 4415 Oak Street; Saturday, July 3, 2021 3:00 p.m. - 11:00 p.m.; **Closure:** Oak Street from West 43rd Street to West 45th Street. [Ward 7]

City of Davenport; Red, White & Boom!; LeClaire Park; Saturday, July 3, 2021 2:00 p.m. - 11:00 p.m.; **Closures:** Ripley and Harrison Streets south of River Drive. [Ward 3]

Joseph Mendez Sr; Neighborhood Block Party; 6918 Wilkes Avenue; Sunday, July 4, 2021 7:00 a.m. - 10:00 p.m.; **Closure:** Wilkes Avenue between West 69th and West 70th Streets. [Ward 8]

Cornbelt Running Club; Bix 7 and Quick Bix; Saturday, July 24, 2021 4:00 a.m. – 12:00 p.m. **Closures:** Brady St from River Dr to Kirkwood Blvd, eastbound Kirkwood Blvd from Brady St to Jersey Ridge Rd, Jersey Ridge Rd from Kirkwood Blvd to Middle Rd, Middle Rd from Kirkwood Blvd to McClellan Blvd, McClellan Blvd from Middle Rd to River Dr, E 4th St from Main St to River Dr (4th St from Pershing Ave to River Dr closed beginning at 1:00 p.m. Friday), E 3rd St from Main St to River Dr (E 3rd St from Iowa St to River Dr closed beginning at 2:00 p.m. on Friday, July 23 to set up finish line), E 2nd St from Main St to Perry St, E 15th St from Brady St to Perry St, Perry St from E 15th St to 4th St, LeClaire St from E 2nd St to E 4th St (beginning at noon on Friday, July 23), Iowa St from E 3rd St to 4th St (beginning at 1:00 p.m. Friday, July 23). [Wards 3, 5, & 6]

Top-Notch Productions, Inc; Riverfront Pops 2021; LeClaire Park; 12:00 p.m. Friday, August 20, 2021 - 12:00 p.m. Sunday, August 22, 2021; **Closures:** Ripley and Harrison Streets from River Drive to Beiderbecke Drive. [Ward 3]

Village of East Davenport Business Association; Farm Days in the Village; Village of East Davenport; Saturday, August 28, 2021 8:00 a.m. - 6:00 p.m. and Sunday, August 29, 2021 8:00 a.m. – 6:00 p.m.; **Closures:** East 11th Street from Mound Street to Jersey Ridge Road; Christie Street from East 11th Street north to the alley. [Wards 5 & 6]

5. Resolution approving the plans, specifications, form of contract, and estimate of cost for the MWP Flood Wall, Workout Room Addition, and Clubhouse Renovation project, CIP #23049. [Ward 3] **ADOPTED 2021-241**

6. Resolution awarding the contract for construction of a maintenance facility at Emeis Golf Course to Bill Bruce Builders of Eldridge, Iowa in the amount of $374,888.20, CIP #64073. [Ward 1] **ADOPTED 2021-242**

7. Resolution approving the Quad Cities Chamber Business & Economic Growth Partnership Agreement. [All Wards] **ADOPTED 2021-243**

8. Resolution authorizing the Finance Director to exceed the General Fund unassigned reserve maximum of 25% of operating expenditures through June 30, 2022. [All Wards] **ADOPTED 2021-244**

9. Resolution approving the renewal of general and auto liability, property, and workers' compensation insurance, as well as related professional services for FY 2022 with multiple insurance companies in the amount of $1,589,023. [All Wards] **ADOPTED 2021-245**

10. Motion approving noise variance requests for various events on the listed dates and times. **PASSED 2021-246**

City of Davenport; Red, White & Boom!; LeClaire Park; Saturday, July 3, 2021 4:00 p.m. - 10:00 p.m.; Outdoor music and fireworks, over 50 dBA. [Ward 3]

Center for Active Seniors, Inc; Rock the Lot; CASI | 1035 West Kimberly Road; Saturday, July 17, 2021 1:30 p.m. - 12:00 a.m.; Outdoor music/band, over 50 dBA. [Ward 7]

Top-Notch Productions, Inc; Riverfront Pops 2021; LeClaire Park; Saturday, August 21, 2021 3:00 p.m. - 9:00 p.m.; Outdoor music, over 50 dBA. [Ward 3]

11. Motion approving beer and liquor license applications. **PASSED 2021-247**

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

Ward 3

Stompbox Brewing (JPX2ME, LLC) - 210 E River Dr Unit 101 Parking Lot July 3-4 - Outdoor Area - License Type: Class C Liquor

Ward 5

Your Private Bar (Your Private Bartender, LLC) – Lindsay Park | 2200 E 11th St – "Red Ribbon Gala" June 26, 2021 - Outdoor Area - License Type: Class C Liquor

Ward 8

Save More Super Market (Guru Nanak Food Mart) - 6723 Northwest Blvd - License Type: Class E Liquor

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

Ward 1

Casey's General Store #2077 (Casey's Marketing Company) - 3700 W Locust St - License Type: Class C Beer

Ward 3

Radisson (Bucktown Lodging, LLC) - 111 E 2nd St - License Type: Class B Liquor

Stompbox Brewing (JPX2ME, LLC) - 210 E River Dr Unit 101 – Outdoor Area - License Type: Class C Beer

Ward 4

Sun Mart LLC (Sun Mart, LLC) - 2920 W Locust St - License Type: Class E Liquor

Washington St Mini Mart (Nazar, LLC) - 1601 Washington St - License Type: Class E Liquor

Ward 6

Red Lobster #0133 (Red Lobster Restaurants, LLC) - 3420 E Kimberly Rd - License Type: Class C Liquor

Ward 7

Olive Garden Italian Restaurant #1144 (GMRI, Inc) - 330 W Kimberly Rd - License Type: Class C Liquor

Ward 8

Love's Travel Stop #476 (Love's Travel Stops & Country Stores, Inc) – 8255 Northwest Blvd - License Type: Class C Beer

12. Motion approving the plans, specifications, form of contract, and estimate of cost for the Sunderbruch Trail Reconstruction project, CIP #28030. [Ward 1] **PASSED 2021-248**

13. Motion approving the annual renewal for the license and support of the City's records management system, OnBase, in the amount of $53,368.46. [All Wards]

PASSED 2021-249

XII. Other Ordinances, Resolutions and Motions

1. *On motion by Alderman Ambrose, second by Alderman Gripp with all Aldermen present voting aye except Alderwoman Lee voting nay, the rules were suspended to add and vote on the item below.*

2. *On motion by Alderman Ambrose, second by Alderman Dohrmann with all Aldermen present voting aye except Alderwoman Lee and Alderman Miller voting nay, the following Motion passed:*

Motion approving the following noise variance request for an event on the listed date and time.

Southeast Little League; End of Season Picnic; Prairie Heights Park | 5600 Eastern Avenue; Friday, June 25, 2021 approximately 8:45 p.m. for 10-15 minutes; Fireworks, over 50 dBA. [Ward 8] **PASSED 2021-250**

XIII. Public with Business

XIV. Reports of City Officials

The following is a summary of revenue received for the month of May 2021:

Property taxes	3,492,425
Other City taxes	2,323,101
Special assessments	-
Licenses & permits	301,188
Intergovernmental	22,355,230
Charges for services	3,823,270
Use of monies & property	110,243
Fines & forfeits	136,247
Bonds/Loan Proceeds	2,413,834
Miscellaneous	1,323,182

XV. Adjourn **6:51 p.m.**

Brian J. Krup

Brian J. Krup
Deputy City Clerk

City of Davenport

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

Action / Date
7/14/2021

Subject:
Approval of the Report on Committee of the Whole for July 7, 2021.

ATTACHMENTS:

	Type	Description
	Backup Material	COW Report 070721

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	7/8/2021 - 8:40 AM

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, July 7, 2021 -- The Council observed a moment of silence. Pledge of Allegiance led by Alderman Condon. The Council met in Committee of the Whole at 5:30 p.m. with Mayor Matson presiding and all Aldermen present (Alderman Dunn, Alderman Dohrmann, Alderwoman Meginnis, Alderwoman Lee, Alderman Gripp, Alderman Condon, Alderman Miller, Alderwoman Dickmann, Alderman Jobgen, and Alderman Ambrose).

The following Public Hearings were held: **Public Works:** 1) on the plans, specifications, form of contract, and estimate of cost for the 2021 Crack & Seat Program, CIP #35053 & #35054; 2) on the plans, specifications, form of contract, and estimate of cost for the Archer Court Resurfacing (Waverly Court to the cul-de-sac) project, CIP #35047; and 3) on the plans, specifications, form of contract, and estimate of cost for the Eastern Avenue Resurfacing (43rd to 46th) project, CIP #35053.

The following proclamation was issued: Home Base Iowa Month, **2021-251.**

Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) **Community Development:** Alderman Gripp reviewed all items listed. On motion by Alderwoman Lee, second by Alderwoman Dickmann item #1, Third Consideration: Ordinance for Case REZ21-01 being the request of Dan Lorentzen on behalf of Rock Church Ministries Inc to rezone Lot 2 of Nims Acres from S-OS Open Space District to R-1 Single-Family Residential District, moved to the Discussion Agenda with a recommendation for denial by the Plan and Zoning Commision and the other item moved to the Consent Agenda. **Public Safety:** Alderman Jobgen reviewed all items listed. On motion by Alderwoman Dickmann, second by Alderman Gripp all items moved to the Consent Agenda. **Public Works:** Alderman Dunn reviewed all items listed. On motion by Alderman Dohrmann, second by Alderwoman Dickmann all items moved to the Consent Agenda. **Finance:** Alderman Condon reviewed all items listed. On motion by Alderman Miller, second by Alderman Gripp all items moved to the Consent Agenda.

Council adjourned at **7:27 p.m.**

City of Davenport

Department: Office of the Mayor
Contact Info: Tiffany Thorndike | 563-888-2066

Action / Date
7/14/2021

Subject:
National Parks and Recreation Month | July 2021

REVIEWERS:

Department	Reviewer	Action	Date
Office of the Mayor	Admin, Default	Approved	7/8/2021 - 12:22 PM

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **7/14/2021**

Subject:
Third Consideration: Ordinance for Case REZ21-01 being the request of Dan Lorentzen on behalf of Rock Church Ministries Inc to rezone Lot 2 of Nims Acres from S-OS Open Space District to R-1 Single-Family Residential District. [Ward 7]

PLAN AND ZONING COMMISSION RECOMMENDS DENIAL. 8 VOTES REQUIRED FOR PASSAGE.

Recommendation:
Adopt the Ordinance.

Background:
The purpose of the rezoning is to construct a church. A a rezoning requires analysis of all potential uses within the requested zoning. The Plan and Zoning Commission considered Case REZ21-01 at its March 2, 2021 meeting and voted to forward the request to City Council with a recommendation for denial.

The Commission vote was 5 yes, 3 no, and 0 abstention.

The Public Hearing before City Council was held on March 17, 2021 with no public comment. Staff has received one comment opposing the rezoning which has been included in the background information.

The property currently has no viable access to 46th Street. The petitioner has provided a signed statement indicating potential agreement to grant access with adjacent property owners; however no recorded easement agreement is in place and property ownership has not been verified. The statement and draft easement have been included in the background information.

The 2019 zoning code specifically assigned the Open Space Zoning to align with the +2035 Comprehensive Land Use Plan.

Findings:
1. The proposed amendment does not promote the orderly development of Davenport in accordance with the Comprehensive Plan and adopted land use policies.
2. The rezoning petition does not promote the preservation, protection, and conservation of natural resources.
3. The existing S-OS Open Space District is compatible with the zoning of nearby property.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance
Backup Material	Zoning Analysis
Backup Material	Vicinity Map
Backup Material	Zoning Map

Backup Material	Future Land Use Map
Backup Material	Written Agreement
Backup Material	Draft Easement Exhibit
Backup Material	Application
Backup Material	Concept Plan
Backup Material	Committee of the Whole Public Hearing Notice
Backup Material	Quad City Times Public Hearing Notice
Backup Material	Plan & Zoning Commission Public Hearing Notice
Backup Material	Public Comment

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	3/11/2021 - 8:22 AM

ORDINANCE NO. _____

ORDINANCE for Case REZ21-01 being the request of Dan Lorentzen on behalf of Rock Church Ministries Inc to rezone Lot 2 of Nims Acres from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church.

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "R-1 Single-Family Residential District."

Lot 2 of the Plat of Nims Acres situated in the NE ¼ of Section 13, Township 78 North, Range 3 East of the 5th P.M., EXCEPTING that part condemned by the City of Davenport by condemnation proceedings recorded as Document #1483-78 in the office of the Recorder of Scott County, Iowa AND FURTHER EXCEPTING Lots 1, 2, and 3 in Terri Jean's Addition to the City of Davenport per Plat thereof filed as Document No. 2008-07731, records of the Scott County Recorder's Office.

Section 2. At its March 2, 2021 meeting, the Plan and Zoning Commission voted to forward the case to the City Council with a recommendation for denial, with the following findings:

1. The proposed amendment does not promote the orderly development of Davenport in accordance with the Comprehensive Plan and adopted land use policies.
2. The rezoning petition does not promote the preservation, protection, and conservation of natural resources.
3. The existing S-OS Open Space District is compatible with the zoning of nearby 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 _____

Published in the *Quad City Times* on _____

Attest:

_____
Mike Matson
Mayor

_____
Brian Krup
Deputy City Clerk

Zoning Analysis
Development and Neighborhood Services Department

Case REZ21-01: Request of Dan Lorentzen on behalf of Rock Church Ministries Inc. to rezone Parcel P1304-02C from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church [Ward 7].

Background:
The petitioner is requesting a rezoning to R-1 Single-Family Residential District to allow for construction of a church. The S-OS Open Space District does not permit places of worship. A rezoning to R-1 Single-Family Residential District is the least intensive zoning classification that permits a church.

The 3.53 acre lot is located south of 46th Street and west of the railroad tracks. Deere Creek flows through the southeast corner of the parcel. The wooded lot also contains 100 year flood plain overlay, making the eastern portion of the property undevelopable.

The vacant parcel does not contain any street frontage. A fifteen foot private easement abuts the railroad right-of-way on the east lot line connecting the site to 46th Street. However, the private easement is not practical in offering ingress and egress to the property given the topography and proximity to Deere Creek. In order to develop the property, the owner will have to purchase additional property or create a new private easement along the west lot line for access to 46th Street.

Comprehensive Plan:
Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

Future Land Use Designations: The property is designated Parks and Recreation (PR) in the Davenport +2035 Land Use Plan. The Future Land Use Designation would need to be amended to Residential General (RG) through the adoption of a resolution by City Council.

1. **Parks and Recreation (PR)** – Designates major developed parks, recreation areas, golf courses, cemeteries, etc. Park or recreation properties can be located in any zoning district. Smaller parks may not appear on the map because of the more general nature and scale of the map. But, it is implied in Residential General (RG) that small neighborhood parks are included.
2. **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.

Zoning:
The property is currently zoned S-OS Open Space District. This district is intended to provide and protect larger open space and public recreational facilities, both outdoor and indoor, and cemeteries. Larger regional open spaces/parks may include both active and passive recreation areas and certain ancillary uses, such as cultural facilities, performance venues, and eating establishments. This district is also intended for governmental agency offices/facilities providing a governmental service to the public.

The applicant is requesting a rezoning of the property to R-1 Single-Family Residential District. This district is intended to accommodate the lowest-density single-family neighborhoods within the City of Davenport, exhibiting a predominantly semi-suburban development pattern of large lots and generous yards. The R-1 district is the least intensive residential zoning classification that allows for places of worship.

Technical Review:
City Departments and Utility Companies have reviewed the proposed rezoning petition. Sanitary sewer is present along the east lot line and on the parcel directly south of the subject property. All other utilities must be brought to the site through utility easements at the owner's expense. The City of Davenport will not permit propane tanks to service the building.

Public Input:
Letters were sent to property owners within 200 feet of the proposed request notifying them of the February 2, 2021 Plan and Zoning Commission Public Hearing. Since the applicant was not in attendance, the Commission voted to table the item for one meeting cycle.

To date, staff has received one written response from an adjacent property owner in opposition to the rezoning. Concerns raised included preservation of the natural area, impacts on wildlife, and treatment of sewage. The property owner at 1603 McCormick Place spoke in opposition at the Plan and Zoning Commission public hearing on February 16, 2021.

A Notice of Public Hearing has been published in the Quad City Times.

Staff will apprise the Commission of any additional correspondence.

Why is a Zoning Map Amendment Required?
The Zoning Ordinance does not permit a place of worship in the S-OS Open Space District. The R-1 Single-Family Residential District is the least intensive residential zoning classification that allows for a new church to be constructed.

Approval Standards for Map Amendments (Chapter 17.14.040)
The Plan and Zoning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan and Zoning Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards.

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

   Staff Response: The property is designated Parks and Recreation (PR) in the Davenport +2035 Land Use Plan. The proposed church is incompatible with the future land use category description, which is intended for developed parks, recreation areas, golf courses, and cemeteries. The surrounding area south of 46th Street and west of the railroad tracks consists of cemeteries, creeks, floodplain, and wooded areas. Instead, the proposed church development fits the criteria for Residential General (RG).

It is staff's opinion that the proposed amendment does not promote the orderly development of Davenport in accordance with the Comprehensive Plan and adopted land use policies.

However, if the City Council recommends approval, then a condition shall be placed on the Zoning Map Amendment requesting City Council to adopt a resolution amending the Future Land Use Designation from Parks and Recreation (PR) to Residential General (RG).

b. The compatibility with the zoning of nearby property.

Staff Response: The subject parcel is surrounded by S-OS Open Space District to the north, west, and south. The City of Davenport Public Works Facility and other I-1 Light Industrial District and I-2 Heavy Industrial District properties are north of 46th Street. The parcel is removed from the residential neighborhoods to the east by the railroad tracks. Mt. Calvary Cemetery, Davenport Memorial Park, Pine Hill Cemetery, and Mt. Nebo Cemetery are directly south of Goose Creek and also zoned S-OS Open Space District.

It is staff's opinion that the proposed amendment is not compatible with the zoning of nearby property.

c. The compatibility with established neighborhood character.

Staff Response: The established character of the area south of 46th Street and west of the railroad tracts is predominately open space. While there is residential to the east of the site, there is a clear delineation of uses separated by the railroad tracks. Directly abutting the subject parcel to the north, west, and south are undeveloped wooded areas and creeks. Removing vegetation to construct a building, off-street parking, and an access drive to 46th Street will diminish the natural characteristics of the area.

In addition, the subject parcel does not have street frontage along a public right-of-way. The three properties directly north are under separate ownership. An easement agreement providing the applicant vehicular access to 46th Street must be recorded prior to the issuance of any construction or grading permits if the site were developed.

It is staff's opinion that the proposed amendment is not compatible with the established neighborhood character.

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

Staff Response: Developing the 3.53 acre wooden lot requires substantial alteration of the natural landscape. Deere Creek flows along the east lot line and merges with Goose Creek directly south of the property. There is 100-year floodplain covering the southeast portion of the site, making this area undevelopable. Furthermore, the typography of the parcel fluctuates roughly 36 feet from its highest point on the northwestern portion of the site to its lowest point along the east lot line.

The subject parcel is setback approximately 435 feet from 46th Street. Elevations and its distance to the public right-of-way make it challenging to identify the property in an event of an

emergency. Off premise signs are not permitted, adding to the difficulty in directing first responders to the property. New construction requires grading the natural terrain to accommodate the building footprint and off-street parking requirements. Section 17.11.100 of the Zoning Ordinance, titled “Tree Preservation”, encourages existing trees that are in good condition to be preserved to the maximum extent practicable. Rezoning the site produces potential risks to the public health, safety, and welfare of the city.

It is staff’s opinion that the proposed zoning map amendment to R-1 Single-Family Residential District does not promote the preservation, protection, and conservation of natural resources.

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

Staff Response: Under the current Zoning Ordinance, the S-OS Open Space District does not allow for places of worship. The S-OS Open Space District is suitable given its topography, vegetation, and proximity to floodplain. The City made a deliberate decision to zone this area as open space to align with the City's Comprehensive Plan during the 2019 Zoning Code update.

It is staff’s opinion that the property is not suited for development of the proposed use under the existing S-OS Open Space District.

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

Staff Response: The undeveloped 3.53 acre site satisfies the dimensional standards for the R-1 Single-Family Residential District.

It is staff’s opinion that the proposed amendment will not create any nonconformities.

Vicinity Map
Parcel: P1304-02C
REZ21-01



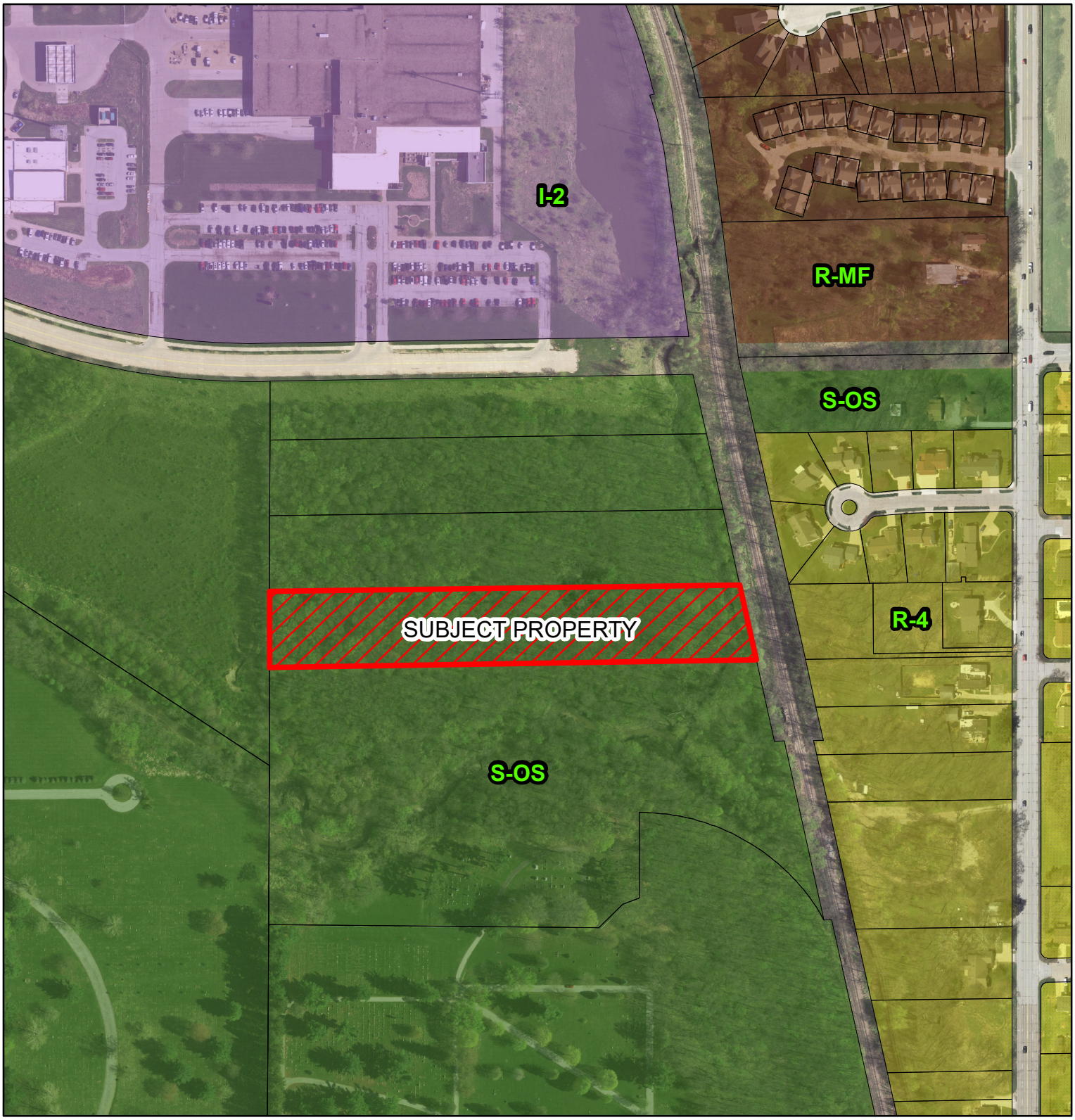
S-OS Open Space District to R-1 Single-Family Residential District

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.

0 125 250 500 750 1,000 Feet

N

Zoning Map Amendment (Rezoning) Request
Parcel: P1304-02C
REZ21-01



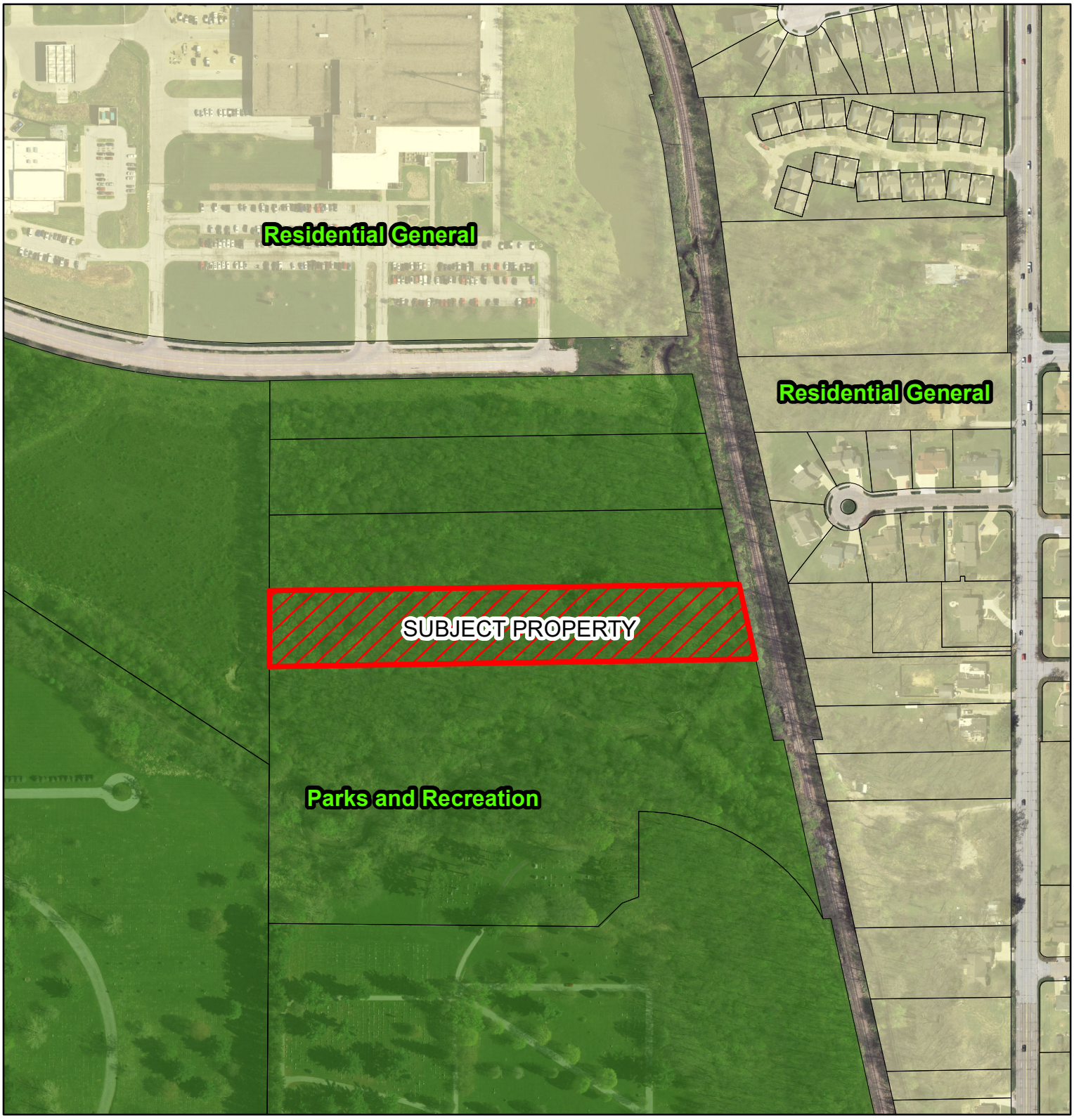
S-OS Open Space District to R-1 Single-Family Residential District

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.

0 125 250 500 750 1,000 Feet

N

Future Land Use Map-Davenport +2035
Parcel: P1304-02C
REZ21-01



S-OS Open Space District to R-1 Single-Family Residential District

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.

0 125 250 500 750 1,000 Feet

N

Streamline Architects, PLC

a: 575 12th Avenue East Moline, IL 61244
p: (563) 345-2724
w: www.streamlinearchitects.com

February 3rd, 2021

Mr. Dann C. Naverson

This letter is in regards to the proposed construction of a private access drive from 46th Street in Davenport, IA across parcels P1303-03C, P1304-05, and P1304-04A, all of which are owned by SCI Funeral Services of Houston, TX. Per our previous discussions, the proposed drive would be used to access Rock Church Ministries' parcel, P1304-02C, with plans to build a new church at that location. Rock Church Ministries grants SCI full access to the drive for future development purposes. This includes the use of and connection to the proposed drive. Plans for the location of the drive are shown on the following page.

In order for the City to move forward with Rock Church's rezoning application, an authorized signature granting the construction of said drive is required. As Director of Real Estate for SCI, we have provided a signature line for you below.

Please review and return a signed copy for Rock Church's records in moving forward with the rezoning application. If you should have any questions or concerns, please contact us and we can discuss.

Regards,

Joshua Arguello
Streamline Architects
(563) 265-4348
joshua@streamlinearchitects.com

Signed by: _____ Date: 2-16-2021

Danny Lorentzen
Rock Church of the Quad Cities

Signed by: _____ Date: 2.16.2021

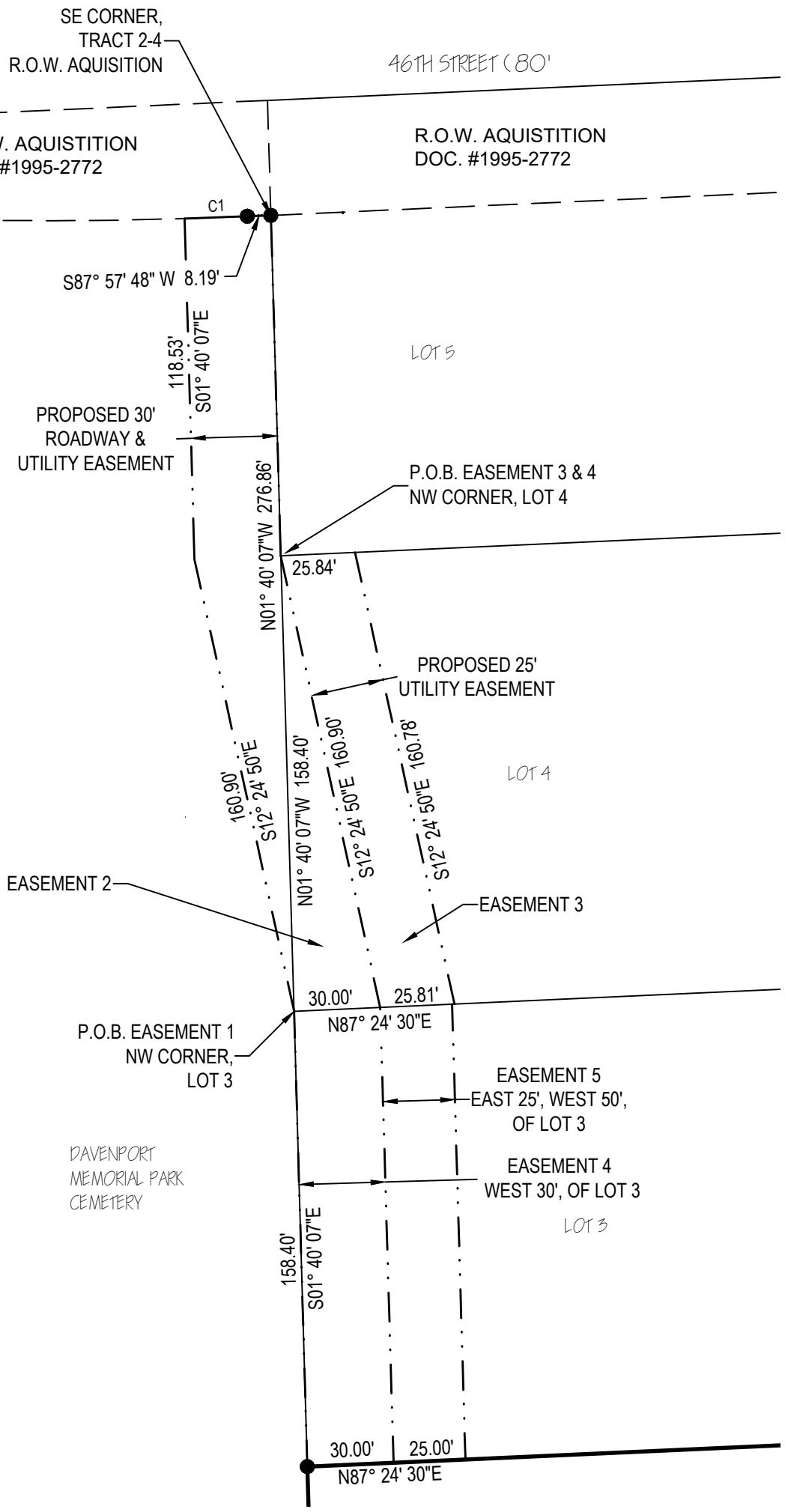
Josiah Lorentzen
Rock Church of the Quad Cities

Signed by: _____ Date: 2/16/21

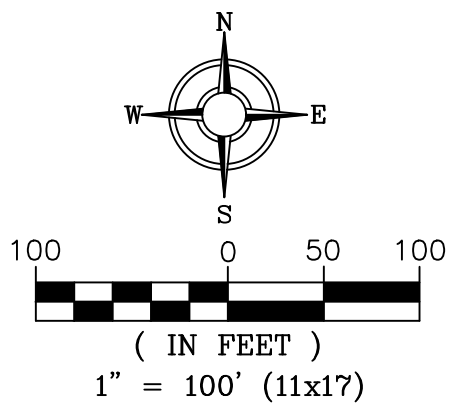
Dann C. Naverson,
Director of ~~Real Estate~~ - ~~SCI Funeral Services~~
DIRECTOR REAL ESTATE - SCI SHARED RESOURCES, LLC

EASEMENT EXHIBIT

(SEE DESCRIPTIONS PAGE 2)



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



Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	21.81'	1540.04'	000°48'42"	21.81'	N87° 48' 50"E

EASEMENT #1

DAVENPORT MEMORIAL PARK DATE:

EASEMENTS #2-#3

SCI FUNERAL SERVICES DATE:

EASEMENTS #4-#5

HAWKEYE BANK OF CEDAR RAPIDS DATE:

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED =
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 =
BOUNDARY LINE =
FENCE LINE =
EASEMENT LINE =
SETBACK LINE=
SECTION LINE=

LICENSED LAND SURVEYOR
MICHAEL D. RICHMOND
23503
IOWA

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

MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2021
Pages or sheets covered by this seal: 2

TOWNSEND ENGINEERING
CIVIL ◦ STRUCTURAL ◦ LAND DEVELOPMENT
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DATE: 3-2-2021

DRAWN BY: KLC
CHECKED BY: MDR
LOCATION S:\DASSO\THE ROCK DAVENPORT

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
THE ROCK DAVENPORT
EASEMENT EXHIBIT
DAFENPORT, IOWA

DEVELOPER
STREAMLINE ARCHITECTS
318 E. THIRD STREET
DAVENPORT, IOWA 52801



Complete application can be emailed to planning@ci.davenport.ia.us

Property Address* P1304-02C
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**

Name:	Dan Lorentzen
Company:	Rock Church
Address:	5335 Carey Avenue
City/State/Zip:	Davenport, IA 52807
Phone:	3097216174
Email:	dannylorentzen@gmail.com

Owner (if different from Applicant)

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

Engineer (if applicable)

Name:	Cory Voelkers
Company:	Townsend Engineering
Address:	2224 E. 12th Street
City/State/Zip	Davenport, IA 52803
Phone:	5633864236
Email:	cory@townsendengineering.net

Architect (if applicable)

Name:	Joshua Arguello
Company	Streamline Architects
Address:	575 12th Avenue
City/State/Zip:	East Moline, IL 61244
Phone:	5632654348
Email:	joshua@streamlinearchitects.com

Attorney (if applicable)

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

***If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Application Form Type:

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

Zoning Board of Adjustment
- Zoning Appeal ☐
- Special Use ☐
- Hardship Variance ☐

Design Review Board
- Design Approval ☐
- Demolition Request in the Downtown ☐
- Demolition Request in the Village of East Davenport ☐

Historic Preservation Commission
- Certificate of Appropriateness ☐
- Landmark Nomination ☐
- Demolition Request ☐

Administrative
- Administrative Exception ☐
- Health Services and Congregate Living Permit ☐

Request:

Existing Zoning: S-OS Open Space Zoning District

Proposed Zoning Map Amendment: R-1 Single-Family Zoning Distric

Purpose of the Request:

Our intent is to use the land to build a church. Existing S-OS zoning is highly restrictive on what can be built on the property. We are requesting a rezoning to R-1 to allow for this type of construction project.

Total Land Area: 3.6 Acres

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

Submittal Requirements:

- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
  Zoning Map Amendment is less than 1 acre - $400.
  Zoning Map Amendment is one acre but less than 10 acres - $750 plus $25/acre.
  Zoning Map Amendment is 10 acres or more - $1,000 plus $25/acre.
  $10.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:

(1) Application:
- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission public hearing:
- The City shall post notification sign(s) in advance of the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request.
- The applicant shall make a presentation regarding the request at a neighborhood meeting. The purpose of meeting is to offer an opportunity for both applicant and neighboring residents/property owners to share ideas, offer suggestions, and air concerns in advance of the formal public hearing process. Planning staff will coordinate meeting date, time, and location and send notices to surrounding property owners.
- The Plan and Zoning Commission will hold a public hearing on the request. Planning staff will send notices to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:
- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council.
- If the Plan and Zoning Commission recommends denial, the request may only be approved by a favorable 3/4 vote of the City Council.

Formal Procedure (continued):

(4) City Council's consideration of the request:

- The Committee of the Whole (COW) will hold a public hearing on the request. Planning staff will send a public hearing notice to surrounding property owners.
- If property owners representing 20% or more of the area within 200 feet of the exterior boundaries of the request submit a written protest, the request may only be approved by a favorable 3/4 vote of the City Council. For the purpose of the 20% protest rate, formal protests will be accepted until the public hearing is closed.
- The City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant: Danny J. Lorentzen Date: 1-5-2021

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

Received by: _____ Date: _____

Planning staff

Date of the Public Hearing: _____

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

Authorization to Act as Applicant

I, Danny J. Lorentzen

authorize Joshua J. Arguello

to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

Signature(s)

State of _____,

County of _____.

Sworn and subscribed to before me

This _____ day of _____ 20____

Form of Identification

Notary Public

My Commission Expires:

IOWA

SECRETARY OF STATE

No. W00307386
Date: 06/25/2002

504ADN-000266203
ROCK CHURCH MINISTRIES, INC.

ACKNOWLEDGEMENT OF DOCUMENT FILED

The Secretary of State acknowledges receipt of the following document:

Articles of Incorporation

The document was filed on June 7, 2002, at 10:22 AM, to be effective as of June 7, 2002, at 10:22 AM.

The amount of $20.00 was received in full payment of the filing fee.

STATE OF IOWA SEAL SECRETARY OF STATE

Chester J. Culver

CHESTER J. CULVER SECRETARY OF STATE

Printed on Recycled Paper

2616203

ARTICLES OF INCORPORATION
OF
ROCK CHURCH MINISTRIES, INC.

RECEIVED
SECRETARY OF STATE
IOWA
02 JAN -7 AM 10:22

TO THE SECRETARY OF STATE
OF THE STATE OF IOWA:

The undersigned, acting as Incorporator of a corporation under the Iowa Nonprofit Corporation Act, Chapter 504A, Code of Iowa, adopts the following Articles of Incorporation for such corporation:

ARTICLE I.

The name of the Corporation shall be Rock Church Ministries, Inc.

ARTICLE II.

The place in this state where its initial registered office is to be located is 26729 172nd Long Grove, IA 52748, and the name of the initial registered agent at such address is Ethel Freiberg.

ARTICLE III.

The Corporation is organized exclusively for charitable, religious, educational, and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code.

ARTICLE IV.

The number of directors constituting the initial Board of Directors is five (5) and the names and addresses of the individuals who will serve as directors until the later of: (1) the first annual meeting of the directors (or the members of the Corporation, if the Corporation shall have members and if the members are vested with the authority to elect directors), and (2) until their successors are elected and shall qualify are:

Dan Lorentzen
2437 27th Street
Moline IL 61265

Terri Lorentzen
2437 27th Street
Moline IL 61265

Wayne Alvey
2370 33rd Street
Moline IL 61265

Linda Alvey
2370 33rd Street
Moline IL 61265

Brett Black
515 NW 69th Avenue
Des Moines IA 50313

000265

3

ARTICLE V.

The name and address of the Incorporator is:

Name	Address
Dan Lorentzen	2437 27th Street, Moline IL 61265

The Incorporator shall have the authority to apply for and receive the employer identification number from the Internal Revenue Service on behalf of the Corporation.

ARTICLE VI.

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III. hereof. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting, to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Not withstanding any other provision of these articles, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or corresponding section of any future federal tax code.

ARTICLE VII.

A director may be removed from office, with or without cause at a meeting called specifically for that purpose by the affirmative vote of not less than 2/3 of the Board of Directors. The director being considered for removal shall not be allowed to vote on such matter. For determining the number of directors that make up 2/3 of the Board of Directors, the total number of directors then in office less the director being considered shall be used. Any vacancy created by such removal shall be filled as provided in the Bylaws of the Corporation.

ARTICLE VIII.

The initial Bylaws of the Corporation shall be adopted by the Board of Directors of the Corporation. The power to alter, amend or repeal the Bylaws or adopt new Bylaws shall be vested in the Board of Directors.

ARTICLE IX.

This Corporation shall indemnify any director or former director, officer, employee, member, or volunteer who is serving or has served at the request of the Corporation to the fullest extent permissible by Section 490.850 through Section 490.858, both inclusive, of the Code of Iowa. In the event that Section 490.850 through Section 490.858 of the Iowa Code shall be changed by action of the legislature, and these articles are not subsequently amended, then a director, officer, employee, member or volunteer seeking indemnification may, at such person's option, unless otherwise prohibited by law, require that the Corporation indemnify such person, either under the provisions as permitted under Section 490.850 through Section 490.858, both inclusive, of the Iowa Code, in effect as of the date of these Articles or the legislatively amended or substituted provisions relating to indemnification of directors, officers, employees, members, or volunteers. No director, officer, member or other volunteer shall be personably liable in that capacity for a claim based upon an act or omission of the person preformed in the discharge of the person's duties, except for a breach of the duty of loyalty to the Corporation, for acts or omissions not in good faith or which involve intentional misconduct or knowing violation of the law, or for a transaction from which the person derives an improper personal benefit.

ARTICLE X.

Upon the dissolution of the Corporation, assets shall be distributed by the board of directors for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government for a public purpose. Any such assets not so disposed of shall be disposed of by the District Court of the county in which the principle office of the Corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 31 day of May, 2002.

Dan Lorentzen, Incorporator

FILED
IOWA
SECRETARY OF STATE
6-7-02
10:22 AM
W307386

SITE PLAN

STREAMLINE ARCHITECTS
THE ROCK

TO THE CITY OF DAVENPORT, IA

IOWA ONE CALL
800/292-8989
Call 2 Working Days BEFORE YOU DIG

N
W E
S

GRAPHIC SCALE
30 0 15 30
(IN FEET)
1" = 30' (24x36)

SITE LOCATION MAP

APPROXIMATE SITE LOCATION

National Flood Hazard Layer FIRMette

FEMA

90°33'38"W 41°34'9"N

90°33'W 41°33'42"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS
  - Without Base Flood Elevation (BFE) Zone A, V, A99
  - With BFE or Depth Zone AE, AO, AH, VE, AR
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD
  - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
  - Area with Flood Risk due to Levee Zone D
- OTHER AREAS
  - NO SCREEN Area of Minimal Flood Hazard Zone X
  - Effective LOMRs
  - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- OTHER FEATURES
  - 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- MAP PANELS
  - Digital Data Available
  - No Digital Data Available
  - Unmapped

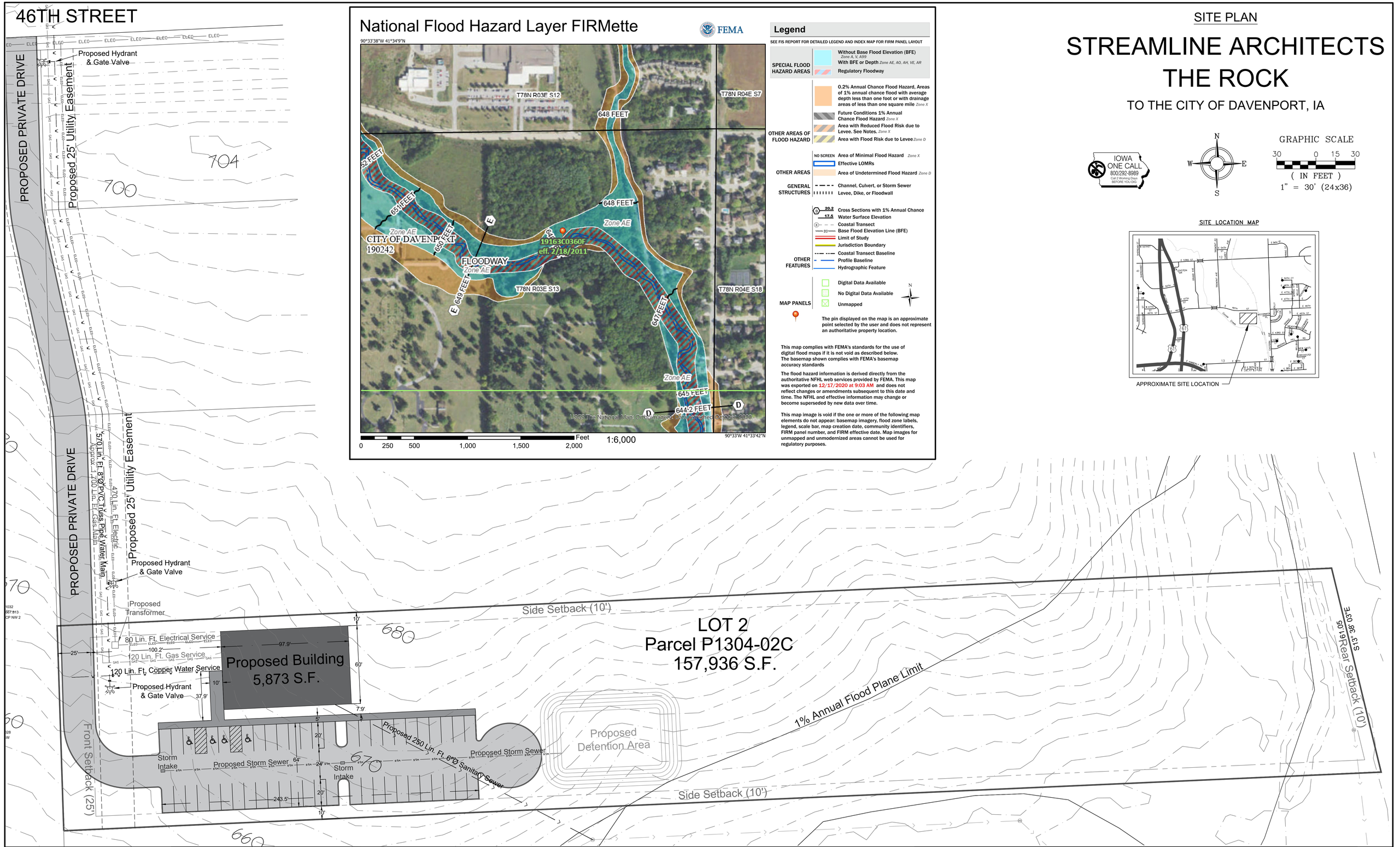
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/17/2020 at 9:03 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



TOWNSEND ENGINEERING CIVIL · STRUCTURAL · LAND DEVELOPMENT	DATE: 12/1/20 563 386.4236 office 386.4231 fax 2224 East 12th Street, Davenport, IA 52803	DRAWN BY: TAS CHECKED BY: CRT DRAWING LOCATION S:\DASSO-ANDREW\THE ROCK DAVENPORT

REVISIONS:		
NO.	DESCRIPTION	DATE

PROJECT SITE PLAN
THE ROCK
DAVENPORT, IOWA

DEVELOPER
STREAMLINE ARCHITECTS
318 E. THIRD STREET
DAVENPORT, IOWA 52801

SHEET NO. C1

SITE PLAN

STREAMLINE ARCHITECTS
THE ROCK

TO THE CITY OF DAVENPORT, IA

IOWA ONE CALL 800/292-8989 Call 2 Working Days BEFORE YOU DIG

N W E S

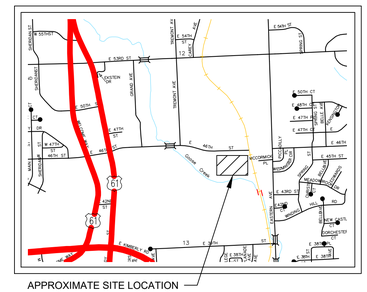
GRAPHIC SCALE

50 0 25 50

(IN FEET)

1" = 50' (24x36)

SITE LOCATION MAP



APPROXIMATE SITE LOCATION

46TH STREET

PROPOSED PRIVATE DRIVE

Proposed 25' Utility Easement

Proposed Hydrant & Gate Valve

Proposed Building 5,873 S.F.

LOT 2
Parcel P1304-02C
157,936 S.F.

Side Setback (10')

Front Setback (25')

Rear Setback (10')

1% Annual Flood Plane Limit

Proposed Detention Area

Proposed Storm Sewer

Storm Intake

Proposed 250 Lin. Ft. 8"PVC Sanitary Sewer

Proposed 120 Lin. Ft. Copper Water Service

Proposed 1" Water Service Tap

Proposed 1" Irrigation Service Tap

Proposed 1" Irrigation Service

Proposed Hydrant & Gate Valve

Proposed Water Main

Proposed 6" Fire Line

Proposed 1" Water Service

Proposed 1" Irrigation Service

Proposed 1" Irrigation Service Tap

Proposed 1" Water Service Tap

Proposed 120 Lin. Ft. Copper Water Service

Proposed Hydrant & Gate Valve

Proposed Water Main

Proposed 25' Utility Easement

688 698 704 700 690 680 670 660

LEGEND:

EASEMENT	EXISTING GAS VALVE	EXISTING CONTOUR LINE
SETBACK LINE	EXISTING WATER VALVE	PROPOSED CONTOUR LINE
CENTERLINE	EXISTING UTILITY POLE	SPOT ELEVATION TOP OF CURB
PROPERTY BOUNDARY	EXISTING LIGHT POLE	SPOT ELEVATION FL ⊕ GUTTER
EXISITNG FENCE	EXISTING TREE	SPOT ELEVATION SIDEWALK
EXISTING SANITARY	EXISTING BUSH	FINISHED FLOOR ELEVATION
PROPOSED SANITARY	EXISTING MANHOLE	
EXISTING STORM SEWER	EXISTING FIRE HYDRANT	
PROPOSED STORM SEWER	FOUND PROPERTY PIN	
EXISTING WATER	CONTROL POINT	
PROPOSED WATER		
EXISTING GAS LINE		
EXISTING ELECTRIC		

TOWNSEND ENGINEERING
CIVIL ▫ STRUCTURAL ▫ LAND DEVELOPMENT

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

DATE: 12/1/20

DRAWN BY: TAS

CHECKED BY: CRT

DRAWING LOCATION
S:\DASSO-ANDREW\THE ROCK DAVENPORT

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT SITE PLAN
THE ROCK
DAVENPORT, IOWA

DEVELOPER
STREAMLINE ARCHITECTS
318 E. THIRD STREET
DAVENPORT, IOWA 52801

SHEET NO.
C1



streamline
ARCHITECTS



streamline
ARCHITECTS



streamline
ARCHITECTS



streamline
ARCHITECTS



streamline
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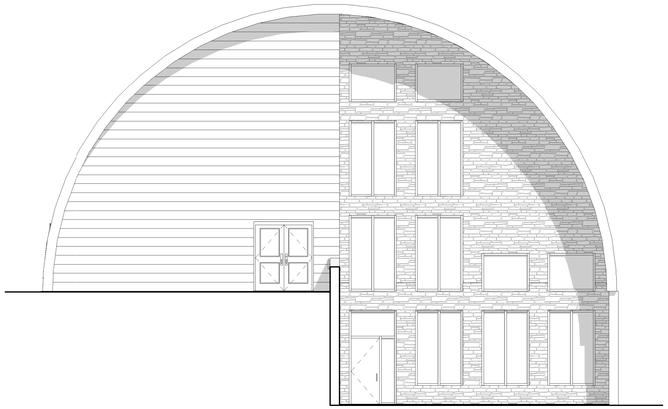
streamline
ARCHITECTS

ROCK CHURCH

NEW CONSTRUCTION

DAVENPORT, IA

ADDENDUM 1
10/13/20



INDEX	
NO.	SHEET NAME
A000	COVER SHEET
A002	DRAWING STANDARDS
A101	LOWER LEVEL
A102	UPPER LEVEL
A110	LOWER LEVEL RCP
A111	UPPER LEVEL RCP
A120	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A300	BUILDING SECTIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS

	I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.
	PRINTED OR TYPED NAME: ANDREW J DASSO
	SIGNATURE: DATE:
	REGISTRATION EXPIRES: 06/30/21 DATE ISSUED: 08/21/2012
	PAGES OR SHEETS COVERED BY THIS SEAL:
	A000 - A700, AS100, AD100-AD201

CONTACT INFORMATION

BUILDING & PROPERTY OWNER

Rock Church of the Quad Cities
5335 Carey Avenue
Davenport, IA 52807
(563) 386-7625

GENERAL CONTRACTOR

COMPANY
Contact:
(XXX)-XXX-XXXX *phone*
XXX *address*

ARCHITECT

STREAMLINE ARCHITECTS
Andrew Dasso, AIA, LEED AP, NCARB
(309) 737-8587
575 12th Avenue
East Moline, IL 61244
andrew@streamlinearchitects.com

Joshua Arguello
(563) 265-4348
joshua@streamlinearchitects.com

NOT FOR CONSTRUCTION

streamline ARCHITECTS

www.streamlinearchitects.com

Streamline Architects, P.L.C.

Andrew Dasso, AIA
318 E. Third Street
Davenport, IA 52801
309-737-8587
andrew@streamlinearchitects.com

No.	Description	Date

PROJECT NAME

ADDRESS

COVER SHEET

Project number	17-092
Date	10/13/20
Drawn by	JJA
Checked by	AJD

A000

Scale 1/8" = 1'-0"

10/13/2020 11:12:43 AM

SYMBOL LEGEND

ITEM	SYMBOL
DRAWING TITLE	00 TITLE / SCALE
ROOM NAME / ROOM NUMBER / AREA	ROOM NAME / 101 / 000 SF
DOOR NUMBER	101
WALL TYPE	1t
WINDOW NUMBER / CURTAIN PANEL	1t
CEILING ELEVATION	00'-00"
KEYNOTE (Sheet Note)	
SPOT ELEVATION	0'-0"
EQUIPMENT NUMBER	00
AREA NAME	Department / Name / 000 SF — AREA SF
NORTH ARROW	N
REVISION	1
BUILDING SECTION	1 / A101 SIM
WALL SECTION	1 / A101 SIM
SECTION DETAIL	1 / A101 SIM
ENLARGED PLAN / ENLARGED ELEVATION / DETAIL	1 / A101 SIM
ELEVATION	Name / Elevation
EXISTING COLUMN LINE	0
COLUMN LINE	0
FLOOR FINISH	T-1
BASE FINISH	B-1
WALL FINISH	WT-1
WOOD STAIN	P-1

LINETYPE LEGEND

PROPERTY LINE	
DEMOLITION	
EXISTING	
NEW CONSTRUCTION	
FIRE BARRIER 1 HOUR	1 1 1 1 1 1
FIRE BARRIER 2 HOUR	2 2 2 2 2 2

ABBREVIATIONS

AC	AIR CONDITIONING
AC/FL	ACCESS FLOOR
ACP	ACOUSTICAL CEILING PANEL
AD	AREA DRAIN
ADJ.	ADJUSTABLE
AFF	ABOVE FINSHED FLOOR
AL./ALUM.	ALUMINUM
ALT.	ALTERNATE
ANOD.	ANODIZED
ANT.	ANTENNA
APPD.	APPROVED
ARCH.	ARCHITECT
ARCH'L	ARCHITECTURAL
B.M.	BENCH MARK
BETW.	BETWEEN
BIT.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BRG.	BEARING
BSMT.	BASEMENT
C.G.	CORNER GUARD
C.T.	CERAMIC TILE
CAB.	CABINET
CFCI	CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED
CL.	CENTER LINE
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CORR.	CORRIDOR
CPT./CP	CARPET
DBL.	DOUBLE
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN	DOWN
DR.	DOOR
DS	DOWNSPOUT
DWG.	DRAWING
EA.	EACH
EL.	ELEVATOR
ELEC.	ELECTRIC(AL)
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSED
ENG.	ENGINEER
EQ.	EQUAL
EQPMNT.	EQUIPMENT
ESC.	ESCALATOR
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPANSION OR EXPOSED
EXT.	EXTERIOR
FD	FLOOR DRAIN
FDVC	FIRE DEPARTMENT VALVE CABINET
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FEVC	FIRE EXTINGUISHER & VALVE CABINET
FHC	FIRE HOSE CABINET
FIN.	FINISH(ED)
FLG.	FLASHING
FLR.	FLOOR
FRT	FIRE RETARDANT TREATED
FUT.	FUTURE
FVC	FIRE VALVE CABINET
GA.	GAUGE
GALV.	GALVANIZED
GB	GRAB BAR
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRP	GLASS FIBER REINFORCED PLASTER
GL.	GLASS, GLAZING
GWB	GYPSUM WALL BOARD
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
H.P.	HIGH POINT
HD	HEAD
HDWE	HARDWARE
HDWD.	HARDWOOD
HORIZ.	HORIZONTAL
HT.	HEIGHT
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
INCL.	INCLUDE (ED) (ING)
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
J.C.	JANITOR'S CLOSET
JB.	JAMB
JT.	JOINT
L.P.	LOW POINT
LAM.	LAMINATE
LAV.	LAVATORY
LH	LEFT HAND
LT.	LIGHT
LVR.	LOUVER
M.O.	MASONRY OPENING
MACH.	MACHINE
MAX.	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH.	MECHANICAL
MED.	MEDIUM
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTG.	MOUNTING
MTL.	METAL
MULL.	MULLION
MWK.	MILLWORK
NIC	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
O.C.	ON CENTER
OA	OVERALL
OH	OVERHEAD
OFCI	OWNER FURNISHED/ CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED/ OWNER INSTALLED
OFF.	OFFICE
OPG.	OPENING
OPP.	OPPOSITE
ORN.	ORNAMENTAL
P.C.	PRECAST CONCRETE
P.LAM.	PLASTIC LAMINATE
PERF.	PERFORATED
PH.	PHASE
PL.	PLATE
PLAS.	PLASTIC
PLBG.	PLUMBING
PLYWD.	PLYWOOD
PNL.	PANEL
PKG.	PARKING
PPT	PRESERVATIVE PRESSURE TREATED
PR.	PAIR
PROT.	PROTECTION
PTD.	PAINTED
PTN.	PARTITION
PVMT.	PAVEMENT
Q.T.	QUARRY TILE
QTY.	QUANTITY
R/RAD.	RADIUS
R.B.	RESILIENT BASE
R.O.	ROUGH OPENING
R.T.	RUBBER TILE
RD	ROOF DRAIN
REF.	REFERENCE
REINF.	REINFORCED
REM'D	REMOVED
REQ'D	REQUIRED
RES.	RESILIENT
REV.	REVISION OR REVISED
RF.	ROOF
RFG.	ROOFING
RH	RIGHT HAND
RM.	ROOM
S&BR	SEALANT AND BACKER ROD
SCWD	SOLID CORE WOOD
S.S.	STAINLESS STEEL
SHT.	SHEET
SIM.	SIMILAR
STD.	STANDARD
STL.	STEEL
STO.	STORAGE
SUSP.	SUSPENDED
T/	TOP OF
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEL.	TELEPHONE
TEMP.	TEMPORARY
TERR.	TERRAZZO
THK.	THICK
TYP.	TYPICAL
U.L.	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
V.B.	VINYL BASE
V.C.T.	VINYL COMPOSITE TILE
VAP.BAR.	VAPOR BARRIER
VERT.	VERTICAL
VEST.	VESTIBULE
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING
W/	WITH
W/O	WITHOUT
WD.	WOOD
WP	WATERPROOFING
WRB	WATER-RESISTIVE BARRIER

GENERAL NOTES

A. SCOPE OF WORK AND GENERAL CONDITIONS

1. THIS SET OF DOCUMENTS CONSISTS OF ALL SHEETS LISTED IN THE SHEET INDEX ON THE TITLE SHEET AND ALL ADDENDA. WORK SHOWN ON ANY OF THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND/OR FIRE PROTECTION DRAWINGS, INVOLVING ANY ONE PARTICULAR TRADE SHALL BE PERFORMED BY THAT PARTICULAR TRADE WHETHER SUCH REQUIRED WORK IS SHOWN ON THE DRAWINGS AS BELONGING TO THAT TRADE. FOR CONFLICTS OR INCONSISTENCIES THAT MAY ARISE BETWEEN VARIOUS DOCUMENTS THE BIDDER SHALL ASSUME THE MORE STRINGENT OR SEVERE CONDITION.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE, AND SCOPE OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE ALL WORK AS SHOWN ON THESE DRAWINGS EXCEPT WERE NOTED AS NOT IN CONTRACT (N.I.C.). CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WORK WITH THAT OF ALL OTHER TRADES. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKERS IN ACCORDANCE WITH THE BEST PRACTICES OF EACH TRADE.
3. DUE TO THE NATURE OF RENOVATION WORK, THE BIDDER SHALL CONSIDER CONTINGENCIES IN THE BID. NO ADDITIONAL FUNDS WILL BE PROVIDED FOR HIDDEN FIELD CONDITIONS THAT MAY ARISE. THE CONSTRUCTION DOCUMENTS ARE SCOPE DOCUMENTS AND AS SUCH MAY NOT DETAIL EXISTING CONDITIONS EXACTLY; HOWEVER, THIS DOES NOT RELEASE THE BIDDER FROM CAREFULLY REVIEWING THE EXISTING FIELD CONDITIONS AS THEY AFFECT THE WORK.
4. CONTRACTORS MUST PERFORM THEIR WORK AT THE OWNER'S CONVENIENCE AND SO AS NOT TO INTERFERE WITH THE OWNER'S NORMAL OPERATION.
5. ANY EXISTING WORK OR EQUIPMENT DAMAGED BY THE CONTRACTORS OR THEIR AGENTS OR EMPLOYEES MUST BE REPAIRED OR REPLACED AS APPROVED BY THE ARCHITECT, AND WITH NO CHANGE IN CONTRACT PRICE.
6. THE CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURE OR OTHER MEANS OF PROTECTION AS REQUIRED. THE CONTRACTOR SHALL COORDINATE THE TEMPORARY ENCLOSURE WITH THE OWNER.
7. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR LICENSES REQUIRED BY LOCAL AUTHORITIES.

B. QUALIFICATIONS AND CODE COMPLIANCE

1. THE CONSTRUCTION MANAGER AND ALL SUBCONTRACTORS SHALL BE LICENSED TO PRACTICE IN THE JURISDICTION OF THE SITE.
2. MODIFICATIONS REQUIRED TO COMPLY WITH CODES SHALL BE REVIEWED WITH ARCHITECT TO PRESERVE DESIGN INTENT. MODIFICATIONS TO MEET CODES SHALL BE PERFORMED AT NO ADDITIONAL CHARGE TO THE OWNER OVER THE ORIGINAL CONTRACT AMOUNT.
3. ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE OCCUPATIOND SAFETY AND HEALTH ACT OF 1970 (OSHA) AS PUBLISHED IN THE LATEST ISSUE OF THE FEDERAL REGISTER. THE CONTRACTOR MUST MAKE WHATEVER PROVISIONS ARE REQUIRED TO COMPLY.
4. ALL TRADES MUST BE KNOWLEDGEABLE OF PROVISIONS OF CURRENT GOVERNING CODES APPLICABLE TO THE TRADE.
5. PROVIDE HOT AND COLD WATER LINES, SOIL AND VENT LINES. AND SHUT-OFF VALVES AS REQUIRED IN ACCORDANCE WITH LOCAL BUILDNG AND PLUMBING CODES.
6. ALL INSULATION TYPES MUST RECEIVE APPROVAL FROM THE GOVERNING AGENCY FOR USE IN THE BUILDING OR AS A COMPONENT OF A SYSTEM IN THE BUILDING.

C. CONTRACT DRAWINGS AND SPECIFICATIONS

1. PLANS AND SPECIFICATIONS ARE COOPERATIVE AND COMPLEMENTARY. ALL LABOR AND MATERIALS REQUIRED TO FULLY CARRY OUT THE INTENTIONS OF THE PLANS AND SPECIFICATIONS ARE PART OF THIS CONTRACT WHETHER OR NOT SPECIFICALLY DOCUMENTED.
2. CONTRACTOR AND EACH SUBCONTRACTOR ARE REQUIRED TO THOROUGHLY INSPECT THESE DRAWINGS AND SPECIFICATIONS AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AT THE JOB SITE, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND/OR CONFLICTS IN WRITING BEFORE PROCEEDING WITH THE WORK OR ORDERING ANY MATERIAL.
3. EACH TRADE IS REQUIRED TO THOROUGHLY EXAMINE THESE DRAWINGS AND INSPECT EXISTING CONDITIONS AT THE JOB SITE TO IDENTIFY POTENTIAL PROBLEMS, CONFLICTS, DISCREPANCIES OR INTERFERENCE WITH OTHER TRADES.
4. EXISTING CONDITIONS/DEMOLITION DRAWINGS WERE PREPARED FOR THE CONVENIENCE OF THE CONTRACTOR AND OWNER. THE ARCHITECT DOES NOT WARRANT THE ACCURACY AND COMPLETENESS OF THESE DRAWINGS. IT IS THE RESPONSITILITY OF THE CONTRACTOR TO VERIFY AND BE FAMILIAR WITH ALL EXISTING CONDITIONS AFFECTED BY THE WORK.
5. ANY WORK OR MATERIALS CALLED FOR DIFFERENTLY ON THE DRAWINGS AND IN THE SPECIFICATIONS SHALL BE PROVIDED AS SHOWN ON ONE OR THE OTHER, AT THE ARCHITECT'S OPTION, AT NO ADDED COST OVER THE ORIGINAL CONTRACT AMOUNT.
6. INFORMATION IS NOT NECESSARILY REPEATED ON PLANS AND SPECIFICATIONS: BOTH ARE APPLICABLE. IN THE EVENT OF A CONFLICT, CONSULT THE ARCHITECT.
7. NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND CONSTRUCTION MATERIALS. ALL SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPIED TO ALL RELATED DRAWINGS AND DETAILS.
8. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED. WHERE SPECIFIC DIMENSION, DETALIS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
9. DRAWINGS MAY BE DISTORTED FROM PRINTING AND ARE NOT TO BE SCALED. WRITTEN DIMENSIONS GOVERN: FAVOR LARGE SCALE DETAILS OVER SMALL SCALE DRAWINGS.
10. ALL DIMENSIONS ARE FINISHED FACE OF WALLS AND PARTITIONS UNLESS OTHERWISE INDICATED.
11. ARCHITECTURAL DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER ENGINEERING DIMENSIONS AND NOTES. IF DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS ARE DISCOVERED, CONTACT ARCHITECT FOR INTERPRETATION.

D. EXISTING CONDITIONS

1. THE CONTRACTOR SHALL VERIFY AND BE FAMILIAR WITH THE EXISTING CONDITIONS AS AFFECTED BY THE SCOPE OF WORK TO BE PERFORMED. BY SUBMITTING A BID OR EXECUTING THE CONTRACT, THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
1. NO REQUESTS FOR ADDITIONAL FUNDS WILL BE ALLOWED DUE TO IGNORANCE OF EXISTING CONDITIONS OR INTERFERENCE WITH THE WORK OF THE OTHER TRADES.
2. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BETWEEN THE EXITING CONDITIONS AND THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS AT THE SITE. WHERE REQUIRED, NEW WORK MUST BE ADAPTED TO FIT EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR SHALL VERIFY THAT ALL EXISTING FLOORS AND WALLS RELATED TO THE WORK ARE TRUE AND LEVEL TO PERMIT PROPER TOLERANCES FOR NEW WORK. COMMENCEMENT OF THE WORK INDICATES ACCEPTANCE OF CONDITION OF EXITING WORK.
5. EXISTING CONDITIONS ARE INDICATED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY EXISTING CONDITIONS AS THEY ARE AFFECTED BY THE WORK. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN. NO ADDITIONAL FUNDS WILL BE AUTHORIZED FOR THE CONTRACTOR'S IGNORANCE OF CONDITIONS AND THEIR IMPLICATIONS.

E. DEMOLITION AND REMOVALS

1. DISPOSITION OF ALL EXISTING CONSTRUCTION ITEMS, EQUIPMENT, FIXTURES, ETC. THAT ARE TO BE REMOVED AND SALVAGED FOR OWNER AS PART OF THIS WORK, MUST BE VERIFIED WITH THE OWNER. CONTRACTORS MAY BE REQUIRED TO MOVE OFF SITE OR RELOCATE ANY OR ALL SUCH ITEMS.
2. ANY MECHANICAL AND/OR ELECTRICAL APPURTENANCES, ETC., WHICH ARE TO REMAIN ACTIVE MUST BE REMOVED IN THEIR ENTIRETY TO SUCH EXTENT AS NOT TO INTERFERE WITH, NOR DESTROY THE DESIGN CONCEPT OF THE NEW WORK.
3. CONTRACTOR SHALL COORDINATE WITH OWNER, AND STORE AS DIRECTED, ANY EXISTING FIXTURES THAT ARE IDENTIFIED AS SALVAGED FOR OWNER.

F. CUTTING AND PATCHING

1. THE CONTACTOR SHALL COORDINATE ALL WORK WITH ADJACENT AND AFFECTED TRADES. THE CONTRACTOR SHALL PERFORM ALL CUTTING, PATCHING AND FILLING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED OR IMPLIED ON THE DRAWINGS AND ALL OTHER WORK AS MAY BE REQUIRED TO COMPLETE THE JOB. PATCH AND REPAIR FLOORS, WALLS, CEILINGS, AND MULLIONS AS REQUIRED TO MATCH ADJACENT SURFACE AND/OR AS INDICATED ON THE DRAWINGS.
2. ALL WORK SUCH AS CUTTING, PATCHING, REPAIR WORK, ETC., MUST BE PERFORMED BY TRADES SPECIALIZING IN THAT WORK. SURFACES FORM WHICH EXISTING CONSTRUCTION ITEMS ARE TO BE REMOVED SHALL BE PATCHED AS REQUIRED BY THE NEW WORK SO AS TO MATCH ALL ADJACENT NEW OR EXISTING SURFACES.
3. AFTER REMOVAL OF ANY EXISTING CONSTRUCTION, ALL AREAS AFFECTED OR DAMAGED BY REMOVAL WORK SHALL BE PATCHED AS REQUIRED TO MATCH ADJACENT SURFACES IN ALL RESPECTS.
4. IN ALL LOCATIONS WHERE FILLING IN OF EXISTING OPENINGS IS REQUIRED, AND WHERE EXPOSED FINISH SURFACE IS MASONRY, THE CONTRACTOR SHALL MATCH THE ADJACENT MASONRY SURFACES AND INTERIOR FINISH IN EVER RESPECT.

G. MATERIALS, ASSEMBLIES AND INSTALLATION

1. ALL OPENINGS AND OTHER PROVISIONS NECESSARY FOR INSTALLATION OF ARCHITECTURAL, PLUMBING, MECHANICAL, ELECTRICAL OR OWNER'S APPARATUS AND EQUIPMENT MUST BE VERIFIED WITH THE SPECIFIC TRADES INVOLVED, OR WITH THE OWNER PRIOR TO INSTALLATION, AND MUST BE OF SIZE, LOCATION, CONFIGURATION, ETC. REQUIRED.
2. MATERIALS MAY BE SPECIFIED ON DRAWINGS AS WELL AS SPECIFICATIONS. IN THE EVENT OF A CONFLICT, CONSULT ARCHITECT.
3. ANY DETAILS SYSTEMS MATERIALS. ETC. (ARCHITECTURAL, STRUCTURAL, MECHANICAL. ETC.) WHICH ARE PROPOSED TO BE CHANGED FROM THAT INDICATED OR SPECIFIED IN THE CONTRACT DOCUMENTS MUST BE REVIEWED BY THE ARCHITECT AND APPROVED BY THE OWNER PRIOR TO PREPARATION OF SHOP DRAWINGS.
4. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC ACTION AND DETERIORATION.
5. ALL WOOD BLOCKING SHALL BE FIREPROOF (UNLESS OTHERWISE NOTED).
6. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A MINIMUM OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION.
7. INSTALL ALL MATERIALS AND SYSTEMS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS OR INSTRUCTIONS.
8. THE FLAME SPREAD RATING AND SMOKE DEVELOPMENT RATINGS FOR ALL MATERIALS SHALL CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF GOVERNING AUTHORITIES.
9. WHERE NEW WORK ABUTS EXISTING CONSTRUCTION OR EXISTING CONSTRUCTION HAS BEEN PATCHED OR REPAIRED, PAINT EXISTING SURFACES FORM NEAREST CORNER TO NEAREST CORNER. AND FROM FLOOR TO CEILING.
10. ALL NEW PARTITIONS ARE TO EXTEND TIGHT UP TO THE FLOOR OR ROOF CONSTRUCTION, EXCEPT OTHERWISE SHOWN, AND ARE TO BE CUT TO FIT AROUND BEAMS, JOIST, DUCTS, CONDUITS, PIPES, HANGERS, ETC. ALL SUCH CUTS SHALL BE ACCURATE, STRAIGHT, AND SEALED WITH MORTAR OR TAPE AND COMPOUND, AND MADE AIR TIGHT.
11. PROVIDE PAINT FINISHES TO MATCH EXISTING ADJACENT CONDITIONS, UNLESS OTHERWISE NOTED.
12. UNLESS OTHERWISE NOTED, THE CONSTRUCTION OF ALL NEW WALLS SHALL MATCH THE THICKNESS, HEIGHT, RATING, MATERIAL AND COMPOSITION OF THE ADJACENT WALL.
13. FOR ANY UNSCHEDULED OPENINGS IN A MASONRY WALL, THE ASSOCIATED TRADE SHALL PROVIDE STEEL LINTELS AS SPECIFIED.
14. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE & ACCURATELY LOCATE ELECTRICAL AND MECHANICAL DEVICES WITH CASEWORK AND OTHER CONSTRUCTION TO AVOID CONFLICTS. NO ADDITIONAL FUNDS WILL BE AUTHORIZED BY THE ARCHITECT FOR MISCOORDINATED WORK.
15. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED SO AS TO BE COMPLETELY WATERTIGHT AND AIRTIGHT.
16. CONTRACTOR SHALL PROVIDE AND INSTALL NEW FIXTURES AND LAMPS AS SPECIFIED AND RELAMP EXITING FIXTURES AS INDICATED ON DRAWINGS.
17. ALL LENSES. REFLECTORS, LAMPS, PLATES FOR NEW AND EXISTING LIGHT FIXTURES ETC. SHALL BE THOROUGHLY CLEANED PRIOR TO OCCUPANCY.
18. THE CONTACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY BRACING (TEMP. AND PERM.) FOR SOUND CONSTRUCTION TO MEET CODE DEFINED LOADING CONDITIONS WHETHER OR NOT SPECIFICALLY DOCUMENTED AL NO ADDITIONAL COST TO OWNER.
19. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY BLOCKING, FURRING, AND GROUNDS (TEMP. AND PERM.) FOR GOOD CONSTRUCTION PRACTICE WHETHER OR NOT SPECIFICALLY DOCUMENTED AT NO ADDITIONAL COST TO THE OWNER.
20. ROOFING, WATERPROOFING AND MOISTURE PROTECTION DETAILS ARE INDICATED FOR DESIGN INTENT AND ARE SUGGESTIVE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE A PROPER AND COMPLETE SYSTEM PER THE SELECTED MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS, FOR MATERIALS AND EXECUTIONS THAT IS COMPLETELY WATER-TIGHT AND MEETS THE MANUFACTURER'S CRITERIA FOR WARRANTY.

H. SITE CONDITIONS.

1. ACTIVE PIPES, CONDUITS AND OTHER UTILITIES OF ALL TYPES, WHETHER SHOWN IN THE BID DOCUMENTS OR NOT, MUST BE PROTECTED BY THE CONTRACTOR AT ALL TIMES DURING THE CONSTRUCTION OF THE WORK. EXTREME CARE SHALL BE EXERCISED AT ALL TIMES NOT TO DAMAGE ANY SUCH PIPES AND CONDUITS. IF DAMAGE OCCURS THE CONTRACTOR SHALL REPAIR SUCH DAMAGE IN A MANNER APPROVED BY THE ARCHITECT, AND AT NO CHANGE IN CONTRACT PRICE.
2. UNLESS SPECIFICALLY OTHERWISE APPROVED BY THE OWNER, ALL MECHANICAL AND/OR ELECTRICAL LINES MUST BE KEPT ACTIVE DURING AND/OR AFTER CONSTRUCTION. WHERE THEY INTERFERE THE NEW OR REMODELING WORK, THEY MUST BE TEMPORARILY RELOCATED DURING CONSTRUCTION AND PERMANENTLY RELOCATED AFTER CONSTRUCTION, TO LOCATIONS APPROVED BY THE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE STRUCTURE AND ITS INHABITANTS.

4 THROUGHOUT THE PERIOD OF DEMOLITION AND CONSTRUCTION PROVIDE ALL NECESSARY "ACCOMMODATIONS" TO KEEP THE TENANT-OCCUPIED PORTION OF THE FLOOR OPERATIONAL AND SAFE. THESE "ACCOMMODATIONS" INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL AND COMMUNICATIONS WIRING, HVAC, NOISE AND DUST CONTROL, PLUMBING, TEMPORARY SIGNAGE, AND LIFE-SAFETY MEASURES.

5. ALL CORRIDORS ARE TO BE KEPT FREE FOR REFUSE AND CONSTRUCTION MATERIAL. CONTRACTOR SHALL DISPOSE OF DEMOLISHED MATERIALS.

L. NOTES

SYMBOLS & ABBREVIATIONS
12" = 1'-0"

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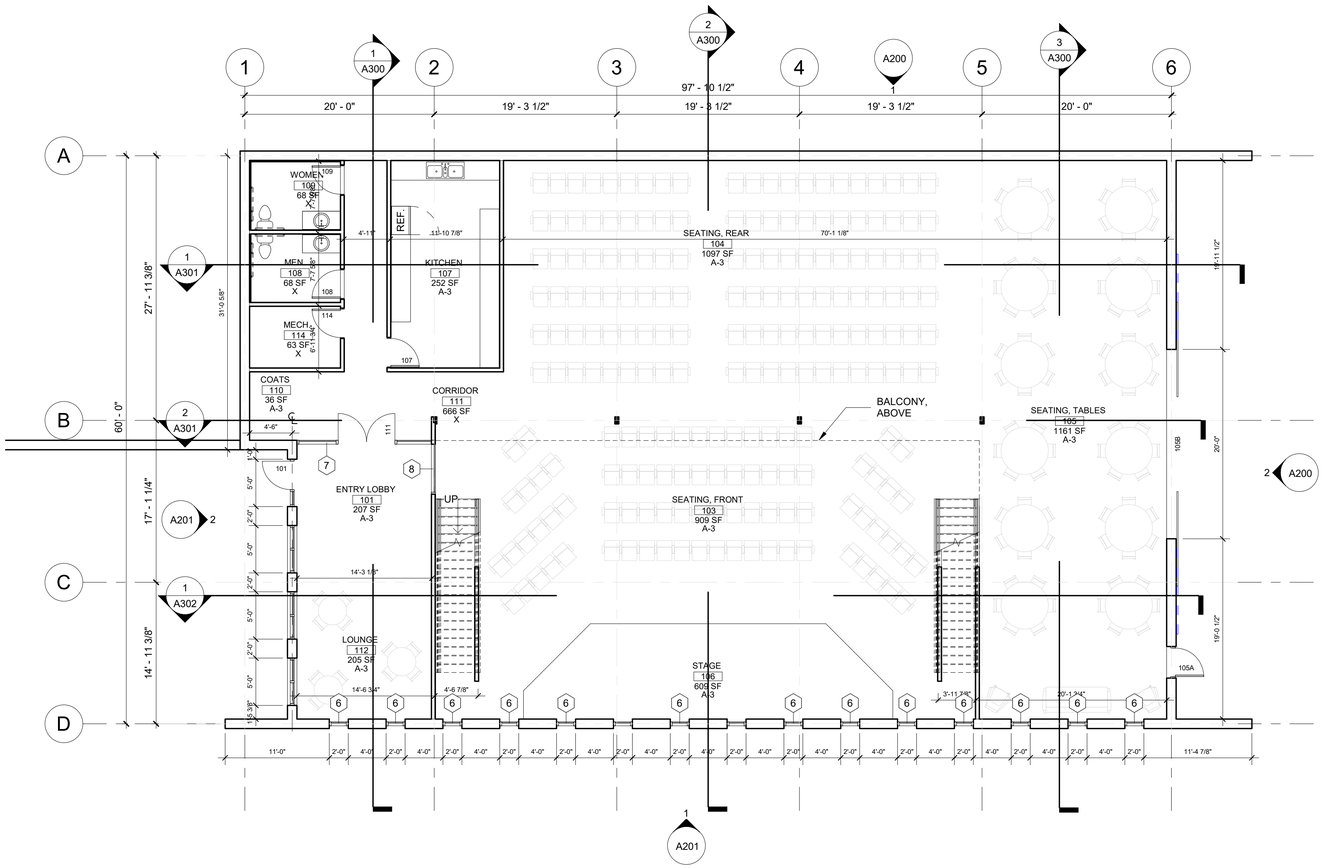
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DRAWING STANDARDS

Project number	17-092
Date	10/13/20
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A002

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10/13/2020 11:12:45 AM



1 LOWER LEVEL
1/8" = 1'-0"

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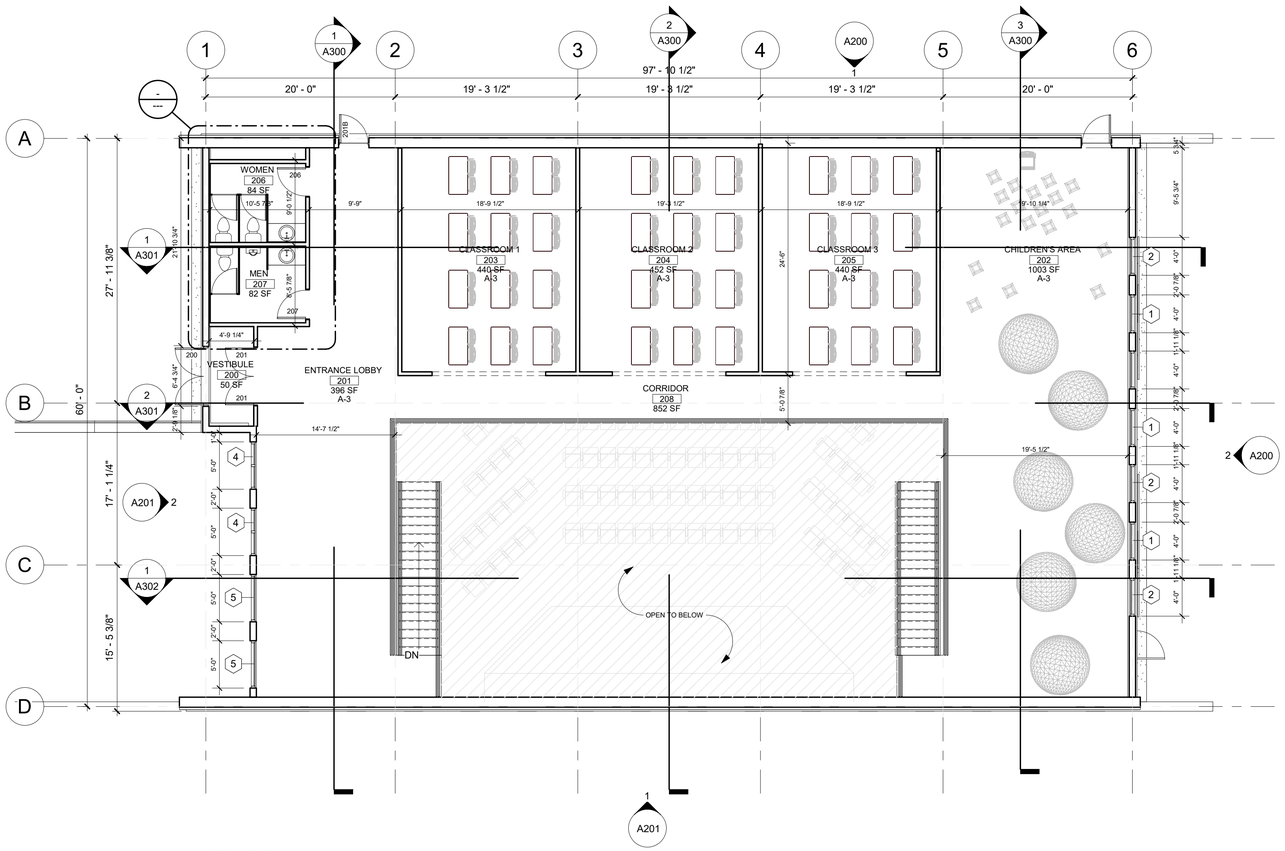
LOWER LEVEL

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A101

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1 UPPER LEVEL
1/8" = 1'-0"

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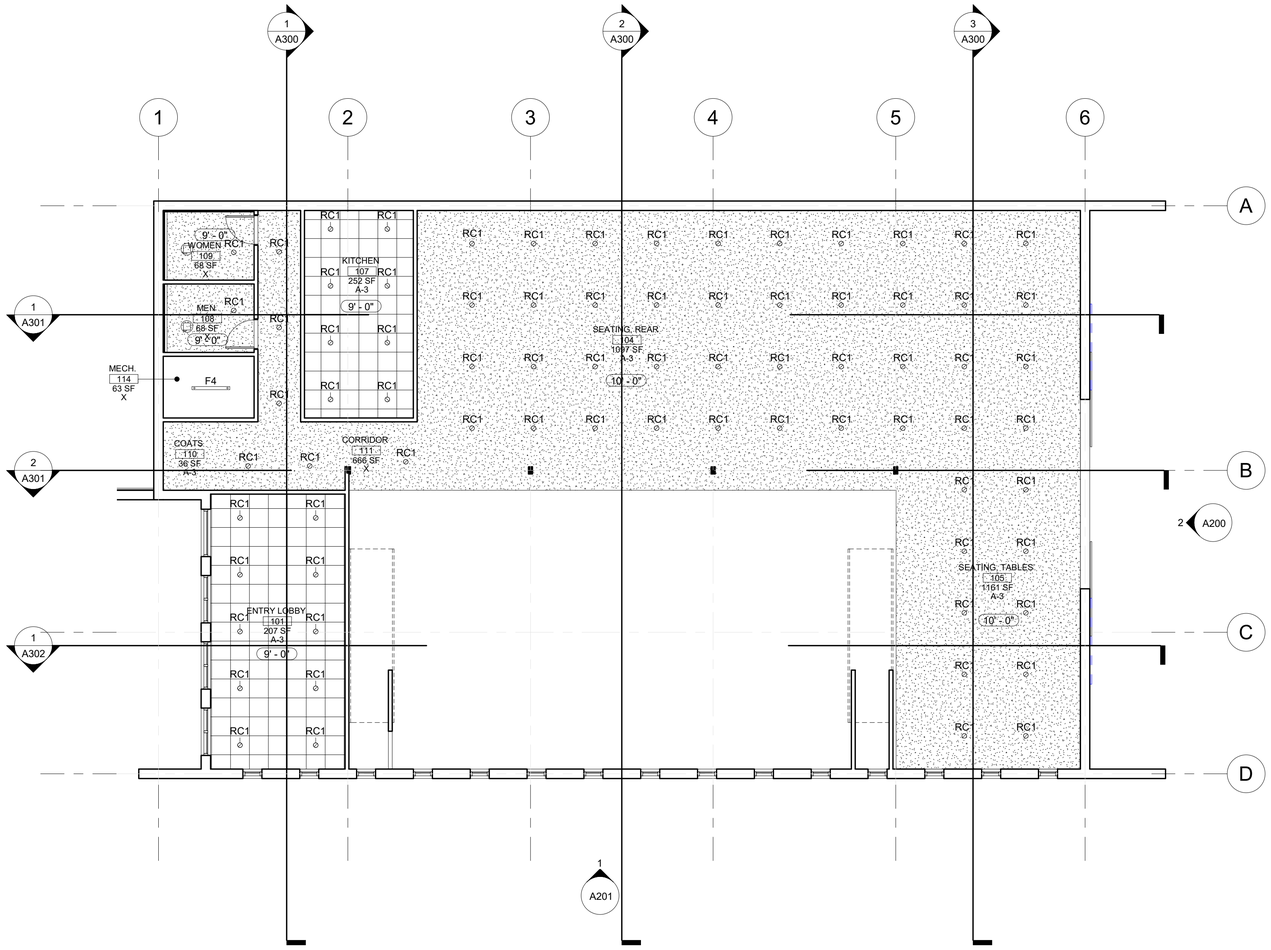
UPPER LEVEL

Project number	17-092
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Checked by	Checker

A102

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1 LOWER LEVEL RCP
1/8" = 1'-0"

RCP GENERAL NOTES

1. ALL GWB CEILING TO PAINTED WHITE, U.N.O.
2. ALL DRYWALL SOFFITS (VERTICAL PLANE) TO MATCH ADJACENT WALL FINISH, U.N.O.
3. ALL FIXTURES TO BE CENTERED IN CEILING TILE
4. ALL GRIDS TO BE CENTERED IN ROOMS, U.N.O.
5. ALL LIGHT FIXTURES INSTALLED IN SOFFITS TO BE CENTERED WITHIN WIDTH, U.N.O.
6. ALL SUSPENDED CEILING GRIDS, MECH. SYSTEMS, AUTO SPRINKLER SYSTEMS & PLUMBING TO BE SUPPORTED FROM THE BOTTOM OF JOIST WHERE APPLICABLE
7. GENERAL CONTRACTOR TO CONFIRM CEILING LAYOUT & COORDINATE MECHANICAL, FIRE PROTECTION & ELECTRICAL TRADES
8. SEE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION

RCP LEGEND

- 2 x 2 SUSPENDED CEILING GRID W/ ACOUSTICAL CEILING TILE
- GWB CEILING
- RECESSED CAN FIXTURE
- CABLE RAIL LIGHTING
- SUSPENDED UTILITY FIXTURE
- 2 X 4 DIRECT/INDIRECT LED LIGHT FIXTURE
- EMERGENCY LIGHT W/ 90 MIN. BATTERY
- EXIT LIGHT / EMERGENCY LIGHT (LIGHTED FACE OF SIGN IS SHADED) W/ 90 MIN. BATTERY

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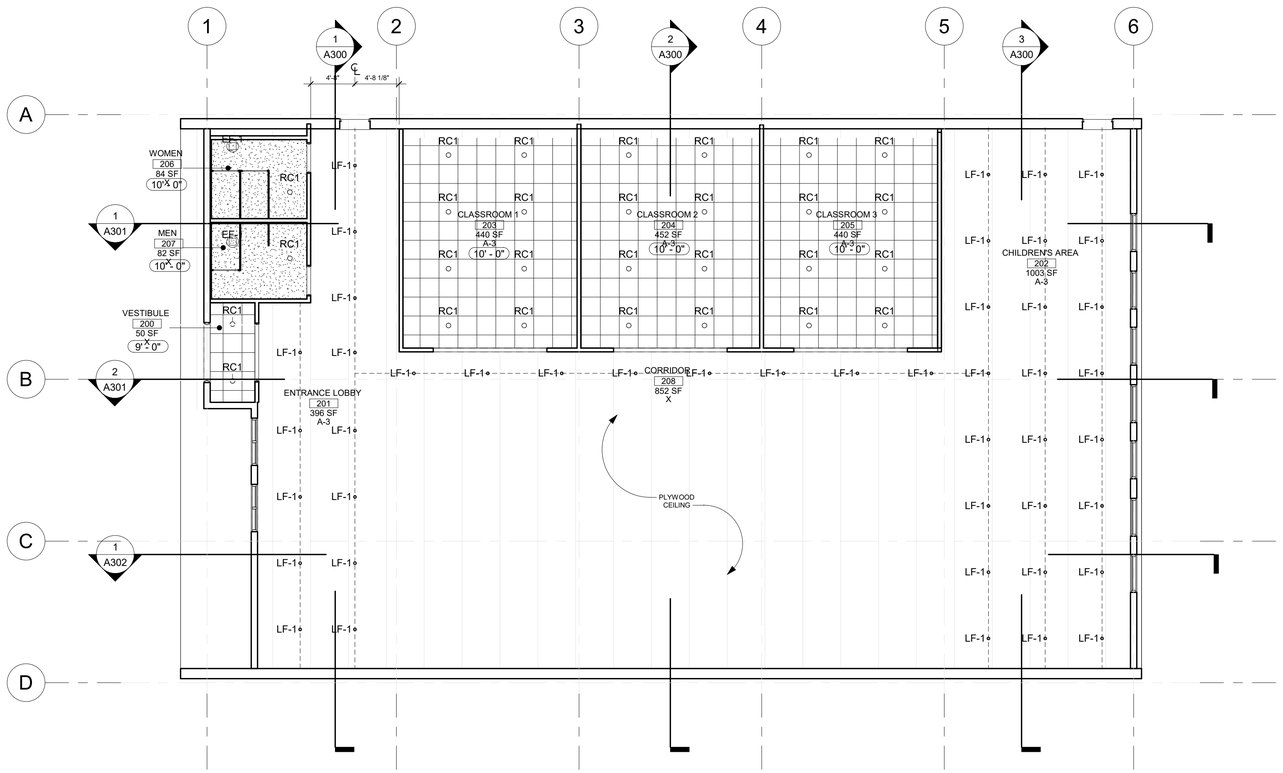
LOWER LEVEL RCP

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A110

Scale	As indicated

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1 UPPER LEVEL RCP
1/8" = 1'-0"

RCP GENERAL NOTES

1. ALL GWB CEILING TO PAINTED WHITE, U.N.O.
2. ALL DRYWALL SOFFITS (VERTICAL PLANE) TO MATCH ADJACENT WALL FINISH, U.N.O.
3. ALL FIXTURES TO BE CENTERED IN CEILING TILE
4. ALL GRIDS TO BE CENTERED IN ROOMS, U.N.O.
5. ALL LIGHT FIXTURES INSTALLED IN SOFFITS TO BE CENTERED WITHIN WIDTH, U.N.O.
6. ALL SUSPENDED CEILING GRIDS, MECH. SYSTEMS, AUTO SPRINKLER SYSTEMS & PLUMBING TO BE SUPPORTED FROM THE BOTTOM OF JOIST WHERE APPLICABLE
7. GENERAL CONTRACTOR TO CONFIRM CEILING LAYOUT & COORDINATE MECHANICAL, FIRE PROTECTION & ELECTRICAL TRADES
8. SEE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION

RCP LEGEND

- 2 x 2 SUSPENDED CEILING GRID W/ ACOUSTICAL CEILING TILE
- GWB CEILING
- RECESSED CAN FIXTURE
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- SUSPENDED UTILITY FIXTURE
- 2 X 4 DIRECT/INDIRECT LED LIGHT FIXTURE
- EMERGENCY LIGHT W/ 90 MIN. BATTERY
- EXIT LIGHT / EMERGENCY LIGHT (LIGHTED FACE OF SIGN IS SHADED) W/ 90 MIN. BATTERY

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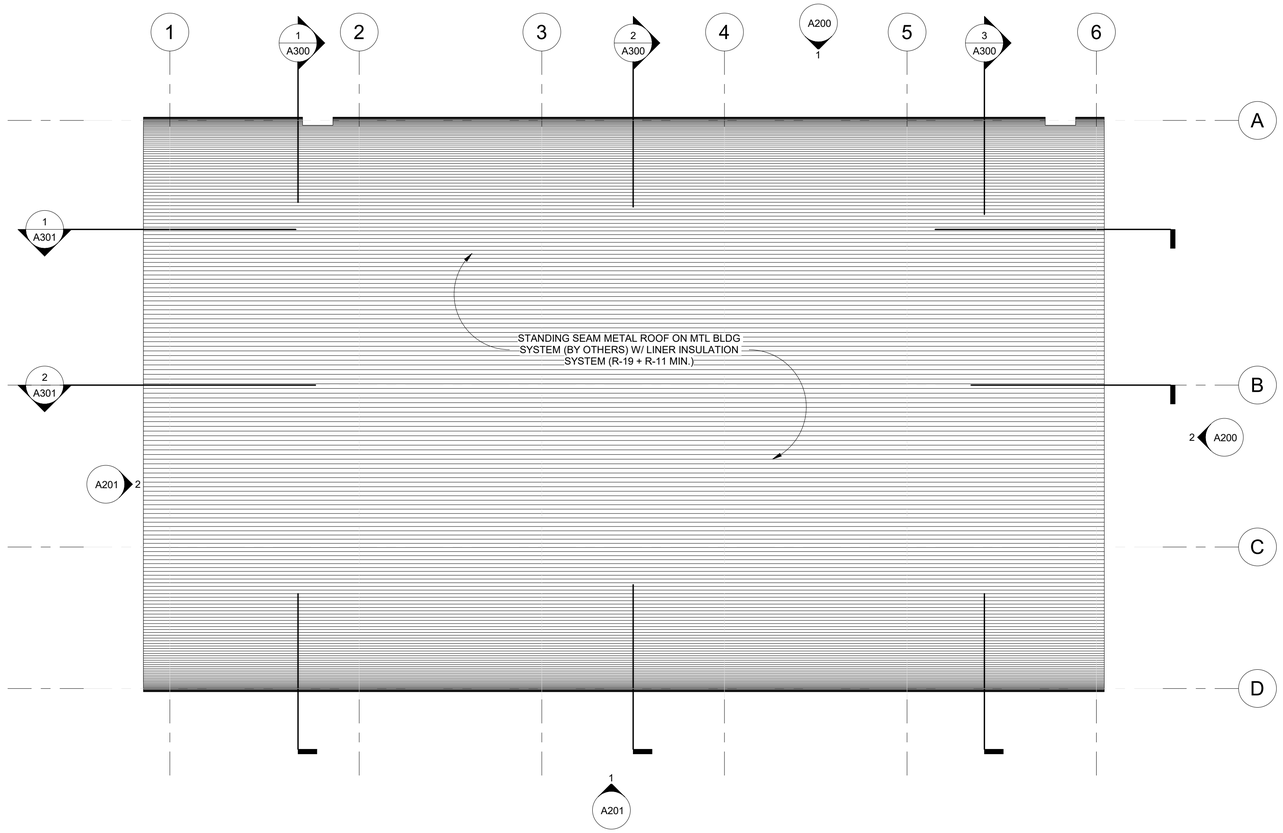
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UPPER LEVEL RCP

Project number	17-092
Date	10/13/20
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A111

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1 ROOF PLAN
1/8" = 1'-0"

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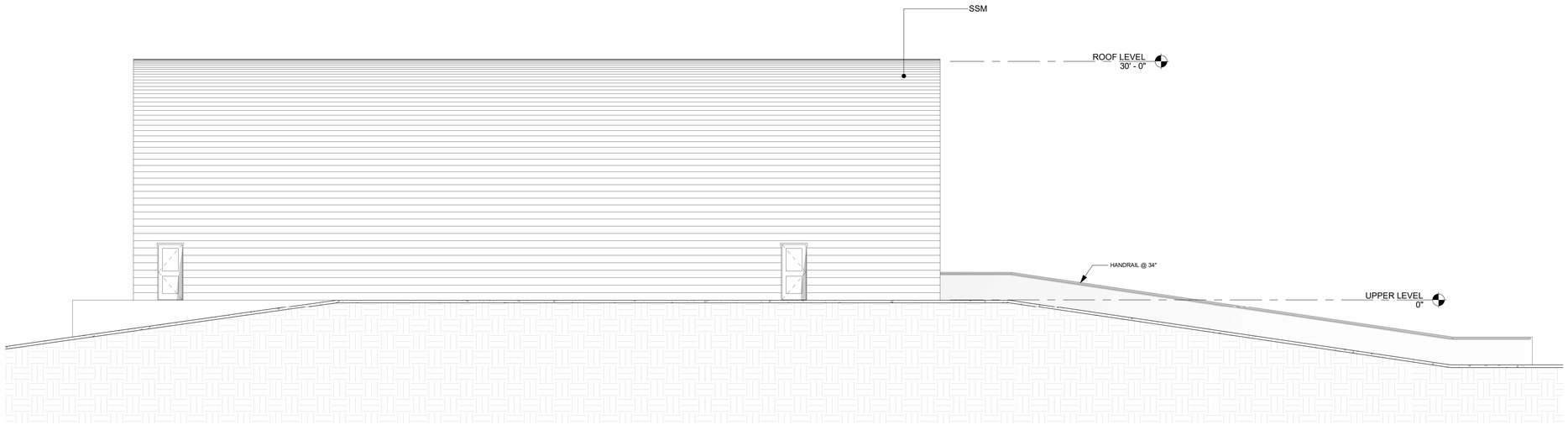
ROOF PLAN

Project number	17-092
Date	10/13/20
Drawn by	JJA
Checked by	AJD

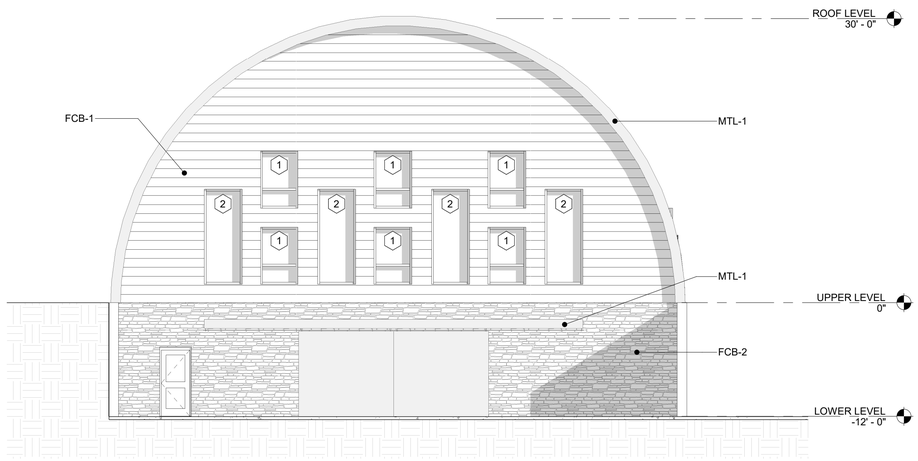
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Scale 1/8" = 1'-0"

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1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

ITEM	MATERIAL SPECIFICATIONS	NOTES
CN-1	CONCRETE FOUNDATION WALL / RETAINING WALL	1
FCB-1	FIBER CEMENT BOARD - WOOD PATTERN	1
FCB-2	FIBER CEMENT BOARD - STONE PATTERN	1
MTL-1	METAL TRIM - TBD	1
SSM	STANDING SEAM METAL ROOF	1

NOTES:

1. ALL FINISHES TO BE APPROVED BY ARCHITECT & OWNER

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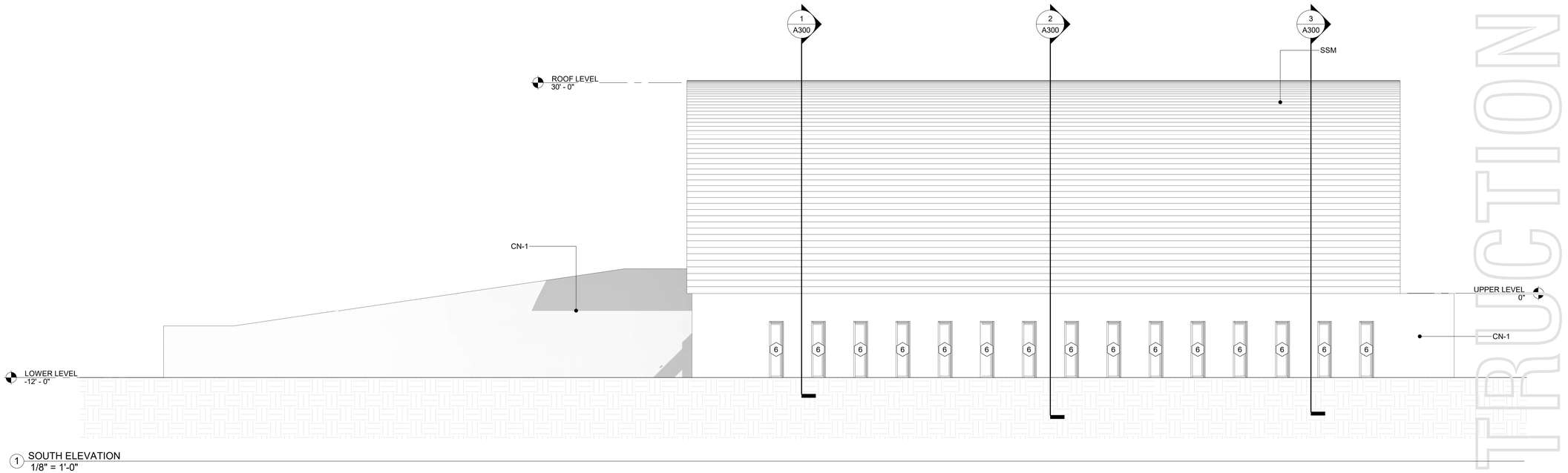
EXTERIOR ELEVATIONS

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Date	10/13/20
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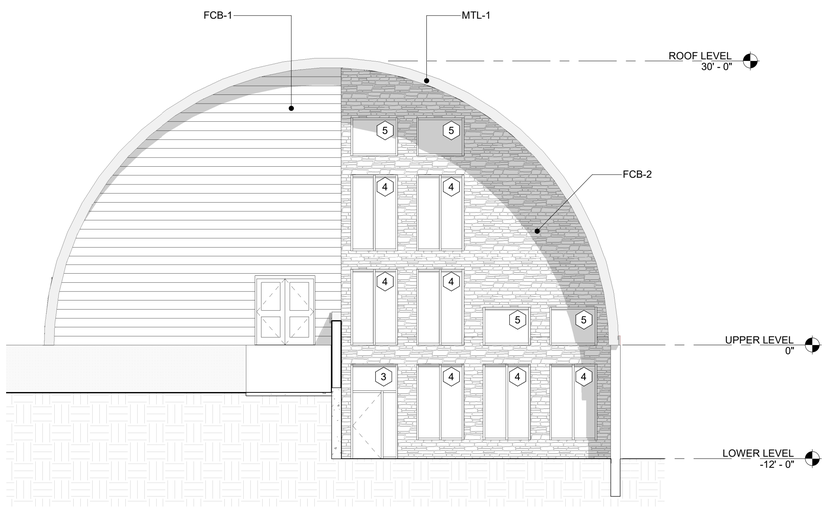
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1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

ITEM	MATERIAL SPECIFICATIONS	NOTES
CN-1	CONCRETE FOUNDATION WALL / RETAINING WALL	1
FCB-1	FIBER CEMENT BOARD - WOOD PATTERN	1
FCB-2	FIBER CEMENT BOARD - STONE PATTERN	1
MTL-1	METAL TRIM - TBD	1
SSM	STANDING SEAM METAL ROOF	1

NOTES:

1. ALL FINISHES TO BE APPROVED BY ARCHITECT & OWNER

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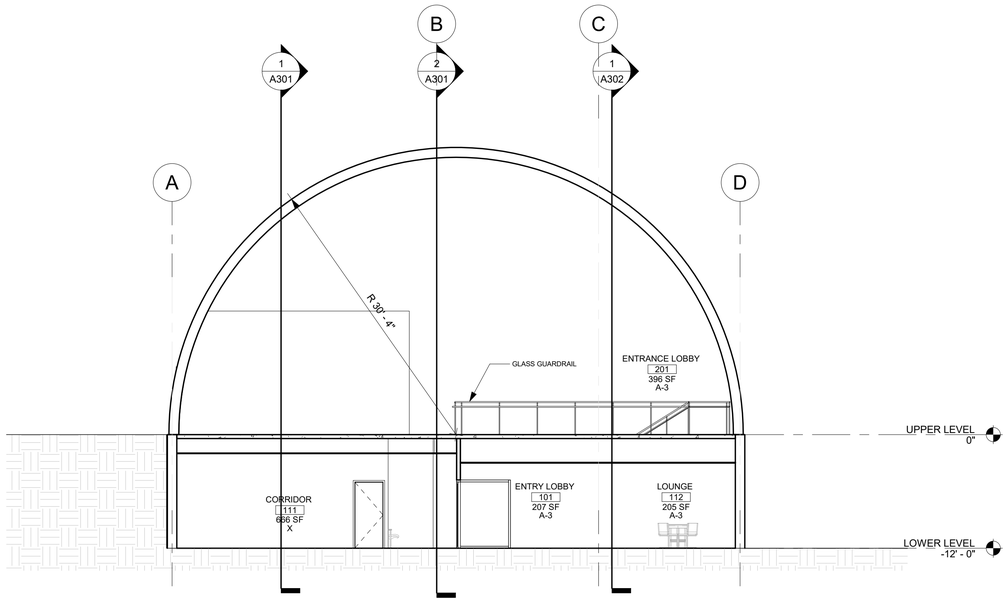
EXTERIOR ELEVATIONS

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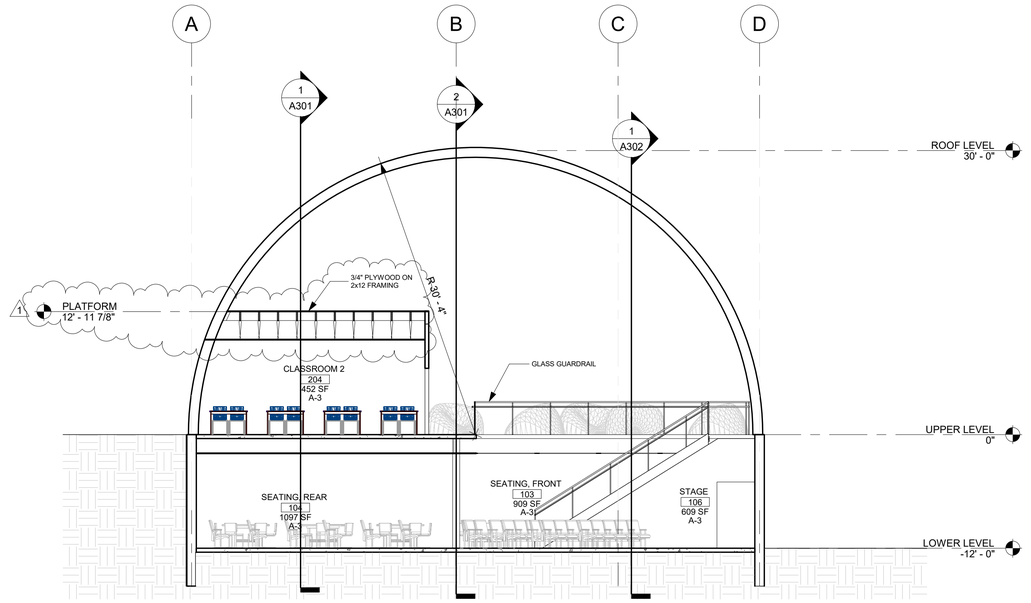
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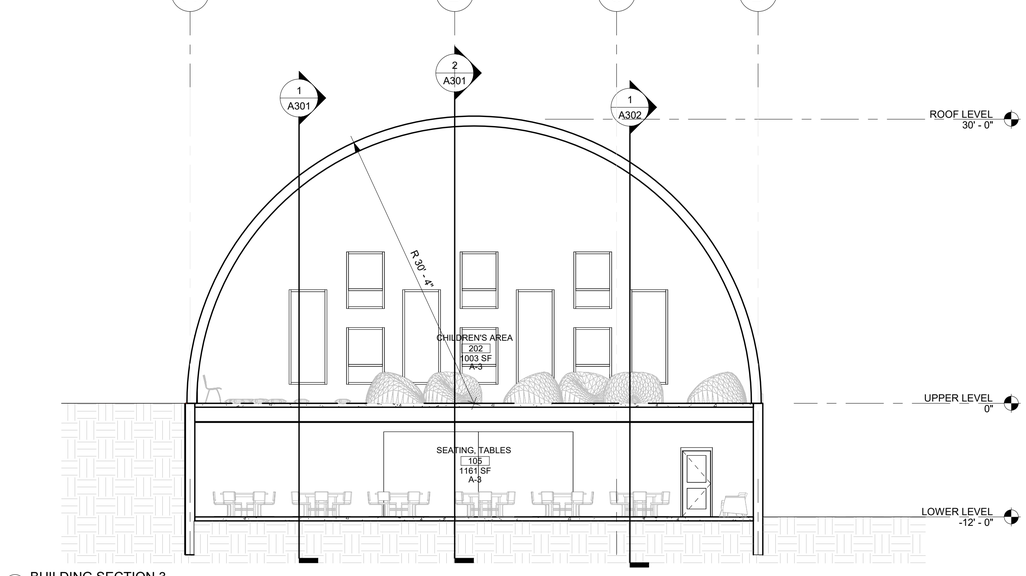
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1 BUILDING SECTION 1
1/8" = 1'-0"



2 BUILDING SECTION 2
1/8" = 1'-0"



3 BUILDING SECTION 3
1/8" = 1'-0"

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Andrew Dasso, AIA
575 12th Ave
East Moline, IL
309-737-8587
andrew@buildbyarchitects.com

No.	Description	Date
1	Addendum 1	10/13/20

PROJECT NAME

ADDRESS

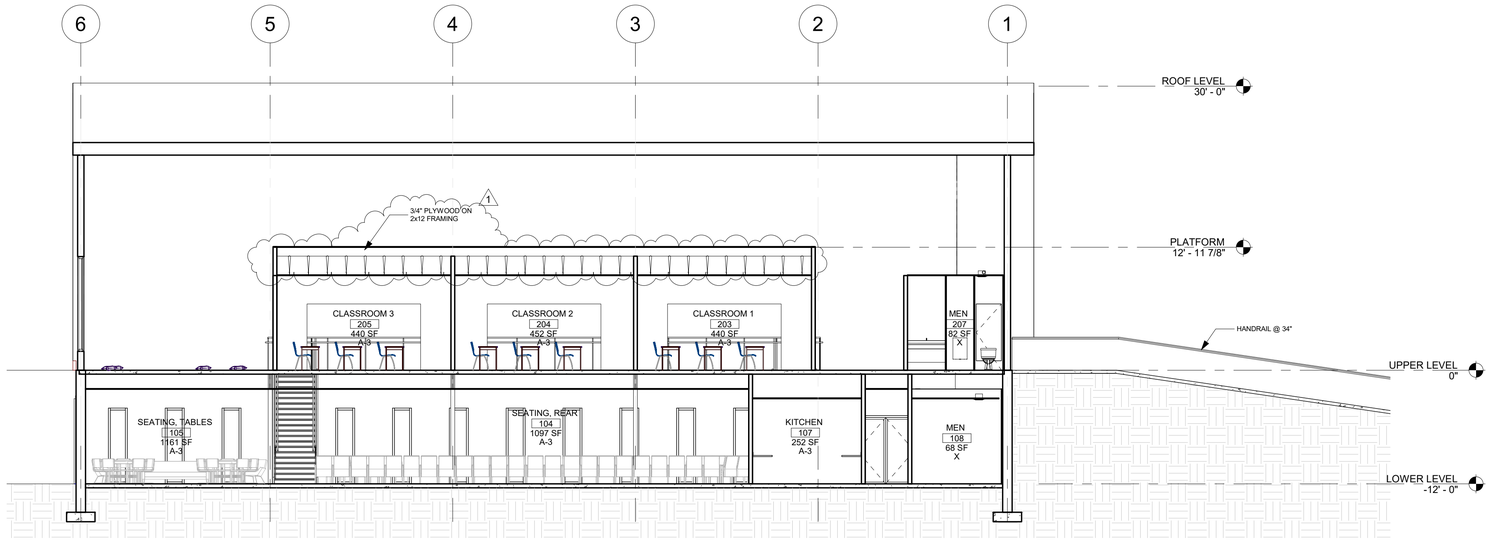
BUILDING SECTIONS

Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker

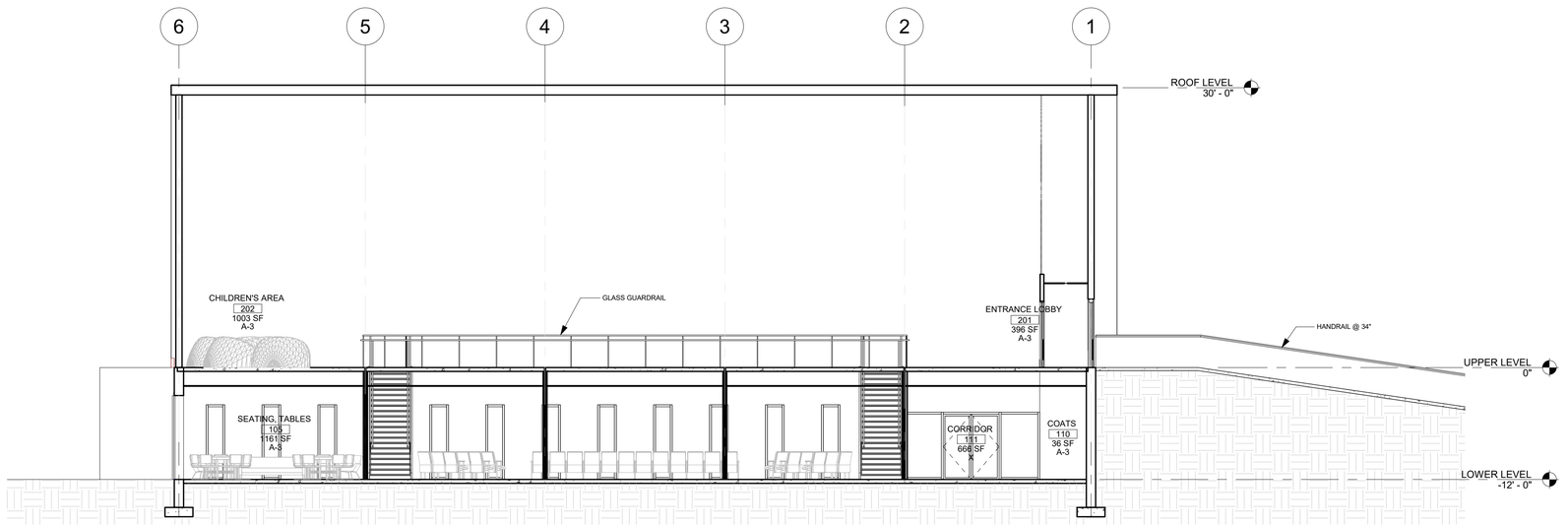
A300

Scale 1/8" = 1'-0"

10/13/2020 11:14:04 AM



1 BUILDING SECTION 4
1/8" = 1'-0"



2 BUILDING SECTION 5
1/8" = 1'-0"

NOT FOR CONSTRUCTION

streamline ARCHITECTS

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Streamline Architects, P.L.C.

Andrew Dasso, AIA
318 E. Third Street
Davenport, IA 52801
309-737-8587
andrew@streamlinearchitects.com

No.	Description	Date
1	Addendum 1	10/13/20

PROJECT NAME

ADDRESS

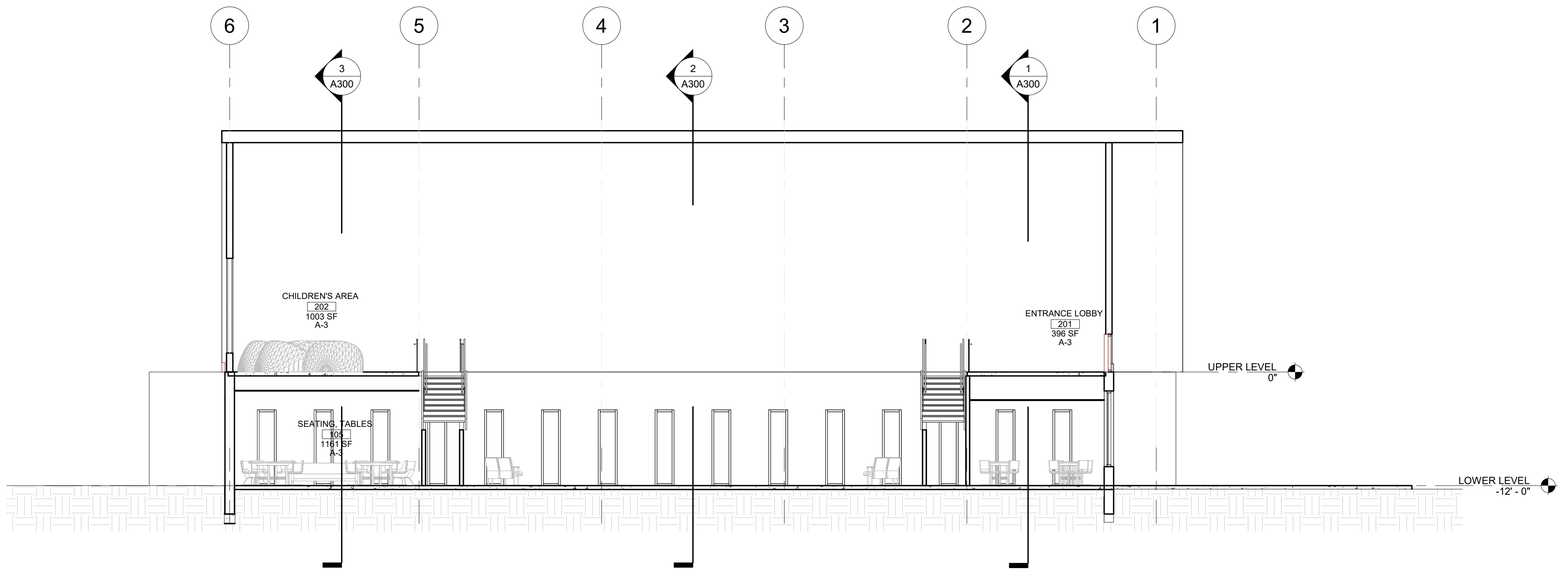
BUILDING SECTIONS

Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker

A301

Scale 1/8" = 1'-0"

10/13/2020 11:14:16 AM



1 BUILDING SECTION 6
1/8" = 1'-0"

NOT FOR CONSTRUCTION

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www.streamlinearchitects.com

Streamline Architects, P.L.C.

Andrew Dasso, AIA
318 E. Third Street
Davenport, IA 52801
309-737-8587
andrew@streamlinearchitects.com

No.	Description	Date

PROJECT NAME

ADDRESS

BUILDING SECTIONS

Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker

A302

Scale 1/8" = 1'-0"

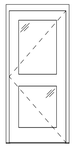
10/13/2020 11:14:17 AM

DOOR SCHEDULE

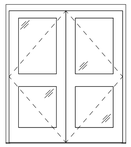
DOOR NO.	DOOR OPENING SIZE WIDTH	HEIGHT	THICK.	STYLE	MATERIAL	FRAME STYLE	MATERIAL	HARDWARE	FIRE RATING	REMARKS
101	3' - 0"	7' - 0"	1 3/4"	A	HM / GL	A	HM			
105A	3' - 0"	7' - 0"	1 3/4"	B	HM / GL	B	HM			
105B	20' - 0"	9' - 0"	1 3/4"	F		F				BARN DOOR - SEE DOOR MFG SPECIFICATIONS FOR HARDWARE & INSTALLATION DETAILS
107	3' - 0"	7' - 0"	1 3/4"	D	WD	D	WD			
108	3' - 0"	7' - 0"	1 3/4"	D	WD	D	WD			
109	3' - 0"	7' - 0"	1 3/4"	D	WD	D	WD			
111	6' - 0"	7' - 0"	1 3/4"	E	GL	E	HM			
114	3' - 0"	7' - 0"	1 3/4"	D	WD	D	WD			
200	6' - 0"	7' - 0"	1 3/4"	C	HM / GL	C	HM			
201	6' - 0"	7' - 0"	1 3/4"	C	HM / GL	C	HM			
201B	3' - 0"	7' - 0"	1 3/4"	B	HM / GL	B	HM			
201D	3' - 0"	7' - 0"	1 3/4"	B	HM / GL	B	HM			
206	3' - 0"	7' - 0"	1 3/4"	D	WD	D	WD			
207	3' - 0"	7' - 0"	1 3/4"	D	WD	D	WD			



TYPE A



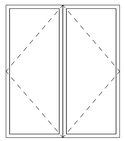
TYPE B



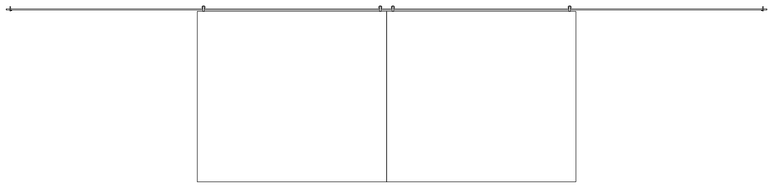
TYPE C



TYPE D

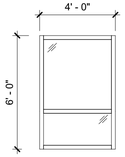


TYPE E

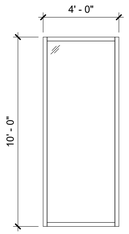


TYPE F

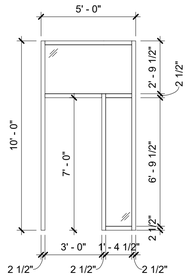
DOOR ELEVATIONS
1/4" = 1'-0"



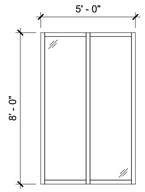
1 WINDOW 1
1/4" = 1'-0"



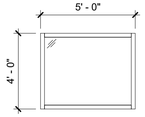
2 WINDOW 2
1/4" = 1'-0"



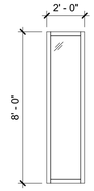
3 WINDOW 3
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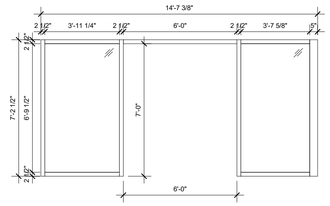
4 WINDOW 4
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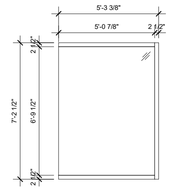
5 WINDOW 5
1/4" = 1'-0"



6 WINDOW 6
1/4" = 1'-0"



7 WINDOW 7
1/4" = 1'-0"



8 WINDOW 8
1/4" = 1'-0"

streamline ARCHITECTS

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Andrew Dasso, AIA
575 12th Ave
East Moline, IL
309-737-8587
andrew@buildbyarchitects.com

No.	Description	Date

PROJECT NAME

ADDRESS

DOOR & WINDOW SCHEDULE

Project number	17-092
Date	10/13/20
Drawn by	Author
Checked by	Checker

A600

Scale 1/4" = 1'-0"

10/13/2020 11:14:16 AM

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Public Hearing Notice | Committee of the Whole

Date: 3/17/2021
Time: 5:30 PM

Location: Council Chambers | City Hall | 226 W. 4th ST.
Subject: Public Hearing for a Rezoning Request Before the Committee of the Whole

To: All property owners within 200 feet of the subject property located **South of East 46th Street, West of the Railroad Tracks (Parcel P1304-02C).**

There is on file in the Development and Neighborhood Services Department (DNSD), on behalf of the Plan and Zoning Commission, the following request:

Case REZ21-01: Request of Dan Lorentzen on behalf of Rock Church Ministries Inc. to rezone Parcel P1304-02C from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church [Ward 7].

At its March 2, 2021 meeting, the Plan and Zoning Commission recommended denial of the aforementioned case with the following findings:

Findings:

1. The proposed amendment does not promote the orderly development of Davenport in accordance with the Comprehensive Plan and adopted land use policies.
2. The rezoning petition does not promote the preservation, protection, and conservation of natural resources.
3. The existing S-OS Open Space District is compatible with the zoning of nearby property.

The public hearings on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, March 17, 2021 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing(s).

Adjacent Property Owner Notice Area
Parcel: P1304-02C
REZ21-01



S-OS Open Space District to R-1 Single-Family Residential District

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.

0 125 250 500 750 1,000 Feet

N

Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | contactus@davenportiowa.com

davenportiowa.com/DNS

DAVENPORT
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Friday, March 5, 2021

Please publish the following public notice in the next available edition of the Quad City Times.

The PO number for this notice is: 2108268

Please provide proof of publication for our records. If you have any questions, please contact us at planning@davenportiowa.com or 563-326-6198. Thank you!

NOTICE
PUBLIC HEARING
WEDNESDAY, MARCH 17, 2021 5:30 P.M.
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA

There is on file in the Development and Neighborhood Services Department (DNSD), on behalf of the Plan and Zoning Commission, the following requests:

Case REZ21-01: Request of Dan Lorentzen on behalf of Rock Church Ministries Inc. to rezone Parcel P1304-02C from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church [Ward 7].

The legal description of the property proposed to be rezoned is as follows:

NIM'S ACRES Lot: 002 ALL THAT PRT LOT 2NIM'S ACRES LYING WLYRR

At its March 2, 2021 meeting, the Plan and Zoning Commission recommended denial of the aforementioned case with the following findings:

Findings:

1. The proposed amendment does not promote the orderly development of Davenport in accordance with the Comprehensive Plan and adopted land use policies.
2. The rezoning petition does not promote the preservation, protection, and conservation of natural resources.
3. The existing S-OS Open Space District is compatible with the zoning of nearby property.

The public hearings on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, March 17, 2021 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Any written comments to be reported at the public hearing should be received in the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing(s).
PO No. 2108268

Development and Neighborhood Services Department
E-MAIL: planning@davenportiowa.com PHONE: 563-326-6198

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Public Hearing Notice | Plan and Zoning Commission

Date: 2/2/2021
Time: 5 PM

Location: Council Chambers | City Hall | 226 W. 4th ST.
Subject: Public Hearing for a Rezoning Request Before the Plan and Zoning Commission

To: All property owners within 200 feet of the subject property located **South of East 46th Street, West of the Railroad Tracks (Parcel P1304-02C).**

What is this About?
This notice is being sent to inform you that a public hearing will be held for a rezoning request. The purpose of the rezoning request is to change the property's allowed uses by changing the zoning classification.

Request/Case Description
Case REZ21-01: Request of Dan Lorentzen on behalf of Rock Church Ministries Inc. to rezone Parcel P1304-02C from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church [Ward 7].

What are the Next Steps after the Public Hearing?
The Plan and Zoning Commission will hold a formal public hearing at their meeting on February 2, 2021. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on February 16, 2021. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

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

On-line/Telephone Participation:
Persons may join the meeting virtually: https://www.gotomeet.me/Davenport_Planning/planzoning & at 1-866-899-4679 with access code: 492-653-453. All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": http://www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

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

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

Adjacent Property Owner Notice Area
Parcel: P1304-02C
REZ21-01



S-OS Open Space District to R-1 Single-Family Residential District

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.

0 125 250 500 750 1,000 Feet

N

Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | contactus@davenportiowa.com

davenportiowa.com/DNS

Written Comment:

Request/Case Description
Case REZ21-01: Request of Dan Lorentzen on behalf of Rock Church Ministries Inc. to rezone Parcel P1304-02C from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church [Ward 7].

Reply Reply All Forward

Jane Nickels <janenickels@mediacombb.net> **Planning** 7:59 AM

[EXT] Rezoning REZ21-01. Rock Church

Follow up. Start by Monday, March 1, 2021. Due by Monday, March 1, 2021.

Bing Maps + Get more apps

I would like to oppose the construction of a church being built at this location. I am a neighbor who's property will be next to the church and I have some concerns with development in that area. First I am concerned with the added sewage use. We currently have days when the sewer smell can be unbearable. This item has been a complaint for many years by fellow neighbors and my concern with added sewer usage. Will this smell continue to worsen? Also my other concern with that area is the effect it will have in the wildlife who take refuge in those woods. There are not many places in the city for the variety of animals that live in that area. I am concerned with increase development, it will drive the wildlife out and into more of the neighborhoods in that area. If these items can be addressed I would greatly appreciate it.
Thank you so much,
Jane Nickels
1603 McCormick Place
Davenport, IA 52807

Sent from my iPad

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **7/14/2021**

Subject:
Third Consideration: Ordinance for Case REZ21-03 being the request of Build to Suit on behalf of Elmore Storage LLC to rezone 6403 Elmore Avenue from C-E Elmore Corners to C-3 General Commercial District to allow for the expansion of the existing outdoor storage units. [Ward 6]

Recommendation:
Adopt the Ordinance.

Background:
In 2015 the south half of this site was developed with outdoor storage units, at which time the property was zoned Planned Development District, which allowed for the use. In January of 2019 the zoning code was completely re-written and the property was zoned C-E Elmore Corridors which rendered the property nonconforming with respect to the use of the property.

The C-E District does not allow for outdoor self-storage units. A zoning map amendment is required to allow for the proposed use, (outdoor self-storage units) which is a continuation of the existing use on the lot.

In addition to the rezoning, the site will also require a Special Use approval from the Zoning Board of Adjustment which is required for the proposed use in the C-3 District.

Technical Review:

Existing infrastructure is in place, accordingly technical review comments have been received stating that there ae no concerns for the buildout of the remaining half of this site.

Public Input:

Property owners within 200 feet of the property have been notified and a sign has been placed on the property. A neighborhood meeting was not held for this case. The notice of a Public Hearing was published in the Quad City Times and a Public hearing was held on May 4, 2021 and a regular P&Z Meeting on May 18th, 2021.

With regards to the Plan's stance on the subject property, the attached "Concept Plan" clearly states that the plan establishes the vision for Elmore Corners' existing land uses. The plan shows the entire site as "Existing Warehouse Storage" but does not call out any future modifications or changes to the site, nor illustrate that the site shall meet the design standards of the Elmore Corners Plan. This nonconforming property per the concept plan has no future development planned through the Elmore Corners vision document.

Findings:

1. The zoning map amendment is consistent with the Davenport 2035+ Land Use Plan, (Regional Commercial – RC) which allows for the proposed use and other such similar uses.

2. The proposed C-3 District and storage use is compatible with the adjacent zoning, area characteristics, and public health and welfare as there are other regional commercial uses nearby and the use is allowed in the RC classification.

3. Rezoning the property to C-3 General Commercial District does not create any nonconformities and will in fact change a nonconforming use into a conforming use.

4. Required Special Use approval for outdoor storage units in the C-3 District offers a further level of review for the protection of adjacent properties.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance
🗋	Backup Material	P&Z Exhibits & Background
🗋	Backup Material	QC Times Notice
🗋	Backup Material	Notice Letter

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	5/26/2021 - 12:48 PM

ORDINANCE NO. _____

ORDINANCE for Case REZ21-03 being the request of Build to Suit on behalf of Elmore Storage LLC to rezone 6403 Elmore Avenue from C-E Elmore Corners Zoning District to C-3 General Commercial Zoning District to allow for the expansion of the existing outdoor storage units.

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "C-3 General Commercial Zoning District".

LOT 4 OF THE FINAL PLAT OF JERSEY FARMS COMMERCIAL PARK 2ND ADDITION BEING A REPLAT OF LOT 1-5 IN JERSEY FARMS COMMERCIAL PARK FIRST ADDITION (OTHERWISE KNOWN AS 6403 ELMORE AVE; PIN Y0551A04) TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

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

Findings:

1. The zoning map amendment is consistent with the Davenport 2035+ Land Use Plan (Regional Commercial – RC) which allows for the proposed use and other such similar uses.
2. The proposed C-3 District and storage use is compatible with the adjacent zoning, area characteristics, and public health and welfare as there are other regional commercial uses nearby and the use is allowed in the RC classification.
3. Rezoning the property to C-3 General Commercial District does not create any nonconformities and will in fact change a nonconforming use into a conforming use.
4. Required Special Use approval for outdoor storage units in the C-3 District offers a further level of review for the protection of adjacent properties.

Conditions: NONE

Section 3. At its May 18, 2021 meeting, the City Plan and Zoning Commission voted to forward the case to the City Council with a recommendation for approval subject to the listed findings and conditions.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport
Plan and Zoning Commission

Department: DNS
Contact Info: Scott Koops, Planner II, AICP
Scott.Koops@davenportiowa.com

Date
5/18/2021

Subject:
Case REZ21-03: Request of Build to Suit on behalf of Elmore Storage LLC to rezone 6403 Elmore Avenue (PIN Y0551A04) from C-E Elmore Corners to C-3 General Commercial District to allow for the expansion of the existing outdoor storage units. [Ward 6]

Recommendation:
Planning staff recommends the Plan and Zoning Commission forward Case REZ21-03 to the City Council with a recommendation for approval without conditions.

Background:
See the attached Vicinity Map, Zoning Map, and Davenport 2035+ Land Use Map.
In addition there are three Exhibits from the Elmore Corners Plan which are also attached. The Elmore Corners Plan/Design Guidelines were adopted 1-9-19.

Comprehensive Plan:
Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

Regional Commercial (RC) - 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. 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.

Zoning:
Existing: C-E Elmore Corners Zoning District
Proposed: C-3 General Commercial District

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

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

Technical Review:
Existing infrastructure is in place, accordingly technical review comments have been received stating that there ae no concerns for the buildout of the remaining half of this site.

Public Input:
Property owners within 200 feet of the property have been notified and a sign has been placed on the property. A neighborhood meeting was not held for this case. The Notice of a Public Hearing was published in the Quad City Times and a Public hearing was held on May 4, 2021.

Discussion:
In 2015 the south half of this site was developed with outdoor storage units, at which time the property was zoned Planned Development District, which allowed for the use. In January of 2019 the zoning code was completely re-written and the property was zoned C-E Elmore Corridors which rendered the property nonconforming with respect to the use of the property.

The C-E District does not allow for outdoor self-storage units. A zoning map amendment is required to allow for the proposed use, (outdoor self-storage units) which is a continuation of the existing use on the lot.

In addition to the rezoning, the site will also require a Special Use approval from the Zoning Board of Adjustment which is required for the proposed use in the C-3 District.

Staff has reviewed the C-E Elmore Corners Plan. The Concept Plan on page 3 of the document states "*the Concept Plan establishes the planning and development vision for Elmore Corners in the context of adjacent neighborhoods and existing land uses. The map highlights proposed future land uses and public infrastructure*."
With regards to the Plan's stance on the subject property, the attached "Concept Plan" clearly states that the plan establishes the vision for Elmore Corners' existing land uses. The plan shows the entire site as "Existing Warehouse Storage" but does not call out any future modifications or changes to the site, nor illustrate that the site shall meet the design standards of the Elmore Corners Plan. This nonconforming property per the concept plan has no future development planned through the Elmore Corners vision document.

Likewise, the "Site Layout Plan" also does not show any plans or visions for the subject property. The same holds true for the "Circulation Plan", which also shows the lot/site but contains no plans for the site.

Finally, the "Landscape Concept" map shows the subject property separated from planned areas of Elmore Corners with a wide buffer to separate the warehouse storage site from the areas of actively being planned (see attached exhibit).

Approval Standards for Map Amendments (Chapter 17.14.040)
Zoning text or map amendment are a matter of legislative discretion which is not controlled by any particular standard. However, in making their recommendation and decision, the Plan and Zoning Commission and the City Council must consider the balancing of the following:

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

Regional Commercial (RC) areas are 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. The proposed use is compatible with the Davenport 2035+ Land Use Plan.

b. The compatibility with the zoning of nearby property.

One lot to the south beyond the adjacent apartments is a large commercial retail center zoned C-3, which allows for the same uses as the proposed outdoor storage units. Given the close proximity of the C-3 District to the south, the proposed map amendment is compatible with adjacent zoning districts.

c. The compatibility with established neighborhood character.

The subject property was developed as a commercial development along a commercial corridor in 2015 and was compatible with adjacent use and district requirement at that time. Today the site is in a mixed use area and is compatible with the mixed uses in the vicinity.

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

Staff does not foresee any situation where the public health or welfare will be negatively impacted by the proposed rezoning and the proposed use. The site is currently not in conflict with public health and safety, nor should the site be once the remaining half is developed with the same use that is on the south half of the lot.

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

This site can be developed a wide range of uses, including the proposed outdoor storage units. The district uses of the C-3 District are sustainable given the adjacent uses and zoning districts. It is unlikely that the site will be demolished any time soon and a different use constructed on the site.

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

All existing structures on this site meet the C-3 setback requirements. There shall not be any nonconformities created due to the proposed rezoning, on the contrary, a nonconforming use will cease with the rezoning to a compatible zoning district.

Findings & Recommendation:

Findings:

1. The zoning map amendment is consistent with the Davenport 2035+ Land Use Plan, (Regional Commercial – RC) which allows for the proposed use and other such similar uses.
2. The proposed C-3 District and storage use is compatible with the adjacent zoning, area characteristics, and public health and welfare as there are other regional commercial uses nearby and the use is allowed in the RC classification.

3 . Rezoning the property to C-3 General Commercial District does not create any nonconformities and will in fact change a nonconforming use into a conforming use.
4 . Required Special Use approval for outdoor storage units in the C-3 District offers a further level of review for the protection of adjacent properties.

Recommendation:

Planning staff recommends the Plan and Zoning Commission forward Case REZ21-03 to the City Council with a recommendation for approval without conditions.

ATTACHMENTS:

	Type	Description
🗋	Exhibit	Elmore Corners - Concept Plan
🗋	Exhibit	Elmore Corners - Site Layout
🗋	Exhibit	Elmore Corners - Landscape Plan
🗋	Exhibit	Vicinity Map
🗋	Exhibit	Zoning Map
🗋	Exhibit	Davenport 2035+ Land Use Map
🗋	Exhibit	Notice Letter & Map
🗋	Exhibit	Application

Staff Workflow Reviewers

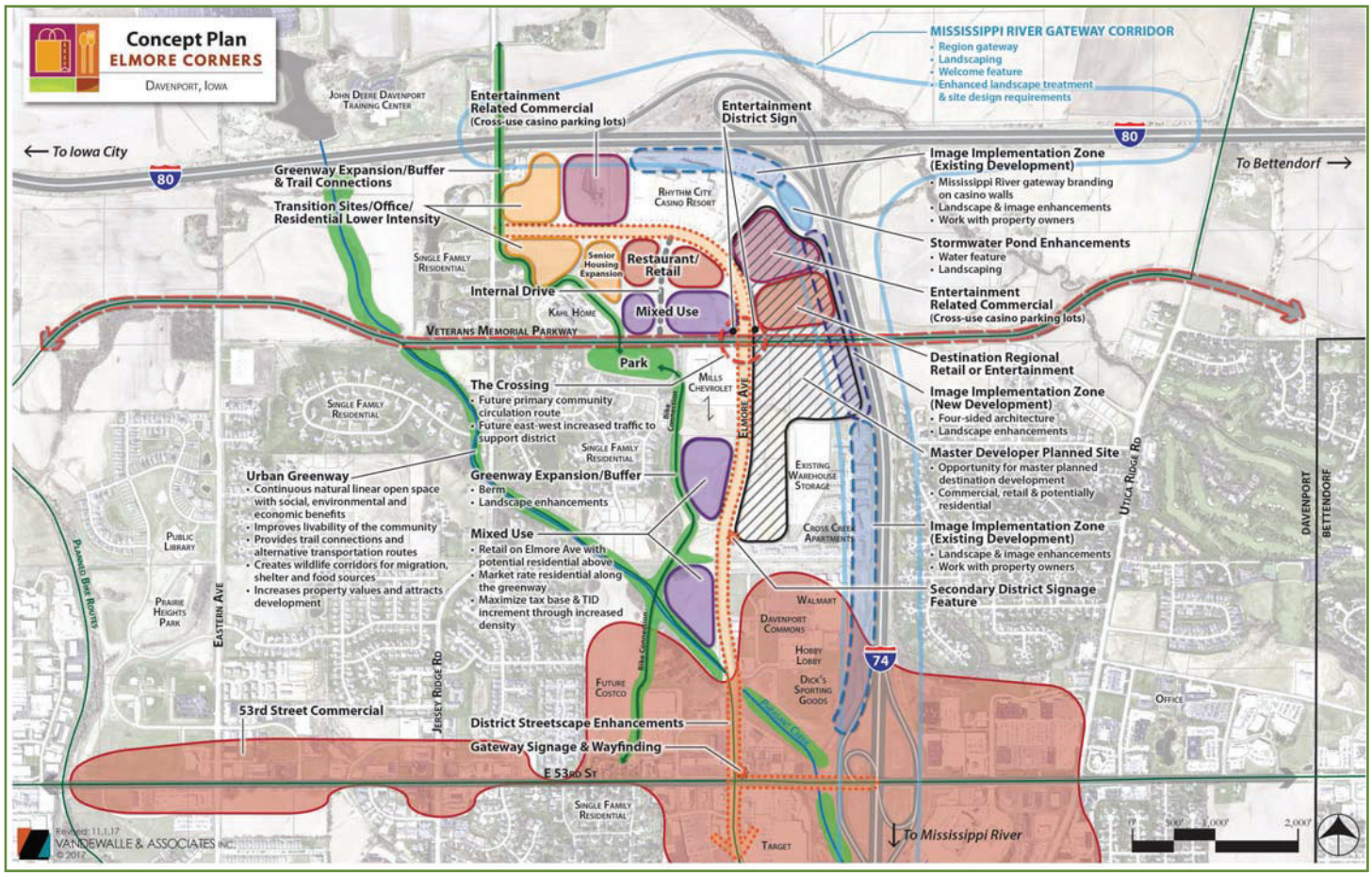
REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	5/13/2021 - 8:24 AM

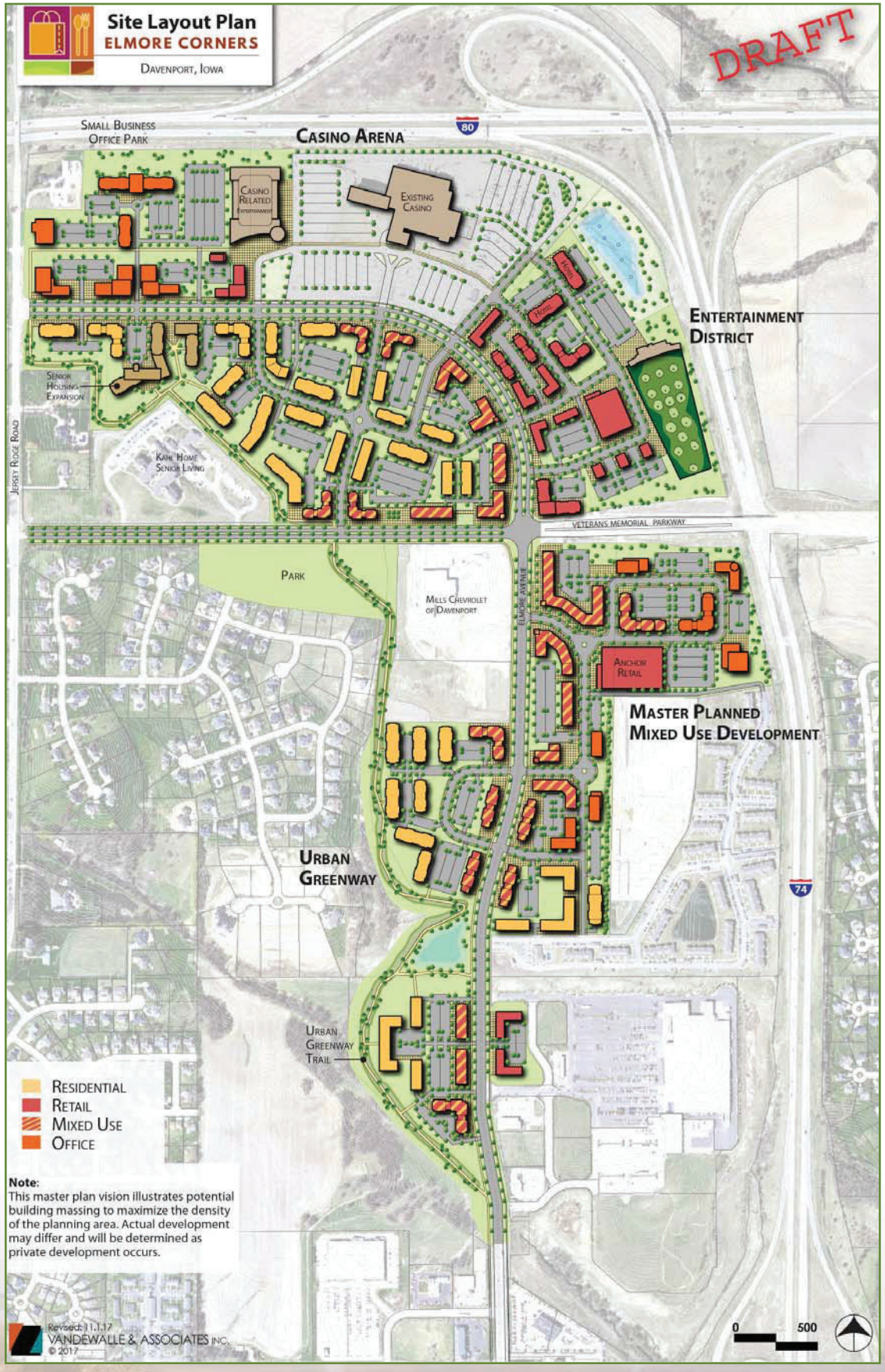
II. Concept Plan

As seen in Map 2, the Concept Plan establishes the planning and development vision for Elmore Corners in the context of adjacent neighborhoods and existing land uses. The map highlights proposed future land uses and public infrastructure. The illustration also identifies important design issues to be considered for a successful development. These are explained further below and in the Design Development Standards section.

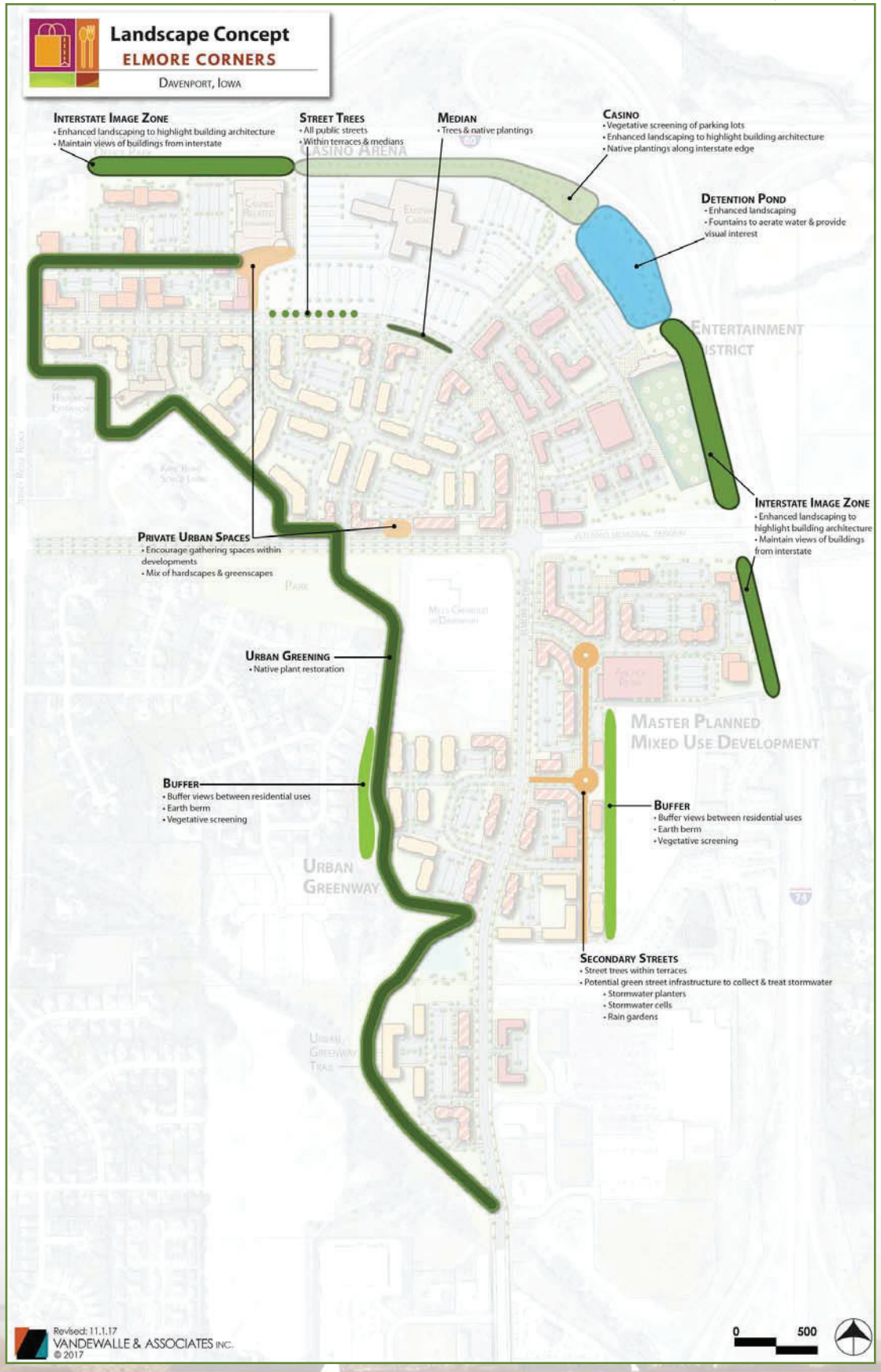
Map 2. Concept Plan



Map 3. Site Layout Plan



Map 7. Landscape Concept



Vicinity Map
Case REZ21-03
6403 Elmore Avenue



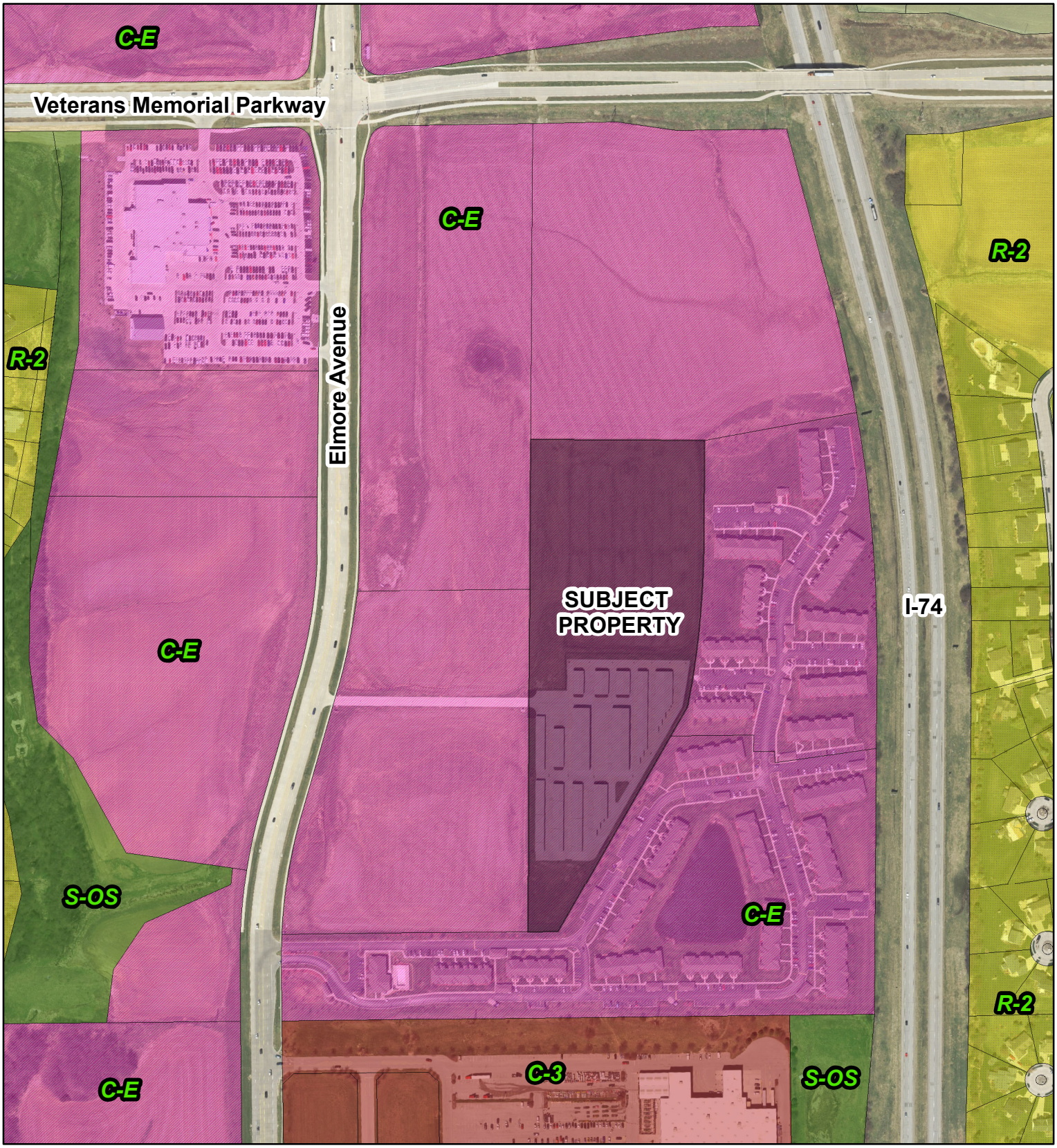
Rezone from C-E Elmore Corners District to C-3 General Commercial District

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.

0 250 500 1,000 Feet

N

Zoning Map Amendment (Rezoning) Request
Case REZ21-03
6403 Elmore Avenue



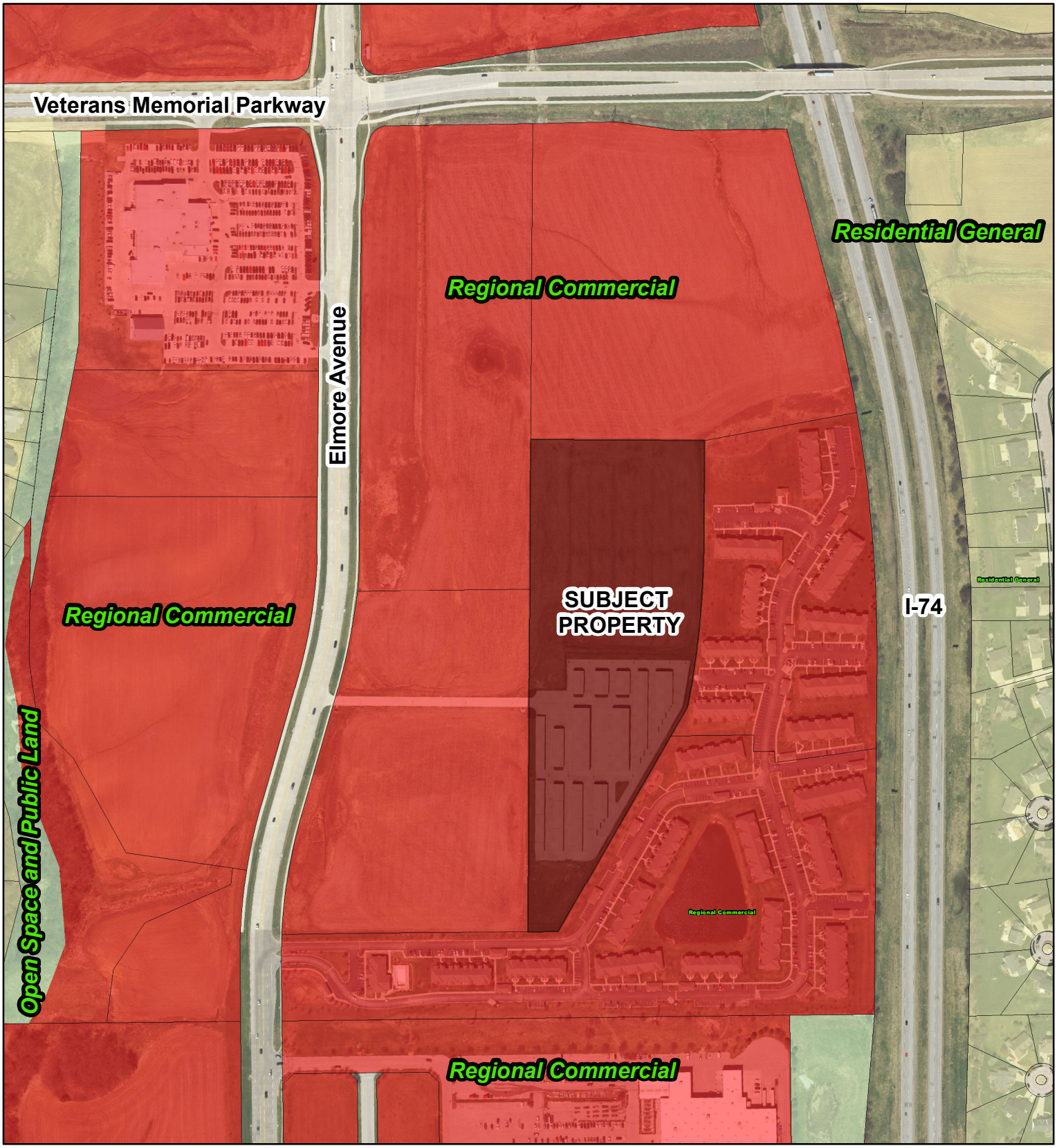
Rezone from C-E Elmore Corners District to C-3 General Commercial District

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.

0 250 500 1,000 Feet

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Future Land Use Map-Davenport +2035
Case REZ21-03
6403 Elmore Avenue



Rezone from C-E Elmore Corners District to C-3 General Commercial District
Property to remain Regional Commercial

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.

0 250 500 1,000 Feet

N

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Public Hearing Notice | Plan and Zoning Commission

Date: 5/4/2021
Time: 5 PM

Location: Council Chambers | City Hall | 226 W. 4th ST.
Subject: Public Hearing for a Rezoning Request Before the Plan and Zoning Commission

[Address Block]

To: All property owners within 200 feet of the subject property located at **6403 Elmore Avenue**

What is this About?
This notice is being sent to inform you that a public hearing will be held for a rezoning request. The purpose of the rezoning request is to permit the expansion of the existing outdoor storage facility.

Request/Case Description
Case REZ21-03: Request of Build to Suit on behalf of Elmore Storage LLC to rezone 6403 Elmore Avenue (PIN Y0551A04) from C-E Elmore Corners to C-3 General Commercial District to allow for the expansion of the existing outdoor storage units. [Ward 6]

What are the Next Steps after the Public Hearing?
The Plan and Zoning Commission will hold a formal public hearing at their meeting on May 4, 2021. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on May 18, 2021. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

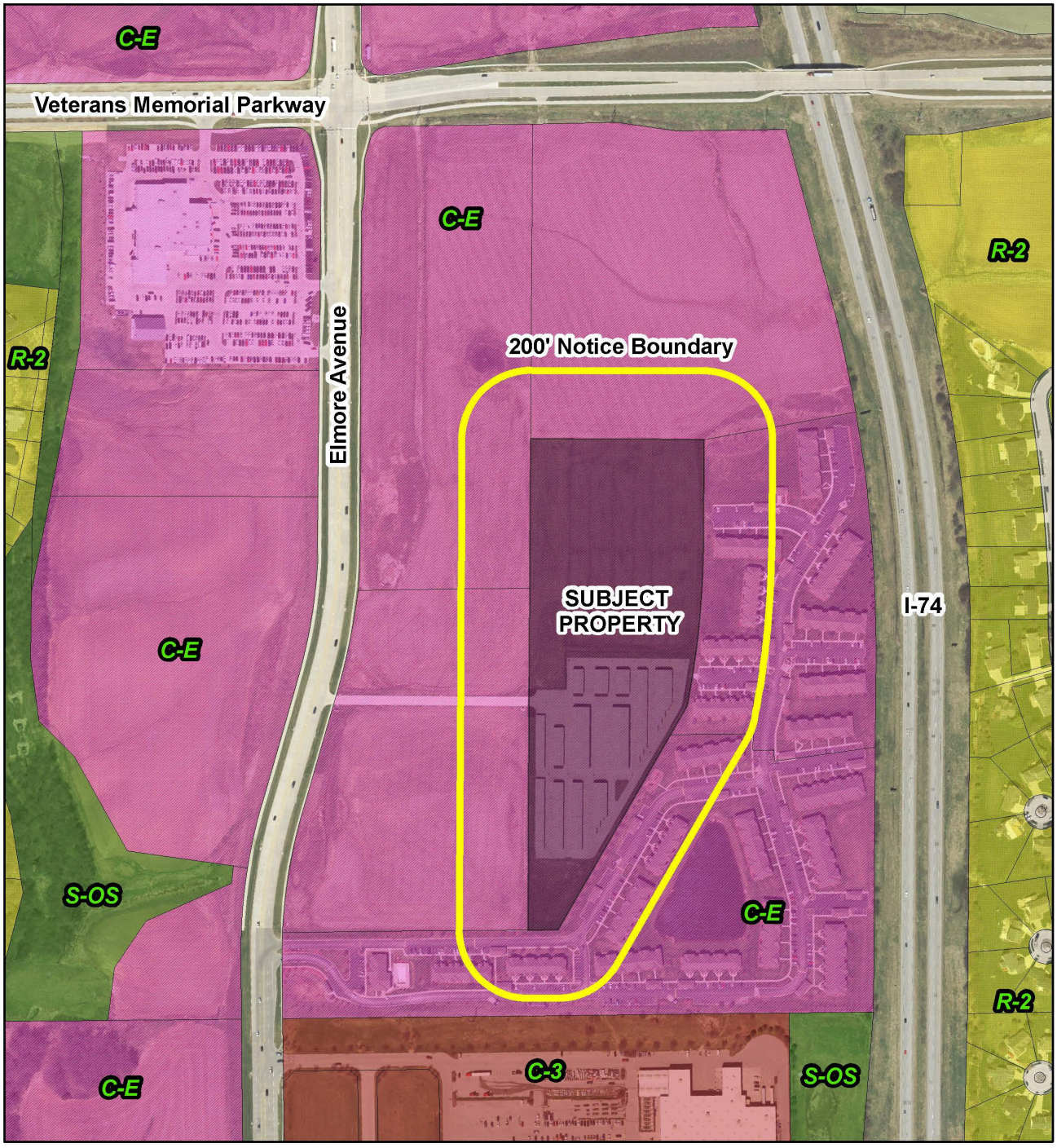
Would You Like to Submit an Official Comment?
As a neighboring property owner you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM one day before the public hearing) or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

On-line/Telephone Participation:
Persons may join the meeting virtually: https://www.gotomeet.me/Davenport_Planning/planzoning & at 1-866-899-4679 with access code: 492-653-453. All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": http://www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Scott Koops) at scott.koops@davenportiowa.com or 563-328-6701. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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

Adjacent Property Owner Notice Area
Zoning Map Amendment (Rezoning) Request
Case REZ21-03: 6403 Elmore Avenue



Rezone from C-E Elmore Corners District to C-3 General Commercial District

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.

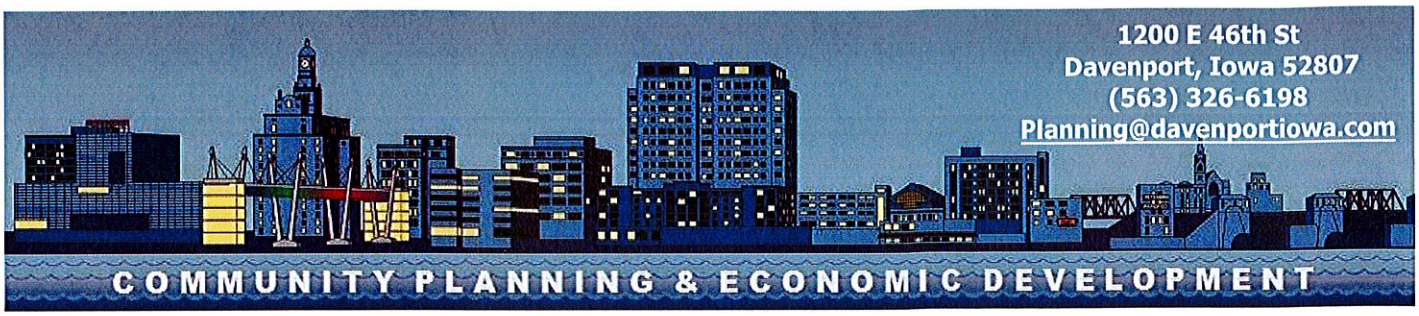
0 250 500 1,000 Feet

N

Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | contactus@davenportiowa.com

davenportiowa.com/DNS



Complete application can be emailed to: planning@davenportiowa.com

Property Address* 6403 Elmore Avenue, Davenport, IA 52807
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**

Name:	Kevin Koellner
Company:	Build to Suit
Address:	1805 State Street, Suite 101
City/State/Zip:	Bettendorf, IA 52722
Phone:	563-355-2022
Email:	kevink@buildtosuitinc.com

Owner (if different from Applicant)

Name:	Thad DenHartog
Company:	Mel Foster Co.
Address:	3245 East 35th Street Court
City/State/Zip	Davenport, IA 52807
Phone:	563-823-5276
Email:	tdenhartog@melfosterco.com

Engineer (if applicable)

Name:	Zachary Eggleston
Company:	IMEG Corp
Address:	1717 State Street, Suite 201
City/State/Zip	Bettendorf, IA 52722
Phone:	309-430-6562
Email:	Zachary.S.Eggleston@imegcorp.com

Architect (if applicable)

Name:	
Company	Joseph Architectural Group
Address:	4510 42nd Ave
City/State/Zip:	Rock Island, IL 61201
Phone:	309-786-9920
Email:	

Attorney (if applicable)

Name:	Joseph Judge
Company:	Lane & Waterman LLP
Address:	220 North Main St, Suite 600
City/State/Zip:	Davenport, IA 52801
Phone:	563-333-6660
Email:	jjudge@L-WLaw.com

Application Form Type:

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

Zoning Board of Adjustment
- Zoning Appeal ☐
- Special Use ☐
- Hardship Variance ☐

Design Review Board
- Design Approval ☐
- Demolition Request in the Downtown ☐
- Demolition Request in the Village of East Davenport ☐

Historic Preservation Commission
- Certificate of Appropriateness ☐
- Landmark Nomination ☐
- Demolition Request ☐

Administrative
- Administrative Exception ☐
- Health Services and Congregate Living Permit ☐

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Request:

Existing Zoning: C-E

Proposed Zoning Map Amendment: C-3

Purpose of the Request:

To accommodate storage buildings

Total Land Area: 13.00 Acres

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

Submittal Requirements:

- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
  Zoning Map Amendment is less than 1 acre - $400.
  Zoning Map Amendment is one acre but less than 10 acres - $750 plus $25/acre.
  Zoning Map Amendment is 10 acres or more - $1,000 plus $25/acre.
  $10.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:

(1) Application:
- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission public hearing:
- The City shall post notification sign(s) in advance of the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request.
- The applicant shall make a presentation regarding the request at a neighborhood meeting. The purpose of meeting is to offer an opportunity for both applicant and neighboring residents/property owners to share ideas, offer suggestions, and air concerns in advance of the formal public hearing process. Planning staff will coordinate meeting date, time, and location and send notices to surrounding property owners.
- The Plan and Zoning Commission will hold a public hearing on the request. Planning staff will send notices to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:
- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council.
- If the Plan and Zoning Commission recommends denial, the request may only be approved by a favorable 3/4 vote of the City Council.

Formal Procedure (continued):

(4) City Council's consideration of the request:

- The Committee of the Whole (COW) will hold a public hearing on the request. Planning staff will send a public hearing notice to surrounding property owners.
- If property owners representing 20% or more of the area within 200 feet of the exterior boundaries of the request submit a written protest, the request may only be approved by a favorable 3/4 vote of the City Council. For the purpose of the 20% protest rate, formal protests will be accepted until the public hearing is closed.
- The City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant: Kevin Koellner Date: 04/05/2021

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

Received by: _____ Date: _____

Planning staff

Date of the Public Hearing: _____

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

Authorization to Act as Applicant

I, Thad Denhartog

authorize Kevin Koellner

to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

Signature(s)

State of Iowa,

County of Scott.

Sworn and subscribed to before me

This 6th day of April 2021

IA Drivers License

Form of Identification

Notary Public

My Commission Expires:

TERESSA SCHICK
Commission Number 144096
My Commission Expires
Sept 14, 2023

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Wednesday, May 19, 2021

Please publish the following public notice in the next available edition of the Quad City Times per your legal notice submission schedule.

The PO number for this notice is: 2111171

Please provide proof of publication for our records. If you have any questions, please contact us at planning@davenportiowa.com, the email which submitted the request, or at 563-326-6198. Thank you!

NOTICE
PUBLIC HEARING
WEDNESDAY, June 2, 2021 5:30 P.M.
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
CITY HALL COUNCIL CHAMBERS
226 W 4th ST – DAVENPORT, IA

The City Plan and Zoning Commission has on file the following request which has been forwarded to City Council's Committee of the Whole (COW):
Case REZ21-03: Request of Build to Suit on behalf of Elmore Storage LLC to rezone 6403 Elmore Avenue (PIN Y0551A04) from C-E Elmore Corners to C-3 General Commercial District to allow for the expansion of the existing outdoor storage units [Ward 6]. Legal description of the property proposed to be rezoned is as follows: Lot 4 of Jersey Farms Commercial Park 2nd Addition to the City of Davenport, Iowa. At its May 18, 2021 meeting, the Plan and Zoning Commission recommended case REZ21-03 be forwarded to City Council with a recommendation for approval subject to the listed findings:
Findings:

1. The zoning map amendment is consistent with the Davenport 2035+ Land Use Plan, (Regional Commercial – RC) which allows for the proposed use and other such similar uses.
2. The proposed C-3 District and storage use is compatible with the adjacent zoning, area characteristics, and public health and welfare as there are other regional commercial uses nearby and the use is allowed in the RC classification.

3. Rezoning the property to C-3 General Commercial District does not create any nonconformities and will in fact change a nonconforming use into a conforming use.
4. Required Special Use approval for outdoor storage units in the C-3 District offers a further level of review for the protection of adjacent properties.

City Council's Committee of the Whole public hearing on the above case is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, May 19, 2021 in Davenport City Hall Council Chambers, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item(s) or attend the public hearing to express your views, or both. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145. Any signed written comments to be reported at the public hearing should be received in Development and Neighborhood Services at the below address, no later than 12:00 noon on the day before the public hearing. Development and Neighborhood Services Department
E-MAIL: planning@davenportiowa.com PHONE: 563-326-6198 PO# 2111171

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | City Council - Committee of the Whole

Date: 6/2/2021 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:30 PM Subject: Public Hearing for rezoning request before the City Council – C.O.W.

EXAMPLE
NOTICE
LETTER

To: All property owners within 200 feet of the subject property located at **6403 Elmore Avenue.**

What is this About?
This notice is being sent to inform you that a public hearing will be held for a rezoning request. The purpose of the rezoning request is to change the property's allowed uses by changing the zoning classification.

Request/Case Description
Case REZ21-03: Request of Build to Suit on behalf of Elmore Storage LLC to rezone 6403 Elmore Avenue (PIN Y0551A04) from C-E Elmore Corners Zoning District to C-3 General Commercial Zoning District to allow for the expansion of the existing outdoor storage units [Ward 6].

What are the Next Steps after the Public Hearing?
The Plan and Zoning Commission recommended case REZ21-03 be forwarded to City Council with a recommendation for approval subject to the following findings and conditions: Findings: 1. The zoning map amendment is consistent with the Davenport 2035+ Land Use Plan, (Regional Commercial – RC) which allows for the proposed use and other such similar uses. 2. The proposed C-3 District and storage use is compatible with the adjacent zoning, area characteristics, and public health and welfare as there are other regional commercial uses nearby and the use is allowed in the RC classification. 3. Rezoning the property to C-3 General Commercial District does not create any nonconformities and will in fact change a nonconforming use into a conforming use. 4. Required Special Use approval for outdoor storage units in the C-3 District offers a further level of review for the protection of adjacent properties. Conditions: None.

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

Do You Have Any Questions?
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Laura Berkley) at Laura.Berkley@davenportiowa.com or 563-888-3553. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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

City of Davenport

Department: Public Safety **Action / Date**
Contact Info: Brian Krup | 563-326-6163 **7/14/2021**

Subject:
Resolution approving street, lane, or public ground closures on the listed dates and times to hold outdoor events.

Mac's Tavern, Carriage Haus, Daiquiri Factory, Kilkenny's, The Office, Boozie's, and Analog Arcade Bar; 3rd Street Bix Bash Music Festival; Downtown; 9:00 a.m. Friday, July 23, 2021 - 12:00 p.m. Sunday, July 25, 2021; **Closures:** 3rd Street between Ripley and Brady Streets; Main and Harrison Streets north and south of 3rd Street to the alleys (northbound Main Street will be open 6:00 a.m. - 12:00 p.m. on Saturday, July 24, 2021 as the Bix 7 detour route). [Ward 3]

Front Street Brewery, Crafted QC, Bootleg Hill Honey Meads, Barrel House, Stompbox Brewing, Theo & Co, and Backwater Crossfit; Party on Pershing; Downtown; 10:00 a.m. Friday, July 23, 2021 – 11:00 p.m. Saturday, July 24, 2021; **Closures:** Pershing Avenue from River Drive to East 2nd Street; Emerson Place between Perry Street and Pershing Avenue; east-west alley from Pershing Avenue to Iowa Street between East 2nd Street and River Drive. [Ward 3]

Dam View Inn; Bix Celebration; 410 East 2nd Street; 6:00 a.m. Saturday, July 24, 2021 - 12:00 a.m. Sunday, July 25, 2021; **Closure:** Iowa Street from East 2nd Street to East 3rd Street. [Ward 3]

Anton Knaak; Vander Veer East Good Neighbor Project Block Party; East Denison Avenue; Saturday, July 31, 2021 10:00 a.m. - 9:00 p.m.; **Closure:** East Denison Avenue from 125 East Denison Avenue to Pershing Avenue. [Ward 5]

Village of East Davenport Business Association; Wine Walk; Village of East Davenport; Saturday, August 21, 2021 1:00 p.m. - 8:00 p.m.; **Closures:** East 11th Street from Mound Street to Jersey Ridge Road; Christie Street from East 11th Street north to the alley; Jersey Ridge Road from East 11th Street north to the alley. [Wards 5 & 6]

Recommendation:
Adopt the Resolution.

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

Note: the Wine Walk closure was approved at the June 9 Council meeting, but was approved for the wrong date. The correct date is *August 21*, not August 14.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution
Backup Material	Bix Bash Music Festival Map
Backup Material	Bix Bash Music Festival Street Closure Petition

Backup Material	Party on Pershing Map
Backup Material	Party on Pershing Street Closure Petition
Backup Material	Dam View Street Closure Map
Backup Material	Dam View Street Closure Petition
Backup Material	Dam View Parking Lot Sketch
Backup Material	Vander Veer East Good Neighbor Project Block Party Map
Backup Material	Vander Veer East Good Neighbor Project Block Party Petition
Backup Material	Wine Walk Map
Backup Material	Wine Walk Street Closure Petition

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	7/1/2021 - 3:33 PM

Resolution No. _____

Resolution offered by Alderman Jobgen.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving street, lane, or public ground closures on the listed dates and times to hold outdoor events.

WHEREAS, the City, through its Special Events Policy, has accepted the following applications to hold outdoor events on the following dates; and

WHEREAS, upon review of the applications it has been determined that the streets, lanes, or public grounds on the dates and times listed below will need to be closed.

NOW, THEREFORE, BE IT RESOLVED that the City Council approves and directs staff to proceed with the temporary closure of the following streets, lanes, or public grounds on the following dates and times:

Mac's Tavern, Carriage Haus, Daiquiri Factory, Kilkenny's, The Office, Boozie's, and Analog Arcade Bar; 3rd Street Bix Bash Music Festival; Downtown; 9:00 a.m. Friday, July 23, 2021 - 12:00 p.m. Sunday, July 25, 2021; ***Closures:*** *3rd Street between Ripley and Brady Streets; Main and Harrison Streets north and south of 3rd Street to the alleys (northbound Main Street will be open 6:00 a.m. – 12:00 p.m. on Saturday, July 24, 2021 as the Bix 7 detour route). [Ward 3]*

Front Street Brewery, Crafted QC, Bootleg Hill Honey Meads, Barrel House, Stompbox Brewing, Theo & Co, and Backwater Crossfit; Party on Pershing; Downtown; 10:00 a.m. Friday, July 23, 2021 – 11:00 p.m. Saturday, July 24, 2021; ***Closures:*** *Pershing Avenue from River Drive to East 2nd Street; Emerson Place between Perry Street and Pershing Avenue; east-west alley from Pershing Avenue to Iowa Street between East 2nd Street and River Drive. [Ward 3]*

Dam View Inn; Bix Celebration; 410 East 2nd Street; 6:00 a.m. Saturday, July 24, 2021 6:00 a.m. – midnight Sunday, July 25, 2021; ***Closure:*** *Iowa Street from East 2nd Street to East 3rd Street. [Ward 3]*

Anton Knaak; Vander Veer East Good Neighbor Project Block Party; East Denison Avenue; Saturday, July 31, 2021 10:00 a.m. - 9:00 p.m.; ***Closure:*** *East Denison Avenue from 125 East Denison Avenue to Pershing Avenue. [Ward 5]*

Village of East Davenport Business Association; Wine Walk; Village of East Davenport; Saturday, August 21, 2021 1:00 p.m. - 8:00 p.m.; ***Closures:*** *East 11th Street from Mound Street to Jersey Ridge Road; Christie Street from East 11th Street north to the alley; Jersey Ridge Road from East 11th Street north to the alley. [Wards 5 & 6]*

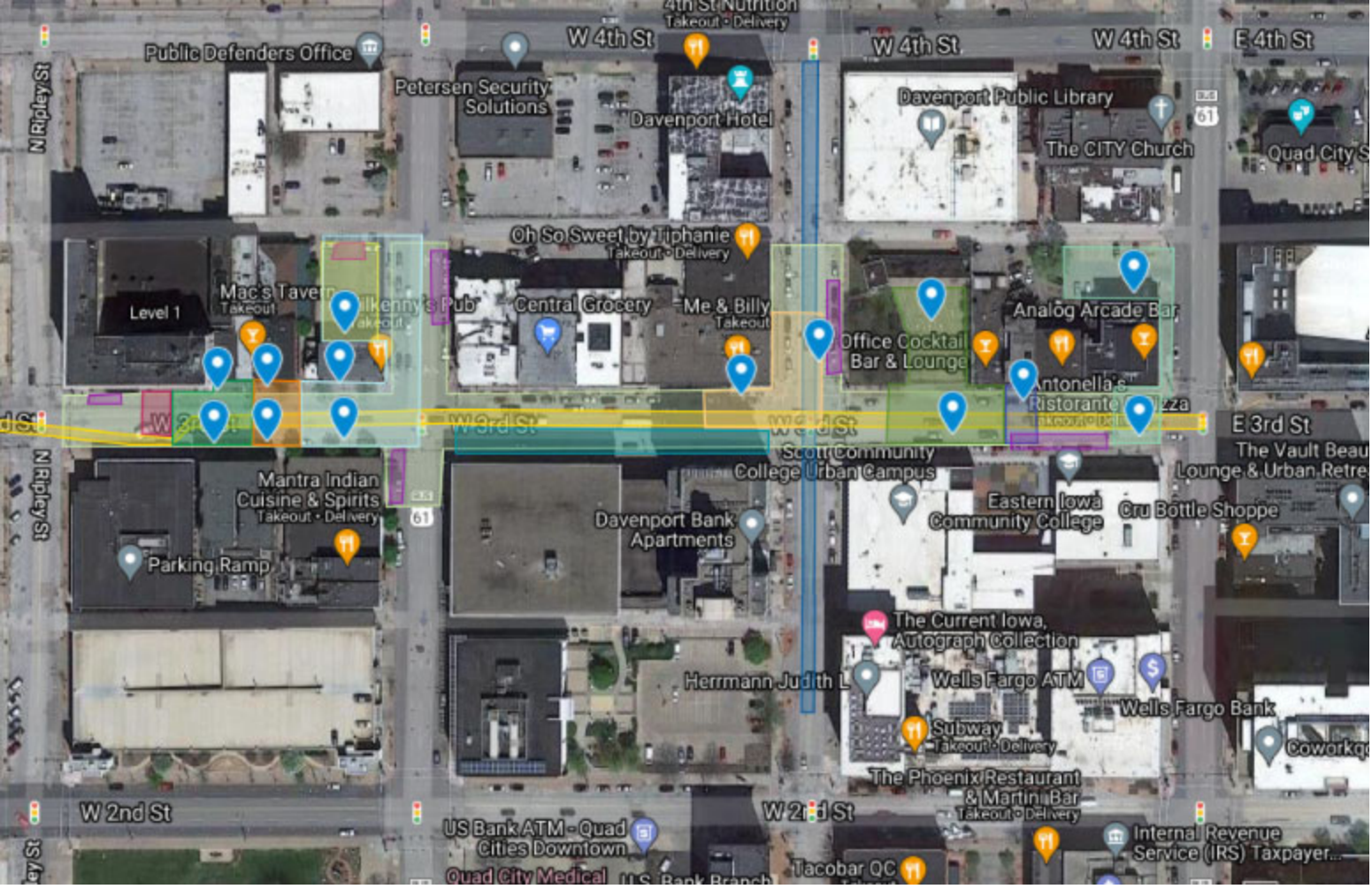
Passed and approved this 14th day of July, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk


4th St Nutrition
Takeout · Delivery
Public Defenders Office
W 4th St
Petersen Security Solutions
Davenport Hotel
W 4th St
W 4th St
E 4th St
Davenport Public Library
The CITY Church
Quad City S
N Ripley St
Oh So Sweet by Tiphanie
Takeout · Delivery
Level 1
Mac's Tave
Takeout
Kilkenny's Pub
Takeout
Central Grocery
Me & Billy
Takeout
Office Cocktail Bar & Lounge
Analog Arcade Bar
Antonella's Ristorante
W 3rd St
W 3rd St
E 3rd St
The Vault Beau
Lounge & Urban Retre
Scott Community College Urban Campus
Mantra Indian Cuisine & Spirits
Takeout · Delivery
Davenport Bank Apartments
Eastern Iowa Community College
Cru Bottle Shoppe
Parking Ramp
The Current Iowa, Autograph Collection
Herrmann Judith L
Wells Fargo ATM
Wells Fargo Bank
Subway
Takeout · Delivery
The Phoenix Restaurant & Martini Bar
Takeout · Delivery
W 2nd St
W 2nd St
US Bank ATM - Quad Cities Downtown
Internal Revenue Service (IRS) Taxpayer...
Quad City Medical
Tacobar QC

City Of Davenport

Street Closing Petition for Special Events/Block Parties

On the 21st day of May, 2021, there is proposed a street closing, requested by Andy Lank (, which will require the closing of 3rd St between Ripley and Brady, during the hours of Noon July 22nd - Noon July 25 - 2021

Please sign your name and print your address below and indicate whether you are in favor, opposed, or are not concerned about the street closure as indicated above (check one please). **Applicants**: if a resident is unavailable, please list the address and indicate the date(s) and time you tried to make contact.

Name and Address	Favor	Oppose	Not Concerned
Unimpressed 246 W. 3rd St.	X		
1:00 Central Ice 234 W 3rd St.			*
12:00 Square Deal 232 W 3rd St			*
Allied Barber 224 W 3rd St			X
call Infinity Salon 220 W 3rd St			*
Mc & Kelly 200 W 3rd St	X		
Express Pawn 310 Main St			*
Sunny Beauty Lounge 312 Main St	X		
Oh Sweet 314 Main St			X
Office 116 3rd St	X		
Boots 114½ W 3rd St	X		
Antonellas	X		
Eastern Iowa C.C. →	X		
Carriage House 312 W. 3rd St	X		
Kilkenny's 306 W. 3rd St	X		
Vape Attic 301 W 3rd St	X		
Mac's 316 W 3rd St	X		
Pastornak 313 W. 3rd St →	X		
Kahl 326 W 3rd St			

*Please use additional sheets, if necessary.

Signature of applicant Date

Office of the City Clerk
563-326-6163

226 West 4th Street
Davenport, IA 52801

Email: Brian.Krup@davenportiowa.com

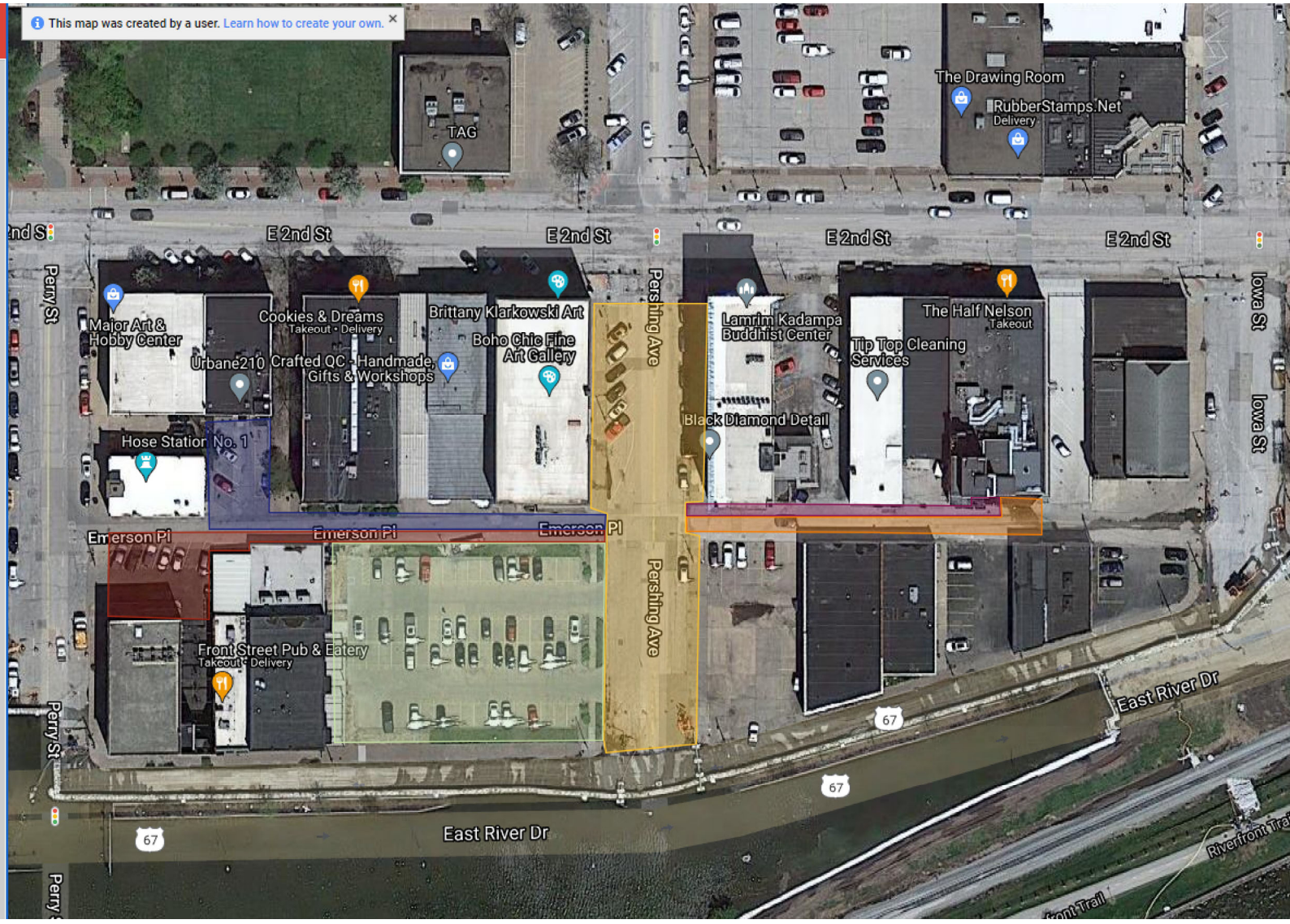
Party on Pershing Licen...

Color coded map of the liquor license extension of the various participating license holders.

55 views

SHARE

- [x] Front Street License Extension
  - Front Street License Extension
- [x] Barrel House License Extension
  - Barrel House License Extension
- [x] Stomp Box License Extension
  - Stomp Box Licensed Area
- [x] Bootleg Hill License Extension
  - Bootleg Hill Licensed Area
- [x] Half Nelson License Extension
  - Half Nelson License Extension
- [x] DDP License Area
  - Polygon 1



CITY OF DAVENPORT

STREET CLOSING AND NOISE VARIANCE PETITION FOR SPECIAL EVENTS

On the 23rd & 24th day of July, 20 21 during the hours of 10AM TO MIDNIGHT there is proposed a street closing with outdoor music/band/performance, requested by PARTY ON PERSHING, which will require the closing of PERSHING ST. between RIVER DR. and 2ND ST.

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

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT CONCERNED
BLUFFSTONE, 111 PERRY STREET	✓		
STOPULOS, THEO & CO. 219 E 2nd	✓		
321 Partners LLC 311/315/313/321 E 2nd St	✓		
Second Street Cigars LLC 318 E 2nd St	✓		
Buckstown Distilling Co 318 E 2nd St	✓		
RANDY L MOHR 110 E 2ND ST	✓		
Pat Rami Bootleg Hill Honey Meads	✓		
Rick Harris ERIC Norton Cigar Lounge	✓		
Victor Sebastian Stompbox	✓		
Backwater crossfit 221 E up 2nd St.	✓		
Barrel House E 2nd St.	✓		
Crafted QC Mary Talbert	✓		

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

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

Signature of Applicant — Date: 6-4-2021

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com


Barricades
E 3rd St
Lopi
Takeout • Deliv
331
nond Detail
Stardust
218
Iowa St
210
402
Dam View
332
418
E 2nd St
E 2nd St
E 2nd St
Iowa S

CITY OF DAVENPORT

STREET CLOSING AND NOISE VARIANCE PETITION FOR SPECIAL EVENTS

On the 24 day of July, 20 21 during the hours of 6:00AM-12:00AM there is proposed a street closing with outdoor music/band/performance, requested by Dam View, which will require the closing of ~~Iowa Street~~ between Second and Third.

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

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT CONCERNED
The Drawing Room			
318 E. 2nd Street, Davenrport, IA			
	X		
Sergent Peppers & Black Diamond			
323 E. 3rd Street Davenport, IA			
	X		
Stardust			
218 Iowa Street, Davenport, IA			
	X		
Great River			
Vacant			

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

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

6/18/2021

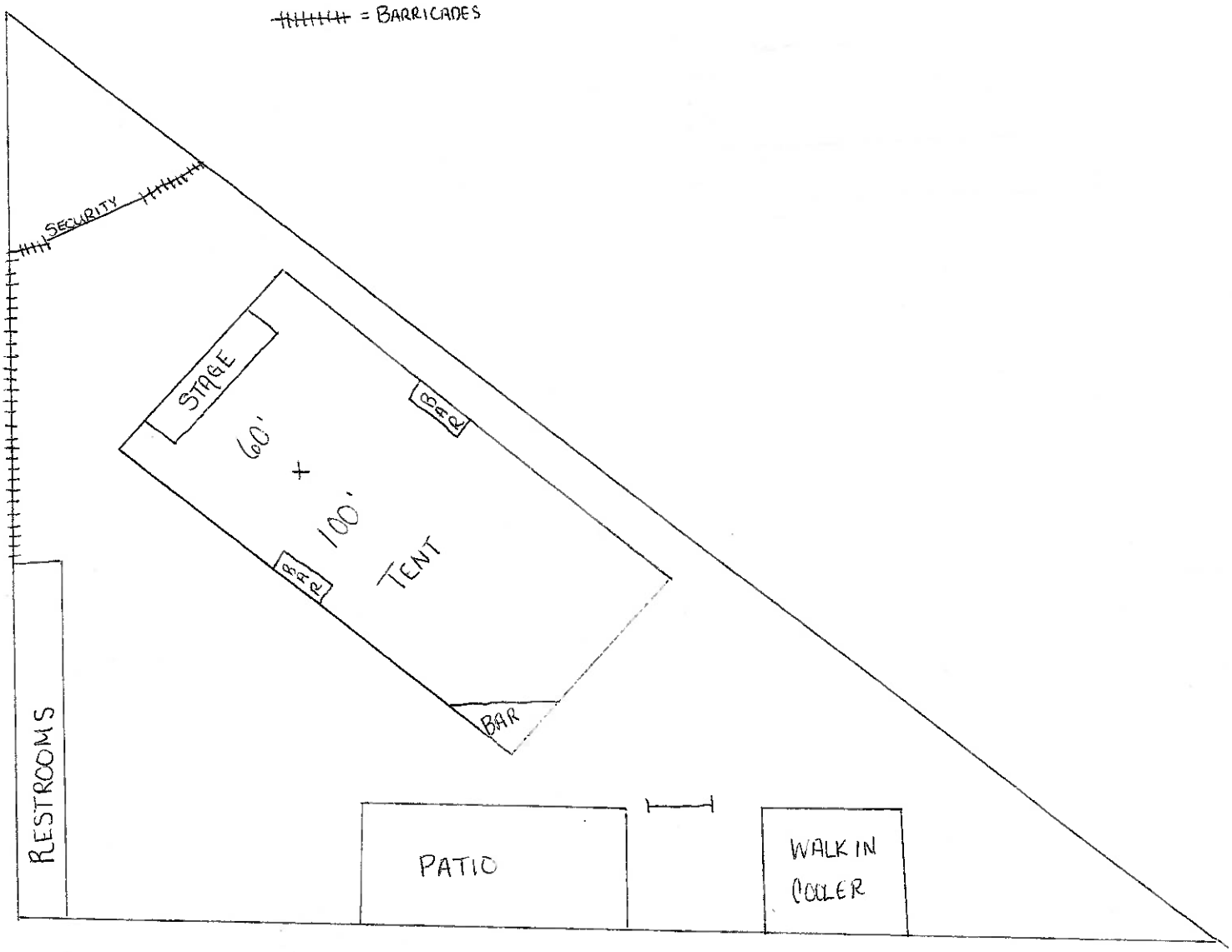
Signature of Applicant Date

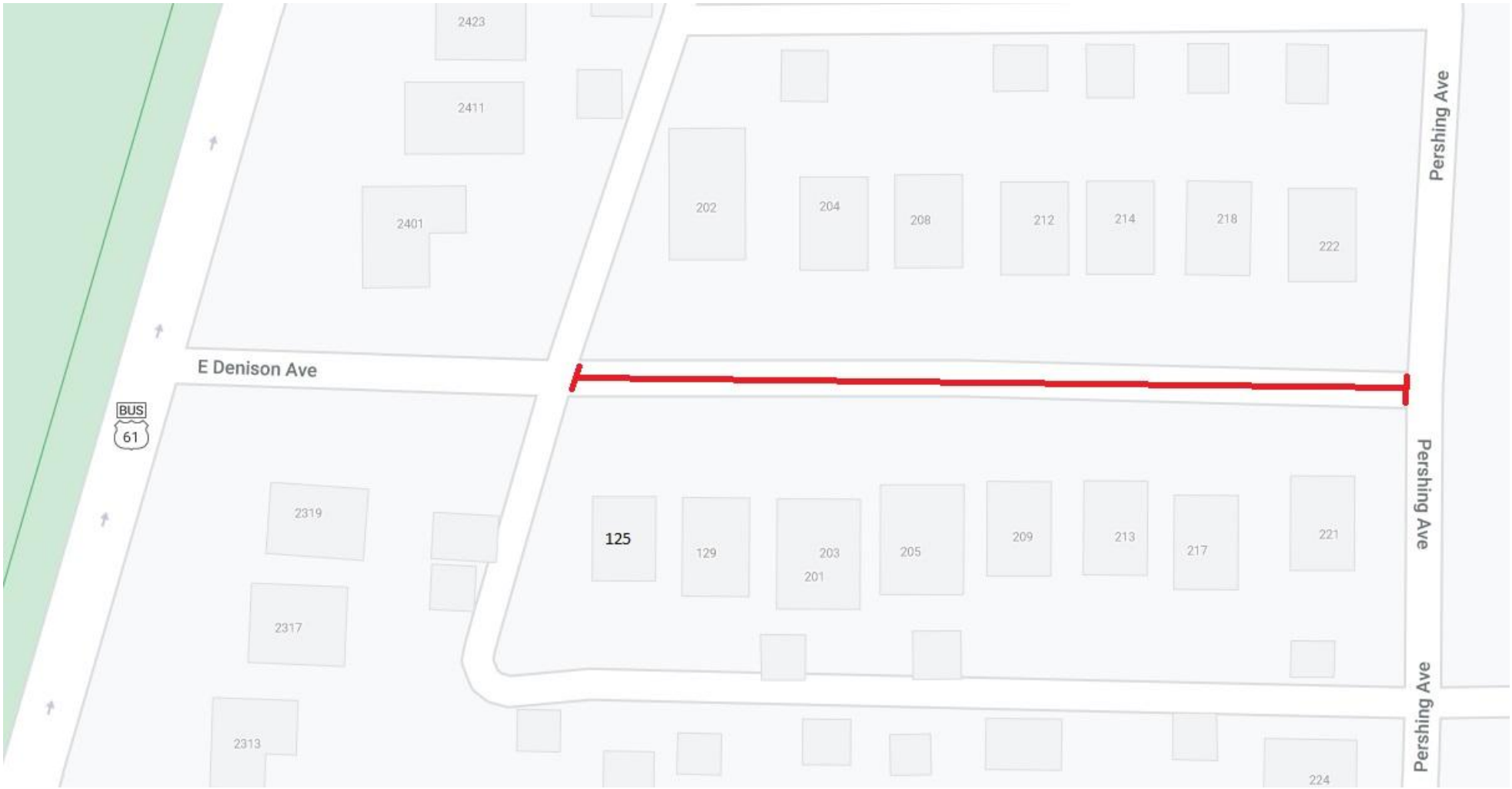
Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com

Dam View Bix Party 2021 | Parking Lot Sketch




2423
2411
2401
202
204
208
212
214
218
222
Pershing Ave
E Denison Ave
BUS
61
2319
125
129
203
201
205
209
213
217
221
Pershing Ave
2317
2313
224
Pershing Ave

Submit June 28

Block Party E. Denison Street Closure Petition

The Good Neighbor Project for the blocks just east of Vander Veer is planning a neighborhood block party for Saturday, July 31st from noon until 10pm. E Denison Ave will be closed from house number 125 to the end of the block at 222. The cross street alley access behind the Brady street houses will remain open.

In accordance with the City of Davenport's regulations, a petition must be signed by all households on the block to allow for the street closure.

The block party will be a great way to meet your neighbors and promote discussion with the folks you live around. There will be barbecuing, games for adults and kids, and music!

Please sign our petition and join us celebrating our neighborhood!

Signature	Full Name	Address	Phone
Kay Ungurean	MaryKay Ungurean	203	324-2250
Mary Neighbour	Mary E. Neighbour	201	370-5954
John Schumacher	Sam Schumacher	204	563-508-1735
Maureen Schebler	Maureen Schebler	205	563-324-2330
	Corey Kendrick	209	563-209-6832
Fred Lawrence	Fred Lawrence	213	309 314 2496
Matt Jungwirth	Matt Jungwirth	222	309 558 4786
	Frank Klipsch	212	563 570 0770
Ardelle Millane	Edt Ardelle Millane	214	323-6392
		202	388 1216
Hannah Harper	Hannah Harper	217	309.429.2113
Connie Pitzer	Connie Pitzer	218	563-340-7261
unoccupied	—	208	
	Lauren Lybbert	129	231-580-7434
Anton Knack	Anton Knack	125	309-292-2731
unoccupied	—	221	—


Barricade placement
E 12th St
and Jewelry
Jewelry store
E 12th St
E 12th St
Fulton
Mound St
Christie St
Jersey Ridge Rd
Eleven17
Betty's Wig Boutique
Wig shop
Baked Beer &
Bread Company
Takeout • Delivery
Lagomarcino's
Confectionery
Takeout • Delivery
Bayside Bistro
Takeout • Delivery
Royal T's Beauty Parlor
Freddy's Fritter
Bakery & Groo
Pet supply store
TapOnIt
Rudy's Tacos
Takeout • Delivery
Brew
Takeout
Mc Clellan Stockade
Camp McClellan Cellar
Delivery
E 11th St
E 11th St
E 11th St
Village of East Davenport
Shopping mall

Ave
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CITY OF DAVENPORT—VILLAGE OF EAST DAVENPORT BUSINESS ASSOCIATION

STREET CLOSING PETITION FOR SPECIAL EVENTS

Master Business & Address List

** Please sign your name and print address below and indicate whether you are in favor of the closing, opposed to the closing, or are not concerned (CHECK ONE, PLEASE).

NAME & ADDRESS

#1 11th Street Precinct, 1107 Mound Street

#2 Pink's Uniques, 2114 East 11th Street

#3 Grumpy's Village Saloon, 2120 East 11th Street

#4 McClellan Stockade, 2124 East 11th Street

#5 Lagomarcino's, 2132 East 11th Street

#6 Tap On It , 1105 Christie Street

#7 Bayside Bistro, 1105 Christie Street

#8 Mint Green, 2208 East 11th Street

#9 Rudy's Cantina, 2214 East 11th Street

#10 VACANT , 2218 East 11th Street

#11 Boots, 2228 East 11th Street

#12 Brew, 1104 Jersey Ridge Road

#13 Edward Jones, 2107 East 11th Street

#14 Camp McClellan Cellars, 2302 East 11th Street

#15 Blevins Brothers Bird Shop, 1108 Jersey Ridge Road

#16 Royal T's, 1114 Jersey Ridge Road

#17 Giraffe Photography, 2302 East 11th Street,

#18 Freddy's Fritters, 1111 Jersey Ridge Road

CITY OF DAVENPORT

STREET CLOSING PETITION FOR SPECIAL EVENTS—WINE WALK

On the 21st day of AUGUST, **2021**, there is proposed a street closing, requested by **The Village of East Davenport Business Association** , which will require the closing of **East 11th Street** between **Mound Street and Jersey Ridge Road and Jersey Ridge Road** between **East 11th Street** and **the alley**, during the hours of **2:00 p.m. to 6:00 p.m.**

** Please sign your name and print address below and indicate whether you are in favor of the closing, opposed to the closing, or are not concerned (CHECK ONE, PLEASE).

SIGNATURE	FAVOR	OPPOSED	NOT CONCERNED
#1 JOHN WILSON PER EMAIL	X		
#2 No Response To Emails			
#3 Sara M. Stiles	X		
#4 No Response To Emails			
#5 Tom Lazzarini	X		
#6 No Response To Emails			
#7 LaTisha Howlett - Per Email	X		
#8 Amber Vanderlinden	X		
#9 BRUCE QUEZADA - PER EMAIL	X		
#10 Un Occupied Space			
#11 No Response To Emails			
#12 Tracy Cameron	X		
#13 PAUL BEHNEN - PER EMAIL	X		
#14 Julie Keeb	X		
#15 Brian L. Blevins	X		
#16 Taylor Jane Robeson - Per Email	X		
#17 Stephen Folker - Per Email	X		
#18 Jami O'Grady	X		

City of Davenport

Department: Public Works - Admin
Contact Info: Nick Schmuecker | 563-327-5162

Action / Date
7/14/2021

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the 2021 Crack & Seat Program, CIP #35053 & #35054. [Wards 4 & 6]

Recommendation:
Adopt the Resolution.

Background:
The stretch of Cedar Street from West 16th Street to Telegraph Road and Forest Road from Edgewild Drive to East 40th Street were selected for crack & seat by the City's pavement management program due to good overall structure but failed joints and poor ride quality. This project will effectively convert the existing concrete pavement into a flexible pavement subgrade followed by an overlay of hot mix asphalt.

The project is scheduled to be bid yet this summer with construction to be complete before the end of the calendar year 2021 construction season. Funding for the 2021 Crack & Seat Program is established within CIP #35053 & #35054. The current estimate is $1,025,000.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	6/30/2021 - 2:06 PM
Public Works Committee	Moses, Trish	Approved	6/30/2021 - 2:06 PM
City Clerk	Admin, Default	Approved	7/1/2021 - 6:28 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the 2021 Crack & Seat Program, CIP #35053 & #35054.

WHEREAS, on the 25th day of June, 2021, plans, specifications, form of contract, and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the 2021 Crack & Seat Program; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for said 2021 Crack & Seat Program.

Passed and approved this 14th day of July, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Brian Schadt | 563-326-7786

Action / Date
7/14/2021

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the Archer Court Resurfacing (Waverly Court to the cul-de-sac) project, CIP #35047. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
This project will resurface and address drainage issues in Archer Court including milling, HMA overlay, new curb and gutter sections, driveway approaches, topsoil, and seeding from Waverly Court to the cul-de-sac.

The current estimate is $80,000.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	6/30/2021 - 2:07 PM
Public Works Committee	Moses, Trish	Approved	6/30/2021 - 2:07 PM
City Clerk	Admin, Default	Approved	7/2/2021 - 12:35 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the Archer Court Resurfacing (Waverly Court to the cul-de-sac) project, CIP #35047.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the Archer Court Resurfacing (Waverly Court to Cul-De-Sac) project; and

WHEREAS, notice of Hearing on the plans, specifications, and form of contract was published as required by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the Archer Court Resurfacing (Waverly Court to the cul-de-sac) project.

Passed and approved this 14th day of July, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Brian Schadt | 563-326-7786

Action / Date
7/14/2021

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the Eastern Avenue Resurfacing (43rd to 46th) project, CIP #35053. [Wards 6, 7, & 8]

Recommendation:
Adopt the Resolution.

Background:
This project will resurface Eastern Avenue, including milling, full depth patches, HMA interlayer, HMA overlay, new curb and gutter sections, driveway approaches, ADA ramp improvements, topsoil, and seeding from north of 46th Street to south of 43rd Street.

The estimate of cost is $315,000.

ATTACHMENTS:

	Type	Description
	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	6/30/2021 - 2:09 PM
Public Works Committee	Moses, Trish	Approved	6/30/2021 - 2:09 PM
City Clerk	Admin, Default	Approved	7/2/2021 - 11:17 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION approving the plans, specifications, forms of contract, and estimate of cost for the Eastern Avenue Resurfacing (43rd to 46th) project, CIP #35053.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the Eastern Avenue Resurfacing (43rd to 46th) project; and

WHEREAS, notice of Hearing on the plans, specifications, and form of contract was published as required by law.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that, said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the Eastern Avenue Resurfacing (43rd to 46th) project, CIP #35053.

Passed and approved this 14th day of July, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Nicole Gleason | 563-327-5150

Action / Date
7/14/2021

Subject:
Resolution awarding the contract for the Johnson Avenue Reconstruction (Fairmount to Gayman) project to N J Miller Inc of Bettendorf, Iowa in the amount of $116,692.50. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on May 14, 2021 and sent to contractors. On June 7, 2021, the Purchasing Division opened and read six (6) responsive and responsible bids. See bid tab attached.

This project shall be a full-width reconstruction including pavement removal, subdrain installation, new subbase, PCC paving with integral curbing, PCC sidewalk ADA ramps, topsoil, and seeding for Johnson Avenue between Fairmount Street and Gayman Avenue.

N J Miller Inc of Bettendorf, Iowa was the lowest responsive and responsible bidder. They have successfully performed this type of work in the past for the City.

Funding for this project is from CIP #35054 Neighborhood Street Repair Program for FY 2022.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	7/2/2021 - 10:55 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION awarding the contract for the Johnson Avenue Reconstruction (Fairmount to Gayman) to N J Miller Inc of Bettendorf, Iowa, and authorizing Mayor Mike Matson or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for the Johnson Avenue Reconstruction (Fairmount to Gayman) project; and

WHEREAS, N J Miller Inc was the lowest responsive and responsible bidder submitting a bid.

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

1. the contract for the Johnson Avenue Reconstruction (Fairmount to Gayman) project is awarded to N J Miller Inc of Bettendorf, Iowa; and

2. Mayor Mike Matson or designee is authorized to sign and manage any related agreements.

Passed and approved this 14th day of July, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: JOHNSON AVENUE RECONSTRUCTION (FAIRMOUNT TO GAYMAN)

BID NUMBER: 21-117

OPENING DATE: JUNE 7, 2021

FUNDING: 70072681 530350 35054

RECOMMENDATION: AWARD THE CONTRACT TO N J MILLER INC. OF BETTENDORF IA

VENDOR NAME	BID AMOUNT
N J Miller Inc of Bettendorf IA	**$116,692.50**
Five Cities Construction Company of Coal Valley IL	$134,149.00
Hawkeye Paving Corporation of Davenport IA	$135,301.00
Valley Construction Company of Rock Island IL	$154,906.25
Langman Construction Inc of Rock Island IL	$156,803.90
McClintock Trucking & Excavating of Silvis IL	$175,240.00

Approved By Krista Keller 6-8-2021
Purchasing Date

Approved By Nicole Gleason June 8 2021
Dept. Director Date

Approved By Brandi Cox 6-8-21
Budget/CIP Date

Approved By Anthony S. Merritt 06/08/2021
Assistant City Administrator/CFO Date

City of Davenport

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

Action / Date
7/14/2021

Subject:
Resolution awarding the contract for the CDBG Replenishment - Group 1: Hoover, Appomattox, and Ripley Reconstruction project to Langman Construction Inc of Rock Island, Illinois in the amount of $920,720.44, pending HUD approval. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on June 1, 2021 and sent to contractors. On June 23, 2021, the Purchasing Division opened and read two (2) responsive and responsible bids. See bid tab attached.

This award is pending HUD approval.

The work includes the furnishing of all labor, materials, equipment, and services necessary for PCC road reconstruction including, but not limited to, removal of existing pavement, excavation, subgrade preparation, construction survey, staking, subdrain installation, HMA pavement, PCC pavement, PCC curb and gutter, backfill, and seeding.

The Contractor shall comply with all project HUD requirements regarding Federal Labor Standard Provisions including, but not limited to, Davis-Bacon wage rates, certified payrolls, and maintaining on-site signage.

Funding for this project is from the account 54551044 520258 BG250, Community Development - Housing Rehab Block Grant.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	6/30/2021 - 3:24 PM
Public Works Committee	Moses, Trish	Approved	6/30/2021 - 3:25 PM
City Clerk	Admin, Default	Approved	7/2/2021 - 12:50 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION awarding the contract for the CDBG Replenishment - Group 1: Hoover, Appomattox, and Ripley Reconstruction project to Langman Construction Inc of Rock Island, Illinois in the amount of $920,720.44, pending HUD approval, and authorizing Mayor Mike Matson or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for the CDBG Replenishment - Group I: Hoover, Appomattox, and Ripley Reconstruction project; and

WHEREAS, Langman Construction Inc was the lowest responsive and responsible bidder submitting a bid.

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

1. the contract for the CDBG Replenishment - Group I: Hoover, Appomattox, and Ripley Reconstruction project is awarded to Langman Construction Inc of Rock Island, Illinois in the amount of $920,720.44, pending HUD approval; and

2. Mayor Mike Matson or designee is authorized to sign and manage any related agreements.

Passed and approved this 14th day of July, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: CDBG REPLENISHMENT GROUP 1 – HOVVER, APPOMATTOX, AND RIPLEY RECONSTRUCTION

BID NUMBER: 21-123

OPENING DATE: JUNE 23, 2021

FUNDING: 54551044 520258 BG250

RECOMMENDATION: AWARD THE CONTRACT TO LANGMAN CONSTRUCTION INC. OF ROCK ISLAND IL

VENDOR NAME	BID AMOUNT
Langman Construction Inc of Rock Island IL	**$920,270.44**
Valley Construction Inc of Rock Island IL	$999,999.99

Approved By Kristi Keller 6-28-2021
Purchasing Date

Approved By Bruce Berger 6-28-2021
Dept. Director CED Date

Approved By Nicole Gleason 6-28-2021
Dept Director Public Works Date

Approved By [signature] 6-28-2021
Budget/CIP Date

Approved By Marlenys S. Mercado 06/29/2021
Assist. City Administrator/ CFO Date

City of Davenport

Department: Public Works - Admin
Contact Info: Nicole Gleason | 563-327-5150

Action / Date
7/14/2021

Subject:
Resolution awarding the contract for the West 54th Street Reconstruction project to Five Cities Construction Company of Coal Valley, Illinois in the amount of $351,362, CIP #35047. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
An invitation to Bid was issued on May 25, 2021 and sent to registered contractors. On June 22, 2021, the Purchasing Division opened and read six (6) responsive and responsible bids. See attach bid tab.

Five Cities Construction Company of Coal Valley, Illinois was the lowest responsive and responsible bid. They have successfully performed this type of work for the City in the past.

This project is for a full-width reconstruction including pavement removal, new subbase, PCC paving with integral curbing, PCC sidewalk and driveway approaches, ADA ramps, topsoil, and seeding for West 54th Street between Davie Street and North Howell Street.

Funding for this project is from CIP #35047 Neighborhood Street Improvements. These funds are from the sale of General Obligation Bonds.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	6/30/2021 - 2:44 PM
Public Works Committee	Moses, Trish	Approved	6/30/2021 - 2:44 PM
City Clerk	Admin, Default	Approved	7/1/2021 - 6:53 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION awarding the contract for the West 54th Street Reconstruction to Five Cities Construction Company of Coal Valley, Illinois and authorizing Mayor Mike Matson or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for the West 54th Street Reconstruction project; and

WHEREAS, Five Cities Construction Company was the lowest responsive and responsible bidder submitting a bid.

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

1. the contract for the West 54th Street Reconstruction project is awarded to Five Cities Construction Company of Coal Valley, Illinois; and

2. Mayor Mike Matson or designee is authorized to sign and manage any related agreements.

Passed and approved this 14th day of July, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: WEST 54th STREET RECONSTRUCTION

BID NUMBER: 21-124

OPENING DATE: JUNE 22, 2021

FUNDING: 70072681 530350 35047

RECOMMENDATION: AWARD THE CONTRACT TO FIVE CITIES CONSTRUCTION COMPANY OF COAL VALLEY IL

VENDOR NAME	BID AMOUNT
Five Cities Construction Company of Coal Valley IL	**$351,362.00**
Hawkeye Paving Corporation of Davenport IA	$383,388.00
Langman Construction Inc of Rock Island IL	$385,274.50
N J Miller Inc of Bettendorf IA	$390,198.50
CDMI Concrete Contractors Inc of Port Byron IL	$407,429.00
Valley Construction Company of Rock Island IL	$436,897.75

Approved By Kristi Keller 6-28-2021
Purchasing Date

Approved By Nicole Gleason 6-28-2021
Dept. Director Date

Approved By Brandi Cox 6-28-21
Budget/CIP Date

Approved By Wallace J. Hewitt 6/29/2021
Assist. City Administrator/ CFO Date

City of Davenport

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

Action / Date
7/14/2021

Subject:
Resolution awarding the contract for the River Heritage Park Phase III project to Bill Bruce Builders Inc of Eldridge, Iowa in the amount of $749,746.18, CIP #68013. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on June 2, 2021 and sent to contractors. On June 23, 2021, the Purchasing Division opened and read four (4) responsive and responsible bids. See bid tab attached.

Construction of River Heritage Park Phase III, includes site grading, construction of the riverwalk extension and great lawn feature, site electrical upgrades, and site circulation paths.

Bill Bruce Builders Inc of Eldridge, Iowa was the lowest responsive and responsible bidder submitting a bid.

Funding for this project is from CIP Account 75529681 530350 68013 River Heritage Park Riverwalk Extension. These funds are available from the sale of General Obligation Bonds.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	6/30/2021 - 4:11 PM
Public Works Committee	Moses, Trish	Approved	6/30/2021 - 4:11 PM
City Clerk	Admin, Default	Approved	7/2/2021 - 10:38 AM

Resolution No._____

Resolution offered by Alderman Dunn.

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

RESOLUTION awarding the contract for the River Heritage Park Phase III to Bill Bruce Builders Inc of Eldridge, Iowa in the amount of $749,746.18, and authorizing Mayor Mike Matson or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for the River Heritage Park Phase III project; and

WHEREAS, Bill Bruce Builders Inc was the lowest responsive and responsible bidder submitting a bid.

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

1. the contract for the River Heritage Park Phase III project is awarded to Bill Bruce Builders Inc of Eldridge, Iowa in the amount of $749,746.18; and

2. Mayor Mike Matson or designee is authorized to sign and manage any related agreements.

Passed and approved this 14th day of July, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: RIVER HERITAGE PARK PHASE III

BID NUMBER: 21-127

OPENING DATE: JUNE 23, 2021

FUNDING: 75529681 530350 68013

RECOMMENDATION: AWARD THE CONTRACT TO BILL BRUCE BUILDERS INC. OF ELDRIDGE IA

VENDOR NAME	BID AMOUNT
Bill Bruce Builders Inc of Eldridge IA	**$749,746.18**
Langman Construction Inc of Rock Island IL	$855,852.16
Hawkeye Paving Corp. of Davenport IA	$873,389.83
Tricon General Construction of Dubuque IA	$1,100,462.06

Approved By Krista Keller 6-28-2021
Purchasing Date

Approved By Nicole Gleason 6-28-2021
Dept. Director Date

Approved By Brandi Cox 6-28-21
Budget/CIP Date

Approved By Anthony J. Merritt 06/29/2021
Assist. City Administrator/ CFO Date

City of Davenport

Department: Public Works - Admin
Contact Info: Brad Guy | 563-327-5105

Action / Date
7/14/2021

Subject:
Resolution awarding the contracts for the FY 2022 Sewer Lateral Repair Program, totaling $810,000, to five (5) contractors, and allowing the Public Works Director/Assistant City Administrator the ability to increase quantities for each contract within the Capital Improvement Project budget constraints, CIP #30055. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This program is to repair lateral sewer connections between the City's sewer main and private residences by contract.

Five (5) responses were received on June 8 at 2:30 p.m. The following list contains the contractors that have agreed to the City's determined fair and reasonable pricing for the program and the amounts in which contracts are recommended to be awarded:

1. Petersen Plumbing & Heating: $350,000
2. Hometown Plumbing & Heating: $200,000
3. Tappendorf Plumbing: $100,000
4. River Bend Plumbing: $100,000
5. Hagerty Earthworks: $60,000

It is anticipated that each contract will be awarded additional funds, based on the individual contractor's progress and the needs of the City. The accompanying Resolution provides the Public Works Director/Assistant City Administrator the authority to approve amendments to the contracts in excess of $50,000 without further review by City Council. The total of such amendments shall not exceed the amount available in the CIP. This authority is intended to provide the flexibility for contractors to continue working on repairs without a delay in the work or payment to the contractor.

Funds for the FY 2022 Sanitary Sewer Lateral Repair Program are budgeted in CIP #30055 at $1,250,000.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	6/30/2021 - 2:10 PM
Public Works Committee	Moses, Trish	Approved	6/30/2021 - 2:10 PM
City Clerk	Admin, Default	Approved	7/2/2021 - 11:28 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION awarding the contracts for the FY 2022 Sewer Lateral Repair Program, totaling $810,000, to five (5) contractors, and allowing the Public Works Director/Assistant City Administrator the ability to increase quantities for each contract within the Capital Improvement Project budget constraints, CIP #30055.

WHEREAS, these contracts are required to perform sanitary sewer lateral repairs and provide the flexibility to allow repair work to continue without a delay in the work or payment to the contractor; and

WHEREAS, five (5) responses were received at the appointed time and place for the bid opening; and

WHEREAS, the purchasing process resulted in a recommendation to award contracts for the above said work as follows:

1. Petersen Plumbing & Heating: $350,000
2. Hometown Plumbing & Heating: $200,000
3. Tappendorf Plumbing: $100,000
4. River Bend Plumbing: $100,000
5. Hagerty Earthworks: $ 60,000

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the contract awards for the FY 2022 Sewer Lateral Repair Program, in the previously stated amounts, are hereby approved; and be it

FURTHER RESOLVED, that the Project Manager may recommend increases in quantities, for each contract, within the Capital Improvement Project budget constraints, upon approval of the Public Work Director/Assistant City Administrator.

Passed and approved this 14th day of July, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Eric Gravert | 563-327-5125

Action / Date
7/14/2021

Subject:
Resolution accepting work completed under the Hillandale/Slopertown Intersection project by Langman Construction, Inc of Rock Island, Illinois in the amount of $793,324.13, CIP #35029. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
This project is for the intersection improvements in the area of Hillandale Road and Slopertown Road including removal of existing pavement, excavation, subgrade preparation, staking, road widening for turn lanes, reinforced PCC driving surface, backfill, and seeding.

The project was completed in accordance with City of Davenport requirements in the final amount of $793,324.13 from CIP #35029 and is from the RISE grant from the State of Iowa as well as the sale of General Obligation Bonds.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	6/30/2021 - 2:10 PM
Public Works Committee	Moses, Trish	Approved	6/30/2021 - 2:10 PM
City Clerk	Admin, Default	Approved	7/2/2021 - 11:11 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION accepting work completed under the Hillandale/Slopertown Intersection project by Langman Construction, Inc of Rock Island, Illinois in the amount of $793,324.13, CIP #35029.

WHEREAS, the City of Davenport entered into a contract with Langman Construction, Inc for construction work; and

WHEREAS, work on the project has been satisfactorily completed.

NOW, THEREORE, BE IT REOSLVED by the City Council of the City of Davenport, Iowa that work completed under the Hillandale/Slopertown Intersection project by Langman Construction, Inc of Rock Island, Illinois in the amount of $793,324.13 is hereby accepted.

Passed and approved this 14th day of July, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Eric Gravert | 563-327-5125

Action / Date
7/14/2021

Subject:
Resolution accepting work completed under the Slopertown Reconstruction (Harrison to Division) project by KE Flatwork, Inc of Eldridge, Iowa in the amount of $901,037.27, CIP #35033. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
This project is for the reconstruction of Slopertown Road between Division Street and Harrison Street, including removal of existing pavement, excavation, subgrade preparation, staking, reinforced PCC driving surface, granular shoulders, backfill, and seeding.

The project was completed in accordance with City of Davenport requirements in the final amount of $901,037.27 from CIP #35033 with partial funding from the RISE grant from the State of Iowa, the sale of General Obligation Funds, and from the City of Eldridge.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	6/30/2021 - 2:11 PM
Public Works Committee	Moses, Trish	Approved	6/30/2021 - 2:11 PM
City Clerk	Admin, Default	Approved	7/1/2021 - 6:30 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION accepting work completed under the Slopertown Reconstruction Division to Harrison project by KE Flatwork, Inc of Eldridge, Iowa in the amount of $901,037.27, CIP #35033.

WHEREAS, the City of Davenport entered into a contract with KE Flatwork, Inc of Eldridge, 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 work completed under the Slopertown Reconstruction Harrison to Division project by KE Flatwork, Inc of Eldridge, Iowa in the amount of $901,037.27 is hereby accepted.

Passed and approved this 14th day of July, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Jen Walker | 563-326-6168

Action / Date
7/14/2021

Subject:
Resolution accepting work completed under the East 38th Street Reconstruction (Spring to Belle) project by McClintock Trucking & Excavating, Inc of Silvis, Illinois in the amount of $230,145.70, CIP #35047. [Ward 6]

Recommendation:
Adopt the Resolution.

Background:
This pavement reconstruction project included installation of drain tile, new concrete curbs and driveway approaches, and new concrete pavement. The total project cost was $230,145.70, which was funded using General Obligation Bond proceeds.

ATTACHMENTS:

	Type	Description
	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	6/30/2021 - 2:08 PM
Public Works Committee	Moses, Trish	Approved	6/30/2021 - 2:09 PM
City Clerk	Admin, Default	Approved	7/1/2021 - 6:44 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION accepting work completed under the East 38th Street Reconstruction (Spring to Belle) project by McClintock Trucking & Excavating, Inc of Silvis, Illinois in the amount of $230,145.70, CIP #35047.

WHEREAS, the City entered into a contract with McClintock Trucking & Excavating, Inc; and

WHEREAS, the project limits on East 38th Street were from Spring Street to Belle Avenue; and

WHEREAS, the scope of work included pavement removal, installation of drain tile, paving new curbs and driveway approaches, and paving new street surface using concrete; and

WHEREAS, the final cost for the second year of the contract was $230,145.70; and

WHEREAS, the work of constructing the above-named project has been duly and fully completed by the contractor in accordance with the terms of the contract.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport that work completed under the East 38th Street Reconstruction (Spring to Belle) project by McClintock Trucking & Excavating, Inc of Silvis, Illinois in the amount of $230,145.70 is hereby accepted.

Passed and approved this 14th day of July, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Jen Walker | 563-326-6168

Action / Date
7/14/2021

Subject:
Resolution accepting work completed under the Public Works Fire Training Site project by Valley Construction of Rock Island, Illinois in the amount of $316,698.36, CIP #23048. [Ward 7]

Recommendation:
Adopt the Resolution.

Background:
This this project was the first of three phases to create a Fire Department training facility at Public Works in the yard located off Tremont Avenue. In this phase, the following scope of work was accomplished: demolition of washout bays; grading; installation of water main, storm sewer, and a sanitary sewer lateral; construction of two foundations; and construction of parking areas.

The total project cost was $316,698.36, was funded by General Obligation Bonds.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	6/30/2021 - 2:10 PM
Public Works Committee	Moses, Trish	Approved	6/30/2021 - 2:10 PM
City Clerk	Admin, Default	Approved	6/30/2021 - 3:20 PM

Resolution No. _____

RESOLUTION offered by Alderman Dunn

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

RESOLUTION accepting work completed under the Public Works Fire Training Site project by Valley Construction of Rock Island, Illinois in the amount of $316,698.36, CIP #23048.

WHEREAS, the City entered into contract with Valley Construction; and

WHEREAS, this project was the first of three phases to create a Fire Department training facility at Public Works in the yard located off Tremont Avenue; and

WHEREAS, the scope of work included demolition of washout bays; grading; installation of water main, storm sewer, and a sanitary sewer lateral; construction of two foundations; and construction of parking areas; and

WHEREAS, the final cost of the contract was $316,698.36; and

WHEREAS, the work of constructing the above-named project has been duly and fully completed by the contractor in accordance with the terms of the contract.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport that work completed under the Public Works Fire Training Site project by Valley Construction of Rock Island, Illinois is hereby accepted.

Passed and approved this 14th day of July, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Mike Kramer | 563-327-5141

Action / Date
7/14/2021

Subject:
Resolution accepting work completed under the West 13th Street Reconstruction project by Five Cities Construction of Coal Valley, Illinois in the amount of $591,600.58, CIP #35047. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
The concrete pavement of West 13th Street, between Stark Street and Waverly Road, had diminished into poor condition. The concrete roadway was replaced with a new concrete roadway along with the addition of a rock base and underdrains. Improvements were also made to ADA ramps, sidewalks, and driveway approaches.

The work was performed by Five Cities Construction of Coal Valley, Illinois for a final cost of $591,600.58, CIP #35047

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	6/30/2021 - 2:02 PM
Public Works Committee	Moses, Trish	Approved	6/30/2021 - 2:02 PM
City Clerk	Admin, Default	Approved	6/30/2021 - 3:19 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION accepting work completed under the West 13th Street Reconstruction project by Five Cities Construction of Coal Valley, Illinois in the amount of $591,600.58, CIP #35047.

WHEREAS, the City of Davenport entered into a contract with Five Cities Construction 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 work completed under the West 13th Street Reconstruction project by Five Cities Construction of Coal Valley, Illinois is hereby accepted.

Passed and approved this 14th day of July, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Eric Gravert | 563-327-5125

Action / Date
7/14/2021

Subject:
Resolution accepting work completed under the FY 2021 Sidewalk Program by Hawkeye Paving Corporation of Bettendorf, Iowa in the amount of $167,434.10, CIP #28025. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This sidewalk program was used to repair existing sidewalks throughout the City. Locations were based on citizens that elected to utilize the 50/50 cost share program, areas where City tree roots caused problems, and Cartegraph requests.

The contract of $167,434.10 was budgeted in CIP #28025.

ATTACHMENTS:

	Type	Description
	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	6/30/2021 - 2:06 PM
Public Works Committee	Moses, Trish	Approved	6/30/2021 - 2:07 PM
City Clerk	Admin, Default	Approved	6/30/2021 - 3:20 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION accepting work completed under the FY 2021 Sidewalk Program by Hawkeye Paving Corporation of Bettendorf, Iowa in the amount of $167,434.10, CIP #28025.

WHEREAS, the City of Davenport entered into a contract with Hawkeye Paving Corporation 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 worked completed under the FY 2021 Sidewalk Program by Hawkeye Paving Corporation of Bettendorf, Iowa is hereby accepted.

Passed and approved this 14th day of July, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Finance
Contact Info: Mallory Merritt | 563-326-7792

Action / Date
7/14/2021

Subject:
Resolution awarding the contract for architectural and engineering services for the Fire Station 3 Project to OPN Architects of Cedar Rapids, Iowa in an amount not-to-exceed $382,600, CIP #63012. [Ward 7]

Recommendation:
Adopt the Resolution.

Background:
In connection with the City Administrator's CY 2021 Workplan, and in alignment with the policy directives and goals set forth by the City Council, the City sought qualified firms for the design of a new fire station to replace the existing Fire Station 3. Because of its age, space, and access problems, along with the location in the flood plain, this station will be relocated to 4210 North Brady Street, and the land has already been acquired. The relocation of this station was also a primary recommendation by the Matrix Consulting Group based on increased call volume in the northern part of the City and to accommodate for commercial, industrial, and residential growth.

On April 26, 2021, a Request for Qualifications (RFQ) was issued and sent to architectural and engineering firms. On May 28, 2021, the Purchasing Division opened and announced twelve (12) proposals. See the attached bid tabulation.

A committee reviewed all proposals and interviewed four firms through on-site presentations.

OPN Architects is recommended for this project and has a focus on civic construction projects, including completion of several fire station design projects both in Iowa and the surrounding mid-west.

Funding for this project is from CIP #63012.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Exhibit	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	6/30/2021 - 9:24 PM
Finance Committee	Merritt, Mallory	Approved	6/30/2021 - 9:24 PM
City Clerk	Admin, Default	Approved	7/2/2021 - 11:00 AM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION awarding the contract for architectural and engineering services for the Fire Station 3 Project to OPN Architects of Cedar Rapids, Iowa in an amount not-to-exceed $382,600, CIP #63012.

WHEREAS, the City of Davenport seeks to relocate Fire Station 3 to property located at 4210 North Brady Street and construct a new station; and

WHEREAS, this recommendation is due to the current building's age, space, and access problems, as well as to accommodate for commercial, industrial, and residential growth in the northern corridor of the City; and

WHEREAS, the City must begin this process by engaging with a qualified architectural and engineering services provider to prepare building specifications.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the contract for architectural and engineering services for the Fire Station 3 Project is awarded to OPN Architects of Cedar Rapids, Iowa in an amount not-to-exceed $382,600, and the contract may be fully executed by the Mayor or designee.

Passed and approved this 14th day of July, 2021.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
RFP TABULATION

DESCRIPTION: ARCHITECTURAL/ENGINEERING SERVICES FOR DESIGN OF NEW FIRE STATION 3

BID NUMBER: 21-106

OPENING DATE: MAY 28, 2021

RECOMMENDATION: AWARD THE CONTRACT TO OPN ARCHITECTS OF CEDAR RAPIDS IA

VENDOR NAME	**LOCATION**
OPN ARCHITECTS	**CEDAR RAPIDS IA**
[Design][Build] by architects	East Moline IL
BKV Group	Minneapolis MN
Bray Architects	Davenport IA
Bruner, Cooper & Zuck Inc	Bettendorf IA
FEH Design (FEH Associates)	Dubuque IA
Legat Architects Inc	Moline IL
Origin Design	Davenport IA
Prochaska & Associates	Omaha NE
Shive-Hattery Inc	Moline IL
Solum Lang Architects LLC	Cedar Rapids IA
The Galante Architecture Studio	Cambridge MA

Approved By _____
Purchasing Date

Approved By _____
Dept. Director Date

Approved By _____
Budget/CIP Date

Approved By _____
Assistant City Administrator/ Finance Director Date

City of Davenport

Department: Public Safety **Action / Date**
Contact Info: Brian Krup | 563-326-6163 **7/14/2021**

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

Harve Sultan; Party; 906 North Pine Street; Saturday, July 17, 2021 12:00 p.m. - 4:00 p.m.; Outdoor music, over 50 dBA. [Ward 3]

Circle Tap; Private Birthday Party on the Patio; 1345 West Locust Street; Saturday, July 17, 2021 6:00 p.m. - 10:30 p.m.; Outdoor band, over 50 dBA. [Ward 4]

Mac's Tavern, Carriage Haus, Daiquiri Factory, and Kilkenny's; 3rd Street Bix Bash Music Festival; Downtown (Ripley Street to Harrison Street); 6:00 p.m. Friday, July 23, 2021 - 12:00 a.m. Saturday, July 24, 2021 and 11:00 a.m. Saturday, July 24, 2021 - 12:00 a.m. Sunday, July 25, 2021.; Outdoor music/band, over 50 dBA. [Ward 3]

The Office, Boozie's, and Analog Arcade Bar; Bix Fest; Downtown (Main Street to Brady Street); Friday, July 23, 2021 5:00 p.m. - 11:00 p.m. and Saturday, 12:00 p.m. - 11:00 p.m.; Outdoor music/band, over 50 dBA. [Ward 3]

Front Street Brewery, Crafted QC, Bootleg Hill Honey Meads, Barrel House, Stompbox Brewing, Theo & Co, and Backwater Crossfit; Party on Pershing; Downtown; 12:00 p.m. - 11:00 p.m. Friday, July 23, 2021 and 10:00 a.m. - 11:00 p.m. on Saturday, July 24, 2021; Outdoor music/band, over 50 dBA. [Ward 3]

Dam View Inn; Bix Celebration; 410 East 2nd Street; 5:00 p.m. Friday, July 23, 2021 - 12:00 a.m. Saturday, July 24, 2021 and 10:00 a.m. Saturday, July 24, 2021 - 12:00 a.m. Sunday, July 25, 2021; Outdoor music/band, over 50 dBA. [Ward 3]

Tyler Mitchell; Bags and Brews; Lindsay Park | 2200 East 11th Street; Saturday, August 14, 2021 12:00 p.m. - 5:00 p.m.; Outdoor music, over 50 dBA. [Ward 6]

Village of East Davenport Business Association; Wine Walk; Village of East Davenport; Saturday, August 21, 2021 2:00 p.m. - 6:00 p.m.; Outdoor music, over 50 dBA. [Wards 5 & 6]

Recommendation:
Pass the Motion.

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

Note: the Wine Walk request was approved at the June 9 Council Meeting, but was approved for the wrong date. The correct date is *August 21*, not August 14.

Note: the Bags and Brew request was approved at the April 14 Council Meeting, but had to be

rescheduled due to a conflict on August 28. *August 14* is the new date.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Sultan Noise Variance Petition

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	7/2/2021 - 10:41 AM

CITY OF DAVENPORT

NOISE VARIANCE PETITION FOR SPECIAL EVENTS

On the 17 day of JULY, 2021, there is proposed an event which will include outdoor music or band, requested by Hane S Sutton, during the hours of 12 PM - 4 PM.

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

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT CONCERNED
834 N Pine St			
Judith Holland	✓		
Caitlin Richards 817 N Pine	✓		
Kaitlyn Holland 903 N Pine	✓		
Adam Paull 909 N. Pine	✓		
Josh & Jenna 927 N. Pine	✓		
Cory 929 N. pine	✓		
Terry & Kelley Young 951 N pine	✓		
Kay Bartosek 939 N Pine	✓		
Robert Branch 940 N Pine	✓		
Eryn Hollembaek 914 N Pine	✓		
Adam Richard 923 N Pine	✓		
Madison Juras 828 Belmont	✓		

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

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

Hane S Sutton 6/16/2021
Signature of Applicant Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com

City of Davenport

Department: Public Safety **Action / Date**
Contact Info: Jamie Swanson | 563-326-7795 **7/14/2021**

Subject:
Motion approving beer and liquor license applications.

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

Ward 3

Baked Beer & Bread Co (MemeCat, LLC) - 500 E 3rd St Parking Lot - Temporary Outdoor Event July 22-26 - License Type: Class C Liquor

Dam View Inn (VanDamQC, LLC) - 410 E 2nd St - Extended Outdoor Area July 23-25 “Dam View Inn Bix” - License Type: Class C Liquor

Endless Brews (Endless Brews, LLC) – 320 LeClaire St Parking Lot - Temporary Location Transfer July 24-25 - Outdoor Area - License Type: Class B Beer

Bootleg Hill Honey Meads (Bootleg Hill, LLC) - 321 E 2nd St - Extended Outdoor Area July 23-24 “Party on Pershing” - License Type: Class C Native Wine

Downtown Davenport Partnership (Quad Cities Chamber) - W 3rd St between Ripley St and Brady St - Temporary Outdoor Event July 21-25 “Bix Bash Music Festival” - License Type: Beer/Wine

Front Street Brewery (Front St Brewery, Inc) - 208 E River Dr - Extended Outdoor Area July 22-26 “Party on Pershing” - License Type: Class C Liquor

Stompbox Brewing (JPX2ME, LLC) - 210 E River Dr Unit 101 - Extended Outdoor Area July 23-24 “Party on Pershing” - License Type: Class C Liquor

Analog Arcade Bar (Analog, LLC) - 302 Brady St - Temporary Outdoor Area July 23-24 “Bix Bash Music Festival” - License Type: Class C Liquor

Boozies Bar and Grill (BZE Holdings, Inc) - 114 1/2 W 3rd St - 302 Brady St - Temporary Outdoor Area July 23-25 “Bix Bash Music Festival” - License Type: Class C Liquor

Carriage Haus (Smoking Haus Entertainment) - 312 W 3rd St - 302 Brady St - Extended Outdoor Area July 23-25 “Bix Bash Music Festival” - License Type: Class C Liquor

Kilkenny's Pub & Eatery (Kilkenny's Pub, Inc) - 300 W 3rd St - 302 Brady St - Extended Outdoor Area July 22-25 “Bix Bash Music Festival” - License Type: Class C Liquor

Mac's Tavern (Failte, Inc) - 316 W 3rd St - 302 Brady St - Extended Outdoor Area July 22-25 “Bix Bash Music Festival” - License Type: Class C Liquor

The Office (Local 563 Cocktail Lounge, LLC) - 116 W 3rd St - Extended Outdoor Area July 23-25 “Bix Bash Music Festival” - License Type: Class C Liquor

Ward 6

Russell Facilities Management (S.J. Russell, LC) – Lindsay Park | 2200 E 11th St – Outdoor Event “Heights of the Era” July 23-24 – License Type: Beer/Wine

Uptown Bar & Grill (TBS Enterprises, LLC) - 1019 Mound St - Permanent Location Transfer - License Type: Class C Liquor

Ward 7

CASI (Center for Active Seniors, Inc) - 1035 W Kimberly Rd - Extended Outdoor Area July 16-20 “Rock the Lot” - License Type: Class C Liquor

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

Ward 1

Kwik Shop #584 (Kwik Shop, Inc) - 3624 W Locust St - License Type: Class C Beer

Veterans of Foreign Wars, F W Galbraith Post #828 (Veterans of Foreign Wars, FW Galbraith Post #828) - 101 S Linwood Ave - License Type: Class A Liquor

Ward 2

Walgreens #03595 (Walgreen Co) - 1720 W Kimberly Rd - License Type: Class E Liquor

Ward 3

Front Street Brewery, Inc (Front Street Brewery, Inc) - 421 W River Dr - Outdoor Area - License Type: Class C Liquor

La Finca LLC (La Finca, LLC) - 916 W 2nd St - License Type: Class B Beer

Geezer's Drafthouse (Geezer's, Inc) - 1654 W 3rd St - Outdoor Area - License Type: Class C Liquor

The Current (Putnam Landlord, LLC) - 128-30 W 2nd St - Outdoor Area - License Type: Class B Liquor

Cru 221 (Cru 221, LLC) - 221 Brady St - License Type: Class C Liquor

Miss Phay Cafe (Miss Phay Café, Inc) - 510-512 Brady St - Outdoor Area - License Type: Class C Liquor

Mantra Indian Restaurant (Madan, LLC) - 220 N Harrison St - License Type: Beer/Wine

Ward 4

The Circle Tap (The Circle Tap, Inc) - 1345 W Locust - Outdoor Area - License Type: Class C Liquor

Walgreens #05239 (Walgreen Co) - 1660 W Locust St - License Type: Class E Liquor

Ward 5

Expresslane (Expresslane, Inc) - 1909 Harrison St - License Type: Class C Beer

Rudy's Tacos (LaRosa S A, Inc) - 2214 E 11th St - Outdoor Area - License Type: Class C Liquor

Rookie's Sports Bar (Rookies, Inc) - 2818 Brady St - License Type: Class C Liquor

Walgreens #11709 (Walgreen Co) - 1805 Brady St - License Type: Class E Liquor

Ward 6

Cafe Indigo (Cafe Indigo, LLC) - 4925 Utica Ridge Rd - Outdoor Area - License Type: Class C Liquor

Hy-Vee (Hy-Vee, Inc) - 1815 E Kimberly Rd - Outdoor Area - License Type: Class C Liquor

Jersey Grille (Jersey Grille, Inc) - 5255 Jersey Ridge Rd - Outdoor Area - License Type: Class C Liquor

Walgreens #06186 (Walgreen Co) - 4011 E 53rd St - License Type: Class E Liquor

Ward 7

Express Lane Gas and Food Mart (Expresslane Inc) - 3622 Brady St - License Type: Class B Liquor

The Filling Station (Bar Management, LLC) - 305 E 35th St - Outdoor Area - License Type: Class C Liquor

Hi Ho Mongolian Grill (Hi Ho Mongolian Grill, Inc) - 901 Kimberly Rd Ste 15 - License Type: Beer/Wine

Kwik Star #280 (Kwik Trip, Inc) - 301 W Kimberly Rd - License Type: Class C Beer

The Liquor Stop LLC (The Liquor Stop, LLC) - 211 W 53rd St - License Type: Class E Liquor

Walgreens #04041 (Walgreen Co) - 1525 E Kimberly - License Type: Class E Liquor

Ward 8

Iowa Machine Shed (Machine Shed, LLC) - 7250 Northwest Blvd - License Type: Class C Liquor

Kwik Star #215 (Kwik Trip, Inc) - 100 W 65th St - License Type: Class C Beer

Recommendation:
Pass the Motion.

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

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Admin, Default	Approved	7/2/2021 - 10:29 AM

City of Davenport

Department: Public Works - Admin
Contact Info: Clay Merritt | 563-888-3055

Action / Date
7/14/2021

Subject:
Motion accepting work completed under the City Hall Security Upgrade project by Precision Builders, Inc of Bettendorf, Iowa in the amount of $95,969.26, CIP #23053. [Ward 3]

Recommendation:
Pass the Motion.

Background:
The project was for enhanced security on first floor of City Hall. The Human Resources and Revenue reception counters were enclosed with glass with and recessed transaction trays were installed. This improvement will also be in alignment with the CARES Act.

Work has been satisfactorily completed by Precision Builders, Inc of Bettendorf, Iowa. The final cost for the project was $95,969.26.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	6/30/2021 - 1:55 PM
Public Works Committee	Moses, Trish	Approved	6/30/2021 - 1:55 PM
City Clerk	Admin, Default	Approved	7/1/2021 - 6:35 PM

City of Davenport

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

Action / Date
7/14/2021

Subject:
Motion awarding the contract for the Sunderbruch Trail Repairs project to Valley Construction Company of Rock Island, Illinois in the amount of $79,930, CIP #28030. [Ward 1]

Recommendation:
Pass the Motion.

Background:
An Invitation to Bid was issued on June 14, 2021 and sent to contractors. On June 28, 2021, the Purchasing Division opened and read two (2) responsive and responsible bids. See bid tab attached.

The work includes the furnishing of all labor, materials, equipment, and services necessary for HMA trail repairs including but not limited to survey, subdrain, subgrade, HMA pavement, off-road trail connections, and seeding.

Valley Construction Company was the lowest responsive and responsible bidder. They have successfully performed this type of work for the City in the past.

Funding for this project is from the CIP #28030 Recreational Path Reconstruction. These funds are from the sale of General Obligation Bonds.

ATTACHMENTS:

	Type	Description
🗋	Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	6/30/2021 - 4:11 PM
Public Works Committee	Moses, Trish	Approved	6/30/2021 - 4:11 PM
City Clerk	Admin, Default	Approved	7/1/2021 - 7:12 PM

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: SUNDERBRUCH TRAIL REPAIRS

BID NUMBER: 21-129

OPENING DATE: JUNE 28, 2021

FUNDING: 70634682 530350 28030

RECOMMENDATION: AWARD THE CONTRACT TO VALLEY CONSTRUCTION COMPANY OF ROCK ISLAND IL

VENDOR NAME	BID AMOUNT
Valley Construction Company of Rock Island IL	**$79,930**
Langman Construction Inc of Rock Island IL	$93,120

Approved By Kristi Keller 6-29-2021
Purchasing Date

Approved By Nicole Gleason June 29, 2021
Dept. Director Date

Approved By Brandi Cox 6-29-21
Budget/CIP Date

Approved By Mallory J. Merritt 06/29/2021
Assist. City Administrator/ CFO Date

City of Davenport

Department: Public Works - Admin **Action / Date**
Contact Info: Thomas Vesalga | 563-326-7783 **7/14/2021**

Subject:
Motion accepting the Federal Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) grant offer of $23,000 and approving the associated Grant Agreement between the City of Davenport and the Federal Aviation Administration. [Ward 8]

Recommendation:
Pass the Motion.

Background:
As announced by the Secretary of Transportation, the Davenport Municipal Airport became eligible for grant funding under the Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) (Public Law 116-260). These funds are to assist airports in addressing the COVID-19 public health emergency. The Federal Aviation Administration mandate states that these funds shall be used for any purpose for which airport revenues may be lawfully used.

Application for Federal Assistance (OMB SF-424) for the Davenport Municipal Airport for the CRSSAA funding amount of $23,000 was provided by the FAA to receive the CRSSAA funding. The Davenport Municipal Airport has chosen to use all of its CRSSAA funds for operational expenses in the form of debt service.

There is no local match requirement to receive these funds.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	6/30/2021 - 1:55 PM
Public Works Committee	Moses, Trish	Approved	6/30/2021 - 1:56 PM
City Clerk	Admin, Default	Approved	7/1/2021 - 7:13 PM

City of Davenport

Department: Finance
Contact Info: Chad Dyson | 563-326-7817

Action / Date
7/14/2021

Subject:
Motion awarding the contract for the Junior Theatre Lighting Upgrade to Top-Notch Productions Inc of Davenport, Iowa in the amount of $59,909.60. [Ward 5]

Recommendation:
Pass the Motion.

Background:
On June 1, 2021, an Invitation to Bid was issued and sent to vendors. On June 22, 2021, the Purchasing Division opened and read one responsive and responsible bid. See bid tab attached.

This contract is for a new lighting system at Junior Theatre. The lighting system in the Nighswander Junior Theatre has failed. The CD80 Strand dimmer rack that was installed in the theatre was originally installed down at the Adler Theatre in 1990 and moved to Junior Theatre in 2005. It served the Junior Theatre faithfully for almost 15 years until this last fall when it failed. Currently staff is only able to run enough hardwired lights to turn lights on and off onstage, but nothing theatrical whatsoever, and is unable to host or present a theatrical production or dance recital.

Junior Theatre Inc is directly purchasing all lighting equipment that will be used in the new system. These items can simply be plugged in and connected to the new system.

Funding for this project is from the Parks Development Program.

ATTACHMENTS:

Type	Description
Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	6/30/2021 - 5:13 PM
Finance Committee	Merritt, Mallory	Approved	6/30/2021 - 5:13 PM
City Clerk	Admin, Default	Approved	7/2/2021 - 11:03 AM

CITY OF DAVENPORT, IOWA
RFP TABULATION

DESCRIPTION: JUNIOR THEATRE LIGHTING UPGRADE

BID NUMBER: 21-125

OPENING DATE: JUNE 22, 2021

ACCOUNT NUMBER: PARK DEVELOPMENT PROGRAM

RECOMMENDATION: AWARD THE CONTRACT TO TOP-NOTCH PRODUCTIONS INC OF DAVENPORT IA

VENDOR NAME	PRICE
Top-Notch Productions Inc of Davenport IA	**$59,900**

Approved By _____ 6-29-2021
Purchasing Date

Approved By _____ 6/29/21
Dept. Director Date

Approved By _____ 06/29/21
Budget/CIP Date

Approved By _____ 06/29/2021
Assistant City Administrator/ Finance Director Date

City of Davenport

Department: Finance
Contact Info: Nicole Gleason | 563-327-5150

Action / Date
7/14/2021

Subject:
Motion approving the purchase of upfitting equipment for five (5) Police Department SUVs from Keltek Inc of Baxter, Iowa in the amount of $71,397.30 from State of Iowa DAS bid MA005 5090E, CIP #24022. [All Wards]

Recommendation:
Pass the Motion.

Background:
The Police Department has recently purchased five (5) new SUV squad units. This purchase is for the upfitting of the five vehicles to convert them into patrol squad units.

The purchase from Keltek, Inc is from State of Iowa DAS bid MA005 5090E. The total for purchase and installation for the five vehicles is $71,397.30.

The funding for this purchase is from account 76516675 530350 24022 Public Safety Vehicles, with a current balance of $89,483. This CIP includes funds from the General Fund and Local Option Sales Tax.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	6/30/2021 - 1:56 PM
Public Works Committee	Moses, Trish	Approved	6/30/2021 - 1:56 PM
City Clerk	Admin, Default	Approved	7/1/2021 - 7:21 PM