CITY COUNCIL MEETING

City of Davenport, Iowa

Wednesday, June 28, 2023; 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 14, 2023.

VI. City Administrator Update

VII. Report on Committee of the Whole

Approval of the Report on Committee of the Whole for June 21, 2023.

VIII. Appointments, Proclamations, Etc.

A. Appointments

1. Parks & Recreation Advisory Board
- Arsal Shareef (2nd Ward | new appointment)
- Andrew Dasso (At-Large | new appointment)

B. Proclamations

1. Red, White and Boom Military & Arsenal Appreciation Day | July 3, 2023

IX. Petitions and Communications from Council Members and the Mayor

X. Individual Approval of Items on the Discussion Agenda

1. Third Consideration: Ordinance amending Chapter 2.34 entitled "Department of Public Works" and Section 2.30.080 entitled "City Administrator – Additional Duties" of the Municipal Code of Davenport, Iowa to state again the existing ability to align operational areas with organizational resources and needs. [All Wards]

2. Resolution amending the FY 2023 Operating Budget. [All Wards]

3. Motion approving the appeal to overturn the Historic Preservation Commission's decision to deny Case COA23-18, a request to install vinyl windows at the J. Monroe Parker-Ficke House, located at 1208 Main Street, a locally designated historic landmark within the College Square Historic District (Lane & Waterman LLP, on behalf of Delt 100 Alumni Counsel LLC). [Ward 3]

YES VOTE OVERTURNS HISTORIC PRESERVATION COMMISSION DECISION; NO VOTE UPHOLDS HISTORIC PRESERVATION COMMISSION DECISION.

XI. 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. First Consideration: Ordinance amending Schedule V Four-Way Stop Intersections of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding Utah Avenue at Telegraph Road thereto. [Ward 1]

2. First Consideration: Ordinance amending Chapter 13.28 entitled "Surface Drains" of the Municipal Code of Davenport, Iowa by amending Subsection 13.28.030 for language clean-up and clarity. [All Wards]

3. Resolution approving Case CP23-01 being the request of the City of Davenport to amend the Davenport +2035 Comprehensive Plan by assigning Future Land Use Map classifications to the approximately 475 acres of land roughly bounded by Slopertown Road, Hillandale Road, Northwest Boulevard, and 130th Avenue. [Ward 8]

4. Resolution approving Case F23-05 being the request of Macerich North Park Mall LLC for a final plat of NorthPark Office Max Addition, a 1-lot subdivision on 2.1 acres located at 320 West Kimberly Road. [Ward 7]

5. Resolution setting a Public Hearing on the proposed conveyance of City-owned property located at 626 Taylor Street to The 180 Zone, Inc (Petitioner). [Ward 3]

6. Resolution setting a Public Hearing on the proposed conveyance of City-owned property located in the 300 block of West 16th Street to Davis Priority Properties, LLC (Petitioner). [Ward 5]

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

   Elaine Folker; Fun on the First; 2300 block of Ripley Street; 4:00 p.m. - 9:00 p.m. Saturday, July 1, 2023; **Closure:** Ripley Street from West Dover Court to West Rusholme Street. [Ward 4]

   Tim Shea; Belle Court 4th of July Block Party; 6123 Belle Court; 11:00 a.m. - 11:00 p.m. Tuesday, July 4, 2023; **Closure:** Belle Court from East 61st Street to Parkview Lane. [Ward 8]

   Quad City Arts; Riverssance Festival of Fine Art; Lindsay Park | 2200 East 11th Street; 8:00 a.m. Friday, September 15, 2023 - 7:00 p.m. Sunday, September 17, 2023; **Closure:** East 11th Street from Jersey Ridge Road to Hillcrest Avenue. [Ward 5]

8. Resolution approving the plans, specifications, form of contract, and estimate of cost for the West 83rd Street and North Zenith Avenue Extension project,

CIP #36063. [Ward 2]

9. Resolution approving the plans, specifications, form of contract, and estimate of cost for the 2023-2024 Sewer and Manhole Rehabilitation Program, CIP #30057. [All Wards]
10. Resolution approving the plans, specifications, form of contract, and estimate of cost for the South Clark Street (Rockingham Road to Black Hawk Creek) Rehabilitation project, CIP #35062. [Ward 1]
11. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Duck Creek Trail Mill and Overlay project, CIP #28030. [Ward 7]
12. Resolution approving the plans, specifications, form of contract, and estimate of cost the 2023 Commercial Alley Program, CIP #35038. [Ward 3]
13. Resolution approving the plans, specifications, form of contract, and estimate of cost the 2023 Residential Alley Program, CIP #35038. [Wards 3, 5, & 6]
14. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Dohse Splash and Play project, #ARP 10. [Ward 1]
15. Resolution awarding a contract for the Village of East Davenport Lighting project to Davenport Electric Contract Company of Davenport, Iowa in the amount of $261,597.99, CIP #60037. [Ward 5]
16. Resolution accepting work completed under the FY 2023 Sealcoat Road Rehabilitation Program by CDMI Concrete Contractors Inc of Port Byron, Illinois in the amount of $761,039.08, CIP #35062. [Wards 1 & 2]
17. Resolution authorizing the submission of an application to the United States Department of Transportation's Safe Streets and Roads for All Grant Program for assistance to improve safe, multi-modal transportation throughout the City. [Wards 6, 7, & 8]
18. Resolution approving the renewal of general and auto liability, property, and workers' compensation insurance as well as related professional services for FY 2024 with multiple insurance companies in the amount of $1,864,565. [All Wards]
19. Resolution ratifying the emergency purchase for the two-phased demolition project of 324 North Main Street to D.W. Zinser Company Inc of Walford, Iowa in the amount of $1,247,732.81. [Ward 3]
20. Motion approving noise variance requests on the listed dates and times for outdoor events.

    Tim Shea; Belle Court 4th of July Block Party; 6123 Belle Court; 11:00 a.m. - 11:00 p.m. Tuesday, July 4, 2023; Outdoor music/band, over 50 dBA. [Ward 8]

    Dam View Inn; Bix Party; 410 East Second Street; 8:00 a.m. Saturday, July 29, 2023 - 12:00 a.m. Sunday, July 30, 2023; Outdoor music/band, over 50 dBA. [Ward 3]

Quad City Arts; Riverssance Festival of Fine Art; Lindsay Park | 2200 East 11th Street; 10:00 a.m. - 5:00 p.m. Saturday, September 16, 2023 and 10:00 a.m. - 4:00 p.m. Sunday, September 17, 2023; Outdoor music/band, over 50 dBA. [Ward 5]

21. Motion approving beer and liquor license applications.

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

Ward 3

The Garrison (Endeavor Management Group, LLC) - 131 West 2nd Street - New License with Outdoor Area - License Type: Class C Liquor (On-Premises)

The River's Edge (City of Davenport) - 700 West River Drive - License Upgrade - License Type: Class C Liquor (On-Premises)

Ward 8

Red Hawk Golf Course (City of Davenport) - 6364 Northwest Boulevard - License Upgrade with Outdoor Area - License Type: Class C Liquor (On-Premises)

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

Ward 1

Emeis Golf Course (City of Davenport) - 4500 West Central Park Avenue - License Type: Class C Liquor (On-Premises)

Smokin' Joe's Tobacco and Liquor Outlet #1 (The Outlet, Inc) - 3120 Rockingham Road - License Type: Class E Liquor (Carry-Out)

Ward 4

Smokin' Joe's Tobacco and Liquor Outlet #2 (The Outlet, Inc) - 1606 West Locust Street - License Type: Class E Liquor (Carry-Out)

Ward 6

Duck Creek Golf Course (City of Davenport) - 3000 East Locust Street - License Type: Class C Liquor

Ward 7

Kwik Star #294 (Kwik Trip, Inc) - 1650 West Kimberly Road - License Type: Class B Retail Alcohol (Carry-Out)

Smokin' Joe's Tobacco and Liquor Outlet #8 (The Outlet, Inc) - 902 West Kimberly Road #55-56 - License Type: Class E Liquor (Carry-Out)

22. Motion approving a contract for engineering services for the Modern Woodmen Park Fire Suppression System Replacement project with IMEG Corp of Rock Island, Illinois in the amount of $54,900, CIP #23049. [Ward 3]

23. Motion approving the purchase of a Crafco SS125 Crack Sealer from Logan Contractors Supply of Davenport, Iowa in the amount of $63,049.60 using Sourcewell contract #080521-CFC. [All Wards]

24. Motion approving Change Order #1 to N.J. Miller, Inc of Bettendorf, Iowa in the amount of $81,145 for the East Central Park Avenue (Brady Street to Pershing Avenue) Reconstruction project , CIP #35061. [Ward 5]

25. Motion considering a waiver (temporary deferral) of sidewalk installation for the River Bend Foodbank project located at 4010 Kimmel Drive. [Ward 1]

XII. Other Ordinances, Resolutions and Motions

XIII. 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 City Council cannot take action on any complaint or suggestions tonight, and cannot respond to any allegations at this time.
Please state your name and ward for the record. There is a three (3) minute time limit. Please end your comments promptly.

XIV. Reports of City Officials

XV. Adjourn

City of Davenport

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

Action / Date
6/28/2023

Subject:
Approval of the City Council Meeting minutes for June 14, 2023.

ATTACHMENTS:

Type	Description
Exhibit	CC Min 061423

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	6/23/2023 - 3:40 PM

City of Davenport, Iowa

City Council Meeting Minutes

Wednesday, June 14, 2023

The City Council of Davenport, Iowa met in regular session on Wednesday, June 14, 2023 at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street, Davenport, Iowa with Mayor Matson presiding and all Aldermen present except Alderwoman Dickmann (*In person:* Alderman Dunn, Alderman Kelly, Alderwoman Meginnis, Alderwoman Lee, Alderman Gripp, Alderman Condon, Alderman Cornette, and Alderman Jobgen; *Via telephone:* Alderman Ortiz).

I. Moment of Silence

II. Pledge of Allegiance | Led by Alderman Condon

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes **APPROVED**

Approval of the City Council Meeting minutes for May 24, 2023.

VI. City Administrator Update

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

Approval of the Report on Committee of the Whole for June 7, 2023.

CITY HALL, 226 WEST 4TH STREET, COUNCIL CHAMBERS, Davenport, Iowa, Wednesday, June 7, 2023 -- The Davenport City Council met in Committee of the Whole at 5:30 p.m. with Mayor Matson presiding. The Council observed a moment of silence. Pledge of Allegiance led by Alderman Gripp. Upon the roll being called, all Aldermen were present (Alderman Dunn, Alderman Kelly, Alderwoman Meginnis, Alderwoman Lee, Alderman Gripp, Alderman Condon, Alderman Cornette, Alderwoman Dickmann, Alderman Jobgen, and Alderman Ortiz).

The following Public Hearing was held: ***Public Works:*** *1. on the plans, specifications, form of contract, and estimate of cost for the West Locust Street (North Division Street to Marquette Street) Resurfacing project, CIP #35061.*

The following Proclamation was issued: LGBTQ+ Pride Month | June 2023, ***ISSUED 2023-249.***

Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) ***Community Development:*** *Alderman Gripp reviewed all items listed. On motion by Alderwoman Lee, second by Alderman Jobgen all items moved to the Consent Agenda.* ***Public Safety:*** *Alderman Jobgen reviewed all items listed. On motion by Alderwoman Dickmann, second by Alderman Ortiz all items moved to the Consent Agenda.* ***Public Works:*** *Alderman Dunn reviewed all items listed. On motion by Alderman Kelly, second by Alderman Ortiz item #1, Second Consideration: Ordinance amending Chapter 2.34 entitled "Department of Public Works" and Section 2.30.080 entitled "City Administrator – Additional Duties" of the Municipal Code of Davenport, Iowa to state again the existing ability to align operational areas with organizational resources and needs, and item #7, Resolution approving a downtown services agreement with the Quad Cities Chamber of Commerce dba Downtown Davenport Partnership for the provision of downtown garbage removal, parking ramp cleaning, pocket park maintenance, and Skybridge cleaning services, moved to the Discussion Agenda and all other items moved to the Consent Agenda.* ***Finance:*** *Alderman Condon reviewed all items listed. Alderman Cornette moved a motion that the funding for item #3, Resolution ratifying the Displacement Assistance Program related to 324 Main Street in an amount not to exceed $600,000, come from the Main Street Landing project, seconded by Alderwoman Lee. Upon the roll being called, the following Aldermen voted aye:*

Kelly, Lee, Jobgen, and Cornette; the following Aldermen voted nay: Dunn, Dickmann, Condon, Gripp, Meginnis, and Ortiz; and the motion failed. On motion by Alderman Cornette, second by Alderwoman Dickmann all items moved to the Consent Agenda except item #4, Resolution setting a Public Hearing on amending the FY 2023 Operating Budget, which would be voted on later on the agenda.

Other Ordinances, Resolutions and Motions: Alderman Dunn moved a motion for suspension of the rules to vote on the Resolution setting a Public Hearing on amending the FY 2023 Operating Budget, seconded by Alderman Gripp. Upon the roll being called, all Aldermen presented voted aye and the rules were suspended.

On motion by Alderman Gripp, second by Alderwoman Meginnis and all Aldermen present voting aye, the following Resolution was adopted:

1. Resolution setting a Public Hearing on amending the FY 2023 Operating Budget. [All Wards]
ADOPTED 2023-250

*Council adjourned at **7:19 p.m.***

VIII. Petitions and Communications from Council Members and the Mayor

IX. Individual Approval of Items on the Discussion Agenda

1. *On motion by Alderwoman Meginnis, second by Alderman Dunn and all Aldermen present voting aye, the following Ordinance moved to third consideration:*

Second Consideration: Ordinance amending Chapter 2.34 entitled "Department of Public Works" and Section 2.30.080 entitled "City Administrator – Additional Duties" of the Municipal Code of Davenport, Iowa to state again the existing ability to align operational areas with organizational resources and needs. [All Wards] **MOVED TO THIRD CONSIDERATION**

2. *On motion by Alderwoman Meginnis, second by Alderman Dunn and all Alderman present voting aye, the following Resolution was adopted:*

Resolution approving a downtown services agreement with the Quad Cities Chamber of Commerce dba Downtown Davenport Partnership for the provision of downtown garbage removal, parking ramp cleaning, pocket park maintenance, and Skybridge cleaning services. [Ward 3] **ADOPTED 2023-251**

X. Approval of All Items on the Consent Agenda

Alderwoman Lee requested that item #12 be removed from the Consent Agenda for further discussion. After discussion, the item was placed back on the Consent Agenda.

On motion by Alderman Dunn, second by Alderman Gripp and all Aldermen present voting aye with Alderman Condon abstaining from item #12, the Consent Agenda was approved as follows:

1. Resolution approving a HOME-funded development agreement for the construction of three single-family homes in the City of Davenport (Habitat for Humanity QC, Petitioner). [Wards 3 & 4] **ADOPTED 2023-252**

2. Resolution approving street, lane, or public ground closures on the listed dates and times for outdoor events. **ADPOTED 2023-253**

LeeAnn Mendez; Mendez Block Party; 6918 Wilkes Avenue; 9:00 a.m. - 11:00 p.m. Tuesday, July 4, 2023; **Closure:** Wilkes Avenue between West 69th and West 70th Streets. [Ward 8]

Kendra and Andrew Kaufman; Oak Street Block Party; 4415 North Oak Street; 3:00 p.m. - 11:00 p.m. Tuesday, July 4, 2023; **Closure:** North Oak Street from West 43rd Street to West 45th Street. [Ward 2]

Beaux Arts Fund Committee; Beaux Arts Fair; Figge Plaza | 225 West 2nd Street; 10:00 a.m. Friday, August 18, 2023 - 8:00 p.m. Sunday, August 20, 2023; **Closure:** West 2nd Street from Harrison Street to Main Street. [Ward 3]

Village of East Davenport Business Association; Village of East Davenport; Farm Days in the Village; 8:00 a.m. Saturday, August 26, 2023 - 6:00 p.m. Sunday, August 27, 2023; **Closures:** East 11th Street from Mound Street to Jersey Ridge Road; Christie Street from East 11th Street north to south of the alley. [Ward 5]

Palmer College of Chiropractic; Homecoming; 1000 Brady Street; 6:00 a.m. Saturday, September 16, 2023 - 10:00 p.m. Sunday, September 17, 2023; **Closures:** two easternmost lanes of Brady Street from 8th Street to Palmer Drive. [Ward 3]

3. Resolution accepting work completed under the Division Street (West 76th Street to Sterilite Access) Reconstruction project by KE Flatwork, Inc of Eldridge, Iowa in the amount of $1,752,122.82, CIP #35058. [Ward 8] **ADOPTED 2023-254**

4. Resolution accepting work completed under the Kelling Street Sump Pump Abatement project by Americore LLC of Blue Grass, Iowa in the amount of $138,201.97, CIP #33050. [Ward 4] **ADOPTED 2023-255**

5. Resolution awarding a contract for the West 7th Street (Gaines Street to Ripley Street) Resurfacing project to Langman Construction, Inc of Rock Island, Illinois in the amount of $344,778.35, CIP #35062. [Ward 3] **ADOPTED 2023-256**

6. Resolution awarding a contract for the Alley Improvements 2023 | Farnam Street Alleys project to Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of $278,654, CIP #35038. [Ward 3] **ADOPTED 2023-257**

7. Resolution approving the plans, specifications, form of contract, and estimate of cost for the West Locust Street (North Division Street to Marquette Street) Resurfacing project, CIP #35061. [Ward 4] **ADOPTED 2023-258**

8. Resolution awarding a three-year contract for elevator maintenance and monitoring services to KONE, Inc of Moline, Illinois. [All Wards] **ADOPTED 2023-259**

9. Resolution authorizing the submission of a grant application to the Iowa Department of Transportation's Traffic Safety Improvement Program for financial assistance with the improvements to the intersection of East 53rd Street and Utica Ridge Road. [Ward 6] **ADOPTED 2023-260**

10. Resolution awarding a contract for the 1826 West 4th Street Rehabilitation project to Clark Design & Development of Bettendorf, Iowa in an amount not-to-exceed $322,688. [Ward 3] **ADOPTED 2023-261**

11. Resolution awarding a contract for the Annie Wittenmyer Facility Roof Replacement project to R3 Construction LLC of Davenport, Iowa in the amount of $99,607.20, CIP #23072. [Ward 5] **ADOPTED 2023-262**

12. Resolution ratifying the Displacement Assistance Program related to 324 Main Street in an amount not to exceed $600,000. [Ward 3] **ADOPTED 2023-263**

13. Motion approving noise variance requests on the listed dates and times for outdoor events. **PASSED 2023-264**

Riverfront Improvement Commission; Music on the River; LeClaire Park | 400 Beiderbecke Drive; various dates June - August 2023 (see attached list); Outdoor music/band, over 50 dBA. [Ward 3]

Davenport North Little League; End of Season Celebration; Ridgeview Park | 7000 North Division Street; 15-20 minute fireworks show at sunset (approximately 8:40 p.m.) on Friday, June 16, 2023 or Friday, June 23, 2023 (rain date); Fireworks, over 50 dBA. [Ward 8]

Southeast Little League; End of Season Picnic; Prairie Heights Park | 5600 Eastern Avenue; 10-15 minute fireworks show between 8:45 p.m. and 9:30 p.m. on Friday, June 23, 2023; Fireworks, over 50 dBA. [Ward 8]

LeeAnn Mendez; Mendez Block Party; 6918 Wilkes Avenue; 12:00 p.m. - 10:00 p.m. Tuesday, July 4, 2023; Outdoor music, over 50 dBA. [Ward 8]

Eric Housley; Birthday Party; 7039 Northwest Boulevard; 7:00 p.m. - 11:00 p.m. Saturday, August 26, 2023; Outdoor music/band, over 50 dBA. [Ward 8]

14. Motion approving beer and liquor license applications. **PASSED 2023-265**

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

Ward 3

Stompbox Brewing (JPX2ME, LLC) - 210 East River Drive #101 - Temporary Extended Outdoor Area June 17-18 - License Type - Class C Liquor (On-Premises)

Thunder Bay Grille (Thunder Bay Grille, LLC) - 400 Beiderbecke Drive - Outdoor Area - License Type: Class C Liquor (On-Premises)

The Vintage Wine Bar (The Vintage Wine Bar, LLC) – 421 West River Drive Parking Lot – Temporary License Weekends through October – License Type: Special Class C Retail (On-Premises)

Ward 8

Quad City Air Show (Aerial Promotions) - 9010 Harrison Street - Temporary Outdoor Area June 24-25 - License Type: Class C Liquor (On-Premises)

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

Ward 1

Davenport Elks Lodge #298 (Benevolent and Protective Order of Elks #298) - 4400 West Central Park Avenue - License Type: Class C Liquor (On-Premises)

Ward 2

Hy-Vee Market Cafe (Hy-Vee, Inc) - 2200 West Kimberly Road (Cafe Area) - License Type: Class C Liquor (On-Premises)

Ward 4

The Gardens (Washington Gardens, LLC) - 1301 West 13th Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Mississippi Valley Fairgrounds (Mississippi Valley Fair, Inc) - 2815 West Locust Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 5

New Ground Theatre (New Ground Theatre) - 2113 East 11th Street – License Type: Class C Liquor (On-Premises)

Ward 6

Qc Marts (Bethany Enterprises, Inc) - 2845 East 53rd Street - License Type: Class B Retail Alcohol

Red Robin America's Gourmet Burgers & Spirits (Red Robin International, Inc) - 3903 East 53rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Sam's Club #8238 (Sam's West, Inc) - 3887 Elmore Avenue - License Type: Class E Liquor (Carry-Out)

Ward 7

Hi Ho Mongolian Grill (Hi Ho Mongolian Grill, Inc) - 901 Kimberly Road #15 - License Type: Special Class C Beer/Wine (On-Premises)

15. Motion awarding the Herman Miller furniture package for Fire Station 3 to Pigott of Des Moines, Iowa in the amount of $76,746.89, CIP #63012. [Ward 7] **PASSED 2023-266**

16. Motion approving a purchase agreement with Musal Tract LC for the acquisition of land necessary for the Duck Creek Sewer Extension project in the amount of $75,595, ARP #18. [Ward 2] **PASSED 2023-267**

17. Motion awarding a contract for the Public Safety Staffing, Scheduling, and Response Boundary Study to CERTUS Public Safety Solutions of Wading River, New York. [All Wards] **PASSED 2023-268**

18. Motion approving the annual renewal for the license and support of the City's records management system, OnBase, in the amount of $63,455.65. [All Wards] **PASSED 2023-269**

XI. Other Ordinances, Resolutions and Motions

XII. Public with Business

XIII. Reports of City Officials

XIV. Adjourn **6:17 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
6/28/2023

Subject:
Approval of the Report on Committee of the Whole for June 21, 2023.

ATTACHMENTS:

	Type	Description
	Exhibit	COW Report 062123

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	6/23/2023 - 3:09 PM

CITY HALL, 226 WEST 4TH STREET, COUNCIL CHAMBERS, Davenport, Iowa, Wednesday, June 21, 2023 -- The Davenport City Council met in Committee of the Whole at 5:30 p.m. with Mayor Matson presiding. The Council observed a moment of silence. Pledge of Allegiance led by Alderman Cornette. Upon the roll being called, all Aldermen were present except Alderwoman Dickmann (Alderman Dunn, Alderman Kelly*, Alderwoman Meginnis, Alderwoman Lee, Alderman Gripp, Alderman Condon, Alderman Cornette, Alderman Jobgen, and Alderman Ortiz).

**Arrived at 5:35 p.m.*

The following Public Hearings were held: **Public Works:** 1. on the plans, specifications, form of contract, and estimate of cost for the West 83rd Street and North Zenith Avenue Extension project, CIP #36063; 2. on the plans, specifications, form of contract, and estimate of cost for the 2023-2024 Sewer and Manhole Rehabilitation Program, CIP #30057; 3. on the plans, specifications, form of contract, and estimate of cost for the South Clark Street (Rockingham Road to Black Hawk Creek) Rehabilitation project, CIP #35062; 4. on the plans, specifications, form of contract, and estimate of cost for the Duck Creek Trail Mill and Overlay project, CIP #28030; 5. on the plans, specifications, form of contract, and estimate of cost for the 2023 Commercial Alley Program, CIP #35038; 6. on the plans, specifications, form of contract, and estimate of cost for the 2023 Residential Alley Program, CIP #35038; and 7. on the plans, specifications, form of contract and estimate of cost covering the Dohse Splash and Play project, #ARP 10. **Finance:** 1. on amending the FY 2023 Operating Budget.

Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) **Community Development:** Alderman Gripp reviewed all items listed. On motion by Alderwoman Lee, second by Alderman Jobgen item #5, Motion approving the appeal to overturn the Historic Preservation Commission's decision to deny Case COA23-18, a request to install vinyl windows at the J. Monroe Parker-Ficke House, located at 1208 Main Street, a locally designated historic landmark within the College Square Historic District (Lane & Waterman LLP, on behalf of Delt 100 Alumni Counsel LLC) moved to the Discussion Agenda and all other items moved to the Consent Agenda. **Public Safety:** Alderman Jobgen reviewed all items listed. On motion by Alderman Jobgen, second by Alderman Ortiz all items moved to the Consent Agenda. **Public Works:** Alderman Dunn reviewed all items listed. Alderwoman Meginnis moved a motion to amend item #1, Third Consideration: Ordinance amending Chapter 2.34 entitled "Department of Public Works" and Section 2.30.080 entitled "City Administrator – Additional Duties" of the Municipal Code of Davenport, Iowa to state again the existing ability to align operational areas with organizational resources and needs, so that Section 2 reads as follows: Any other department head not mentioned above whose apppointment, removal, and supervision is not otherwise specified in the Davenport Municipal Code,

seconded by Alderman Jobgen and all Aldermen present voting aye. On motion by Alderman Kelly, second by Alderman Jobgen item #1 moved to the Discussion Agenda and all other items moved to the Consent Agenda. **Finance:** Alderman Condon reviewed all items listed. On motion by Alderman Cornette, second by Alderman Dunn all items moved to the Consent Agenda with Alderwoman Lee voting no to item #3, Resolution ratifying the emergency purchase for the two-phased demolition project of 324 North Main Street to D.W. Zinser Company Inc of Walford, Iowa in the amount of $1,247,732.81, being moved to the Consent Agenda.

Council adjourned at **7:14 p.m.**

City of Davenport

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

Action / Date
6/28/2023

Subject:
Parks & Recreation Advisory Board
- Arsal Shareef (2nd Ward | new appointment)
- Andrew Dasso (At-Large | new appointment)

Background:
Arsal Shareef and Andrew Dasso are both new appointments to the Parks & Recreation Advisory Board.

Arsal Shareef is the 2nd Ward appointment, filling a vacancy created by resignation of the former representative. Arsal's term dates are June 29, 2023 to June 30, 2024.

Andrew Dasso is Alderman At-Large Gripp's appointment. He is replacing the former appointment who chose not to serve another term. Andrew's term dates are July 1, 2023 to June 30, 2026.

REVIEWERS:

Department	Reviewer	Action	Date
Office of the Mayor	Thorndike, Tiffany	Approved	6/23/2023 - 12:01 PM

City of Davenport

Department: Office of the Mayor
Contact Info: Samantha Torres | 563-327-5128

Action / Date
6/28/2023

Subject:
Red, White and Boom Military & Arsenal Appreciation Day | July 3, 2023

REVIEWERS:

Department	Reviewer	Action	Date
Office of the Mayor	Admin, Default	Approved	6/23/2023 - 4:50 PM

City of Davenport

Department: Public Works - Admin
Contact Info: Corri Spiegel | 563-888-3348

Action / Date
6/28/2023

Subject:
Third Consideration: Ordinance amending Chapter 2.34 entitled “Department of Public Works” and Section 2.30.080 entitled “City Administrator – Additional Duties” of the Municipal Code of Davenport, Iowa to state again the existing ability to align operational areas with organizational resources and needs. [All Wards]

Recommendation:
Adopt the Ordinance.

Background:
This Ordinance is intended to reinforce the responsibility of the City Administrator to effectively align personnel resources with the Public Works Department to meet Council goals and organizational expectations.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance - Amended 062123
🗋	Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	5/11/2023 - 3:42 PM

ORDINANCE NO. _____

ORDINANCE AMENDING CHAPTER 2.34 ENTITLED "DEPARTMENT OF PUBLIC WORKS" AND SECTION 2.30.080 ENTITLED "CITY ADMINISTRATOR – ADDITIONAL DUTIES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA TO STATE AGAIN THE EXISTING ABILITY TO ALIGN OPERATIONAL AREAS WITH ORGANIZATIONAL RESOURCES AND NEEDS.

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

Section 1. That Chapter 2.34 entitled "Department of Public Works" of the Municipal Code of Davenport, Iowa be and the same is hereby amended by adding a new section 2.34.070 that reads as follows:

2.34.070 **Realignment.**

Pursuant to Section 2.30.070(15), the department may be realigned and the lines of business may be consolidated or separated into departments and divisions by the city administrator. The city administrator shall memorialize any such changes in writing to be filed with human resources. The document filed shall consist of an organizational chart and a description of service scope, reporting structure and duty consolidation or separation.

Section 2. That Subsection 2.30.080(A) of the Municipal Code of Davenport, Iowa be and the same is hereby amended to add the following:

9. Any other department head not mentioned above whose appointment, removal, and supervision is not otherwise specified in the Davenport Municipal Code.

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 as are any motions or resolutions of council that purport to give authority to a council standing committee to make a determination as all such determinations shall henceforth be made by the city council.

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

ORDINANCE NO. _____

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____
Mike Matson
Mayor

_____
Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
6/28/2023

Subject:
Resolution amending the FY 2023 Operating Budget. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This budget amendment is to incorporate additional expenditures acquired for the FY 2023 Operating Budget. The Operating Budget is amended to comply with State code budget requirements by incorporating previously unanticipated costs related to the 324 Main Street partial building collapse.

The required Public Hearing was held at the Wednesday, June 21, 2023 Committee of the Whole Meeting.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Public Hearing Notice

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	6/14/2023 - 4:18 PM
Finance Committee	Merritt, Mallory	Approved	6/14/2023 - 4:18 PM
City Clerk	Admin, Default	Approved	6/15/2023 - 2:08 PM

Resolution No. _____

Resolution offered by Alderman Condon.

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

RESOLUTION amending the FY 2023 Operating Budget.

WHEREAS, it is necessary to comply with state required budget amendment procedures and timelines; and

WHEREAS, it is necessary to amend the FY 2023 Operating budget to incorporate unanticipated expenditures; and

WHEREAS, it is necessary to update the budget to include unanticipated costs related to the 324 Main Street partial building collapse; and

WHEREAS, a Public Hearing on amending the FY 2023 Operating Budget was held at the Committee of the Whole Meeting on June 21, 2023.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the FY 2023 Operating Budget is hereby amended.

Passed and approved this 28th day of June, 2023.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET
City of DAVENPORT
Fiscal Year July 1, 2022 - June 30, 2023

The City of DAVENPORT will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2023

Meeting Date/Time: 6/21/2023 05:30 PM	**Contact:** Mallory Merritt	**Phone:** (563) 326-7792

Meeting Location: Davenport City Hall | 226 West 4th Street, Davenport, Iowa, 52801

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult https://dom.iowa.gov/local-gov-appeals.

REVENUES & OTHER FINANCING SOURCES		**Total Budget as Certified or Last Amended**	**Current Amendment**	**Total Budget After Current Amendment**
Taxes Levied on Property	1	81,595,081	0	81,595,081
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	81,595,081	0	81,595,081
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	7,018,901	0	7,018,901
Other City Taxes	6	25,149,587	0	25,149,587
Licenses & Permits	7	2,054,100	0	2,054,100
Use of Money & Property	8	2,204,610	0	2,204,610
Intergovernmental	9	100,808,766	0	100,808,766
Charges for Service	10	76,226,338	0	76,226,338
Special Assessments	11	27,500	0	27,500
Miscellaneous	12	8,417,859	0	8,417,859
Other Financing Sources	13	35,069,550	0	35,069,550
Transfers In	14	70,408,248	0	70,408,248
Total Revenues & Other Sources	15	408,980,540	0	408,980,540
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	55,111,520	500,000	55,611,520
Public Works	17	41,176,339	0	41,176,339
Health and Social Services	18	0	0	0
Culture and Recreation	19	28,298,199	0	28,298,199
Community and Economic Development	20	26,929,093	0	26,929,093
General Government	21	15,406,082	2,500,000	17,906,082
Debt Service	22	24,457,184	0	24,457,184
Capital Projects	23	90,507,975	0	90,507,975
Total Government Activities Expenditures	24	281,886,392	3,000,000	284,886,392
Business Type/Enterprise	25	78,706,437	0	78,706,437
Total Gov Activities & Business Expenditures	26	360,592,829	3,000,000	363,592,829
Transfers Out	27	70,408,248	0	70,408,248
Total Expenditures/Transfers Out	28	431,001,077	3,000,000	434,001,077
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-22,020,537	-3,000,000	-25,020,537
Beginning Fund Balance July 1, 2022	30	263,672,008	0	263,672,008
Ending Fund Balance June 30, 2023	31	241,651,471	-3,000,000	238,651,471

Explanation of Changes: Budget is amended to comply with State code budget requirements by incorporating previously unanticipated costs related to the 324 Main Street partial building collapse.

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **6/28/2023**

Subject:
Motion approving the appeal to overturn the Historic Preservation Commission's decision to deny Case COA23-18, a request to install vinyl windows at the J. Monroe Parker-Ficke House, located at 1208 Main Street, a locally designated historic landmark within the College Square Historic District (Lane & Waterman LLP, on behalf of Delt 100 Alumni Counsel LLC). [Ward 3]

YES VOTE OVERTURNS HISTORIC PRESERVATION COMMISSION DECISION; NO VOTE UPHOLDS HISTORIC PRESERVATION COMMISSION DECISION.

Recommendation:
Consider the Motion.

Background:
Delt 100 Alumni Counsel LLC recently submitted a Certificate of Appropriateness Application to the Historic Preservation Commission for total replacement of 80 windows at J. Monroe Parker-Ficke House. The existing windows are historic wood. The replacement products are 1/1 white vinyl windows.

At the Historic Preservation Commission's May 9, 2023 meeting, the Commission unanimously voted to deny the Certificate of Appropriateness.

The Historic Preservation Commission denied the request to install vinyl windows at 1208 Main Street because the alteration did not meet the following standard for review identified in Chapter 14.01.060.C of the Historic Preservation Ordinance:

1. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

The Petitioner is appealing the Commission's decision to the City Council.

The City Council, after hearing all of the evidence, shall review the Commission's decision and base its ruling on the following criteria:

1. Whether the commission has exercised its powers and followed the guidelines established by law and ordinance; and
2. Whether the commission's actions were patently arbitrary and capricious.

The City Council shall, by simple majority of the members present, approve or disapprove the issuance of the Certificate of Appropriateness based upon the appeal criteria described in Section 14.01.040I.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Appeal COA23-18 Part 1
🗋	Backup Material	Appeal COA23-18 Part 2
🗋	Backup Material	Appeal COA23-18 Part 3
🗋	Backup Material	Appeal COA23-18 Part 4
🗋	Backup Material	Appeal COA23-18 Part 5
🗋	Backup Material	Appeal COA23-18 Part 6
🗋	Backup Material	Staff Report 5-9-23
🗋	Backup Material	HPC Review Determination Letter-Case COA23-18
🗋	Backup Material	Historic Preservation Ordinance-Review Standards
🗋	Backup Material	Historic Property Inventory Sheet
🗋	Backup Material	Local Landmark Nomination Report 6-4-03
🗋	Backup Material	Secretary of the Interior's Standards for Rehabilitation-Windows

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berkley, Laura	Approved	6/15/2023 - 4:53 PM

APPEAL OF THE CITY OF DAVENPORT
HISTORIC PRESERVATION COMMISSION'S DETERMINATION
IN CASE NO. COA23-18
BY APPLICANT, DELT 100 ALUMNI COUNSEL, L.L.C.

Applicant Delt 100 Alumni Counsel, L.L.C. ("Delt 100" or "the Applicant"), through its attorneys, Lane & Waterman LLP, hereby appeals the City of Davenport Historic Preservation Commission's Determination in Case No. COA23-18, and in support thereof, states as follows:

I. BACKGROUND FACTS

This appeal follows the Historic Preservation Commission's ("HPC's") denial of Delt 100 Alumni Counsel, L.L.C.'s application for a certificate of appropriateness for premium vinyl window installation at 1208 Main Street, Davenport, Iowa, otherwise known as the J. Monroe Parker Ficke-House. Davenport Development & Neighborhood Services staff member Mr. Matt Werderitch sent a formal determination letter to Delt 100 on May 12, 2023. Pursuant to Dav. Mun. Code § 14.01.060(G), the Applicant has 30 calendar days to appeal the HPC's decision. Thus, the deadline for this appeal is June 11, 2023, and this appeal has been timely submitted.

History of Home and Delt 100's Ownership

The J. Monroe Parker-Ficke House is a locally designated historic landmark located within the College Square Historic District. The City of Davenport listed the J. Monroe Parker-Ficke House as a local landmark on June 4, 2003. The home is owned by an alumni association of Palmer College of Chiropractic, Delt 100 Alumni Counsel, L.L.C. Each of the current members of the Delt 100 Managing Board lived in the home while attending Palmer College. Therefore, each of the current members of the Managing Board, because of their personal connection to the property, value the home and its continued care and maintenance.

Because of the home's status as a local historical landmark, the homeowners must secure a certificate of appropriateness from Davenport's Historic Preservation Commission (the "HPC") before commencing any alterations or repairs that require a building permit. A certificate of appropriateness must be obtained from the HPC for "any activity requiring a building or sign permit, except demolition, that would change the exterior architectural appearance of a structure designated as a local landmark or a structure located within a designated historic district." Dav. Mun. Code § 14.01.060(a). "Certificate of appropriateness" is defined as "a document issued by the local historic preservation commission indicating its approval of work plans prior to a proposed change in the exterior architectural appearance, material or character of a designated landmark or a structure located within a designated historic district through alteration, rehabilitation, restoration, construction, and reconstruction." Dav. Mun. Code § 14.01.030(F).

Delt 100 has a history of compliance with the Davenport Historical Preservation Ordinance. For instance, in June of 2021, the HPC granted Delt 100's application for a certificate of appropriateness to tuckpoint and replace brickwork on the home's exterior. Similarly, in August of 2021, the HPC granted Delt 100's application for a certificate of appropriateness to reconstruct the home's east porch. Great care was taken with each of these projects to respect and preserve the home's historic integrity.

Procedural History

On October 28, 2022, Delt 100 submitted its application for a certificate of appropriateness for installation of 80 premium vinyl windows to replace the home's existing wooden windows, a copy of which is attached hereto as Exhibit 1. Delt 100 provided detailed estimates for the window installation. The total cost for 80 premium vinyl windows was estimated to equal $78,001.69. Delt 100 explained that wooden replacement windows are not an

economically feasible option, as the estimated cost for wooden replacement windows equals a staggering $190,781.37, over $112,000 more than premium vinyl windows.

On October 31, 2022, Mr. Werderitch notified Delt 100 that its application was deemed incomplete because "the information provided [was] insufficient for formal consideration" by the HPC (*see attached* Exhibit 2).

In response, Delt 100's Managing Board began to gather materials in coordination with contractor Casey Haas to prepare for a work session with the HPC. Delt 100 attended a work session with the HPC on January 10, 2023 to discuss the project and solicit feedback. At this meeting, one of Delt 100's managing members, Dr. Bradley Hennen, presented several slides detailing Applicant's history with the home and the urgent need to replace the windows given their rapid deterioration. These slides contain several photos clearly demonstrating said deterioration. A copy of this presentation is attached hereto as Exhibit 3.

Following this work session, Delt 100 was unable to make positive progress with HPC staff. HPC staff refused to place Delt 100 on an HPC meeting agenda for formal consideration, continuing to site insufficient information from the homeowners. Specifically, HPC staff demanded an extremely thorough window survey. In an email dated February 1, 2023, Mr. Werderitch wrote as follows:

> A window survey shall be submitted documenting the existing condition of each window. The purpose of the survey is to identify the extent of deterioration and to provide a decision base as to whether the windows should be repaired or replaced. The existing physical conditions should be evaluated on a unit-by-unit basis using photographs. The window inventory should also include notes on the upper sash, low sash, frame, and sill, in terms of both wood deterioration and glass issues. The survey will illustrate which windows require routine maintenance, stabilization, partial replacement, or total replacement.
>
> . . .

> If the window survey justifies the need for replacement, then specifications for the existing and replacement windows shall be submitted. Window sections are required for all projects involving total window replacement. This can be achieved either by submitting section drawings of both the existing and proposed windows or by submitting a list of measurements comparing the individual elements of the existing windows to the proposed ones. This is also known as a window schedule.

See attached Exhibit 4. Despite the extremely burdensome task of evaluating each of the home's 80 windows, Delt 100 produced the window survey and photos attached hereto as Exhibit 5. Nevertheless, the HPC deemed Delt 100's window survey insufficient, demanding photos of each of the home's 80 windows at a closer range.

Contractor Casey Haas met with HPC staff to discuss the issue. Haas explained that evaluating each window unit-by-unit is not feasible given the large number of windows and the difficulty associated with capturing close range photos of each window, particularly the windows on the home's upper stories. Further, Haas explained that, in his professional opinion, restoration is not appropriate, possible, or economically feasible given the windows' state of deterioration. Haas opined that the windows' degradation warrants total replacement. In addition, Haas explained that assessing the windows unit-by-unit, and replacing some while restoring others, will lead to an aesthetic mismatch in the home's exterior, which is why the homeowners propose total replacement of all 80 windows.

After their conversations with Haas, HPC staff suggested Delt 100 make a few revisions to its application and re-submit. Delt 100 did so, resubmitting its application with all of staff's requested revisions on April 28, 2023. A copy of Delt 100's April 28 application is attached hereto as Exhibit 6. HPC staff finally agreed to place Delt 100 on the HPC's agenda for May 9, 2023.

On May 5, 2023, Mr. Werderitch emailed Delt 100 a copy of the agenda packet for the May 9, 2023 HPC meeting. This agenda packet contained a report prepared by Mr. Werderitch recommending denial of Delt 100's application for a certificate of appropriateness due to staff's opinion that vinyl windows are not an appropriate option for the home. A copy of this report is attached hereto as Exhibit 7. Staff's grounds for denial are further discussed below in this Appeal.

On May 9, 2023, two members of the Delt 100 Managing Board, attorney Sarah Oberg Ramirez from Lane & Waterman LLP, and contractor Casey Haas attended the HPC meeting at City Hall. Each of these individuals presented arguments in favor of Delt 100's application to the Commission members. However, the HPC unanimously voted to deny Delt 100's application.

On May 12, 2023, Mr. Werderitch sent a formal determination letter to the homeowners, a copy of which is attached hereto as Exhibit 8. Delt 100 now appeals.

II. LAW & ARGUMENT

a. Legal Standards

The Davenport Municipal Code governs the HPC's review of all applications for certificates of appropriateness. The Code provides the following standards of review:

> In considering an application for a certificate of appropriateness, the commission shall be guided by the following general standards in addition to any other standards or guidelines established by ordinance for a local landmark or historic district. In all cases, these standards are to be applied in a reasonable manner, **taking into full consideration the issue of economic feasibility** and other technical considerations.
>
> 1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration; and
> 2. The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible; and
> 3. All designated property shall be recognized as a product and physical record of its time, place and use. Changes that create a false sense of historical

development, such as adding conjectural architectural features shall be discouraged; and

4. Most properties change over time, and those changes that have acquired architectural and/or historical significance in their own right shall be recognized, respected and retained; and
5. Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration; and
6. Deteriorated architectural features should, **where possible**, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, **where possible**, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence; and
7. Activities that cause deterioration of a designated property and its architectural features shall be discouraged. In those cases where the damage would be irreversible, such as sand-blasting and wet blasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged; and
8. Known significant archeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken; and
9. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.

Dav. Mun. Code § 14.01.060(C) (**emphasis added**). With respect to the HPC's approval or denial of an application for a certificate of appropriateness, the Code provides as follows:

> The commission shall review a completed application for a certificate of appropriateness within 60 calendar days to determine if the proposed activity will change any exterior architectural features of the designated property. The commission shall accept, review and request additional evidence and testimony from the applicant during the public hearing. **The commission shall work closely with the applicant and recognize the importance of finding an appropriate way to meet the current needs of the applicant. In addition, the commission shall recognize the importance of approving plans that will be reasonable for the applicant to carry out.** The applicant may modify his/her plans as a result of the discussions with the commission and resubmit them for approval. If the commission finds, by a simple majority, that the proposed activity conforms to the standards for review, as defined herein, then a certificate of appropriateness shall be issued approving said activity.

Dav. Mun. Code § 14.01.060(E) (**emphasis added**). If the Commission denies an application for a certificate of appropriateness, applicants have the right to appeal to the City Council by filing a written appeal with the City Clerk within 30 calendar days of the postmark date of the notification of determination. Dav. Mun. Code § 14.01.060(G). The City Council, after hearing all of the evidence, shall review the Commission's decision and base its ruling on the following criteria: (1) whether the Commission has exercised its powers and followed the guidelines established by law and ordinance; and (2) whether the Commission's actions were patently arbitrary and capricious. Dav. Mun. Code § 14.01.060(I).

b. Grounds for Denial cited by the HPC

In its determination letter dated May 12, 2023, the HPC opined that Delt 100's application does not meet standard 14.01.060(C)(6) above, which provides that "[d]eteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials." *See* Ex. 8, p. 1.

Staff's report recommending denial further concluded:

> Property owners are encouraged to repair and retain existing historic windows. The application fails to document that all viable options for preservation were explored. The overall condition of each window was not evaluated to determine whether components could be repaired rather than replaced. The proposed total replacement without justification warrants a recommendation for denial.
>
> It is contrary to historic preservation standards to replace an entire window when deteriorated components can be restored. When replacement is necessary, the new window shall match the old in design, material, color, texture, and other visual qualities. The proposed vinyl windows are an inappropriate substitute material as [they do] not convey the same appearance as wood windows.

See Ex. 7, p. 4. Ultimately, staff rejected Delt 100's position that restoration of the wooden windows and installation of new wooden windows is not economically feasible. Staff

commented: “The petitioner cited the cost of wooden windows as neither reasonable nor economically feasible. . . However, the Historic Preservation Ordinance does not reference economic hardship in the Certificate of Appropriateness review process.” *See* Ex. 7, p. 3.

c. The Historic Preservation Commission failed to exercise its powers in accordance with applicable law.

By refusing to consider economic feasibility and work with Delt 100 to approve appropriate and reasonable plans, the HPC has failed to follow the guidelines prescribed by Davenport ordinance.

First, staff’s position that “the Historic Preservation Ordinance does not reference economic hardship in the Certificate of Appropriateness review process” is a wholly inaccurate recitation of law. As emphasized above, Dav. Mun. Code § 14.01.060(C) clearly states that the HPC’s review standards “are to be applied in a reasonable manner, **taking into full consideration the issue of economic feasibility**.” Delt 100 has presented evidence demonstrating that the cost of installation of wooden windows is estimated to exceed the cost of installation of premium vinyl windows by over $112,000. *See* Ex. 6, p. 4 (explaining that installation of premium vinyl windows is estimated to equal $78,001.69, while the installation of wooden windows is estimated to equal $190,781.37). Per Davenport ordinance, the HPC must take this into account. Despite this requirement, the HPC has completely disregarded the issue of economic feasibility and continues to request that Delt 100 complete a project it has no reasonable means of affording.

In response to Delt 100’s repeated explanations that restoration and installation of wooden replacement windows are not economically feasible, staff and the HPC have suggested that Delt 100 pursue grant opportunities from the state to allay costs. Delt 100 has explored available grant opportunities to no avail. Grants available from the state are not as helpful to Delt

100 as the HPC suggests for a myriad of reasons, including that (1) Delt 100 is immediately ineligible for a large percentage of available grants because Delt 100 is not organized as a nonprofit entity, (2) many grants offer relief in the form of tax credits, which only provide relief after the fact and fail to address that Delt 100 cannot presently afford the window restoration and installation desired by the HPC, (3) grant opportunities are extremely competitive, and the likelihood of receiving grant funds is miniscule, (4) receipt of grant funds is often conditioned on surrendering control of the project to the state or state recommended contractors, which results in significantly higher costs than if the homeowners were able to control the project and select a contractor, and (5) to the extent Delt 100 is eligible for any grants, the funds are not significant enough to materially allay the costs Delt 100 would incur if they were to restore or install wooden windows as desired by the HPC (e.g., available grants offer $25,000), and Delt 100 would incur thousands of dollars in expenses engaging a qualified professional to draft Delt 100's grant applications.

Beyond these shortcomings, the HPC does not have any authority to order that any applicant pursue grant opportunities before the HPC will approve a certificate of appropriateness. Nowhere in the review standards prescribed in Dav. Mun. Code § 14.01.060 does the Code suggest that the HPC may penalize an applicant for failure to seek outside funding for a project; however, staff's report implies this is appropriate. Staff's report states: "[S]taff reached out to the State Historic Preservation Office for information pertaining to historic tax credits and grant opportunities. Potential funding opportunities were forwarded to the owners. As of this date, the applicant has decided not to pursue historic tax credits or grant opportunities. . . The application fails to document that all viable options for preservation were explored." *See* Ex. 7, p. 3, 4.

Second, the HPC has ignored the Code's mandate that the "commission shall work closely with the applicant[,] recognize the importance of finding an appropriate way to meet the current needs of the applicant[, and] recognize the importance of approving plans that will be reasonable for the applicant to carry out." Dav. Mun. Code § 14.01.060(E). The Code emphasizes that materials should be repaired rather than replaced when possible. Further, the Code emphasizes that replacement materials must match original materials when possible. Despite this, the HPC has essentially determined that wooden windows are the only acceptable option, regardless of cost. Staff's report notes that "[v]inyl is a synthetic material, which was not an available building material in 1881." *See* Ex. 7, p. 4. The Historic Preservation Ordinance does not mandate that homes in historic districts can only utilize materials which were present when the homes were originally built. By this logic, all modern lightbulbs and electrical fixtures should be removed from the home. By ruling out all vinyl materials, the HPC refuses to consider the needs of the Applicant and the importance of approving reasonable plans, as required by law. The Code does not permit blind adherence to historical norms, nor does it prescribe that historical standards are to be prioritized over the modern needs of homeowners. Rather, the Code requires that the HPC balance the historical significance of homes with the homeowners' current needs and economic realities. The HPC has failed to do so.

d. The Historic Preservation Commission's actions are patently arbitrary and capricious.

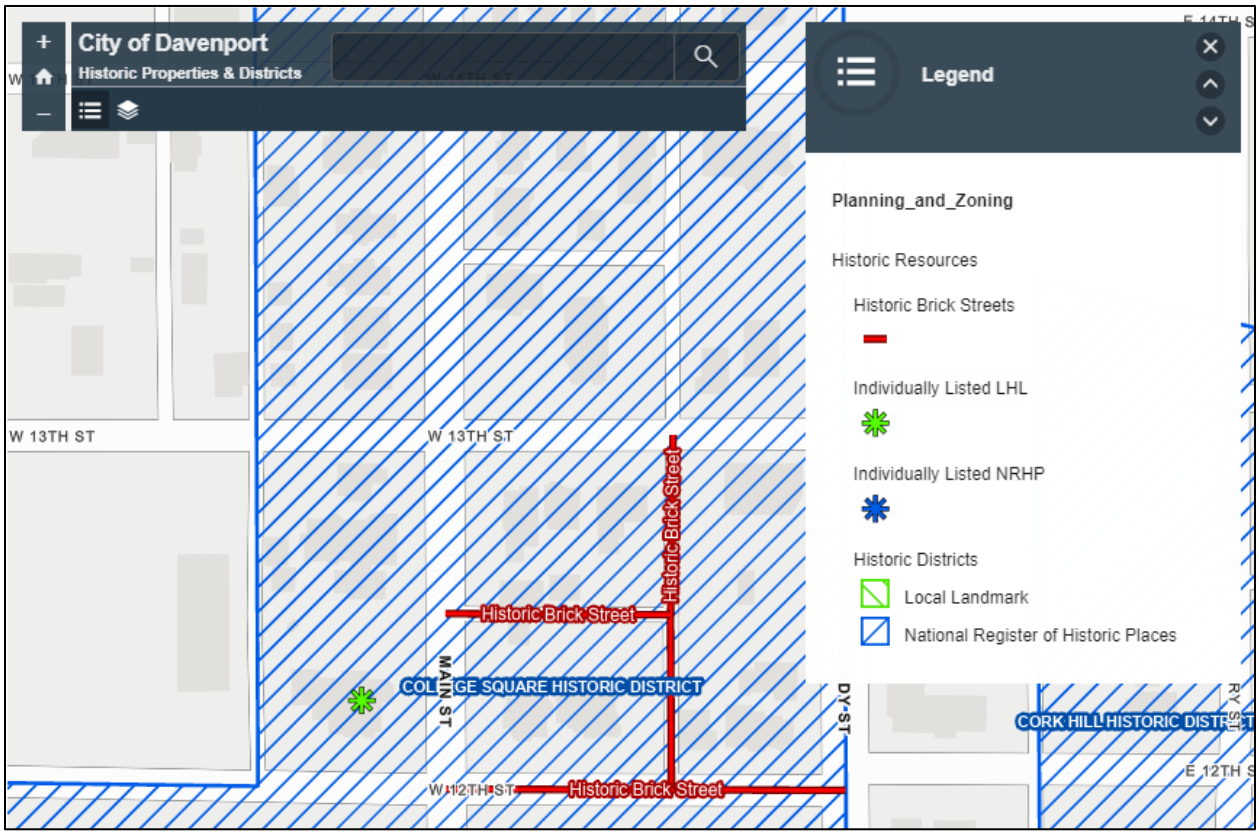
First, the HPC's determination in this case is unlawfully arbitrary and capricious because the HPC's refusal to work with the Applicant and the resulting delay in repairs is leading to rapid and significant deterioration of the home.

Staff and the HPC argue that "vinyl products do not respect the historic integrity of the home." *See* Ex. 7, p. 4. However, by refusing to approve installation of these products, the HPC

jeopardizes the entire property. As mentioned above, the Applicant initially submitted its application to Staff on October 28, 2022, and has been diligently attempting to obtain HPC approval since. Since then, the condition of the windows continues to worsen, causing the home to fall into a state of disrepair. The Applicant has noted water damage in several areas throughout the home, as seen in photos contained in Exhibit 3, impacting the home's ceilings and historical molding. Recently, because of this water damage, an original light fixture fell from the ceiling of the home and was destroyed. The HPC's refusal to allow the Applicant to repair its property by installing vinyl windows is negatively impacting the historical integrity of the home far more than approval of the Applicant's window installation allegedly would. Even if the HPC were to approve the project as of the date of this Appeal, the estimated production time for the premium vinyl windows proposed by Applicant is at least six months since the windows need to be custom-made for the home's unique window openings. Installation will take several additional months due to the large number of windows. Each day window installation is further delayed results in increased deterioration of the property; time is of the essence.

Second, the HPC's determination in this case is unlawfully arbitrary and capricious because the HPC's blind adherence to historical preservation is actively jeopardizing the health and wellbeing of Applicant's tenants who currently live in the home. Several young men currently rent the property from Applicant. Accordingly, Applicant owes these tenants several duties as landlord. Because the HPC refuses to approve Applicant's proposed installation of vinyl windows, Applicant is unable to repair its property, creating the risk that Applicant will be unable to provide a safe living environment for its tenants. Therefore, the HPC's actions will likely lead to violations of applicable landlord-tenant law, exposing Applicant to legal liability. The HPC's determination wrongfully prioritizes historical preservation over the safety of Davenport tenants.

Lastly, the HPC's determination in this case is unlawfully arbitrary and capricious because at least one other home in the nationally recognized College Square Historic District has vinyl windows. Namely, the home directly across from Applicant's property, the Dr. Agnes High Palmer House, believed to be rented by the Sigma Phi Chi sorority, has vinyl windows. The map below[1] illustrates the relevant local historic geography:



As indicated by the map legend, the Parker-Ficke house is an individually listed local historic landmark located within the nationally recognized College Square Historic District. Although the Dr. Agnes High Palmer House is not a *local* historic landmark or located within a *locally* recognized historic district, the fact remains that the Dr. Agnes High Palmer House is located within a *nationally* recognized historic district. If vinyl windows are appropriate for a house that

[1] Copied from https://www.davenportiowa.com/our_community/neighborhoods/historic_neighborhoods_places.

is listed on the National Register of Historic Places, directly across the street from Applicant's home, then vinyl windows should be deemed appropriate for Applicant's home.

Applicant also notes that the Davenport City Council approved installation of vinyl windows at 615 Ripley Street in the Local Hamburg Historic District in the past upon appeal of an HPC denial by petitioner Steven Bartholomew. On November 7, 2006, the Historic Preservation Commission denied a request to replace eleven first story windows at 615 Ripley Street with vinyl windows. Petitioner Bartholomew appealed to City Council. During this appeal process, Bartholomew explained that 27 of the home's 38 windows had already been replaced with vinyl windows. Bartholomew wished to replace the remaining 11 windows with vinyl replacements as well. The City Council ultimately granted Bartholomew's appeal, ruling that vinyl windows were permissible. In December of 2019, Bartholomew applied to replace 12 second story windows with new vinyl windows. The HPC granted his application, reasoning that vinyl was appropriate since vinyl had been approved in the past. *See* Ex. 9.

Here, similar to 615 Ripley Street, the Parker-Ficke house already has five vinyl windows on its 3rd floor that the homeowners believe were installed approximately 20 years ago by a former tenant. Accordingly, as with 615 Ripley Street, vinyl windows should be approved for installation throughout the home.

III. CONCLUSION

Based on the foregoing, Delt 100 Alumni Counsel, L.L.C., through its attorneys Lane & Waterman LLP, respectfully requests the Davenport City Council overturn the Historic Preservation Commission's denial of Delt 100's application for a certificate of appropriateness and APPROVE Delt 100's application as submitted.

Dated: June 7, 2023

Respectfully submitted,

LANE & WATERMAN LLP, on behalf of
DELT 100 ALUMNI COUNSEL, L.L.C.

By: */s/ Sarah T. Oberg Ramirez*

Maegan M. Gorham, AT0013637
Sarah T. Oberg Ramirez, AT0015393
220 North Main Street, Suite 600
Davenport, IA 52801-1987
Telephone: (563) 324-3246
Facsimile: (563) 324-1616
Email: MGorham@L-WLaw.com
Email: S.ObergRamirez@L-WLaw.com



226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

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

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

Applicant (Primary Contact)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Owner (if different from Applicant)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Engineer (if applicable)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Architect (if applicable)
Name:
Company
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

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

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

Historic Resource:

Local Hamburg Historic District

Iowa Soldier's Orphans' Historic District

Marycrest College Historic District

Individually Listed Local Historic Landmark

Not sure if you have a Historic Resource? You can click here to access the City's GIS Map.

Historic Resources requiring a Certificate of Appropriateness are mapped with a  or  .

If you are unsure, please contact the Community Planning and Economic Development staff at (563) 326-7765 or planning@ci.davenport.ia.us and we can help you.

When is a certificate of appropriateness required?
Prior to the commencement of the work.

What type of activity requires the approval of a certificate of appropriateness?
Any activity requiring a building or sign permit, except demolition, that would change the exterior architectural appearance of a structure. Examples include new construction, exterior alterations, relocations, reconstructions and infill development.

Submittal requirements

- Please contact Planning staff at (563) 326-7765 or planning@ci.davenport.ia.us so we can help you determine what exactly is required to be submitted.
- Incomplete applications will not be accepted.

Submittal requirements for all types of requests:

- The completed application form.
- A work plan that accurately and completely describes the work to be done.
- Color digital photographs depicting the building elevations and proposed construction.

Submittal requirements for specific types of requests:

Minor alterations to existing buildings and new and replacement signs (all of the above and):

- Specifications, including dimensions, material used and color of the material.
- A rendering of the proposed alteration as depicted on the existing building.
- Samples of the materials, including the color, along with scaled, accurately colored elevations for any proposed sign and/or sign package.

Minor additions, site improvements and outdoor storage areas (all of the above and):

- A dimensioned site plan, including the locations of any proposed or existing buildings on the subject parcel and on surrounding parcels.
- A preliminary grading plan showing before and after grades at two-foot contour intervals, where deemed necessary by the development official.
- Outdoor storage areas shall be reflected in the elevation drawings submitted and shall show their relationship to the building elevations as well as the materials and treatment proposed that would accurately reflect the screening of the storage areas.
- A landscape plan.

Major additions and new buildings (all of the above and):

- Reproductions of building or site information found in the historical surveys if applicable
- A verifiable legal description, or a land survey.
- A map showing the existing topography of other properties at two-foot contour intervals, extending one hundred feet from the subject parcel.
- Elevation drawings, in color and drawn to scale, of the front, sides, rear, and roof lines of all proposed buildings or structures, illustrating the appearance and treatment of required screening elements for roof-mounted equipment, where deemed necessary by the development official.
- A materials board containing samples of each type of exterior building materials.

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 meetings.

(2) Historic Preservation consideration of the request:

- Only work described in the application may be approved by the Commission.
- If the Commission determines there is insufficient information to make a proper judgment on the application, it may continue the application as long a period of 60 days has not elapsed from an accepted application. This time period does not apply if the applicant requests the continuance.

(3) After the Historic Preservation Commission's decision:

- If approved, a certificate of appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. You will need to contact Davenport Public Works and other regulatory agencies regarding permits and/or licenses.
- If approved, a certificate of appropriateness will expire one year from the date of approval unless a building permit is obtained within such period. The Zoning Administrator may grant an extension for a period of validity longer than one year. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
- The applicant may appeal the Historic Preservation Commission's determination to the City Council. A written appeal along with payment of $75.00 must be submitted to the Zoning Administrator within thirty calendar days of the Historic Preservation Commission's decision.

Applicant: Date:

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

Received by: Date:

Planning staff

Date of the Public Meeting:

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

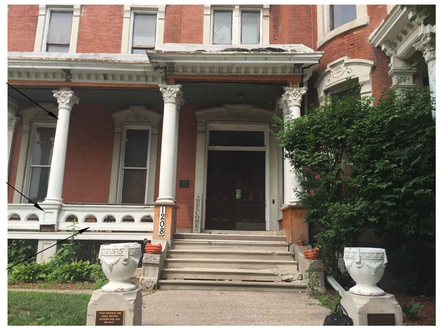
Work Plan

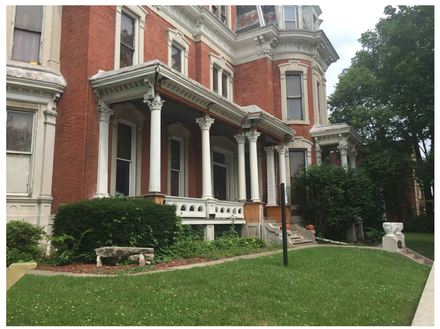
Please describe the work being performed. Please note that only work described in the application may be approved by the Board.

Add additional pages in needed.

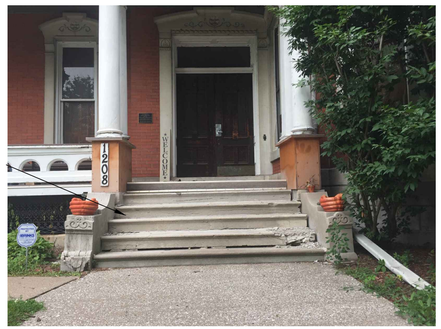


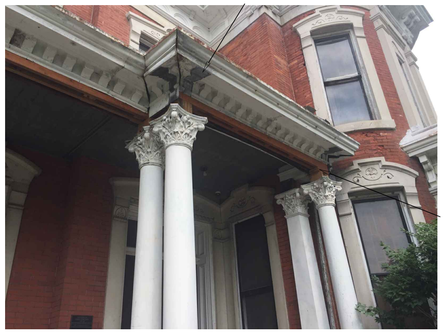


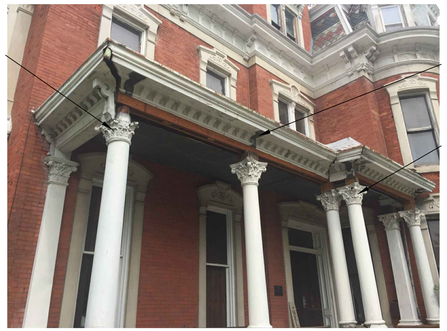


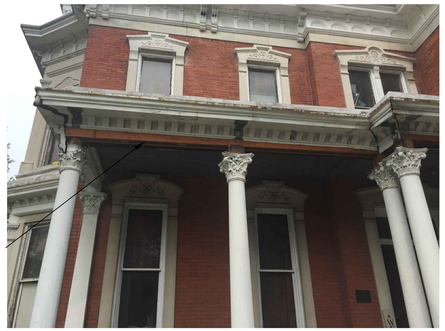















1208

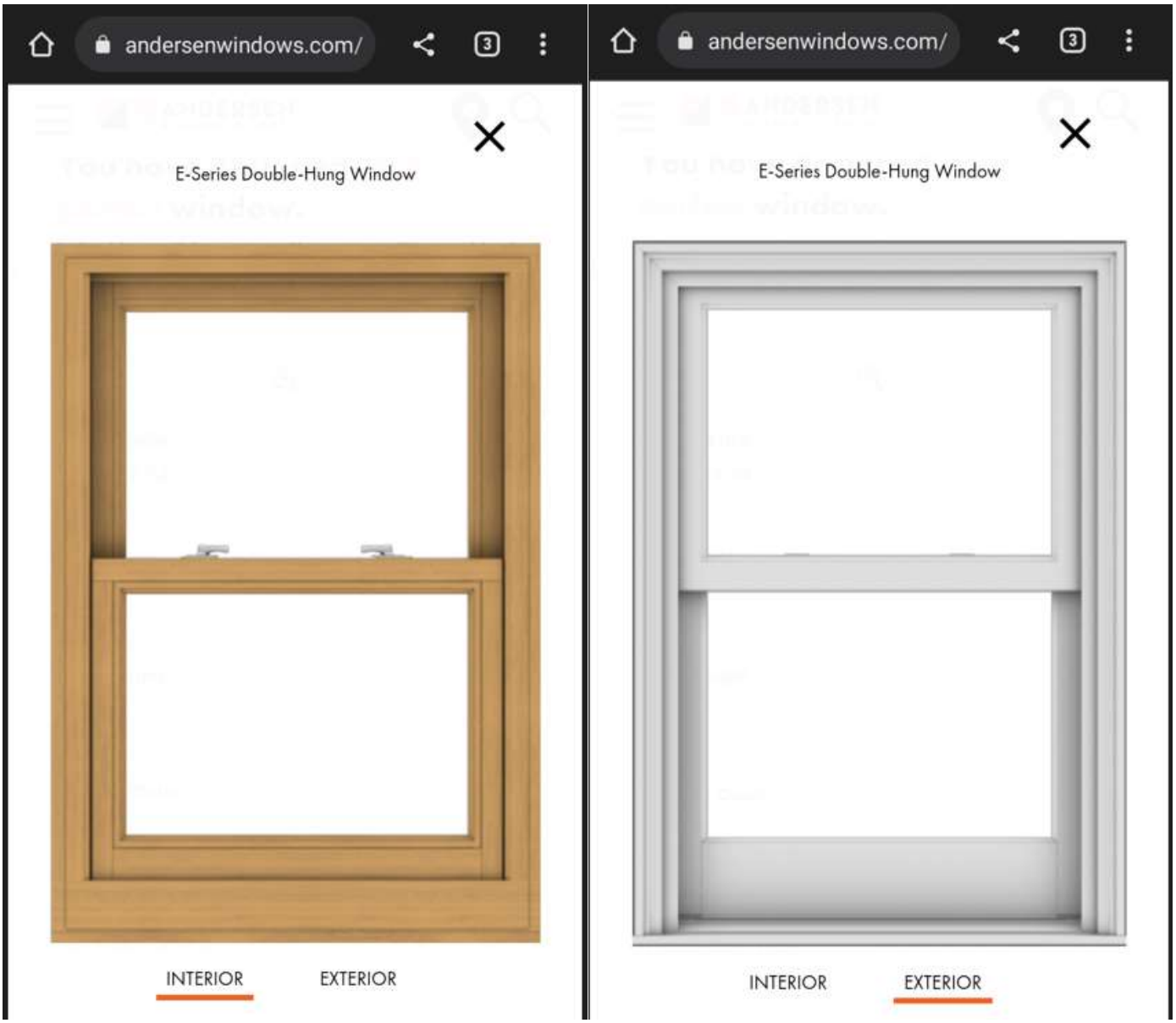
Photos of the actual windows that would be installed are not available, as the windows have not yet been ordered or manufactured. Contractor Casey Haas has provided the below resources as examples of the windows described in the Work Plan.

The proposed vinyl windows are manufactured by Harvey. A description of the windows and photos can be found at https://harveywindows.com/windows/by-type/double-hung/classic-vinyl-double-hung-window. Some of these photos are pasted below for quick reference; the window grilles will be omitted to better match the existing windows' appearance.





The cost-prohibitive wooden windows are manufactured by Andersen. Photos are not readily available, but contractor Casey Haas was able to prepare the following renderings via the Andersen website, showing both the interior and exterior view of the windows:



Allison, Lori

From: Werderitch, Matt <Matt.Werderitch@davenportiowa.com>
Sent: Monday, October 31, 2022 11:42 AM
To: Oberg Ramirez, Sarah
Cc: Gorham, Maegan; casey_haas@hotmail.com; Warren Pyne; Berkley, Laura
Subject: RE: [EXT] [ci.davenport.ia.us] Application for Certificate of Appropriateness
Attachments: The Secretary of the Interior's Standards for Rehabilitation-Windows.pdf; Section 14.01.060.C Certificate of Appropriateness Review Process.pdf

Good Morning,

Staff received the Application for a Certificate of Appropriateness for window replacement at 1208 Main Street. Unfortunately, the information provided is insufficient for formal consideration.

In order to review proposed replacement windows for conformance with Davenport's Historic Preservation Ordinance, the Historic Preservation Commission requires the following minimum documentation:

1. Clear photos of existing windows. Images should detail the existing condition of each window proposed for replacement. The pictures attached to the application detail the porch, which was reconstructed earlier this year. Submit new images for review.
2. Drawings showing the elevation and horizontal and vertical section of existing historic windows. Include muntins, mullions, transoms, and other window components.
3. Drawings showing the elevation and horizontal and vertical sections of proposed replacement windows.

Property owners are encouraged to repair and retain existing historic windows. The application must document that all viable options for preservation were explored. Evaluate the overall condition of each window to determine whether components can be repaired rather than replaced. It is contrary to historic preservation standards to replace an entire window when deteriorated components can be restored. When replacement is necessary, the new window shall match the old in design, material, color, texture, and other visual qualities. Unfortunately, vinyl is an inappropriate substitute material as it does not convey the same appearance of wood windows. Failing to undertake these measures will result in a recommendation for denial.

For your reference, attached is the Secretary of the Interior's Standards for Rehabilitation as well as Davenport's standards for review. As proposed, the application fails to meet the following review standards:

1. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
2. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible.

Has the ownership group considered pursuing historic tax credits or other grants opportunities for this project? Staff's hope is to find an alternative option that is economically feasible and preserves the historic character of this beautiful landmark. I have reached out to the State Historical Society of Iowa for potential funding opportunities. I can forward any information when I receive a response back. The below links can be used to explore grants:

1. State Historical Society of Iowa Grants: https://iowaculture.gov/history/grants
2. National Park Service Grant Programs: https://www.nps.gov/orgs/1623/grant-programs-accepting-applications.htm

At this time, an informal meeting (work session) with the Historic Preservation Commission may be helpful in determining the correct path forward. The purpose of a work session is to understand the need for window replacement, explore any viable alternatives, and clarify what additional information will be required for formal consideration. No action is taken at a work session.

Following the work session, the information listed above and any items identified by the Commission can be prepared and submitted for formal consideration at a later meeting date. The Commission meets the second Tuesday of each month.

Please let me know how you wish to proceed. If you have any questions, I can be reached at 563.888.2221 or via email. I am happy to schedule a time to discuss the project and outline a path forward.

Sincerely,

Matt Werderitch
Planner II | Development & Neighborhood Services
City of Davenport

T 563-888-2221
1200 E 46th Street, Davenport, IA 52807

davenportiowa.com

From: Oberg Ramirez, Sarah <S.ObergRamirez@l-wlaw.com>
Sent: Friday, October 28, 2022 8:24 AM
To: Planning <Planning@davenportiowa.com>
Cc: Oberg Ramirez, Sarah <S.ObergRamirez@l-wlaw.com>; Gorham, Maegan <MGorham@L-WLAW.com>; casey_haas@hotmail.com; Warren Pyne <buzzardsbay2@gmail.com>
Subject: [EXT] [ci.davenport.ia.us] Application for Certificate of Appropriateness

ATTENTION: This email was sent to a *.ci.davenport.ia.us address. This is slated for decommission on 12-31-2022. Please update your email address with this sender.

Hello,

Please find attached an application for a Certificate of Appropriateness to be forwarded to the Historic Preservation Commission. The applicant and attorney listed on the application will be in attendance at the Commission's meeting at 5:00pm on November 8, 2022. Please let us know if you have questions.

Thank you,

Sarah T. Oberg Ramirez
LANE & WATERMAN LLP
ATTORNEYS AT LAW SINCE 1854

220 North Main Street, Suite 600
Davenport, Iowa 52801
Tel: 563.333.6694
Fax: 563.324.1616
Email: S.ObergRamirez@L-WLaw.com
www.L-WLaw.com



Delta Sigma Chi

The Parker-Ficke Mansion

Delta Sigma Chi
Our Story.....

1913 to 2023

110 years
7 chapters 7 colleges
Community history 110 years
Community involvement Palmer Students



Alpha 2022



FRAT NEWS

Edited by EDMUND J. McKEON

Reading from left to right: Back row—J. R. Spratling; Warren E. Bowman; J. Gordon Hawkins; A. J. Lazarus, vice president; Marshall R. Elson. Middle row—Emmett T. Winters; William Wittorff; Wayne H. Oliver; Alfred C. Pickett, secretary; W. John Quinn, president; Henry A. Lettal; Charles H. Russell; Harry A. Sabiston; William J. Jemison; Frank L. Sisson, Jr. Front row—Art Madson, treasurer; Herbert H. Hender, D.C., Ph.C.; W. L. Heath, D.C., Ph.C.; B. J. Palmer, D.C., Ph.C., honorary president; A. B. Hender, M.D., D.C., Ph.C.; Ralph Evans, Harold A. Kirsch, Edmund J. McKeon.



Alpha 1924

7 chapters 7 colleges



Omicron Sherman



Pi Germany



Nu Life West California



Lamda Life Atlanta



Rho Cleveland Mo



Mu Parker Texas

Delta Sigma Chi 45 Years at 1208 Main



House on Ripley St. circa 1976

Delt 100 70% members lived on property
Members From other colleges 30%
Current Delt 100 Managing Board all lived on the property



1208 Main St Davenport 1988

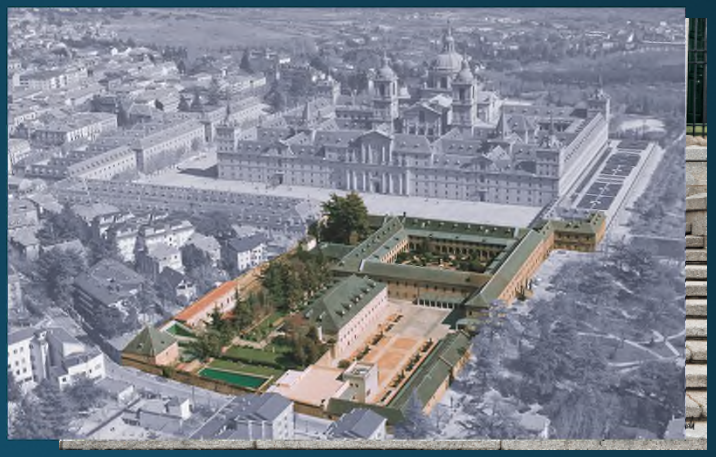


$20,000 Raised for Roof Repair 1987

One Story: Dr. Bradley R. Hennen

Lived in House 1985-88
Chiropractic Practice 34 years Colorado and Spain
Chiropractic Leadership DSC 34 Years as Student and Alumni
Chiropractic Leadership State Europe.











Each a Chiropractic Story



Current Renovations Completed

- Porch

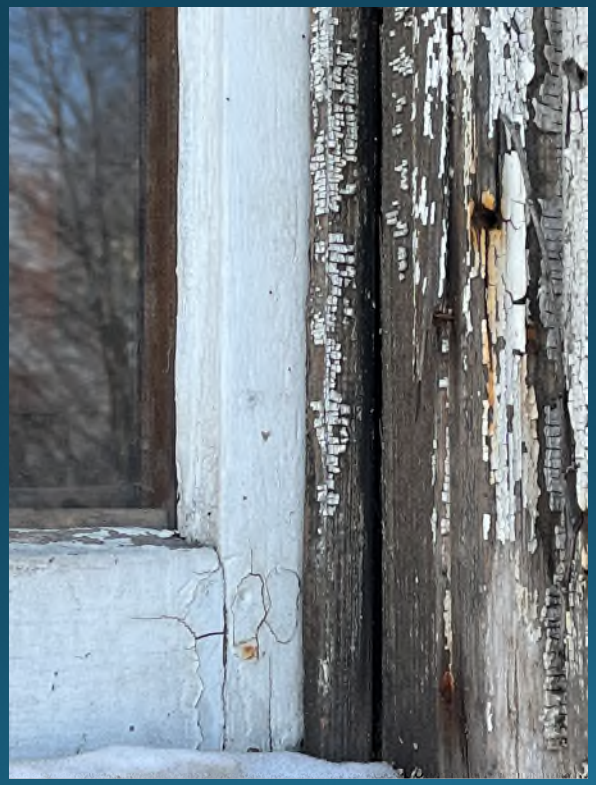


- Brick

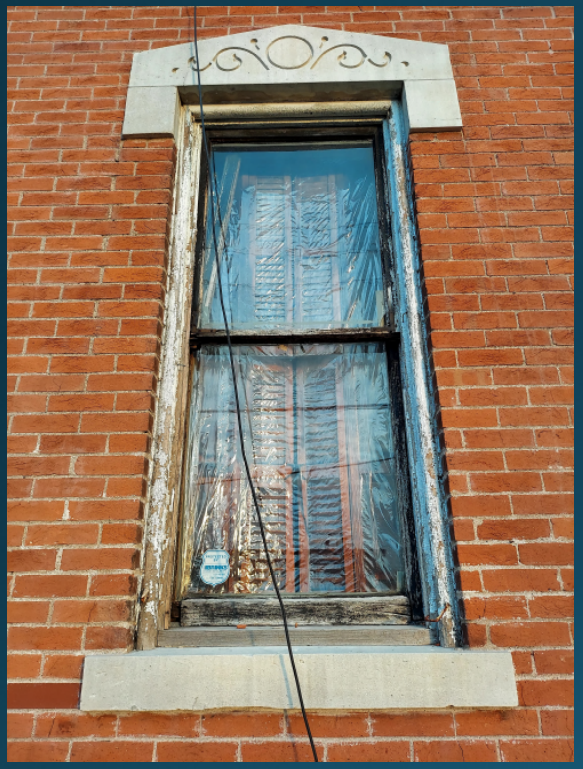


Windows Project - Outside






















PROTECTED BY
BRINKS
HOME SECURITY


Lowes.com/Moving
MEDIUM
MEDIANA
Lowes.com/Moving
LOWE'S
NEVER STOP
IMPROVING
LOWE'S
NEVER STOP
IMPROVING

Windows Project - Inside

























Windows Project Solution



Neighboring property, the Dr. Agnes High Palmer House, has white vinyl windows.





Delta Sigma Chi International Chiropractic Fraternity



Werderitch, Matt

From: Werderitch, Matt
Sent: Wednesday, February 1, 2023 12:08 PM
To: 'buzzardsbay2'
Cc: 'Hennendc@hennenhealth.com'
Subject: Historic Preservation Commission-1208 Main Window Replacement

Warren,

Staff reviewed the Harvey Windows + Doors Manufacturing Acknowledgement paperwork. Additional information is required before the Historic Preservation Commission can formally review the Certificate of Appropriateness.

A window survey shall be submitted documenting the existing condition of each window. The purpose of the survey is to identify the extent of deterioration and to provide a decision base as to whether the windows should be repaired or replaced. The existing physical conditions should be evaluated on a unit-by-unit basis using photographs. The window inventory should also include notes on the upper sash, low sash, frame, and sill, in terms of both wood deterioration and glass issues. The survey will illustrate which windows require routine maintenance, stabilization, partial replacement, or total replacement. Davenport's Historic Preservation Ordinance recommends deteriorated features should, where possible, be repaired rather than replaced.

If the window survey justifies the need for replacement, then specifications for the existing and replacement windows shall be submitted. Window sections are required for all projects involving total window replacement. This can be achieved either by submitting section drawings of both the existing and proposed windows or by submitting a list of measurements comparing the individual elements of the existing windows to the proposed ones. This is also known as a window schedule.

The Historic Preservation Commission will evaluate the two window specifications to determine whether the replacement windows match the design, material, color, texture, and other visual qualities of the historic windows. As previously stated, vinyl windows are rarely an appropriate replacement product. Staff recommend receiving a quote for custom wood windows that fit within the existing opening and match the historic style.

This item will not be placed on a Historic Preservation Commission agenda until the window survey and window schedule are received by staff.

If you have any questions, I can be reached at 563.888.2221 or via email.

Sincerely,

Matt Werderitch | AICP
Planner II | Development & Neighborhood Services
City of Davenport

T 563-888-2221
1200 E 46th Street, Davenport, IA 52807

davenportiowa.com

From: buzzardsbay2 <buzzardsbay2@gmail.com>
Sent: Sunday, January 29, 2023 4:40 AM
To: Werderitch, Matt <Matt.Werderitch@davenportiowa.com>
Subject: [EXT] FW: Harvey

EXHIBIT 4
Page 1 of 2

ATTENTION: This is an external email.

The Harvey windows estimate for 1208 main st is attached.

Warren Pyne

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: casey haas <casey_haas@hotmail.com>
Date: 1/26/23 10:41 AM (GMT-05:00)
To: buzzardsbay2@gmail.com
Subject: Harvey

Window Schedule 1208 N Main St

Window #	Existing Dimensions	Replacement Dimensions	Cut (depth of window pocket)	Room Designation
1	32x112.25	31.75x111.75	3 1/2"	Room # 5
2	32x112.25	31.75x111.75	3 1/2"	Room # 5
3	32x102	31.75x101.5	3 1/2"	technique room
4	32x102	31.75x101.5	3 1/2"	technique room
5	32x102	31.75x101.5	3 1/2"	technique room
6	32x102	31.75x101.5	3 1/2"	technique room
7	32x102	31.75x101.5	3 1/2"	technique room
8	32x94.25	31.75x93.75	3 1/2"	Room # 7
9	32x94.25	31.75x93.75	3 1/2"	Room # 7
10	26x94	25.75x93.5	3 1/2"	2nd floor hallway
11	26x94	25.75x93.5	3 1/2"	2nd floor hallway
12	32x94.25	31.75x93.75	3 1/2"	Room # 8
13	32x94.25	31.75x93.75	3 1/2"	Room # 8
14	32x94.25	31.75x93.75	3 1/2"	Room # 8
15	32x94.25	31.75x93.75	3 1/2"	Room # 9
16	28x61.5	27.75x61	3 1/2"	Room # 14
17	26x78	25.75x77.5	3 1/2"	3rd Floor Hallway E
18	26x78	25.75x77.5	3 1/2"	3rd Floor Hallway E
19	28x61.5	27.75x61	3 1/2"	Room # 16
20	28x61.5	27.75x61	3 1/2"	Room # 16
21	28x61.5	27.75x61	3 1/2"	Room # 16
22	28x61.5	27.75x61	3 1/2"	Room # 15
23	28x61.5	27.75x61	3 1/2"	Cupela
24	32x25	31.75x24.5	1 1/2"	Basement Fixed
25	32x102	31.75x101.5	3 1/2"	Room # 5
26	32x102	31.75x101.5	3 1/2"	Room # 5
27	32x102	31.75x101.5	3 1/2"	Room # 4
28	32x102	31.75x101.5	3 1/2"	Room # 4
29	32x102	31.75x101.5	3 1/2"	Room # 4
30	32x102	31.75x101.5	3 1/2"	Room # 5
31	32x102	31.75x101.5	3 1/2"	Chapter Room
32	32x102	31.75x101.5	3 1/2"	Chapter Room
33	32x102	31.75x101.5	3 1/2"	Chapter Room
34	32x79	31.75x78.5	3 1/2"	Room # 3
35	32x94.25	31.75x93.75	3 1/2"	Room # 7
36	32x94.25	31.75x93.75	3 1/2"	Room #7
37	32x94.25	31.75x93.75	3 1/2"	Room #6
38	32x94.25	31.75x93.75	3 1/2"	Room #6
39	32x94.25	31.75x93.75	3 1/2"	Room #6
40	32x94.25	31.75x93.75	3 1/2"	Room 11
41	32x94.25	31.75x93.75	3 1/2"	Room 11
42	32x78	31.75x77.5	3 1/2"	Room 12
43	28x61.5	27.75x61	3 1/2"	Room 14
44	28x61.5	27.75x61	3 1/2"	Room 14
45	26x78	25.75x77.5	3 1/2"	3rd Floor Hallway S
46	26x78	25.75x77.5	3 1/2"	Alumni Room
47	28x61.5	27.75x61	3 1/2"	Alumni Room
48	32x79	31.75x78.5	3 1/2"	Room # 3
49	32x79	31.75x78.5	3 1/2"	Room # 3
50	32x78	31.75x77.5	3 1/2"	Room # 12
51	32x78	31.75x77.5	3 1/2"	Room # 12
52	25x53.75	24.75x53.25	3 1/2"	Alumni Room
53	32x79	31.75x78.5	3 1/2"	Room # 3
54	32x79	31.75x78.5	3 1/2"	Room # 3
55	32x94	31.75x93.5	3 1/2"	Chapter Room N
56	32x94	31.75x93.5	3 1/2"	Chapter Room N
57	24x94	23.75x93.5	3 1/2"	Chapter Room Bath
58	32x94	31.75x93.5	3 1/2"	Technique Room Kitchen
59	32x102	31.75x101.5	3 1/2"	Technique Room N Wall (W Facing)
60	32x78	31.75x77.5	3 1/2"	Room # 12

61	32x25	31.75x24.5	1 1/2"	Basement Fixed
62	32x86	31.75x85.5	3 1/2"	Room # 10
63	32x86	31.75x85.5	3 1/2"	Room # 10
64	32x86	31.75x85.5	3 1/2"	Room # 9 Bath
65	32x94.25	31.75x93.75	3 1/2"	Room # 9 W
66	25x53.75	24.75x53.25	3 1/2"	Alumni N
67	28x61.5	27.75x61	3 1/2"	Alumni N
68	28x61.5	27.75x61	3 1/2"	3rd Floor Closet
69	28x61.5	27.75x61	3 1/2"	Room # 15
70	32x94.25	31.75x93.75	3 1/2"	Room # 7
71	28x61.5	27.75x61	3 1/2"	Cupela
72	28x61.5	27.75x61	3 1/2"	Cupela
73	28x61.5	27.75x61	3 1/2"	Cupela
74	32x25	31.75x24.5	1 1/2"	Basement Fixed
75	32x25	31.75x24.5	1 1/2"	Basement Fixed
76	32x25	31.75x24.5	1 1/2"	Basement Fixed
77	32x25	31.75x24.5	1 1/2"	Basement Fixed
78	32x25	31.75x24.5	1 1/2"	Basement Fixed
79	32x25	31.75x24.5	1 1/2"	Basement Fixed
80	33.5 x 63.5	33.25x63	3 1/2"	Basement Double Hung W Side



EXHIBIT 5A



EXHIBIT 5B


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226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

1208 Main St., Davenport, IA 52803

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

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

Applicant (Primary Contact)
Name: Casey Haas
Company: CJ Haas Home Construction
Address: 3 Bailey Commons
City/State/Zip: Bettendorf, IA 52722
Phone: 56-320-8826
Email: casey_haas@hotmail.com

Owner (if different from Applicant)
Name: Delt 100 Alumni Council LLC
Company: c/o Lane & Waterman LLP
Address: 220 N Main St
City/State/Zip: Davenport, IA 52801
Phone: 563-333-6697
Email: mgorham@l-wlaw.com

Engineer (if applicable)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Architect (if applicable)
Name:
Company
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)
Name: Maegan Gorham
Company: Lane & Waterman LLP
Address: 220 N Main St Ste 600
City/State/Zip: Davenport, IA 52801
Phone: 563-333-6697
Email: mgorham@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

☐ **Historic Resource:**

☐ Local Hamburg Historic District

☐ Iowa Soldier's Orphans' Historic District

☑ Marycrest College Historic District

☐ Individually Listed Local Historic Landmark

Not sure if you have a Historic Resource? You can click here to access the City's GIS Map.

Historic Resources requiring a Certificate of Appropriateness are mapped with a  or  .

If you are unsure, please contact the Community Planning and Economic Development staff at (563) 326-7765 or planning@ci.davenport.ia.us and we can help you.

When is a certificate of appropriateness required?
Prior to the commencement of the work.

What type of activity requires the approval of a certificate of appropriateness?
Any activity requiring a building or sign permit, except demolition, that would change the exterior architectural appearance of a structure. Examples include new construction, exterior alterations, relocations, reconstructions and infill development.

Submittal requirements

- Please contact Planning staff at (563) 326-7765 or planning@ci.davenport.ia.us so we can help you determine what exactly is required to be submitted.
- Incomplete applications will not be accepted.

Submittal requirements for all types of requests:

- The completed application form.
- A work plan that accurately and completely describes the work to be done.
- Color digital photographs depicting the building elevations and proposed construction.

Submittal requirements for specific types of requests:

Minor alterations to existing buildings and new and replacement signs (all of the above and):

- Specifications, including dimensions, material used and color of the material.
- A rendering of the proposed alteration as depicted on the existing building.
- Samples of the materials, including the color, along with scaled, accurately colored elevations for any proposed sign and/or sign package.

Minor additions, site improvements and outdoor storage areas (all of the above and):

- A dimensioned site plan, including the locations of any proposed or existing buildings on the subject parcel and on surrounding parcels.
- A preliminary grading plan showing before and after grades at two-foot contour intervals, where deemed necessary by the development official.
- Outdoor storage areas shall be reflected in the elevation drawings submitted and shall show their relationship to the building elevations as well as the materials and treatment proposed that would accurately reflect the screening of the storage areas.
- A landscape plan.

Major additions and new buildings (all of the above and):

- Reproductions of building or site information found in the historical surveys if applicable
- A verifiable legal description, or a land survey.
- A map showing the existing topography of other properties at two-foot contour intervals, extending one hundred feet from the subject parcel.
- Elevation drawings, in color and drawn to scale, of the front, sides, rear, and roof lines of all proposed buildings or structures, illustrating the appearance and treatment of required screening elements for roof-mounted equipment, where deemed necessary by the development official.
- A materials board containing samples of each type of exterior building materials.

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 meetings.

(2) Historic Preservation consideration of the request:

- Only work described in the application may be approved by the Commission.
- If the Commission determines there is insufficient information to make a proper judgment on the application, it may continue the application as long a period of 60 days has not elapsed from an accepted application. This time period does not apply if the applicant requests the continuance.

(3) After the Historic Preservation Commission's decision:

- If approved, a certificate of appropriateness does not constitute a City permit or license and does vest against any other land development regulation or regulatory approval. You will need to contact Davenport Public Works and other regulatory agencies regarding permits and/or licenses.
- If approved, a certificate of appropriateness will expire one year from the date of approval unless a building permit is obtained within such period. The Zoning Administrator may grant an extension for a period of validity longer than one year. An applicant may apply in writing for an extension of time at any time prior to the date of expiration.
- The applicant may appeal the Historic Preservation Commission's determination to the City Council. A written appeal along with payment of $75.00 must be submitted to the Zoning Administrator within thirty calendar days of the Historic Preservation Commission's decision.

Applicant: Casey Haas Date: 04/27/2023

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

Received by: _____ Date: _____

Planning staff

Date of the Public Meeting: 05/09/2023

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

Work Plan

Please describe the work being performed. Please note that only work described in the application may be approved by the Board.

Window Replacement In-Kind at 1208 Main St, Davenport.

Purpose: The purpose of the project is to replace eighty (80) windows within the home, without disturbing the existing wooden window openings and trim on the exterior of the home, while taking into consideration the owners' financial means and economic feasibility. The proposed improvements constitute physical betterment of the real property.

Work to Include: Replacement-in-kind of the windows to return the property to a state of utility, allowing inhabitants to make contemporary use of the property while preserving its original architectural value. Owners seek approval for installation of white vinyl windows. With the exceptionally tall dimensions of the home's windows, there are not many companies able to manufacture them, providing the owners with limited options. The proposed windows are manufactured by Harvey and supplied by Spahn & Rose Lumber Company in DeWitt, Iowa; the estimate is attached to this application. The total cost of installation is estimated to be $78,001.69, which includes (1) materials cost of $48,412.79, (2) sales tax of $3,388.90, and (3) labor costs of $26,200.00. This total cost is expected to increase a bit as the current quote is for 73 windows instead of all 80. All elements of the project will meet local building codes and comply with historical area standards. Importantly, this is not new window construction; rather, this project replaces the interior portions of the pre-existing windows. The wooden window openings and trimming on the exterior of the home will not be removed or altered in any way. Contractor Casey Haas can further explain the replacement process.

Alternative Options: First, installation of wooden windows is neither reasonable nor economically feasible given the tremendous costs associated with such an installation. This project involves 80 windows, spread throughout a basement and three floors. Wooden window installation is estimated to exceed the cost of vinyl window installation by over $112,000.00. The labor and costs associated with wooden window installation are unduly burdensome, and the owners cannot reasonably fund such an installation. The owners understand the importance of maintaining the home's historical and architectural significance as much as reasonably possible.

The owners obtained an estimate for installation of wooden windows. As shown by the attached estimate, this installation is extremely cost-prohibitive and is not economically feasible. The wooden windows would be manufactured by Andersen Windows and supplied by Spahn & Rose Lumber Company. There are several significant differences between the proposed vinyl windows and the wooden windows. The wooden windows are white on the outside and raw on the inside, requiring them to be stained and finished, where the vinyl windows require no additional finishing upon receipt. Further, the wooden windows are much heavier than the vinyl windows, leading to difficulty in physically lifting and setting the windows and resulting in increased labor costs. The estimate for wooden windows is attached to this application. This estimate shows each window by type, quantity, and location in the home, and includes detailed specifications as to the window measurements and materials. The total cost of installation is estimated to be $190,781.37, which includes (1) materials cost of $101,381.37, (2) sales tax of $6,632.43, and (3) labor costs of $89,400.00, which includes installation, staining, polyurethane, and re-trimming. As above, this total cost is expected to increase a bit as the current quote is for 73 windows instead of all 80.

Cont. on attachment, "Work Plan Cont.".

Add additional pages in needed.

Photos of the actual windows that would be installed are not available, as the windows have not yet been ordered or manufactured. Contractor Casey Haas has provided the below resources as examples of the windows described in the Work Plan.

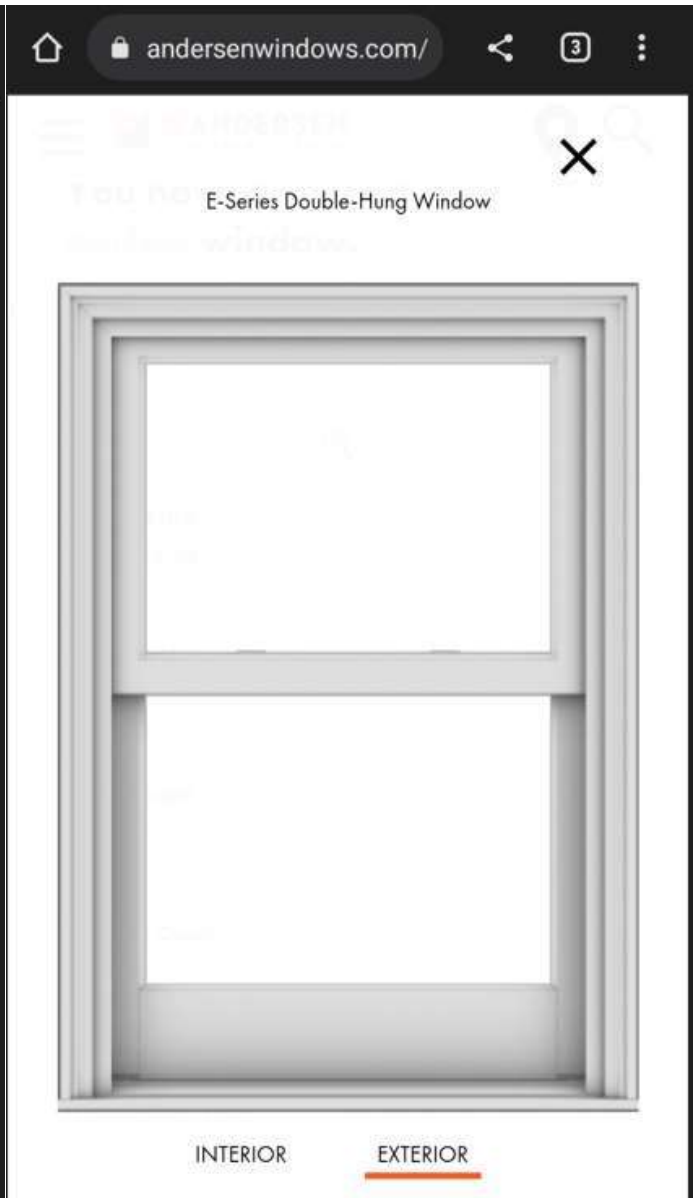
The proposed vinyl windows are manufactured by Harvey. A description of the windows and photos can be found at https://harveywindows.com/windows/by-type/double-hung/classic-vinyl-double-hung-window. Some of these photos are pasted below for quick reference; the window grilles will be omitted to better match the existing windows' appearance.





The cost-prohibitive wooden windows are manufactured by Andersen. Photos are not readily available, but contractor Casey Haas was able to prepare the following renderings via the Andersen website, showing both the interior and exterior view of the windows:





Second, Delt 100 proposes total replacement of 100% of the 80 windows because reviewing each window one by one to determine which windows should be replaced versus repaired is not reasonable or feasible. At least 75% of the windows in each façade pictured are unquestionably beyond repair; they must be replaced. Repairing or restoring some or all of the remaining 25%, instead of replacing 100%, will disrupt the façade (curb side view) dramatically, as the windows would be mismatched. The owners understand the importance of maintaining the home's exterior architectural features; replacing only 75% of the windows, causing mismatched windows throughout the home, would not achieve this goal. Further, window restoration is extremely cost prohibitive. The cost of restoration is estimated to greatly exceed the cost of replacement, and any repair or restoration would need to be repeated from time to time, whereas replacement presents a long-term solution. Based on the foregoing, restoration or repair of any of the windows is infeasible.

Photos of the home's exterior, with each window labeled to correspond with the attached spreadsheet titled "1208 Main Street Windows," are attached. Additional photos of each window will not be provided as previously requested because, as explained above, it is not feasible or practical to assess whether each individual window should be repaired or replaced; Delt 100 proposes total replacement of 100% of the windows.

Because the owners recognize and understand the importance of preserving the home, they have continually put forth reasonable effort to make the minimal number of changes necessary and to maintain the property in a good state of repair. To continue this preservation within reasonable, economically feasible bounds, the owners request approval of the vinyl window replacement outlined above. If any additional information is needed, please contact the attorney listed on this application, Maegan Gorham.

Window Schedule 1208 N Main St

Window #	Existing Dimensions	Replacement Dimensions	Cut (depth of window pocket)	Room Designation
1	32x112.25	31.75x111.75	3 1/2"	Room # 5
2	32x112.25	31.75x111.75	3 1/2"	Room # 5
3	32x102	31.75x101.5	3 1/2"	technique room
4	32x102	31.75x101.5	3 1/2"	technique room
5	32x102	31.75x101.5	3 1/2"	technique room
6	32x102	31.75x101.5	3 1/2"	technique room
7	32x102	31.75x101.5	3 1/2"	technique room
8	32x94.25	31.75x93.75	3 1/2"	Room # 7
9	32x94.25	31.75x93.75	3 1/2"	Room # 7
10	26x94	25.75x93.5	3 1/2"	2nd floor hallway
11	26x94	25.75x93.5	3 1/2"	2nd floor hallway
12	32x94.25	31.75x93.75	3 1/2"	Room # 8
13	32x94.25	31.75x93.75	3 1/2"	Room # 8
14	32x94.25	31.75x93.75	3 1/2"	Room # 8
15	32x94.25	31.75x93.75	3 1/2"	Room # 9
16	28x61.5	27.75x61	3 1/2"	Room # 14
17	26x78	25.75x77.5	3 1/2"	3rd Floor Hallway E
18	26x78	25.75x77.5	3 1/2"	3rd Floor Hallway E
19	28x61.5	27.75x61	3 1/2"	Room # 16
20	28x61.5	27.75x61	3 1/2"	Room # 16
21	28x61.5	27.75x61	3 1/2"	Room # 16
22	28x61.5	27.75x61	3 1/2"	Room # 15
23	28x61.5	27.75x61	3 1/2"	Cupela
24	32x25	31.75x24.5	1 1/2"	Basement Fixed
25	32x102	31.75x101.5	3 1/2"	Room # 5
26	32x102	31.75x101.5	3 1/2"	Room # 5
27	32x102	31.75x101.5	3 1/2"	Room # 4
28	32x102	31.75x101.5	3 1/2"	Room # 4
29	32x102	31.75x101.5	3 1/2"	Room # 4
30	32x102	31.75x101.5	3 1/2"	Room # 5
31	32x102	31.75x101.5	3 1/2"	Chapter Room
32	32x102	31.75x101.5	3 1/2"	Chapter Room
33	32x102	31.75x101.5	3 1/2"	Chapter Room
34	32x79	31.75x78.5	3 1/2"	Room # 3
35	32x94.25	31.75x93.75	3 1/2"	Room # 7
36	32x94.25	31.75x93.75	3 1/2"	Room #7
37	32x94.25	31.75x93.75	3 1/2"	Room #6
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39	32x94.25	31.75x93.75	3 1/2"	Room #6
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44	28x61.5	27.75x61	3 1/2"	Room 14
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53	32x79	31.75x78.5	3 1/2"	Room # 3
54	32x79	31.75x78.5	3 1/2"	Room # 3
55	32x94	31.75x93.5	3 1/2"	Chapter Room N
56	32x94	31.75x93.5	3 1/2"	Chapter Room N
57	24x94	23.75x93.5	3 1/2"	Chapter Room Bath
58	32x94	31.75x93.5	3 1/2"	Technique Room Kitchen
59	32x102	31.75x101.5	3 1/2"	Technique Room N Wall (W Facing)
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66	25x53.75	24.75x53.25	3 1/2"	Alumni N
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68	28x61.5	27.75x61	3 1/2"	3rd Floor Closet
69	28x61.5	27.75x61	3 1/2"	Room # 15
70	32x94.25	31.75x93.75	3 1/2"	Room # 7
71	28x61.5	27.75x61	3 1/2"	Cupela
72	28x61.5	27.75x61	3 1/2"	Cupela
73	28x61.5	27.75x61	3 1/2"	Cupela
74	32x25	31.75x24.5	1 1/2"	Basement Fixed
75	32x25	31.75x24.5	1 1/2"	Basement Fixed
76	32x25	31.75x24.5	1 1/2"	Basement Fixed
77	32x25	31.75x24.5	1 1/2"	Basement Fixed
78	32x25	31.75x24.5	1 1/2"	Basement Fixed
79	32x25	31.75x24.5	1 1/2"	Basement Fixed
80	33.5 x 63.5	33.25x63	3 1/2"	Basement Double Hung W Side

SPAHN & ROSE LUMBER COMPANY
1011 Westwood Dr • P.O. Box 317
DeWitt, IA 52742-0317 • 563-659-2332
www.spahnandrose.com

Estimate

Estimate No **277645**
Estimate Date **08/08/2022**

Expiration Date 08/15/2022
Customer 08H59
Contact Name Casey Haas
Contact Number
Job
Customer Ref Harvey Window Package
Delivery By 08/08/2022
Taken By Jason Nylin
Sales Rep Jason Nylin

Invoice Address
Casey Haas
8 BRIARWOOD CHASE
BETTENDORF, Iowa, 52722

Delivery Address
Casey Haas
8 BRIARWOOD CHASE
BETTENDORF, Iowa, 52722

Special Instructions	Notes

Line	Product Code	Description	Qty/Footage	Price	Per	Total
1	zz_SOWINDOW_20849	Harvey Tribute Double-Hungs	1 EA	48,412.79	EA	48,412.79

We agree to furnish the items and grades specified above. This estimate is valid for seven days. Not guaranteed to build/complete any job or contract. Errors subject to correction.

RETURN POLICY: The sale invoice must accompany returns. A restock charge may apply. Special orders and items that are not in clean sellable condition may not be accepted. Return items purchased with a Credit/Debit card will only be credited to the original card used for purchase.

Total Amount	$48,412.79
Sales Tax 7.00%	$3,388.90
Estimate Total	$51,801.69

Buyer Date

Subject to our terms and conditions of sale. Further copies available on request.

EXHIBIT 6-3
Page 1 of 1

ANDERSEN WINDOWS & DOORS

SOLD BY:

Spahn & Rose Lumber Company De Witt
PO Box 149
Dubuque, IA 52004-0149
Fax: 563-582-3749

SOLD TO:

,

CREATED DATE
9/16/2022

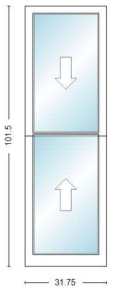
LATEST UPDATE
9/28/2022

OWNER
Kirk Nystrom

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
sigma	college	2945964		

ORDER NOTES: **DELIVERY NOTES:**



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	5	Active/Active	Technique Room	$2,079.06	$10,395.30

RO Size = 31 3/4" x 101 1/2" **Unit Size = 31 3/4" x 101 1/2"**

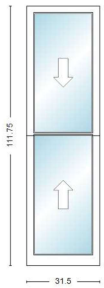
TRET 2' 7 3/4"X8' 5 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 101.5 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
200	1	Active/Active	Technique Room	$2,233.75	$2,233.75

RO Size = 31 1/2" x 111 3/4" **Unit Size = 31 1/2" x 111 3/4"**

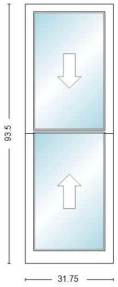
TRET 2' 7 1/2"X9' 3 3/4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 31.5 x 111.75 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
300	1	Active/Active	Technique Room/Kitchen	$1,298.08	$1,298.08

RO Size = 31 3/4" x 93 1/2" **Unit Size = 31 3/4" x 93 1/2"**

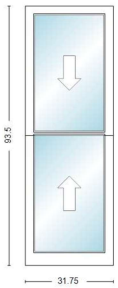
TRET 2' 7 3/4"X7' 9 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 93.5 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
400	2	Active/Active	Chapter Room/North	$1,298.08	$2,596.16

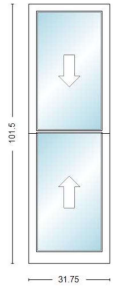
RO Size = 31 3/4" x 93 1/2" **Unit Size = 31 3/4" x 93 1/2"**

TRET 2' 7 3/4"X7' 9 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 93.5 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR	Comments:
A1	0.32	0.3	NO	



Item	Qty	Operation	Location	Unit Price	Ext. Price
500	3	Active/Active	Chapter Room/South	$2,079.06	$6,237.18

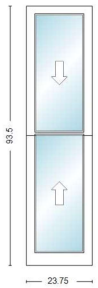
RO Size = 31 3/4" x 101 1/2" **Unit Size = 31 3/4" x 101 1/2"**

TRET 2' 7 3/4"X8' 5 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 101.5 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR	Comments:
A1	0.32	0.3	NO	



Item	Qty	Operation	Location	Unit Price	Ext. Price
600	1	Active/Active	Chapter Room/Bath	$1,221.89	$1,221.89

RO Size = 23 3/4" x 93 1/2" **Unit Size = 23 3/4" x 93 1/2"**

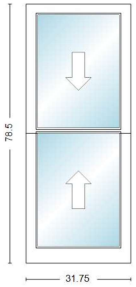
TRET 1' 11 3/4"X7' 9 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 23.75 x 93.5 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
700	5	Active/Active	#3 Room	$1,147.29	$5,736.45

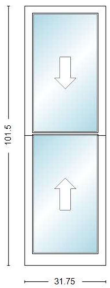
RO Size = 31 3/4" x 78 1/2" **Unit Size = 31 3/4" x 78 1/2"**

TRET 2' 7 3/4"X6' 6 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 78.5 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
800	3	Active/Active	#4 Room	$2,079.06	$6,237.18

RO Size = 31 3/4" x 101 1/2" **Unit Size = 31 3/4" x 101 1/2"**

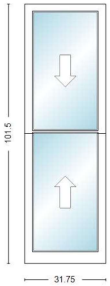
TRET 2' 7 3/4"X8' 5 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 101.5 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
900	3	Active/Active	#5 Room	$2,079.06	$6,237.18

RO Size = 31 3/4" x 101 1/2" **Unit Size = 31 3/4" x 101 1/2"**

TRET 2' 7 3/4"X8' 5 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

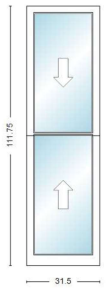
Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 101.5 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:

Item	Qty	Operation	Location	Unit Price	Ext. Price
1000	2	Active/Active	#5 Room	$2,233.75	$4,467.50



RO Size = 31 1/2" x 111 3/4" **Unit Size = 31 1/2" x 111 3/4"**

TRET 2' 7 1/2"X9' 3 3/4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

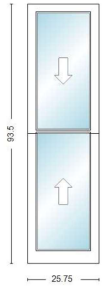
Insect Screen 1: E-Series Double-Hung Insert, TRET 31.5 x 111.75 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:

Item	Qty	Operation	Location	Unit Price	Ext. Price
1100	2	Active/Active	2ND Floor/ Hallway	$1,240.94	$2,481.88



RO Size = 25 3/4" x 93 1/2" **Unit Size = 25 3/4" x 93 1/2"**

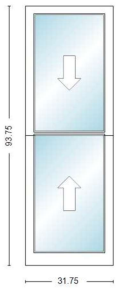
TRET 2' 1 3/4"X7' 9 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 25.75 x 93.5 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
1200	3	Active/Active	#8 Room	$1,300.64	$3,901.92

RO Size = 31 3/4" x 93 3/4" **Unit Size = 31 3/4" x 93 3/4"**

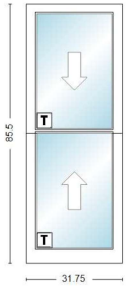
TRET 2' 7 3/4"X7' 9 3/4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 93.75 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
1300	1	Active/Active	#9 Room/Bath	$1,551.51	$1,551.51

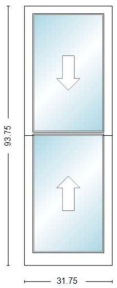
RO Size = 31 3/4" x 85 1/2" **Unit Size = 31 3/4" x 85 1/2"**

TRET 2' 7 3/4"X7' 1 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Tempered Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 85.5 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
1400	2	Active/Active	#9 Room	$1,300.64	$2,601.28

RO Size = 31 3/4" x 93 3/4" **Unit Size = 31 3/4" x 93 3/4"**

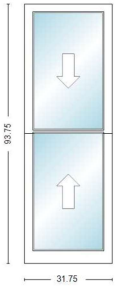
TRET 2' 7 3/4"X7' 9 3/4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 93.75 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
1500	5	Active/Active	#7 Room	$1,300.64	$6,503.20

RO Size = 31 3/4" x 93 3/4" **Unit Size = 31 3/4" x 93 3/4"**

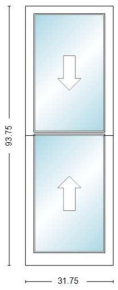
TRET 2' 7 3/4"X7' 9 3/4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 93.75 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
1600	3	Active/Active	#6 Room	$1,300.64	$3,901.92

RO Size = 31 3/4" x 93 3/4" **Unit Size = 31 3/4" x 93 3/4"**

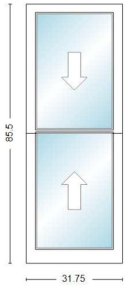
TRET 2' 7 3/4"X7' 9 3/4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 93.75 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
1700	2	Active/Active	#10 Room	$1,217.70	$2,435.40

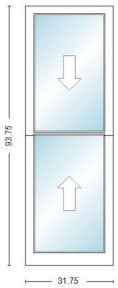
RO Size = 31 3/4" x 85 1/2" **Unit Size = 31 3/4" x 85 1/2"**

TRET 2' 7 3/4"X7' 1 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 85.5 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
1800	2	Active/Active	#11 Room	$1,300.64	$2,601.28

RO Size = 31 3/4" x 93 3/4" **Unit Size = 31 3/4" x 93 3/4"**

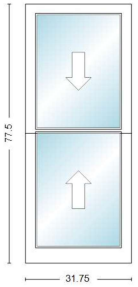
TRET 2' 7 3/4"X7' 9 3/4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 93.75 Less than 8 degrees Half Fiberglass White 2604

Lower Sash: TRET Active/Active White/ White/ Pine/ Unfinished Dual Pane Low-E4 No Standard No Tint None ArgonFilled

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
1900	3	Active/Active	#12 Room	$1,137.22	$3,411.66

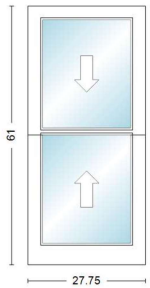
RO Size = 31 3/4" x 77 1/2" **Unit Size = 31 3/4" x 77 1/2"**

TRET 2' 7 3/4"X6' 5 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 31.75 x 77.5 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
2000	1	Active/Active	3rd Floor/Common Area	$850.32	$850.32

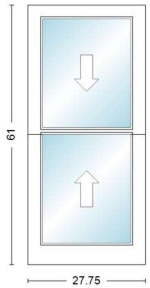
RO Size = 27 3/4" x 61" **Unit Size = 27 3/4" x 61"**

TRET 2' 3 3/4"X5' 1", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 27.75 x 61 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
2100	1	Active/Active	3rd Floor/Storage	$850.32	$850.32

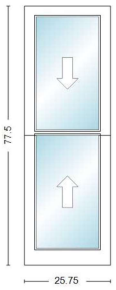
RO Size = 27 3/4" x 61" **Unit Size = 27 3/4" x 61"**

TRET 2' 3 3/4"X5' 1", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 27.75 x 61 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
2200	2	Active/Active	3Rd Floor	$1,080.08	$2,160.16

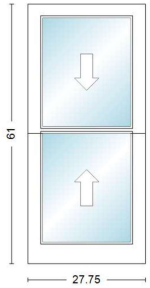
RO Size = 25 3/4" x 77 1/2" **Unit Size = 25 3/4" x 77 1/2"**

TRET 2' 1 3/4"X6' 5 1/2", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 25.75 x 77.5 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
2300	1	Active/Active	#14 Room	$850.32	$850.32

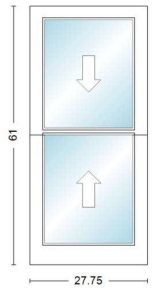
RO Size = 27 3/4" x 61" **Unit Size = 27 3/4" x 61"**

TRET 2' 3 3/4"X5' 1", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 27.75 x 61 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
2400	2	Active/Active	#15 Room	$850.32	$1,700.64

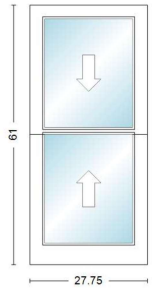
RO Size = 27 3/4" x 61" **Unit Size = 27 3/4" x 61"**

TRET 2' 3 3/4"X5' 1", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 27.75 x 61 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
2500	2	Active/Active	Alum Room	$850.32	$1,700.64

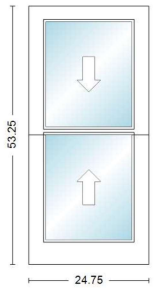
RO Size = 27 3/4" x 61" **Unit Size = 27 3/4" x 61"**

TRET 2' 3 3/4"X5' 1", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 27.75 x 61 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
2600	3	Active/Active	Alum Room	$751.85	$2,255.55

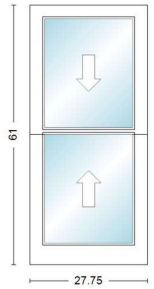
RO Size = 24 3/4" x 53 1/4" **Unit Size = 24 3/4" x 53 1/4"**

TRET 2' 3/4"X4' 5 1/4", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 24.75 x 53.25 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:



Item	Qty	Operation	Location	Unit Price	Ext. Price
2700	4	Active/Active	Cupola	$850.32	$3,401.28

RO Size = 27 3/4" x 61" **Unit Size = 27 3/4" x 61"**

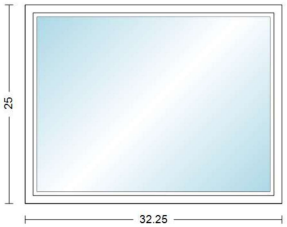
TRET 2' 3 3/4"X5' 1", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 27.75 x 61 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:

Item	Qty	Operation	Location	Unit Price	Ext. Price
2800	5	Stationary	Basement/#2 Room	$576.81	$2,884.05



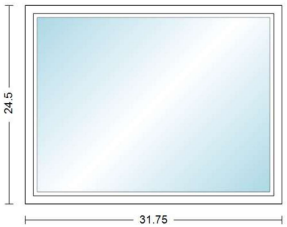
RO Size = 32 1/4" x 25" **Unit Size = 32 1/4" x 25"**

TRETP 2' 8 1/4"X2' 1", Unit, Less than 8 degrees, E-Series Picture Window Insert, 3 1/4" Frame Depth, Sash Set (2 Piece), White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Stationary, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.31	0.31	NO

Comments:

Item	Qty	Operation	Location	Unit Price	Ext. Price
2900	1	Stationary	Basement/Furnace	$568.21	$568.21



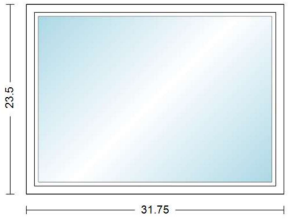
RO Size = 31 3/4" x 24 1/2" **Unit Size = 31 3/4" x 24 1/2"**

TRETP 2' 7 3/4"X2' 1/2", Unit, Less than 8 degrees, E-Series Picture Window Insert, 3 1/4" Frame Depth, Sash Set (2 Piece), White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Stationary, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.31	0.31	NO

Comments:

Item	Qty	Operation	Location	Unit Price	Ext. Price
3000	1	Stationary	Basement	$559.61	$559.61



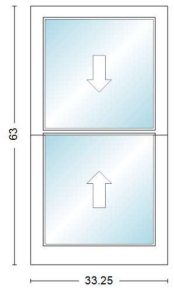
RO Size = 31 3/4" x 23 1/2" **Unit Size = 31 3/4" x 23 1/2"**

TRETP 2' 7 3/4"X1' 11 1/2", Unit, Less than 8 degrees, E-Series Picture Window Insert, 3 1/4" Frame Depth, Sash Set (2 Piece), White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Stationary, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.31	0.31	NO

Comments:

Item	Qty	Operation	Location	Unit Price	Ext. Price
3100	1	Active/Active	Basement	$917.12	$917.12



RO Size = 33 1/4" x 63" **Unit Size = 33 1/4" x 63"**

TRET 2' 9 1/4"X5' 3", Unit, Less than 8 degrees, E-Series Double-Hung Insert, Equal Sash, 3 1/4" Frame Depth, White 2604 Exterior Frame, White 2604 Exterior Sash/Panel, Pine w/Unfinished Interior Frame, Pine w/Unfinished Interior Sash/Panel, Active/Active, Dual Pane Low-E4 Standard Argon Fill Contemporary Glass Stop Stainless Glass / Grille Spacer, Sash Lift, White, 2 Sash Locks White, WhiteJamb Liner, Clad Exterior / Wood InteriorJamb Liner Inserts, YesPunched Jamb Liner, Limit Lower Sash, 24" Lower, White, 2604, Half, Fiberglass

Insect Screen 1: E-Series Double-Hung Insert, TRET 33.25 x 63 Less than 8 degrees Half Fiberglass White 2604

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.32	0.3	NO

Comments:

SUB-TOTAL:	$94,748.94
FREIGHT:	$0.00
LABOR:	$0.00
TAX:	$6,632.43
TOTAL:	$101,381.37

CUSTOMER SIGNATURE_____DATE_____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors



EXHIBIT 6-5



EXHIBIT 6-6


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HISTORIC PRESERVATION COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, MAY 9, 2023; 5:00 PM

CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Call to Order

II. Secretary's Report

A. Consideration of the April 11, 2023 meeting minutes.

III. Communications

IV. Old Business

V. New Business

A. Case COA23-17: Request for exterior alteration at 321 West 6th Street. The Henry and Julia (Tritchler) Frahm House is a contributing building in the Hamburg Local Landmark Historic District. Terry Genz, petitioner. [Ward 3]

B. Case COA23-18: Request to install new windows at 1208 Main Street. The J. Monroe Parker-Ficke House is a locally designated historic landmark and located within the College Square Historic District. CJ Haas Home Construction, petitioner, on behalf of Delt 100 Alumni Counsel LLC. [Ward 3]

C. Case COA23-19: Exterior alteration at 705 Gaines Street. The Lois P. Best Apartments is listed as a contributing structure in the Hamburg Local Landmark Historic District. Marion Meginnis, petitioner. [Ward 3]

D. Case COA23-20: Request for exterior alteration at 713 West 7th Street. The John and Louise Boldt House is a contributing building in the Hamburg Local Landmark Historic District. Joseph Erenberger, petitioner. [Ward 3]

VI. Other Business

A. 2023 Preserve Iowa Summit

B. Party in the Park

VII. Open Forum for Comment

VIII. Adjourn

IX. Next Commission Meeting: June 13, 2023

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **5/9/2023**

Subject:
Case COA23-18: Request to install new windows at 1208 Main Street. The J. Monroe Parker-Ficke House is a locally designated historic landmark and located within the College Square Historic District. CJ Haas Home Construction, petitioner, on behalf of Delt 100 Alumni Counsel LLC. [Ward 3]

Recommendation:
A recommendation is made to deny the Certificate of Appropriateness to install new windows at 1208 Main Street.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C of the Davenport Municipal Code. The project does not comply with the following standard:

1. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Background:

Property Significance:
The City of Davenport listed the J. Monroe Parker-Ficke House as a local landmark on June 4, 2003. The J. Monroe Parker-Ficke House is owned by an alumni association of Palmer College of Chiropractic. The DELT 100 Alumni Counsel LLC owned the property in 2003 and were supportive of the nomination.

The residence is located within the College Square National Historic District. The home is recognized by state preservation officials as one of the finest French Second Empire residences in the state of Iowa, second only to the Governor's mansion at Terrace Hill. The landmark nomination states, "It is the most widely photographed and publicized landmark in Davenport."

Previous Certificate of Appropriateness Applications:

1. June 8, 2021: The Historic Preservation Commission granted a Certificate of Appropriateness to tuckpoint and replace brick, subject to the following conditions:
    - To the greatest extent possible, the existing brick shall be preserved, cleaned, and reused.
    - The mortar joint shall be concave.
2. August 10, 2021: The Historic Preservation Commission granted a Certificate of Appropriateness to reconstruct the east porch subject to the following condition:
    - The dimensions of the PVC tongue and groove porch flooring shall be submitted to City Staff for review and approval. Floor board dimensions shall be consistent with the Second Empire architectural style and those used during its original construction in 1881.

Request: Total replacement of 100% of the windows (80 Windows). The replacement products are 1/1 white vinyl windows.

Project History:
On January 10, 2023 the Historic Preservation Commission held a Work Session with the applicant to understand the need for window replacement, explore any viable alternatives, and clarify what additional information would be required for formal consideration. The alumni association was petitioning to replace 80 wood windows with white vinyl windows. The Commission conveyed that vinyl windows are rarely an appropriate replacement product. Staff recommended receiving a quote for custom wood windows that fit within the existing opening and match the historic style. No action was taken at this meeting.

Prior to the January Work Session, city staff provided the applicant the Secretary of the Interior's Standards for Rehabilitation as well as Davenport's standards for review. In addition, staff reached out to the State Historic Preservation Office for information pertaining to historic tax credits and grant opportunities. Potential funding opportunities were forwarded to the owners. As of this date, the applicant has decided not to pursue historic tax credits or grant opportunities.

The petitioner cited the cost of wooden windows as neither reasonable nor economically feasible. A quote from Anderson Windows for wood windows with an exterior clad was submitted to document the cost differences between wood and vinyl. However, the Historic Preservation Ordinance does not reference economic hardship in the Certificate of Appropriateness review process.

Due to the historical significance of the building and the scale of the project, staff requested the following information be provided for formal consideration:

1. Clear photos of existing windows. Images should detail the existing condition of each window proposed for replacement.
2. Drawings showing the elevation and horizontal and vertical section of existing historic windows. Include muntins, mullions, transoms, and other window components.
3. Drawings showing the elevation and horizontal and vertical sections of proposed replacement windows.

The property owner submitted paperwork from Harvey Windows + Doors for review. Staff clarified that the below information is required to conduct a complete review of the Certificate of Appropriateness:

1. A window survey shall be submitted documenting the existing condition of each window. The purpose of the survey is to identify the extent of deterioration and to provide a decision base as to whether the windows should be repaired or replaced. The existing physical conditions should be evaluated on a unit-by-unit basis using photographs. The window inventory should also include notes on the upper sash, low sash, frame, and sill, in terms of both wood deterioration and glass issues. The survey will illustrate which windows require routine maintenance, stabilization, partial replacement, or total replacement.
2. If the window survey justifies the need for replacement, then specifications for the existing and replacement windows shall be submitted. Window sections are required for all projects involving total window replacement. This can be achieved either by submitting section drawings of both the existing and proposed windows or by submitting a list of measurements comparing the individual elements of the existing windows to the proposed ones. This is also known as a window schedule.

The applicant declined to provide a window survey documenting the rationale for replacement.

Existing photos recording deterioration were not submitted. The few photos that staff received were not accurately identified for proper analysis. Instead the request is for total replacement of all 80 windows on the building. The petitioner deemed the window survey as not reasonable or feasible, wishing to proceed forward with the information provided.

Project Review:
Staff reviewed the Harvey Windows + Doors Manufacturing Acknowledgement paperwork. Staff evaluated the two window specifications to determine whether the replacement windows match the design, material, color, texture, and other visual qualities of the historic windows.

Design Criteria to Implement Review Standards: Vinyl Windows

1. Design: The original windows show craftsmanship and detail that cannot be replicated with vinyl. These traditional windows consist of individual parts. Each component (rails, muntins, stops, stool, jamb, etc.) can be individually repaired or replaced in kind. Vinyl windows consist of a single unit, which cannot be repaired. While the subject replacement windows are a 1/1 pattern, the shape of the framing and quality of the window unit are not the same as the historic windows. None of the replacement windows match the dimensions of the existing wood windows.
2. Color & Texture: The vinyl replacement windows have a glossy white appearance, which does not match the finish of a natural wood window. Vinyl also contains a different textural quality than wood when touched or visually inspected.
3. Visual Qualities: The original wood windows are a character defining architectural feature of the J. Monroe Parker-Ficke House. The discrepancies in visual properties of vinyl windows are noticeably different from a wood window due to the variations in dimension and design. The dimensions of the frame components are not identical. These elements will impact how the structure looks and feels.
4. Material: Vinyl is a synthetic material, which was not an available building material in 1881. Vinyl does not have the same composition as wood. Modern replacement vinyl windows are not as durable as historic windows composed of old growth lumber. Vinyl products do not respect the historic integrity of the home.

The proposed vinyl windows do not substantially match the composition, design, dimensions, durability, texture, and visual properties of the original wood windows. Staff believe the design criteria to implement review standards have not been met.

Staff's Conclusion:
Property owners are encouraged to repair and retain existing historic windows. The application fails to document that all viable options for preservation were explored. The overall condition of each window was not evaluated to determine whether components could be repaired rather than replaced. The proposed total replacement without justification warrants a recommendation for denial.

It is contrary to historic preservation standards to replace an entire window when deteriorated components can be restored. When replacement is necessary, the new window shall match the old in design, material, color, texture, and other visual qualities. The proposed vinyl windows are an inappropriate substitute material as it does not convey the same appearance of wood windows.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Application
🗋	Backup Material	Attachment 1-Work Plan Continued

Backup Material	Attachment 2-1208 Main Street Windows
Backup Material	Attachment 3-Quote
Backup Material	Harvey Window Schedule-Vinyl
Backup Material	Attachment 4-Quote-Anderson Revise-Sigma
Backup Material	Attachment 5-Front 1
Backup Material	Attachment 6-Front 2
Backup Material	Attachment 7-North Side 2
Backup Material	Attachment 8-North Side
Backup Material	Attachment 9-South Side 2
Backup Material	Attachment 10-South Side
Backup Material	Attachment 11-West Side
Backup Material	Photos of Existing Windows
Backup Material	Applicant Presentation-1-10-23 HPC Work Session
Backup Material	Staff Email Correspondence to Applicant 4-21-23
Backup Material	Staff Email Correspondence to Applicant 2-1-23
Backup Material	Staff Email Correspondence to Applicant 1-25-23
Backup Material	Staff Email Correspondence to Applicant 11-2-22
Backup Material	Historic Property Inventory Sheet
Backup Material	Local Landmark Nomination Report 6-4-03
Backup Material	Historic Preservation Ordinance-Review Standards
Backup Material	Secretary of the Interior's Standards for Rehabilitation-Windows

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	5/5/2023 - 3:49 PM

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

May 12, 2023

DELT 100 Alumni Counsel LLC
3510 Galley Road, STE 104
Colorado Springs, CO 80909

Re: Historic Preservation Commission Review Determination – Case COA23-18

To Whom It May Concern,

The City of Davenport Historic Preservation Commission denied a Certificate of Appropriateness for the following case at its May 9, 2023 meeting:

> Case COA23-18: Request to install new windows at 1208 Main Street. The J. Monroe Parker-Ficke House is a locally designated historic landmark and located within the College Square Historic District. CJ Haas Home Construction, petitioner, on behalf of Delt 100 Alumni Counsel LLC. [Ward 3]

The Historic Preservation Commission denied the request to install new windows at 1208 Main Street because the alteration does not meet the following standard for review identified in Chapter 14.01.060.C of the Historic Preservation Ordinance:

1. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

A separate application for a Certificate of Appropriateness may be filed if preservation of the existing windows is pursued or when an alternative replacement window has been identified. The direction from the Commission is that the Harvey Tribute Double Hung Vinyl Windows did not substantially match the composition, design, dimensions, durability, texture, materials, and visual properties of the original wood windows. When additional window options have been explored and submitted to staff, this item can be brought before the Commission for formal review and approval.

As the property owner, you may appeal the Commission's decision to the City Council by filing a written appeal with the City Clerk's office within 30 calendar days of the postmark date of this notification letter. A fee of $75 shall be paid at the time of filing a written appeal with the City Clerk. If no written appeals are submitted with the City Clerk's office within 30 calendar days of the postmark date of this notification, the Commission's determination shall be the final action by the City.

After hearing all of the evidence presented at a public meeting, the City Council shall review the Commission's decision and base its ruling on the following criteria:

1. Whether the commission has exercised its powers and followed the guidelines established by law and ordinance; and
2. Whether the commission's actions were patently arbitrary and capricious.

The City Council shall, by simple majority of the members present, approve or disapprove the issuance of the certificate of appropriateness based upon the appeal criteria described above.

If you have any questions, please contact me directly at (563) 888-2221 or matt.werderitch@davenportiowa.com.

Sincerely,

m werderitch

Matt Werderitch | AICP
Planner II

City of Davenport
Historic Preservation Commission

Department: Community Planning and Economic Development Department **Date**
Contact Info: Ryan Rusnak 563-888-2022 rrusnak@ci.davenport.ia.us **12/10/2019**

Subject:
Case No: COA19-14: Replace 12 second story windows at 615 Ripley Street. Henry C. and Johanna (Wessel) Struck House is located in the Local Hamburg Historic District. Steven Bartholomew, petitioner.

Recommendation:
Finding:
The proposal achieves consistency with Section 14.060.C.6 of the Davenport City Code, which reads, "Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence."

Staff recommends approval of COA19-14 in accordance with submitted material.

Background:
The petitioner is proposing to replace 12 second story windows. The vinyl replacement windows are replacing existing vinyl windows.

On November 7, 2006 the Historic Preservation Commission denied a request to replace 11 first story windows with vinyl windows.

During the City Council appeal of the Historic Preservation Commission's decision, the petitioner indicated that 27 of the 38 windows had already been replaced with vinyl windows. However, it was revealed that permits were never obtained for the replacement windows.

The City Council ultimately granted the appeal, thus allowing the replacement vinyl windows. Although specific to the 11 first story windows, staff views the granting of the appeal as accepting that all the replacement vinyl windows were approved.

In that light, staff considers the replacement windows to be a "replacement in kind". The historic preservation ordinance defines a "replacement in kind" as the following:
"Replacement-in-kind" means the act of replacing an architectural feature of a designated structure so as not to alter its visual appearance and character. This is accomplished by using replacement materials that replicate the previous historic feature in design, size, texture and visual appearance.

C. Commission review process - Standards for review. In considering an application for a certificate of appropriateness, the commission shall be guided by the following general standards in addition to any other standards or guidelines established by ordinance for a local landmark or historic district. In all cases, these standards are to be applied in a reasonable manner, taking into full consideration the issue of economic feasibility and other technical considerations.

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration; and
2. The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible; and
3. All designated property shall be recognized as a product and physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural architectural features shall be discouraged; and
4. Most properties change over time, and those changes that have acquired architectural and/or historical significance in their own right shall be recognized, respected and retained; and
5. Distinctive architectural features, construction techniques and/or examples of craftsmanship that characterize a designated property shall be treated with due consideration; and
6. **Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence**; and
7. Activities that cause deterioration of a designated property and its architectural features shall be discouraged. In those cases where the damage would be irreversible, such as sand-blasting and wetblasting fire-hardened bricks, the activities shall be prohibited. If cleaning is to be done, the gentlest means possible shall be encouraged; and
8. Known significant archeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken; and
9. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.

Although the language in C.6 pertains to historic architectural features, this language has been used in the past to allow replacement of non-historic features.

ATTACHMENTS:

Type	Description

- Backup Material — Application
- Backup Material — Site Inventory Form

City of Davenport
Historic Preservation Commission

Department: Development & Neighborhood Services **Date**
Contact Info: Matt Werderitch 563.888.2221 **5/9/2023**

Subject:
Case COA23-18: Request to install new windows at 1208 Main Street. The J. Monroe Parker-Ficke House is a locally designated historic landmark and located within the College Square Historic District. CJ Haas Home Construction, petitioner, on behalf of Delt 100 Alumni Counsel LLC. [Ward 3]

Recommendation:
A recommendation is made to deny the Certificate of Appropriateness to install new windows at 1208 Main Street.

The project was reviewed for conformance with the Standards for Review, Chapter 14.01.060 C of the Davenport Municipal Code. The project does not comply with the following standard:

1. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Background:

Property Significance:
The City of Davenport listed the J. Monroe Parker-Ficke House as a local landmark on June 4, 2003. The J. Monroe Parker-Ficke House is owned by an alumni association of Palmer College of Chiropractic. The DELT 100 Alumni Counsel LLC owned the property in 2003 and were supportive of the nomination.

The residence is located within the College Square National Historic District. The home is recognized by state preservation officials as one of the finest French Second Empire residences in the state of Iowa, second only to the Governor's mansion at Terrace Hill. The landmark nomination states, "It is the most widely photographed and publicized landmark in Davenport."

Previous Certificate of Appropriateness Applications:

1. June 8, 2021: The Historic Preservation Commission granted a Certificate of Appropriateness to tuckpoint and replace brick, subject to the following conditions:
    - To the greatest extent possible, the existing brick shall be preserved, cleaned, and reused.
    - The mortar joint shall be concave.
2. August 10, 2021: The Historic Preservation Commission granted a Certificate of Appropriateness to reconstruct the east porch subject to the following condition:
    - The dimensions of the PVC tongue and groove porch flooring shall be submitted to City Staff for review and approval. Floor board dimensions shall be consistent with the Second Empire architectural style and those used during its original construction in 1881.

Request: Total replacement of 100% of the windows (80 Windows). The replacement products are 1/1 white vinyl windows.

Project History:
On January 10, 2023 the Historic Preservation Commission held a Work Session with the applicant to understand the need for window replacement, explore any viable alternatives, and clarify what additional information would be required for formal consideration. The alumni association was petitioning to replace 80 wood windows with white vinyl windows. The Commission conveyed that vinyl windows are rarely an appropriate replacement product. Staff recommended receiving a quote for custom wood windows that fit within the existing opening and match the historic style. No action was taken at this meeting.

Prior to the January Work Session, city staff provided the applicant the Secretary of the Interior's Standards for Rehabilitation as well as Davenport's standards for review. In addition, staff reached out to the State Historic Preservation Office for information pertaining to historic tax credits and grant opportunities. Potential funding opportunities were forwarded to the owners. As of this date, the applicant has decided not to pursue historic tax credits or grant opportunities.

The petitioner cited the cost of wooden windows as neither reasonable nor economically feasible. A quote from Anderson Windows for wood windows with an exterior clad was submitted to document the cost differences between wood and vinyl. However, the Historic Preservation Ordinance does not reference economic hardship in the Certificate of Appropriateness review process.

Due to the historical significance of the building and the scale of the project, staff requested the following information be provided for formal consideration:

1. Clear photos of existing windows. Images should detail the existing condition of each window proposed for replacement.
2. Drawings showing the elevation and horizontal and vertical section of existing historic windows. Include muntins, mullions, transoms, and other window components.
3. Drawings showing the elevation and horizontal and vertical sections of proposed replacement windows.

The property owner submitted paperwork from Harvey Windows + Doors for review. Staff clarified that the below information is required to conduct a complete review of the Certificate of Appropriateness:

1. A window survey shall be submitted documenting the existing condition of each window. The purpose of the survey is to identify the extent of deterioration and to provide a decision base as to whether the windows should be repaired or replaced. The existing physical conditions should be evaluated on a unit-by-unit basis using photographs. The window inventory should also include notes on the upper sash, low sash, frame, and sill, in terms of both wood deterioration and glass issues. The survey will illustrate which windows require routine maintenance, stabilization, partial replacement, or total replacement.
2. If the window survey justifies the need for replacement, then specifications for the existing and replacement windows shall be submitted. Window sections are required for all projects involving total window replacement. This can be achieved either by submitting section drawings of both the existing and proposed windows or by submitting a list of measurements comparing the individual elements of the existing windows to the proposed ones. This is also known as a window schedule.

The applicant declined to provide a window survey documenting the rationale for replacement.

Existing photos recording deterioration were not submitted. The few photos that staff received were not accurately identified for proper analysis. Instead the request is for total replacement of all 80 windows on the building. The petitioner deemed the window survey as not reasonable or feasible, wishing to proceed forward with the information provided.

Project Review:
Staff reviewed the Harvey Windows + Doors Manufacturing Acknowledgement paperwork. Staff evaluated the two window specifications to determine whether the replacement windows match the design, material, color, texture, and other visual qualities of the historic windows.

Design Criteria to Implement Review Standards: Vinyl Windows

1. Design: The original windows show craftsmanship and detail that cannot be replicated with vinyl. These traditional windows consist of individual parts. Each component (rails, muntins, stops, stool, jamb, etc.) can be individually repaired or replaced in kind. Vinyl windows consist of a single unit, which cannot be repaired. While the subject replacement windows are a 1/1 pattern, the shape of the framing and quality of the window unit are not the same as the historic windows. None of the replacement windows match the dimensions of the existing wood windows.
2. Color & Texture: The vinyl replacement windows have a glossy white appearance, which does not match the finish of a natural wood window. Vinyl also contains a different textural quality than wood when touched or visually inspected.
3. Visual Qualities: The original wood windows are a character defining architectural feature of the J. Monroe Parker-Ficke House. The discrepancies in visual properties of vinyl windows are noticeably different from a wood window due to the variations in dimension and design. The dimensions of the frame components are not identical. These elements will impact how the structure looks and feels.
4. Material: Vinyl is a synthetic material, which was not an available building material in 1881. Vinyl does not have the same composition as wood. Modern replacement vinyl windows are not as durable as historic windows composed of old growth lumber. Vinyl products do not respect the historic integrity of the home.

The proposed vinyl windows do not substantially match the composition, design, dimensions, durability, texture, and visual properties of the original wood windows. Staff believe the design criteria to implement review standards have not been met.

Staff's Conclusion:
Property owners are encouraged to repair and retain existing historic windows. The application fails to document that all viable options for preservation were explored. The overall condition of each window was not evaluated to determine whether components could be repaired rather than replaced. The proposed total replacement without justification warrants a recommendation for denial.

It is contrary to historic preservation standards to replace an entire window when deteriorated components can be restored. When replacement is necessary, the new window shall match the old in design, material, color, texture, and other visual qualities. The proposed vinyl windows are an inappropriate substitute material as it does not convey the same appearance of wood windows.

ATTACHMENTS:

Type	Description
Backup Material	Application
Backup Material	Attachment 1-Work Plan Continued

Backup Material	Attachment 2-1208 Main Street Windows
Backup Material	Attachment 3-Quote
Backup Material	Attachment 4-Quote-Anderson Revise-Sigma
Backup Material	Attachment 5-Front 1
Backup Material	Attachment 6-Front 2
Backup Material	Attachment 7-North Side 2
Backup Material	Attachment 8-North Side
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Backup Material	Historic Preservation Ordinance-Review Standards
Backup Material	Secretary of the Interior's Standards for Rehabilitation-Windows
Backup Material	Harvey Window Schedule-Vinyl

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	5/5/2023 - 3:49 PM

DAVENPORT
DEVELOPMENT &
NEIGHBORHOOD SERVICES

May 12, 2023

DELT 100 Alumni Counsel LLC
3510 Galley Road, STE 104
Colorado Springs, CO 80909

Re: Historic Preservation Commission Review Determination – Case COA23-18

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The Historic Preservation Commission denied the request to install new windows at 1208 Main Street because the alteration does not meet the following standard for review identified in Chapter 14.01.060.C of the Historic Preservation Ordinance:

1. Deteriorated architectural features should, where possible, be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

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1. Whether the commission has exercised its powers and followed the guidelines established by law and ordinance; and
2. Whether the commission's actions were patently arbitrary and capricious.

The City Council shall, by simple majority of the members present, approve or disapprove the issuance of the certificate of appropriateness based upon the appeal criteria described above.

If you have any questions, please contact me directly at (563) 888-2221 or matt.werderitch@davenportiowa.com.

Sincerely,



Matt Werderitch | AICP
Planner II

Historic Preservation Ordinance

Section 14.01.060 Certificate of Appropriateness Review Process

C. Commission review process - Standards for review. In considering an application for a certificate of appropriateness, the commission shall be guided by the following general standards in addition to any other standards or guidelines established by ordinance for a local landmark or historic district. In all cases, these standards are to be applied in a reasonable manner, taking into full consideration the issue of economic feasibility and other technical considerations.

1. Every reasonable effort shall be made to make the minimal number of changes necessary to maintain a designated property in a good state of repair, thereby minimizing the impact of the proposed alteration; and
2. The removal, alteration or concealing of distinguishing exterior architectural features and historic material of a designated property should be avoided when possible; and
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8. Known significant archeological resources possibly affected by a proposed activity shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken; and
9. New additions and related new construction shall not be discouraged when such improvements do not destroy historic material and such design is compatible with the size, massing, scale, color, materials and character of the property, neighborhood and district, if applicable.

D. Design criteria to implement review standards. When the commission is considering an application for a certificate of appropriateness, it shall consider the following architectural design criteria, or elements of design as they relate to the standards for review prescribed in Section 14.01.040C.

1. Height. The height of any proposed addition, construction or reconstruction should be compatible with the designated property and the surrounding structures, if located within a designated historic district; and
2. Proportions. The proportions (width versus height relationship) between doors and windows should be compatible, if not replicated, with the architectural design and character of the designated property; and
3. Scale. A proposed alteration, construction, reconstruction or addition should not negatively impact the scale of the designated property or district; and
4. Materials. Historic or original architectural features, or replacement elements which in all ways replicated the original, should be repaired whenever possible; and
5. Relationship of building masses and spaces. The relationship of a structure within a designated historic district to the rear, side and front yards between it and surrounding structures should be compatible; and
6. Roof shape. The roof design and shape should remain consistent with its original configuration and character; and
7. Site improvements. Landscaping and other site improvements, including off-street parking, should have as minimal of an impact as possible to the designated property's original plan/layout and its visual character.

ARCHITECTURAL / HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office
Wehner, Nowysz, Pattschull and Pfiffner
201 dey building, iowa city, iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

SITE #82-10- MA-1208 MAP # 3

HIST. DIST. College Square

NAME J. Monroe Parker Residence (Ficke) (H) C

ADDRESS 1208 Main Street

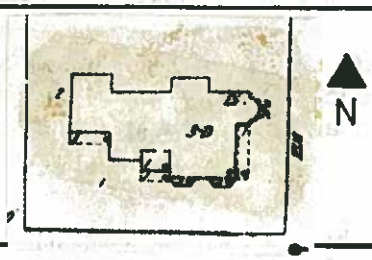
LEGAL DES. Allen's 2nd Add. (SUB-DIVISION) 10 (BLOCK) Lots 1, 2 and 3 (PARCEL) (SUB-PARCEL)

UTM 15 | 710,240 (EASTING) | 4,610,040 (NORTHING) ACREAGE 1 ZONE R-6M

OWNER Delta Sigma Chi Fraternity
1208 Main St., Davenport, IA 52803

TITLE H. (IF DIFF.) D.L. Span & Wife





SITE SHEET

DESCRIPTION

FORM 2 stories, irregular plan CONST. DATE 1881

MATERIALS Stone, brick, wood, cast & wrought iron ARCH STYLE Second Empire

FENESTRATION Rectangular 1/1 D.H.S. in broad surrounds w/incised heads

DIST. FEATURES Slate mansard w/iron cresting, bracketted cornice w/paneled frieze, 2-story polygonal window bays, columned porches

ALTERATIONS 1 or 2 porch columns missing; converted to fraternity/apartment building

SITE & RELATED STR. Corner lot north of Sheldon Hall & high school

ARCHITECTURE

STATEMENT

The Ficke House is perhaps the finest example of Second Empire architecture in Iowa, rivalled only by Terrace Hill in Des Moines. From the extraordinary roofscape - crested, dormered, sheathed in polychrome shingles - to the richly detailed cornices, porches and window surrounds, the Ficke House is the ultimate expression of Victorian excess, beautifully composed and finely-executed.

SOURCES

Davenport Democrat & Leader, 30, May, 1904.
HABS Inventory Form, Iowa Division of Historic Preservation

SIGNIFICANCE

This building is associated with a moderately important local political leader and elected official, C.A. Ficke. As an active German-American politician, his career typified the change from Republican party to Democrat party evidenced in the German electorate between 1860 and 1885. Since City Hall remains extant, the value of this property is diminished.

Architect and contractor for the house was T. W. McClelland and Co., with the slate roof by Victor Huot. The design may possibly be credited to Benjamin W. Gartside, who was architect with the McClelland firm from 1878 until becoming vice-president in 1889.

HISTORY

DESCRIPTION

Charles August Ficke came to Davenport as a child in 1851. He became established as a lawyer in 1877 following reading in H.R. Claussen's office and formal study. A successful attorney, Ficke was also active in real estate and several local banks. In 1880, Ficke changed from Republican to Democrat, over such issues as prohibition and women's suffrage. He was elected County Attorney in 1886 and mayor in 1890 & 91. His second election was the largest majority registered by a major to date. His administration as mayor was marked by improved paving and sewer construction. His career typified the successful professional and business career of many local German-Americans.

SOURCES

Downer, Harry, History of Davenport and Scott County, Iowa, Vol. II, Chicago: S.J. Clarke Publishing Company, 1910.

Johnson, H.B., "German Forty-Eighters in Davenport," Iowa Journal of History and Politics, January, 1946, pp. 3-53.

Oszuscik, Philippe, A History of the Architecture and Urbanization of Nineteenth Century Davenport, Iowa. Ph.D. Dissertation, University of Iowa, 1979, pp. 378, 387.

ARCHITECTURAL HISTORIAN: Martha Bowers | HISTORIAN: MARLYS SVENDSEN-ROESLER | SURVEY COMP 1981

EVALUATION

ARCHITECTURAL

I. ARCH. EVALUATION: Exceptional
II. ENVIR. STATURE: Landmark
III. INT. OF CONTEXT: Good
IV. INT. OF FABRIC: Excellent

LEVEL OF SIGNIFICANCE:
☒ NAT. ☐ STATE ☐ LOCAL ☐ N. ELIG.

HISTORICAL

I. THEME(S) OF SIGNIFICANCE
A. PRIMARY: Gov't. & Politics
B. SECONDARY: _____

II. LEVEL OF SIGNIFICANCE
☐ NAT. ☐ STATE ☒ LOCAL

III. N.R.H.P.
ELIGIBLE ☒ NOT ELIGIBLE ☐

HISTORIC DISTRICT CLASSIFICATION

☒ A. ☐ B. ☐ C.

FOR DIVISION OF HISTORIC PRESERVATION USE ONLY

1. DATE RECEIVED: _____
2. DATE OF STAFF EVALUATION: _____

	A. ARCHITECTURAL	B. HISTORICAL
ELIGIBLE FOR N.R.H.P.	☐	☐
NOT ELIGIBLE FOR N.R.H.P.	☐	☐

3. N.R.H.P. ACTION
A. STATE REVIEW COMM. APP. ☐ DISAPP. ☐ TABLED ☐ DATE _____
B. FEDERAL REVIEW APP. ☐ DISAPP. ☐ TABLED ☐ DATE _____

4. D.H.P. SOURCES
☐ COUNTY RESOURCES
☐ W'SHIELD SURVEY
■ N.R.H.P. 11/18/83
☐ GRANT _____

☐ DET. OF ELIGIBILITY
☐ R. & C. _____
■ DAVENPORT A/H SURVEY
☐ _____
☐ _____

5. SUBJECT TRACES: _____

6. PHOTO: 1620-2,3,4, & 5

ARCHITECTURAL/HISTORICAL SURVEY

DAVENPORT, IOWA

The Architects Office
Wehner, Nowysz, Pattschull and Pfiffner
201 dey building, iowa city, iowa 52240

DAVENPORT COMMUNITY DEVELOPMENT DEPARTMENT
IOWA DIVISION OF HISTORIC PRESERVATION

CONTINUATION

82-10- MA-1208

ADDITIONAL PHOTOGRAPHS:







CITY OF DAVENPORT

DOCUMENT : 11947

COMMITTEE : Community Development Committee

ACTION: CD

DATE: 05/29/03

DEPARTMENT: LAND USE

CONTACT : KENNETH OESTREICH

PHONE : 326-6170

1, 2 & 3 6-4-03

SUBJECT:

ORDINANCE for Landmark Designation for the Parker-Ficke Mansion, 1208 Main Street, pursuant to the provisions of Chapter 17.23 of the 2000 Municipal Code of the City of Davenport, Iowa (Delta 100 Alumni Association, petitioner).

RECOMMENDATION:

The Historic Preservation Commission recommends that the ordinance be approved.

The Commission vote was unanimous.

BACKGROUND:

The Historic Preservation Commission has voted to nominate the Parker-Ficke Mansion, 1208 Main Street, for listing on the Davenport Register of Historic Properties. The current owners, Delta 100 Alumni Association, are in support of the nomination.

The Parker-Ficke Mansion is recognized by state preservation officials as one of the finest French Second Empire residences in the state of Iowa, second only to the Governor's mansion at Terrace Hill.

It is the most widely photographed and publicized landmark in Davenport.

Charles Ficke was one of Davenport's earliest and most prosperous German immigrants. From the humblest of beginnings as a 14 year old store clerk, left alone to support himself in a less than fashionable downtown boarding house, he persevered for fifty years until he had built a vast fortune as a noted frontier lawyer and land appraiser. His unique skills helped open homestead sites in the six million acre Black Hawk Purchase land grant territory. By 1886, his professional reputation led to his election as the City Attorney of Davenport. By 1890, his popularity among the local citizenry was so universal that he often mused that they had elected him Mayor twice "over my

BACKGROUND: - continued

protests".

Charles Ficke felt that he owed a debt of gratitude to his adopted home in America. In 1884, he began to travel the world in search of rare art treasures. He had decided to become a philanthropist and gift the entire collection to the hometown where he had made his fortune.

Ficke collected over three hundred oil paintings. He once mused that he had chosen the 38 room, three story mansion - complete with a third floor ballroom in the attic - simply because it was the only house in town large enough to accommodate his insatiable collecting habit.

In 1925, Ficke first approached the City of Davenport, making known his intention to donate his collection. The donation presented a unique historical dilemma. Until that time, art collections were the domain of wealthy private individuals, art associations or art institutes - not municipalities. Before the City of Davenport could accept his donation, the Iowa State Legislature, as well as the Davenport City Council, had to enact revolutionary new legislation which would legally allow a city, such as Davenport, to own and operate a public art gallery.

The Ficke Mansion collection became the first municipal art gallery in the nation. It soon moved to a new home in a larger more permanent location, three blocks downhill on 5th Street, October 25, 1925. Charles Ficke's dream of passing down the strong German tradition of "art and music for the masses" to the next generation had become a reality.

The magnitude of the investment Ficke had made during his 42 years of traveling the globe collecting was best put in perspective by his contemporary, the Director of the Chicago Art Institute. Ficke had summoned him to the mansion in hopes he could spare just one-half day appraising the attic. The Director ended up staying a week. When he emerged, he publicly announced that:

-The collection was worth well over one-half million (pre-depression) dollars. (Today, that figure would translate to ten times that amount.)
-The donation contained the largest collection of Mexican Colonial Art outside Mexico.
-The early landscape collection rivaled those held by his Chicago Art Institute.
-The diverse collection included significant collections of old master's oil paintings, bronze and marble sculptures
-It contained extensive collections of rare Peruvian art and pottery, oriental art and Alaskan sculptural art
-It contained crates packed full of collections of rare books and manuscripts.
-In all, the collection easily rivaled those held in such major metropolitan art centers as Los Angles.

Delta Sigma Chi Fraternity has been conducting public tours of the mansion on Saturdays, highlighting both local history and architecture. (Over 100 people attended the twelve block Main Street

BACKGROUND: - continued

Walking Tour last May.) The mansion is opened for many private events during the year, as well.

Please refer to the Landmark Nomination for further background information.

ORDINANCE NO.

ORDINANCE for Landmark Designation for the Parker-Ficke Mansion, 1208 Main Street, pursuant to the provisions of Chapter 17.23 of the 2000 Municipal Code of the City of Davenport, Iowa (Delta 100 Alumni Association, petitioner).

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

SECTION 1. The following described unit of Scott County, Iowa real estate known as the Parker-Ficke Mansion at 1208 Main Street, Davenport, Iowa is hereby granted Landmark designation (Delta 100 Alumni Association, petitioner). The property has the following legal address:

Lots 1, 2, & 3 of Block 10 of Allen's 2nd Addition

The Historic Landmark designation is for the purpose of preserving the site.

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 _____,

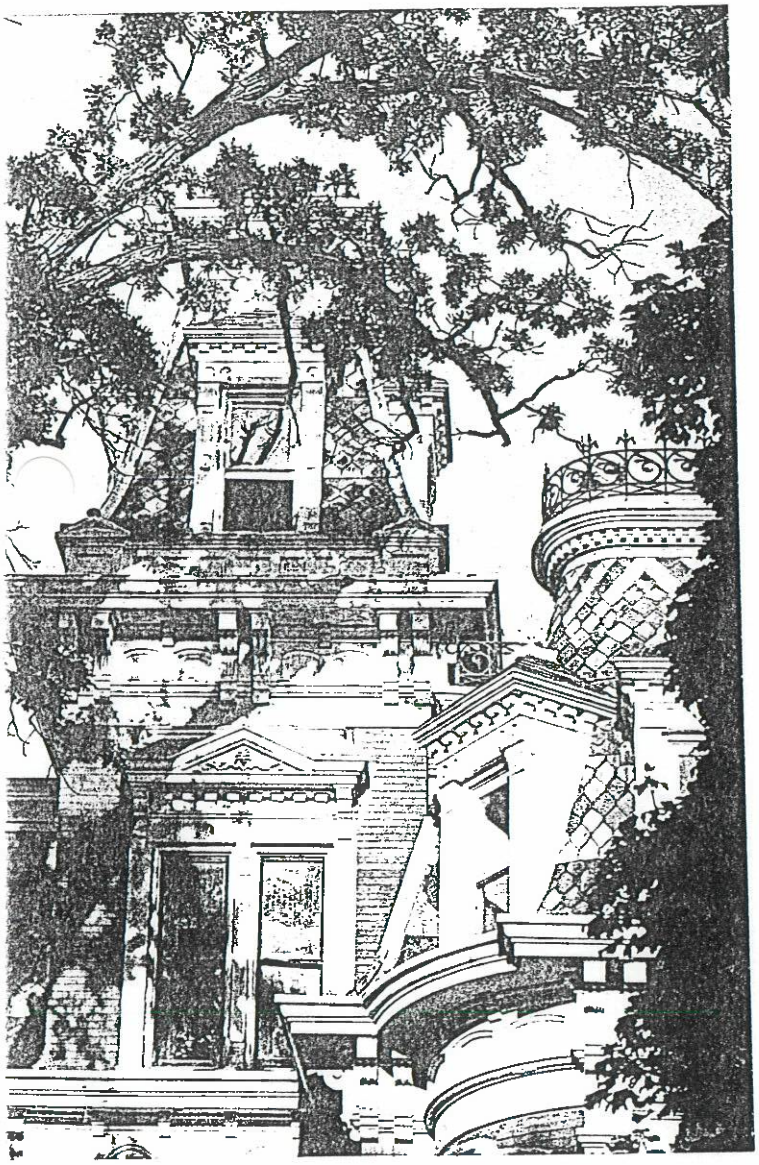
Second Consideration _____,

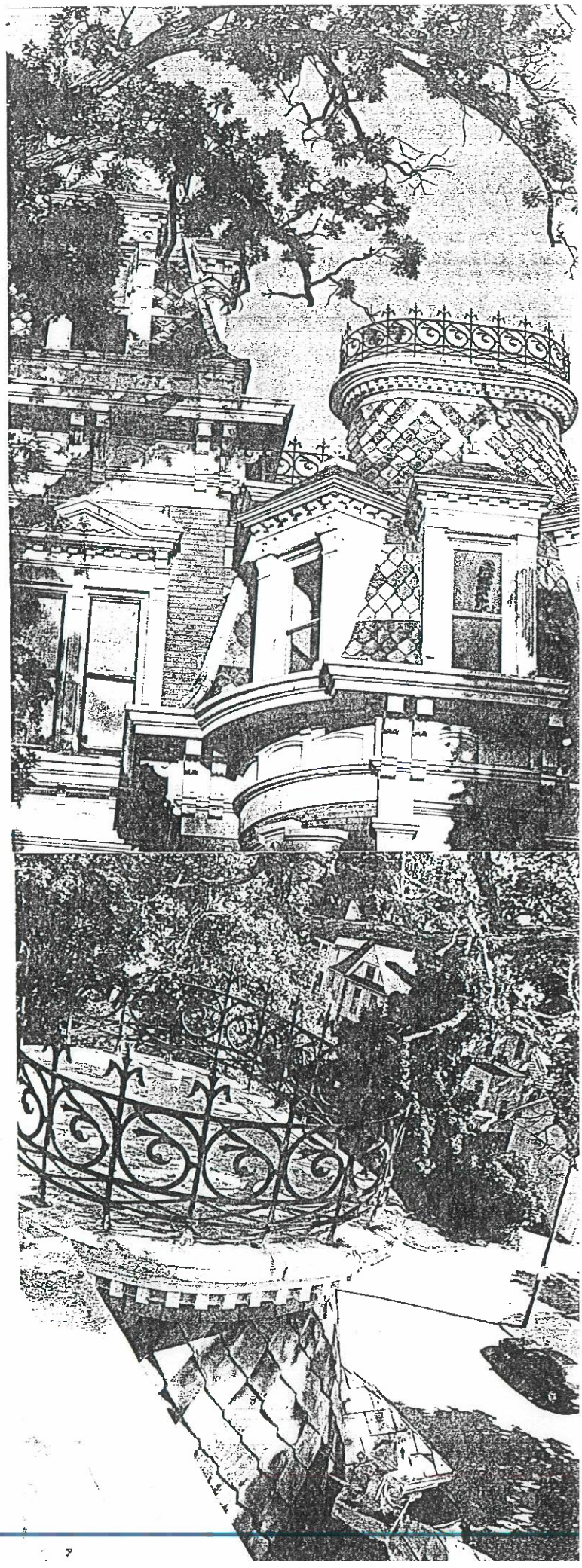
Approved _____,

_____
Charles W. Brooke
Mayor

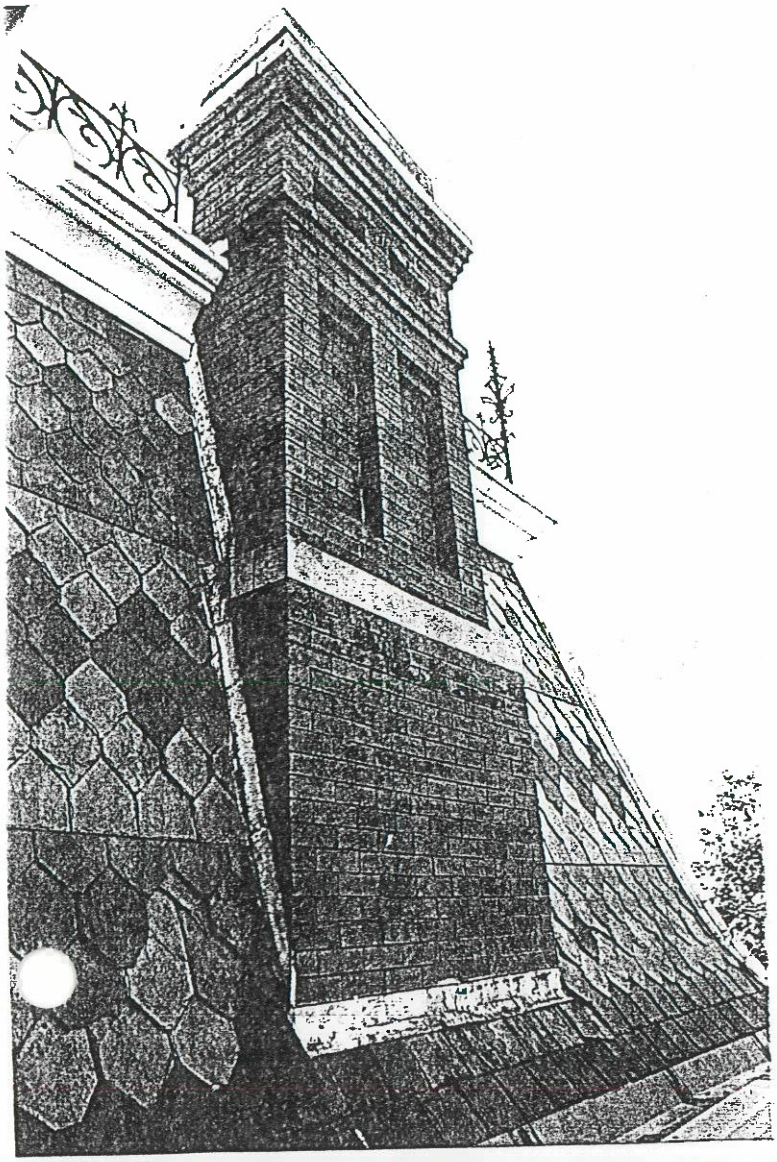
Attest: _____
Jackie E. Holecek, CMC
Deputy City Clerk

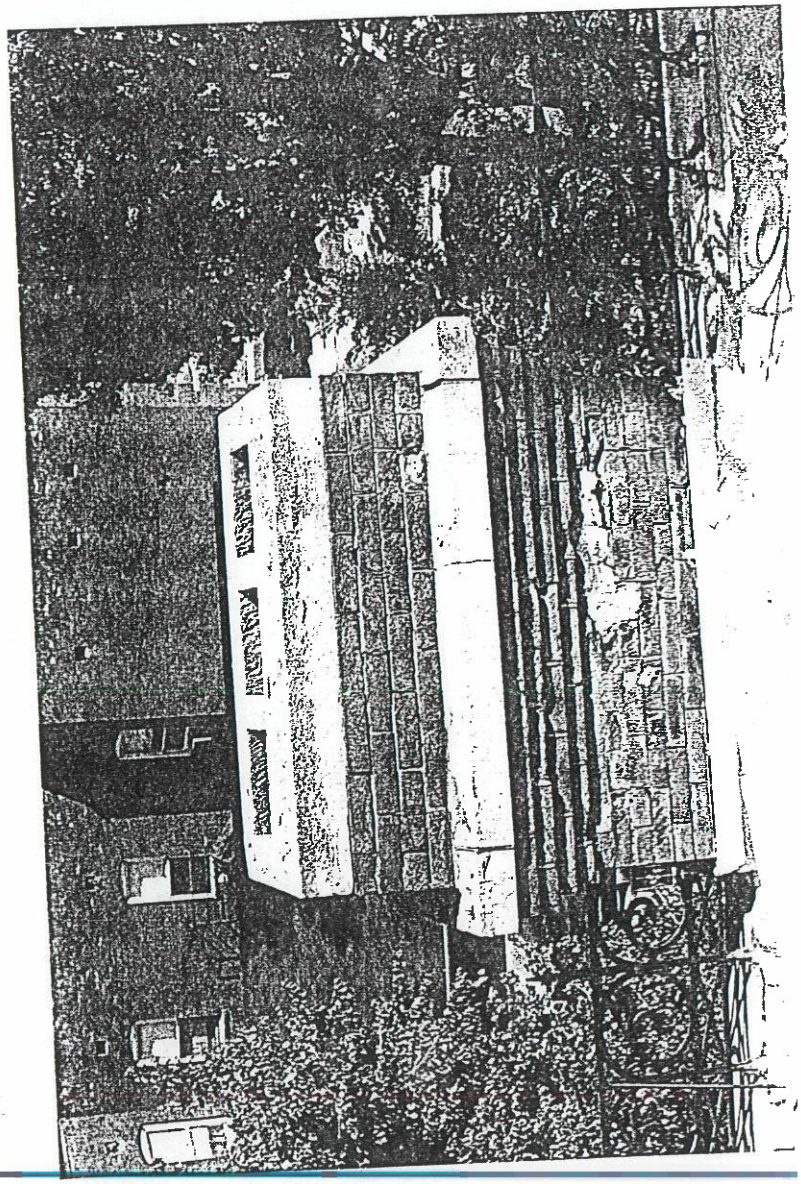
Published in the Quad-City Times on _____,

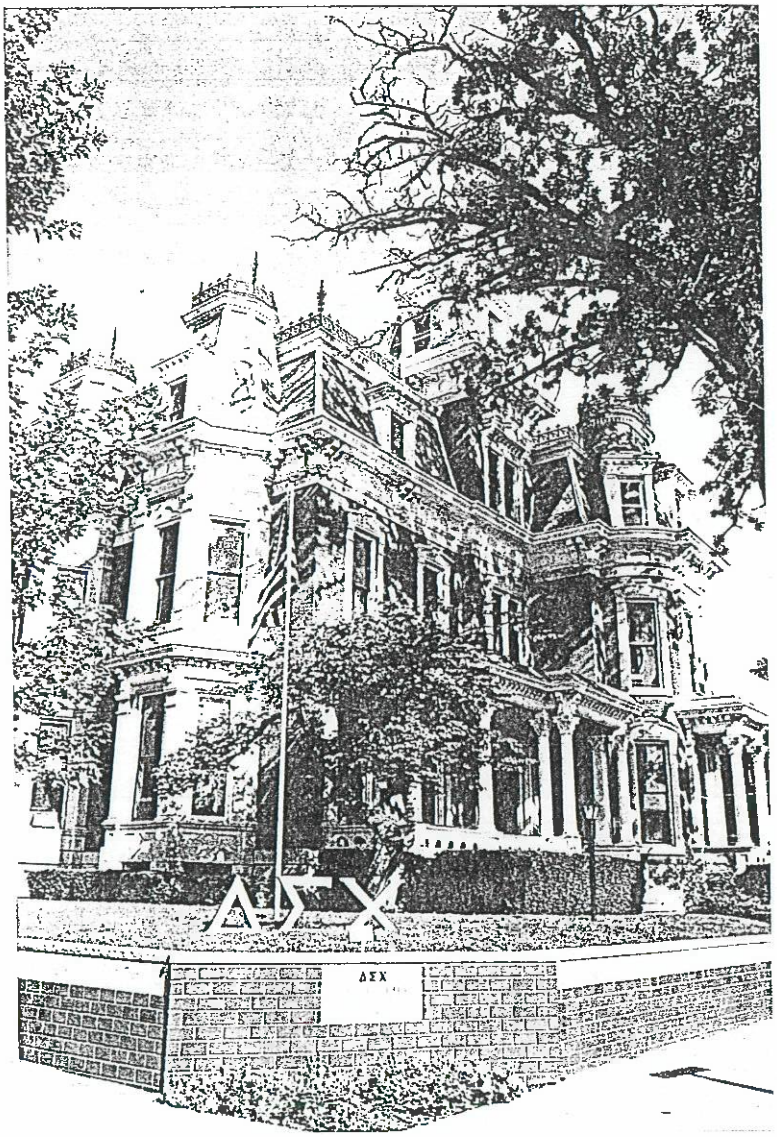


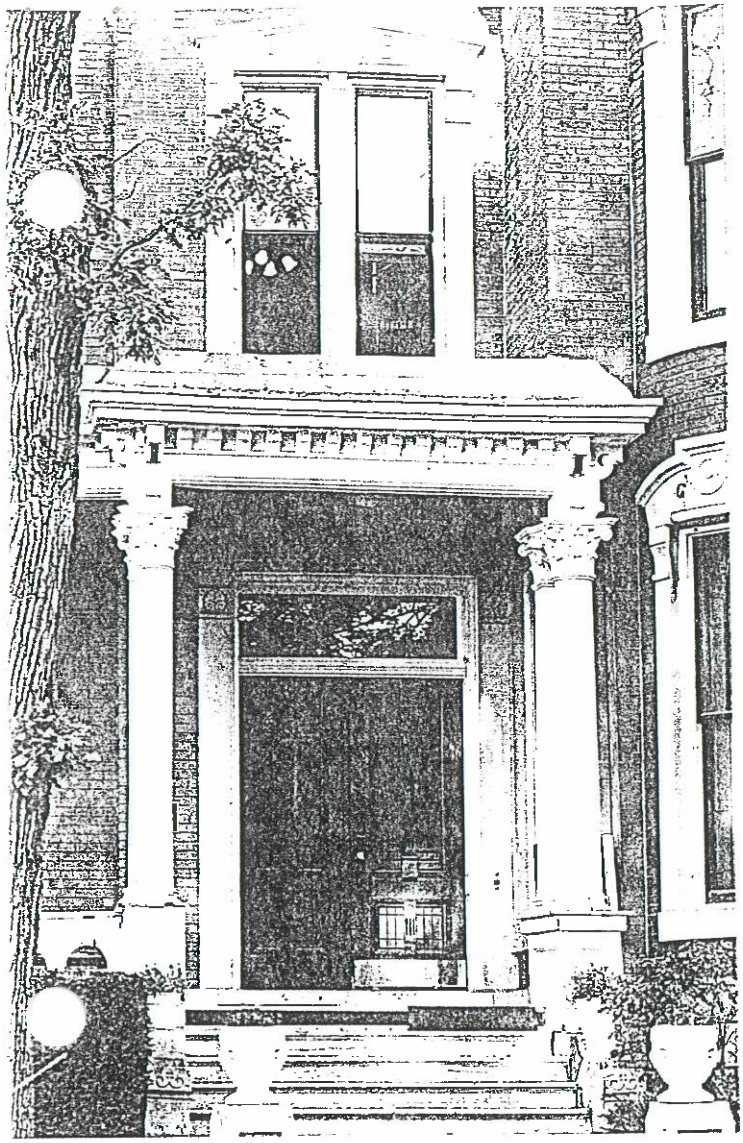


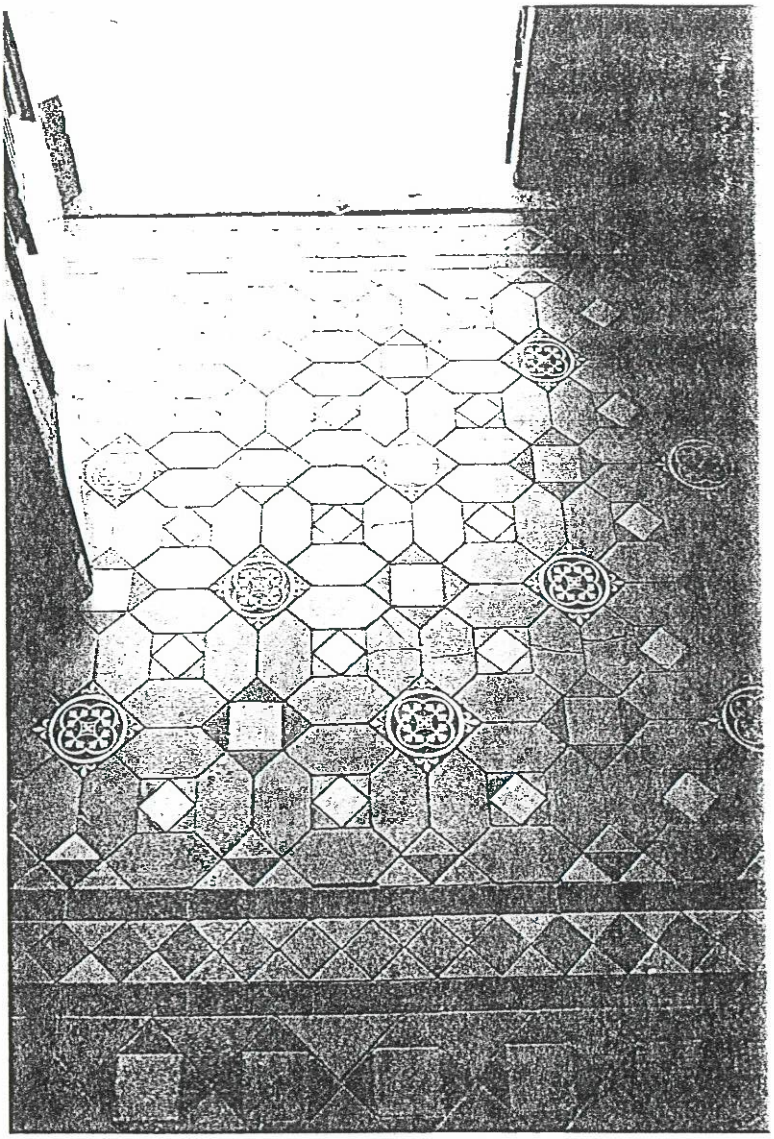




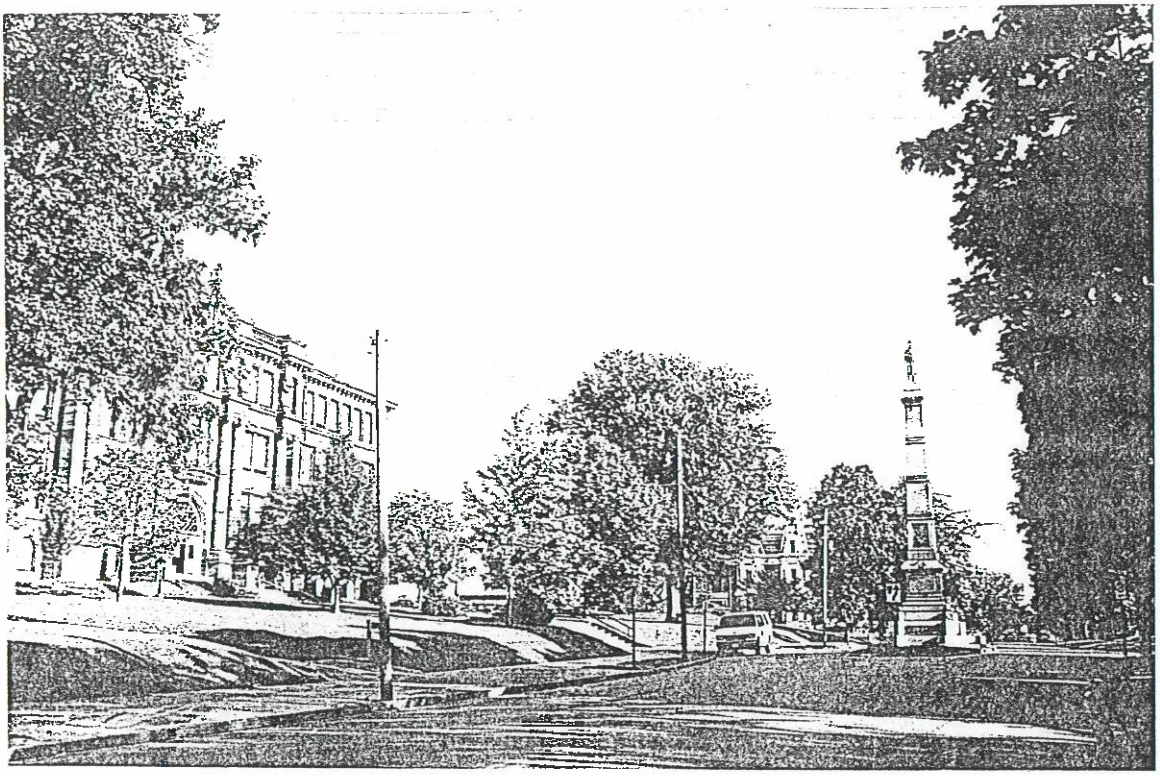


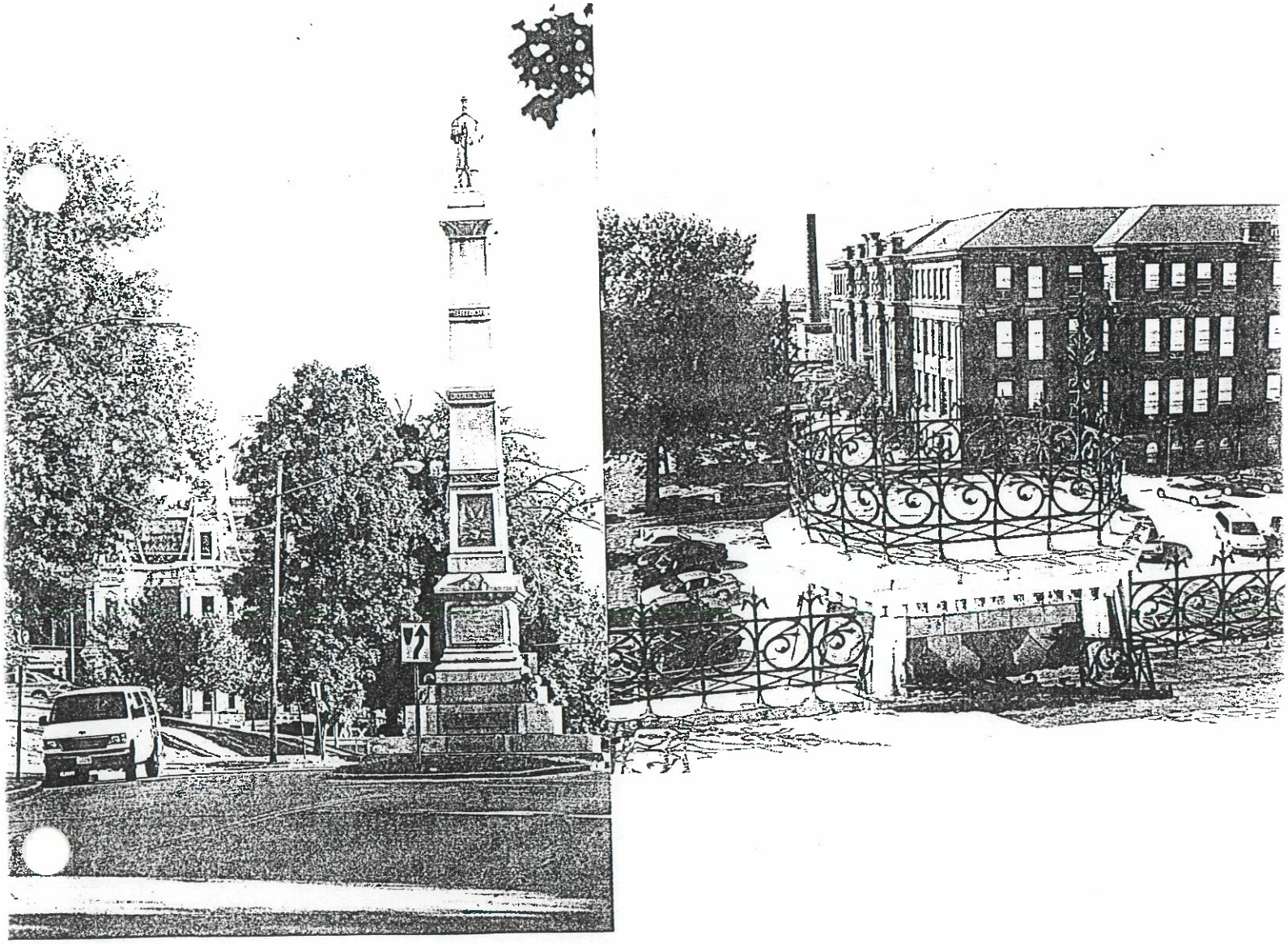

ΔΣΧ

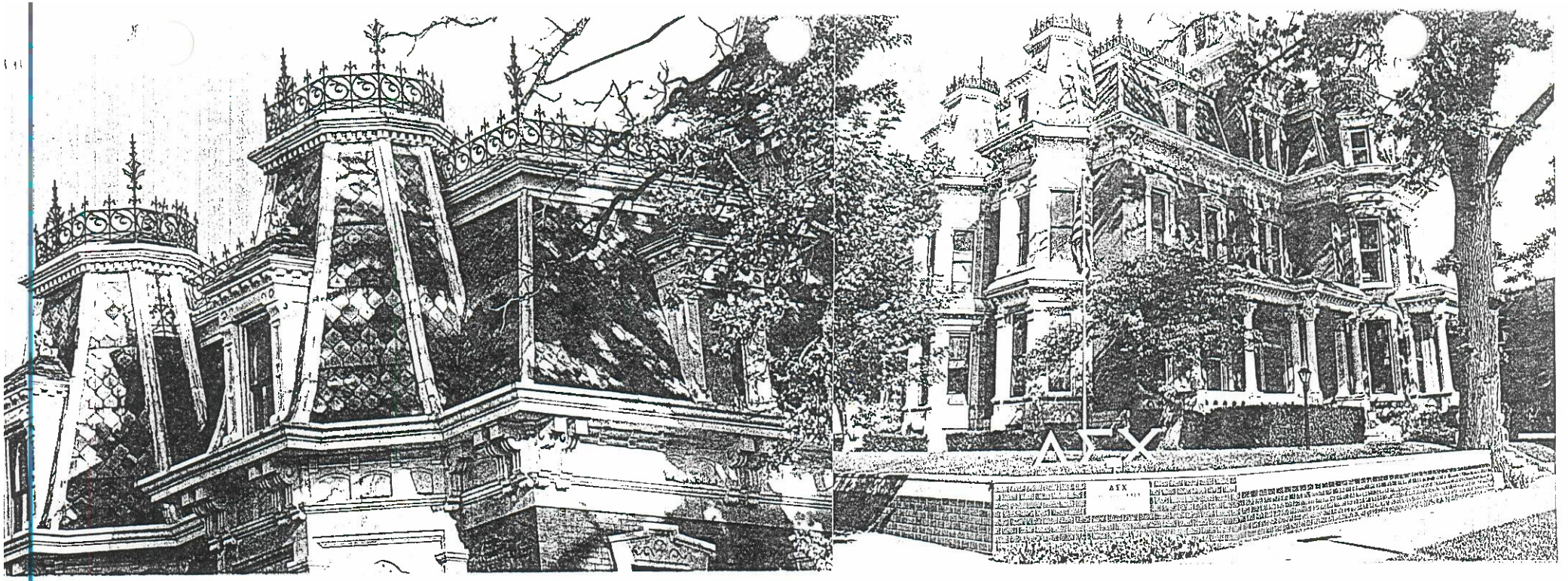


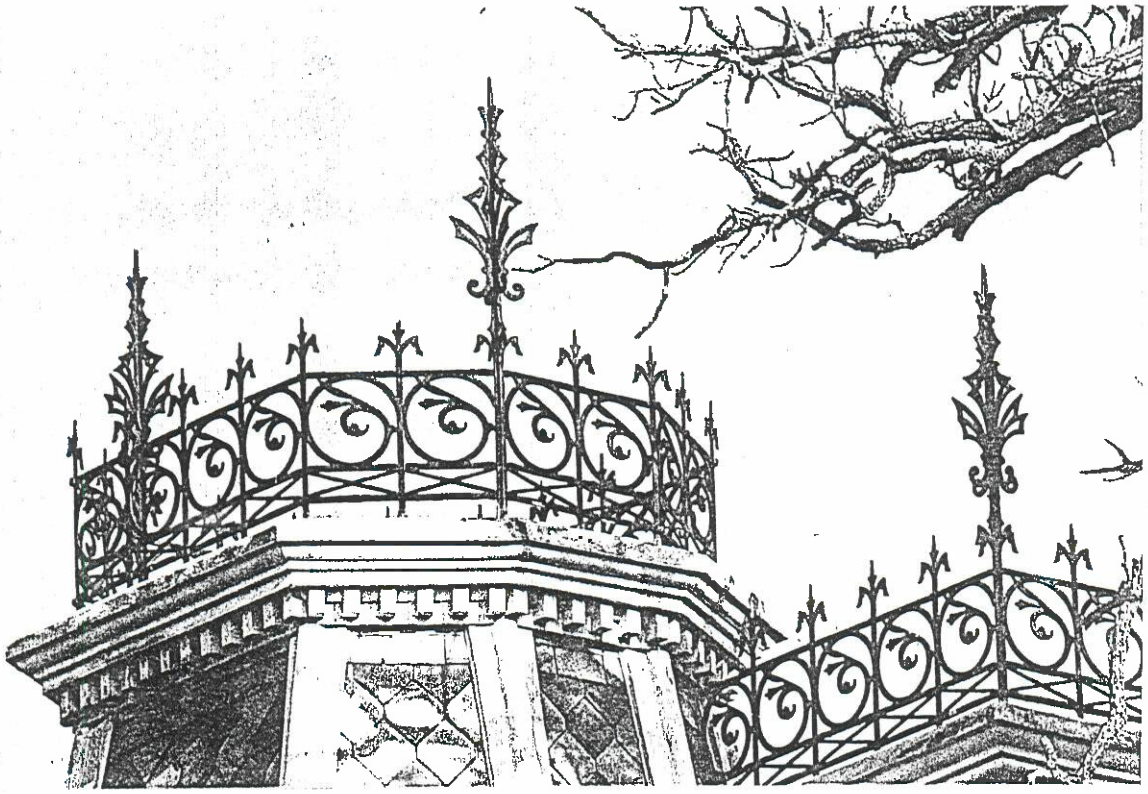









ΔΣΧ



City of Davenport

Nomination No:_____

"INDIVIDUAL PROPERTY" NOMINATION

for the

DAVENPORT REGISTER OF HISTORIC PROPERTIES

Historic Preservation Commission
City of Davenport, Iowa

Please Provide the following information: (Please type or print)

Address of the Property: 1208 Main Street, Davenport, Iowa 52801

Legal Description of the Property: Subdivision Name: Allen's 2nd Addition

Block: 10 Lot: 1, 2 & 3

Historic Name (or proposed historic name): Parker-Ficke Mansion

Date listed on *National Register of Historic Places* (if applicable): November 18, 1983

(If listed, NRHP Site No. #82-02152 (Ficke Mansion) #82-00033 (College Square Hist. Dist.)

NRHP Historic District (if applicable): College Square Historic District

Who is the PETITIONER for Nomination: Owner(s) of Record: X HPC: _____(check one)

Owner(s) of Record: Delta 100 Alumni Association (International Delta Sigma Chi Fraternity of Chiropractic)

Owner(s) Address: (Name) Phillip Arnone, President (Local Contact-Todd Steffensmier*)

(Street) 10610 Independence Pointe Parkway, Suite B

(City, State & ZIP) Matthews, North Carolina 28105

Owner(s) Telecommunications: Work: 704-608-9007 Home: _____ Mobile: _____

Fax: _____ Email: _____

* (Local Contact: Todd Steffensmier, Fraternity President, 2010 Farnam, Dav., Ia., Ph. 324-3973)

Current Use of the Property: Residential housing for Palmer Delta Sigma Chi Fraternity members

Original Function of the Property: Private residence

The Petitioner shall submit the following information:

(1) Four 4" X 6" photographs showing all elevations (These will become part of the Commission's permanent file and cannot be returned.)

(2) Any historical photographs, if available. (Clear photocopies of the photographs are acceptable at the time of application as long as petitioner brings reprints and/or slides of historical photographs to the meeting for HPC review. These will be returned after consideration of the nomination is complete.)

(3) Physical Description of the Property: (Applicant may use as many continuation sheets as necessary)

Date of Construction: 1881 Architectural Style: Second Empire

Building Materials: Foundation: Stone Walls: Brick

Roof: Patterned slate Other: _____

Distinctive Features: Numerous towers, pavilions and bays. Patterned slate mansard roof. Decorative stone window cornice and porch column heads. Original brass gasolier light fixtures. Patterned hardware. Carved and tiled mantels. Stained glass windows. Ornate woodwork, including a massive three story staircase leading to the third floor attic ballroom.

Alterations: Very few. (Two chimneys have been capped above the roof. (They are part of a pending RDA grant.)

(4) A narrative describing why the property satisfies the "Designation Criteria" listed in Section 17.23.060(2) of the 1990 Municipal Code. Please describe both the property's present and historic physical appearance as it relates to the definitions of Architectural and Historical significance in contained in Section 17.23.030[1].

The "Designation Criteria" are defined in the 1990 Municipal Code as follows:

Designation Criteria: Section 17.23.060(2). The Commission shall, after such investigation as it deems necessary, make a recommendation to the City Council as to whether a nominated structure or district qualifies for the Local Register. To qualify, a property must satisfy one or more of the following criteria:

(A) It is associated with events or persons that have made a significant contribution to the broad patterns of history of the city, county, state and/or nation; and/or

(B) It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or

(C) It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic, values.

(5) A list of major bibliographical references.

Downer's History of Scott County
National Register Nomination forms
Davenport, A Pictorial History, Svendsen
Memories of Fourscore Years, Ficke

"I, petitioner for the nomination of the aforementioned property to the Davenport Register of Historic Properties, do hereby state that all the information contained herein is, to the best of my knowledge, accurate and that there are no negligent or fraudulent misrepresentations of fact. I also understand that fraudulent misrepresentations of fact contained in this nomination form shall be sufficient cause to immediately nullify the nomination process.

Todd Stephan President

Owner(s) of Record or Authorized Agent

4-3-2003

Date

Please return the completed application to the:

Historic Preservation Commission
Community & Economic Development Department
226 W. 4th Street
Davenport, Iowa 52801

Direct your questions to the Commission Secretary at 326-7765.

Your Nomination for Designation will be considered by the Historic Preservation Commission at its public meeting scheduled for:

_____

month day year

All Historic Preservation Commission Public Meetings are held in the City Council Chambers at City Hall on the 2nd Tuesday of every month at 4:30 p.m. unless otherwise notified.

Staff will keep the original signed nomination form and will return to the petitioner a photocopy of the application with staff comments.

PLEASE NOTE: The owner(s) of record, or an agent acting on their behalf (petitioner), should plan to attend the Commission meeting in person. It is important for someone to be present to respond to the Commission's inquiries and comments. If no one is present, the nomination process may be delayed indefinitely.

For Staff Only:
Received by: _____ _____

_____
Commission Secretary or Designee Date

Is application complete? Yes No

If not, explain: _____

_____

_____

Continuation Sheet:

The Ficke Mansion is recognized by state preservation officials as one of the finest Second Empire residences in the state of Iowa, second only to the Governor's mansion at Terrace Hill.

It is the most widely photographed and publicized landmark in Davenport.

Charles Ficke was one of Davenport's earliest and most prosperous German immigrants. From the humblest of beginnings as a 14 year old store clerk, left alone to support himself in a less than fashionable downtown boarding house, he persevered for fifty years until he had built a vast fortune as a noted frontier lawyer and land appraiser. His unique skills helped open homestead sites in the six million acre Black Hawk Purchase land grant territory. By 1886, his professional reputation led to his election as the City Attorney of Davenport. By 1890, his popularity among the local citizenry was so universal that he later remarked that they had elected him Mayor twice—"over my protests".

Charles Ficke felt that he owed a debt of gratitude to his adopted home in America. In 1884, he begam to travel the world in search of rare art treasures. He had decided to become a philanthropist and gift the entire collection to the hometown where he had made his fortune.

Ficke collected over three hundred oil paintings. He once mused that he had chosen the 38 room, three story mansion—complete with a third floor ballroom in the attic—simply because it was the only house in town large enough to accommodate his insatiable collecting habit.

In 1925, Ficke first approached the City of Davenport, making known his intention to donate his collection. The donation presented a unique historical dilemma. Until that time, art collections were the domain of wealthy private individuals, art associations or art institutes—not municipalities. Before the City of Davenport could accept his donation, the Iowa State Legislature, as well as the Davenport City Council, had to enact revolutionary new legislation which would legally allow a city, such as Davenport, to own and operate a *public* art gallery.

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The magnitude of the investment Ficke had made during his 42 years of traveling the globe collecting was best put in perspective by his contemporary, the Director of the Chicago Art Institute. Ficke had summoned him to the mansion in hopes he could spare just one-half day appraising the attic. The Director ended up staying a week. When he emerged, he publicly announced that:

-The collection was worth well over one-half million *(pre-depression)* dollars.
(Today, that figure would translate to ten times that amount.)

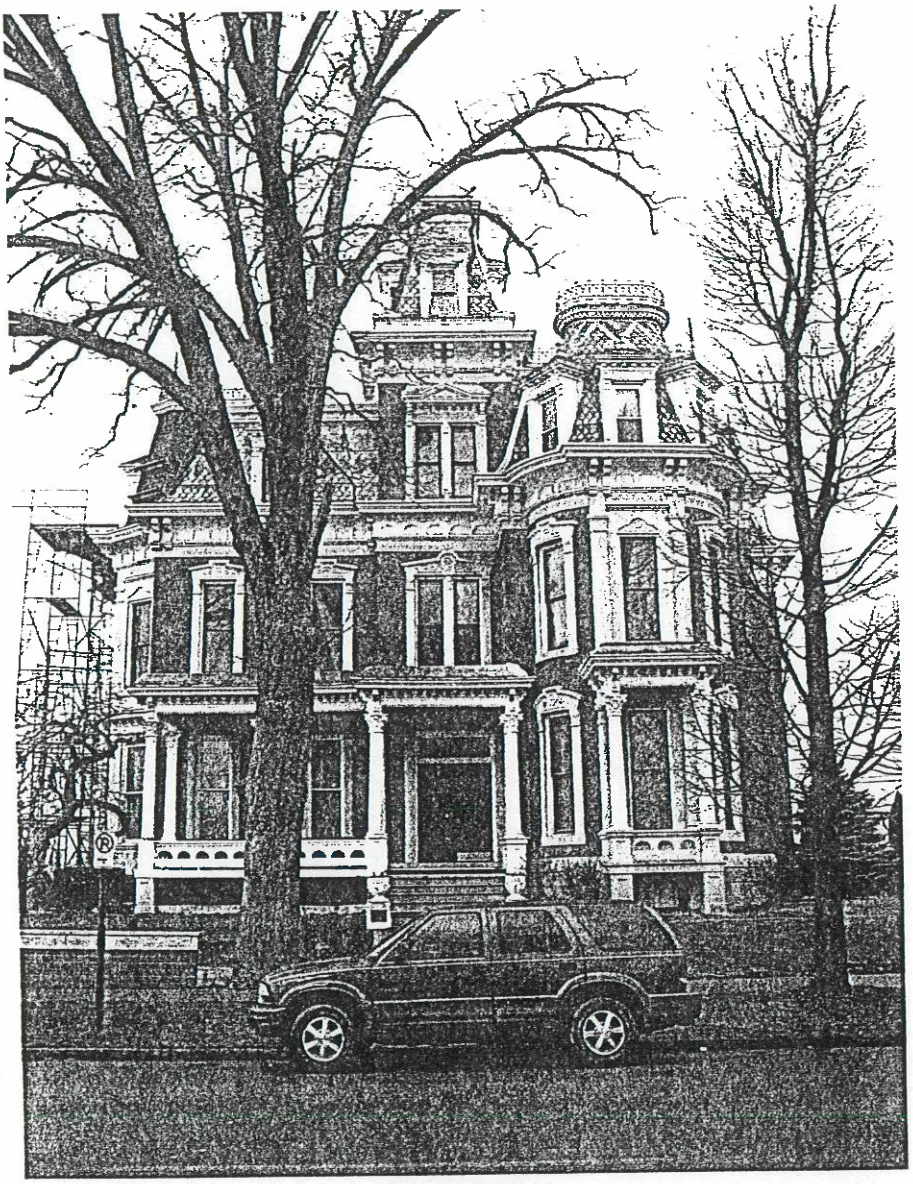
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-In all, the collection easily rivaled those held in such major metropolitan art centers as Los Angles.

In 2001, the City of Davenport initiated the downtown River Renaissance Project. The plan includes an eight block long "River Renaissance Arts Walk", leading from the door of the new $33 million dollar Figge Arts Center up Main to Eighth Street---the gateway to the College Square National Register Historic District. When completed, the Arts Walk will reunite the new state-of-the-art Figge Arts Center with its original home—and the man who first dreamed the dream of "art and music for the masses" for Davenport 119 years ago.

In honor of the Arts Walk, the Delta Sigma Chi Fraternity and its parent organization, Delta 100, have undertaken a $158,000 slate roof restoration project. (A $20,000 RDA grant Was received for this project. Application has been made to RDA for an additional $20,000 RDA grant to complete a $96,000 exterior brick and chimney restoration project.)

Delta Sigma Chi Fraternity has been conducting public tours of the mansion on Saturdays, highlighting both local history and architecture. (Over 100 people attended the twelve block Main Street Walking Tour last May.) The mansion is opened for many private events during the year, as well. The house has become a focal point, not only for showcasing the history of the Main Street---once known as "City Beautiful Boulevard"---but as a highly street-visible reminder to three thousand people, who pass by it each day, that River Renaissance and quality historic restoration go hand-in-hand in Davenport, Iowa.



EAST



South

Second Empire

Countrywide 1870

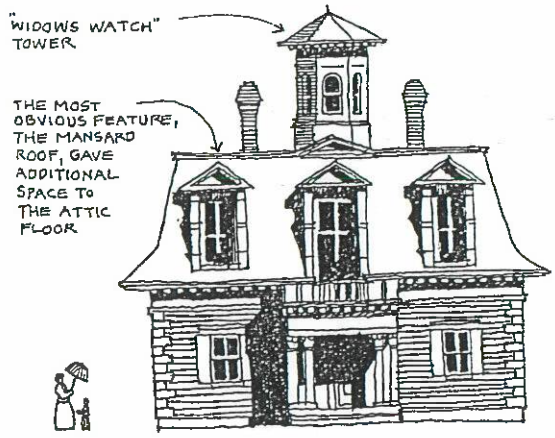
This style takes its name from the French Second Empire under the reign of Napoleon III (1852–1870). During this period Paris was renewed on a grand scale with wide boulevards and elegant new buildings. Paris became the world capital of art and fashion and attracted thousands of visitors with two successful international expositions in 1855 and 1867. French Second Empire Style buildings then began to rise in cities throughout the western world, but nowhere was the French impact stronger than in America.

From 1860 through 1875, the French Second Empire Style dominated both public and private construction in the United States. Americans were enamored of this "modern" and "fashionable" style. When the Second Empire was destroyed in the Franco-Prussian War (1870-1871), the cultural prestige of France also suffered a defeat and the popularity of the style died out.

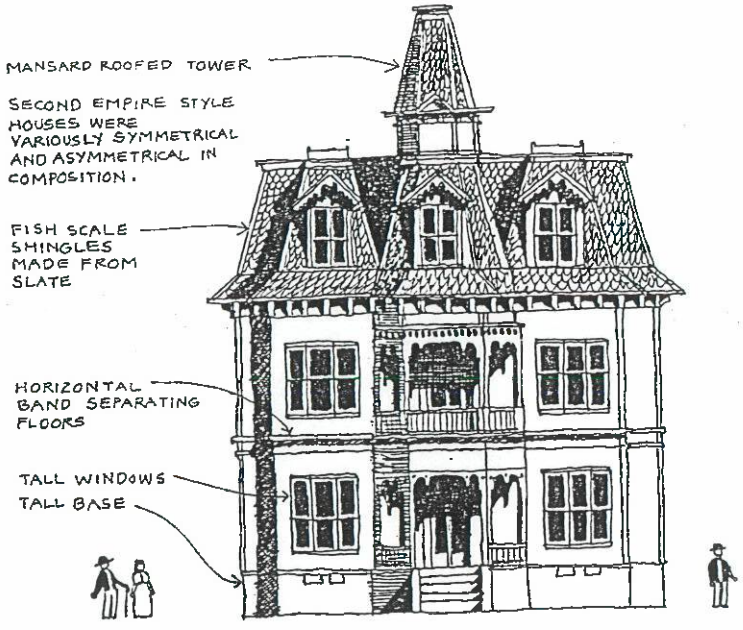
The hallmark of the style was the mansard roof, named after its inventor, a seventeenth-century French architect named Francois Mansart. This roof style was especially popular because it allowed almost a full story of usable space to be included in what was normally wasted attic space, and at the same time it provided a stylish capping to a building. In some European cities, such as London, it was used to circumvent height restrictions. If a law barred buildings of more than four stories, a mansard roof provided a fifth rentable floor.

In America the mansard roof design was varied in several ways. It could be straight-sided, concave or convex arc, or a combination of concave and convex (a graceful "S" curve). At the top and bottom of the slope were strong, massive cornices or "French curbs," the lower resting on relatively small but bold brackets, the upper capped with cast-iron "cresting." On the first floor of many homes were French, or casement, windows opening out like double doors, reaching to the ground and flanked by louvered shutters.

Apart from the mansard roof and French windows, the Second Empire house did not differ from earlier Victorian types, the mansard topped homes of basically Early Gothic Revival (p. 122) or Italian Villa (p. 134) design. Many pre-Victorian houses were modernized by adding a stylish mansard roof or tower.

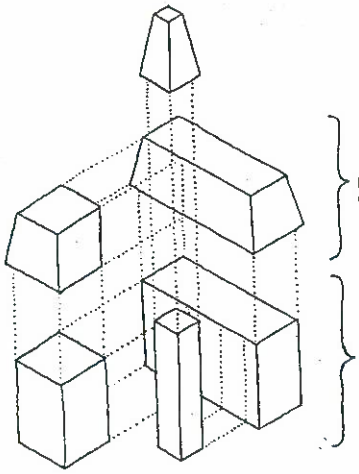


1864 EDWARD PENNIMAN HOUSE, EASTHAM, MASSACHUSETTS

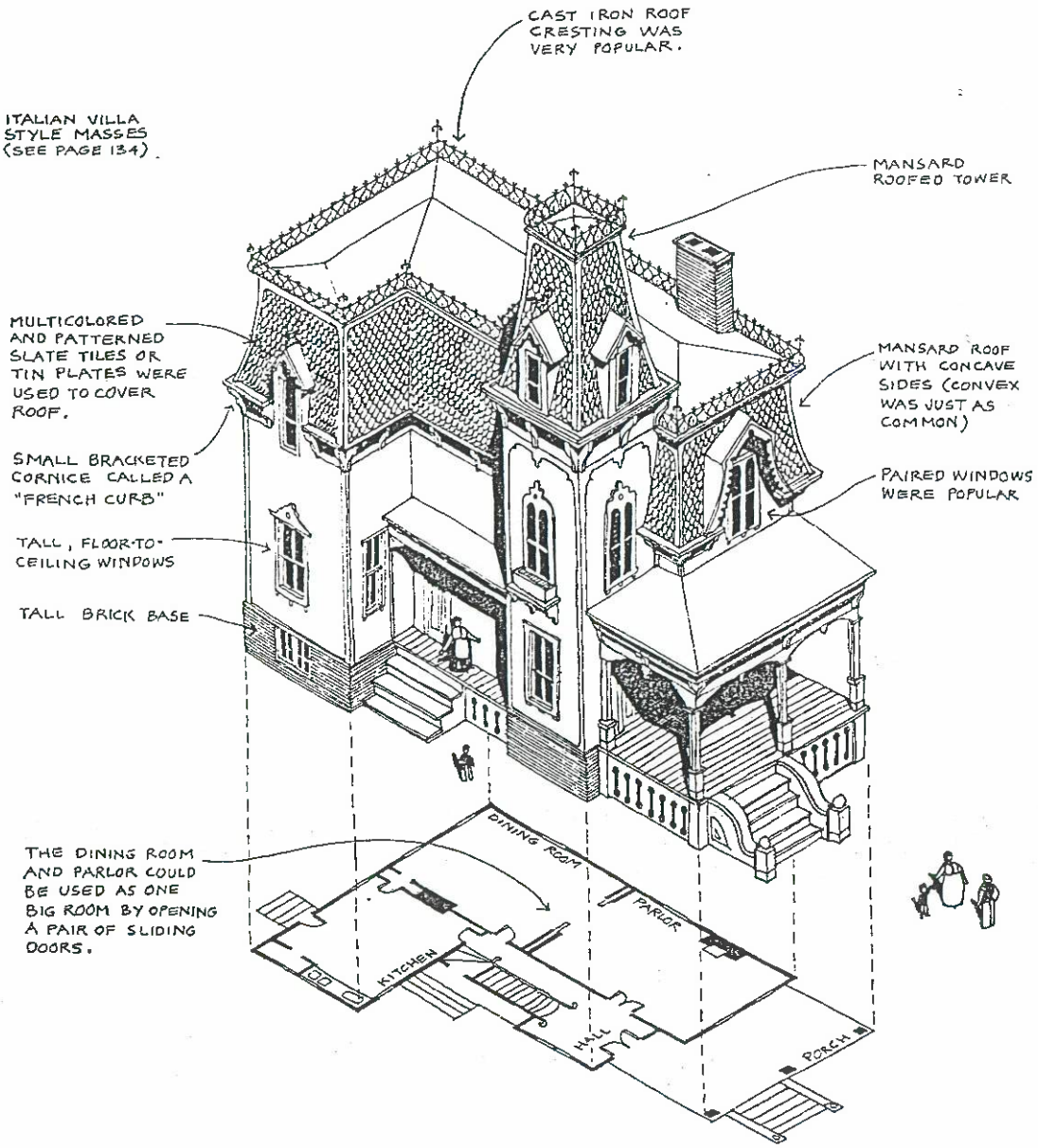


1886 RUFUS HERRICK DORN HOUSE, LOS ANGELES, CALIFORNIA R.H. DORN, ARCHITECT

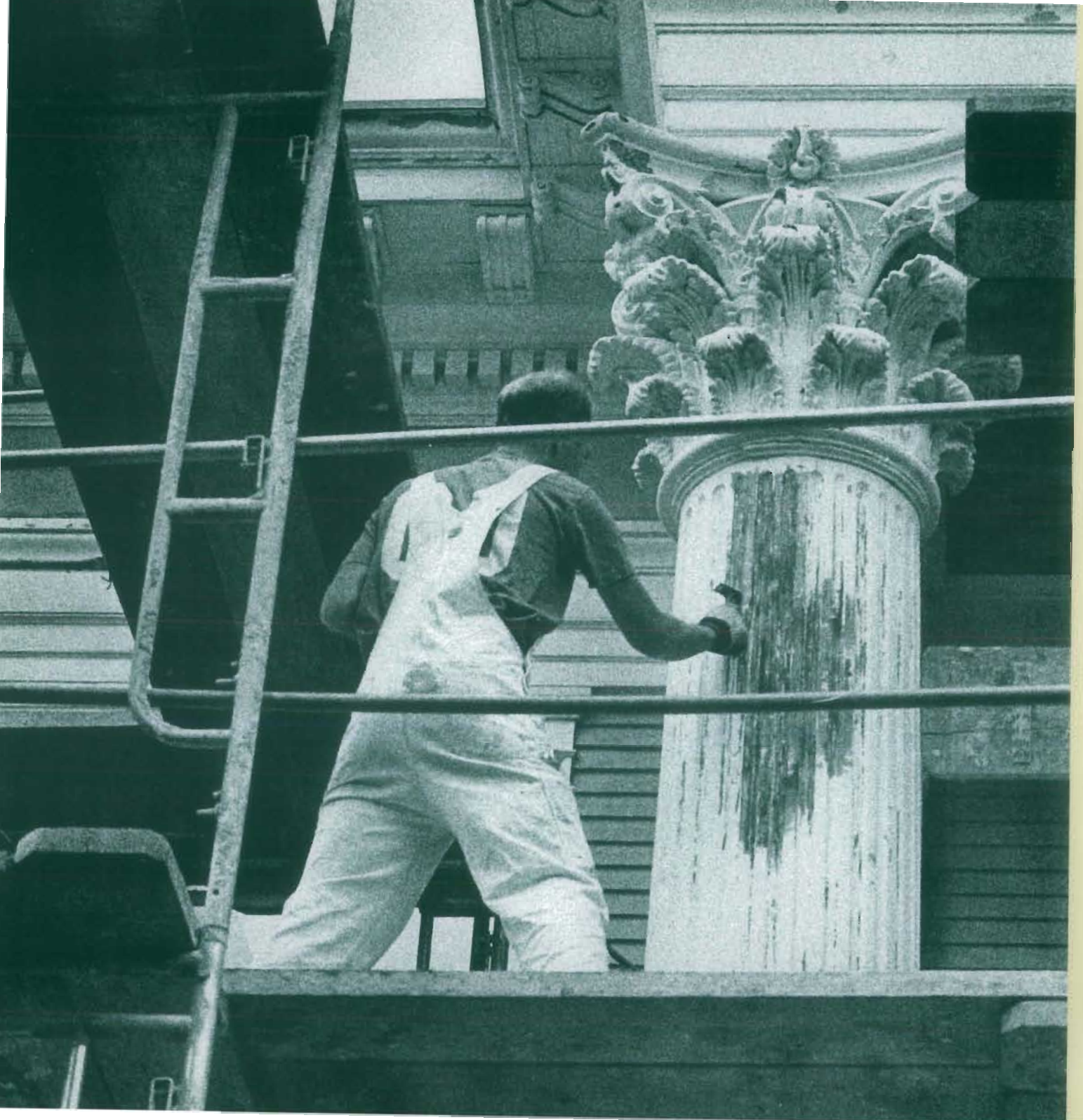
The Second Empire Style did not remain pure for very long. Its formality often restricted the nineteenth-century life-style that had come to include a veranda, bay window, and light tower of the popular Italian Villa and Carpenter Gothic Styles. After 1874, the basic Second Empire Style house had become a composite of an Italian Villa with a mansard roof with Carpenter Gothic detailing around the windows, doors, and porches.



THE SECOND EMPIRE HOUSE OFTEN CONSISTS OF A MANSARD ROOF ON AN ITALIAN VILLA STYLE HOUSE.



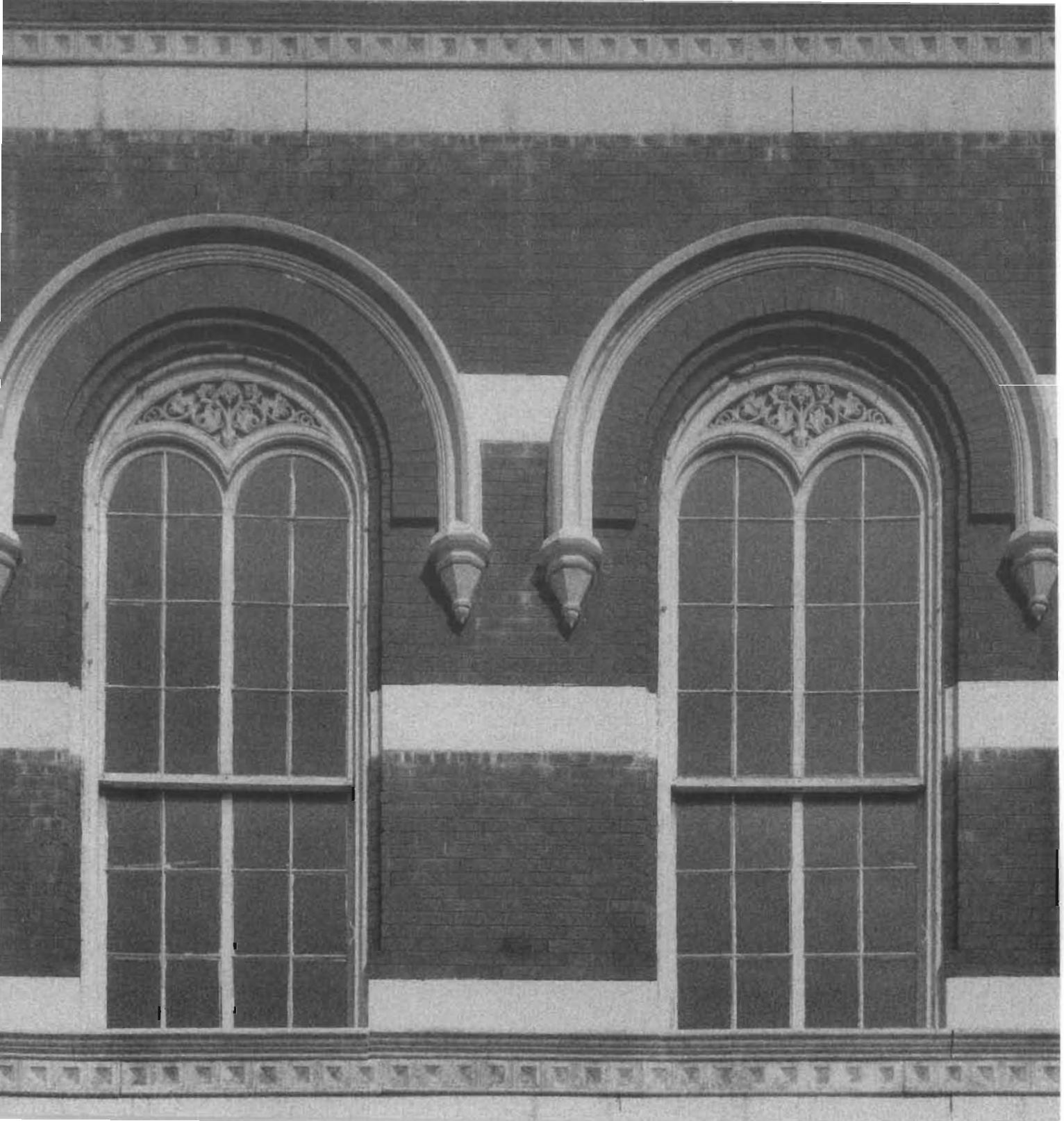
1874 TYPICAL SECOND EMPIRE STYLE HOUSE



The Secretary of the Interior's Standards for Rehabilitation &

Illustrated Guidelines for Rehabilitating Historic Buildings

U.S. Department of the Interior
National Park Service
Cultural Resources
Heritage Preservation Services



Building Exterior

Windows

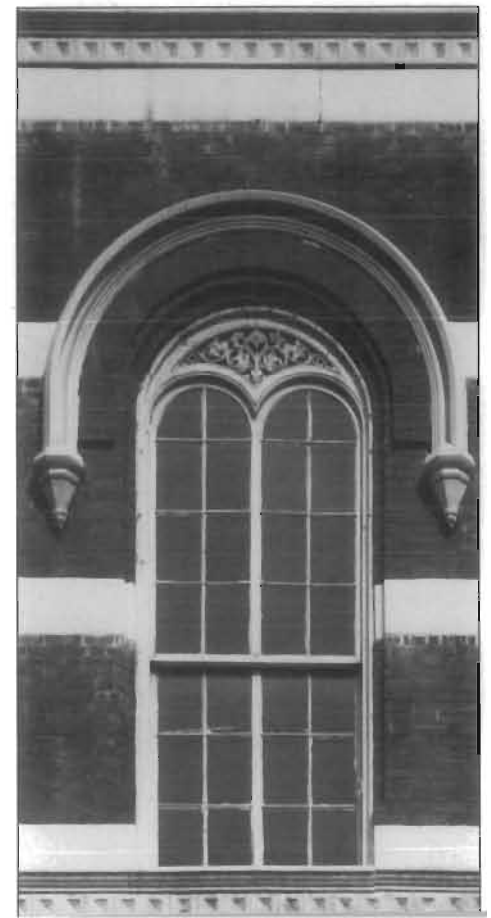
Building Exterior

Windows

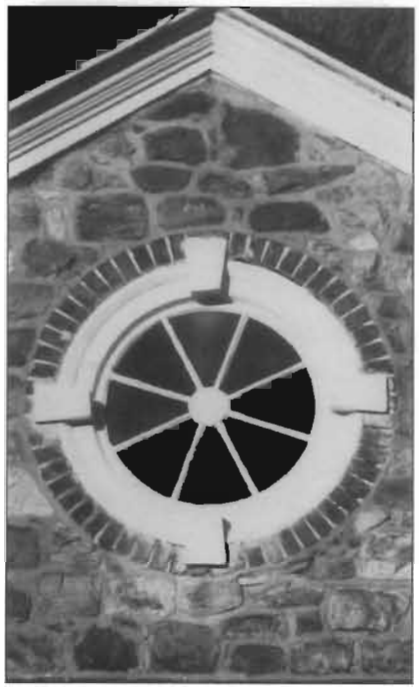
Technology and prevailing architectural styles have shaped the history of windows in the United States starting in the 17th century with wooden casement windows with tiny glass panes seated in lead cames. From the transitional single-hung sash in the early 1700s to the true double-hung sash later in the same century, these early wooden windows were characterized by the small panes, wide muntins, and the way in which decorative trim was used on both the exterior and interior of the window. As the sash thickness increased by the turn of the century, muntins took on a thinner appearance as they narrowed in width but increased in thickness according to the size of the window and design practices. Regional traditions continued to have an impact on the prevailing window design such as with the long-term use of "french windows" in areas of the deep South.

Changes in technology led to the possibility of larger glass panes so that by the mid-19th century, two-over-two lights were common; the manufacturing of plate glass in the United States allowed for dramatic use of large sheets of glass in commercial and office buildings by the late 19th century. With mass-produced windows, mail order distribution, and changing architectural styles, it was possible to obtain a wide range of window designs and light patterns in sash. Popular versions of Arts and Crafts houses constructed in the early 20th century frequently utilized smaller lights in the upper sash set in groups or pairs and saw the re-emergence of casement windows. In the early 20th century, the desire for fireproof building construction in dense urban areas contributed to the growth of a thriving steel window industry along with a market for hollow metal and metal clad wooden windows.

As one of the few parts of a building serving as both an interior and exterior feature, windows are nearly always an important part of the historic character of a building. In most buildings, windows also comprise a considerable amount of the historic fabric of the wall plane and thus are deserving of special consideration in a rehabilitation project.







The distinctive shape and decorative detailing of a building's windows often help establish its architectural style and character.

Recommended	Not Recommended
Identify, retain, and preserve	
Identifying, retaining, and preserving windows — and their functional and decorative features — that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.	Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.
	Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening.
	Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.
	Obscuring historic window trim with metal or other material.
	Stripping windows of historic material such as wood, cast iron, and bronze.
Conducting an in-depth survey of the conditions of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.	Replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration. These conditions, in themselves, are no indication that windows are beyond repair.
Protect and maintain	
Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.	Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the windows results.

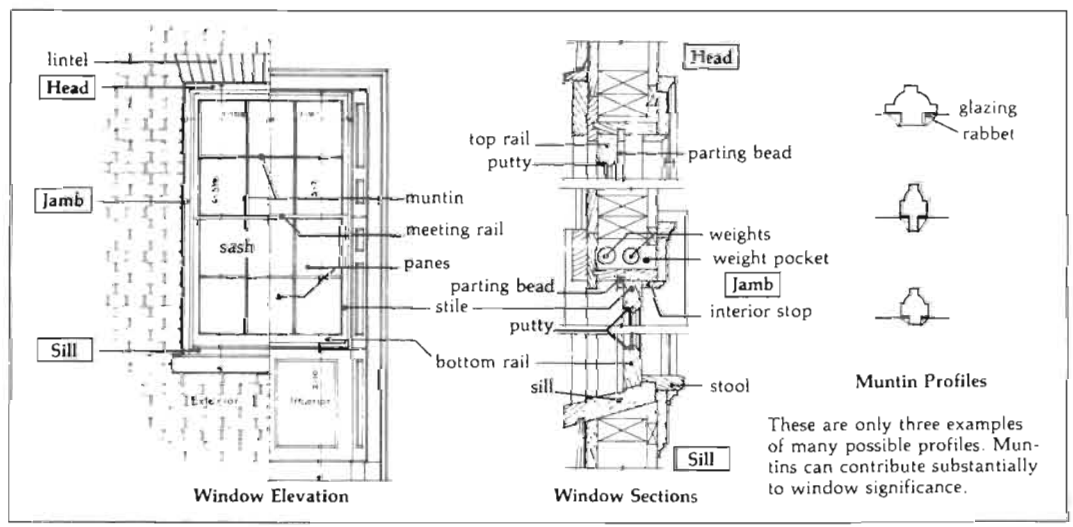


Maintaining a historic window may include work as basic as replacing a sash cord.

Recommended	Not Recommended
Making windows weather tight by re-caulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.	Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.
Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.	Failing to undertake adequate measures to assure the protection of historic windows.
Repair	
Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.	Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate. Failing to reuse serviceable window hardware such as brass sash lifts and sash locks. Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.



Deterioration of poorly maintained windows usually begins on horizontal surfaces where water collects. Problem areas on this sill are clearly indicated by paint failure due to moisture.

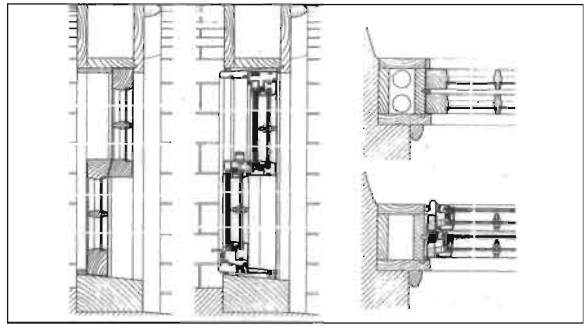


These drawings identify individual parts and fabrication details of a historic wooden double-hung window.

Recommended

Replace

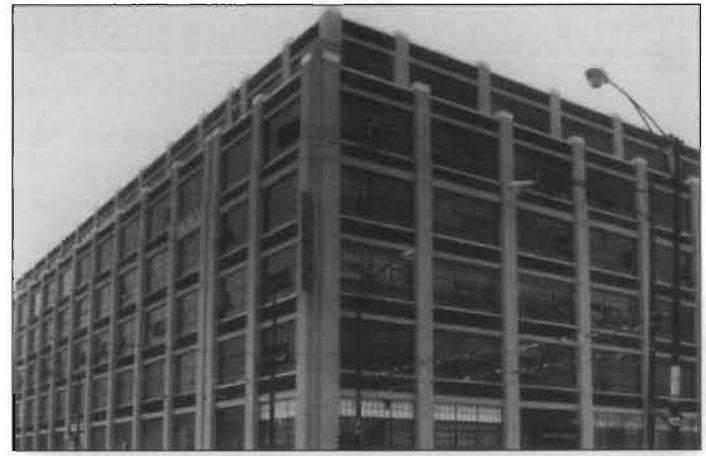
Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered. For example, on certain types of large buildings, particularly high-rises, aluminum windows may be a suitable replacement for historic wooden sash provided wooden replacement are not practical and the design detail of the historic windows can be matched. Historic color duplication, custom contour panning, incorporation of either an integral muntin or 5/8" deep trapezoidal exterior muntin grids, where applicable, retention of the same glass to frame ratio, matching of the historic reveal, and duplication of the frame width, depth, and such existing decorative details as arched tops should all be components in aluminum replacements for use on historic buildings.



For some larger buildings, it may be appropriate to replace seriously deteriorated windows with new ones that replicate most of the historic visual qualities.This two-part drawing shows the original windows in a mill and the rehabilitation solution that retained the wood frames, then utilized an aluminum sash with true divided lights and a piggyback interior storm panel.

Not Recommended

Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.





The steel pivot windows in this historic manufacturing building were replaced with new windows which matched the multi-lighted originals.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Recommended	Not Recommended
Design for Missing Historic Features	
Designing and installing new windows when the historic windows (frames, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.	Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation. Introducing a new design that is incompatible with the historic character of the building.
Alterations/Additions for the New Use	
Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.	Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.
Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.	Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are changed.





When the six-over-six windows were replaced with inappropriate single sheets of tinted glass, the historic industrial character of this building was lost.

City of Davenport

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

Action / Date
6/28/2023

Subject:
First Consideration: Ordinance amending Schedule V Four-Way Stop Intersections of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding Utah Avenue at Telegraph Road thereto. [Ward 1]

Recommendation:
Adopt the Ordinance.

Background:
Traffic Engineering reviewed the existing signage and sight distance at the intersection. It is recommended to change the intersection to a four-way stop versus a three-way stop to minimize vehicular conflict.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	6/14/2023 - 12:53 PM
Public Works Committee	Moses, Trish	Approved	6/14/2023 - 12:53 PM
City Clerk	Admin, Default	Approved	6/16/2023 - 9:57 AM

ORDINANCE NO. _____

AN ORDINANCE AMENDING SCHEDULE V FOUR-WAY STOP INTERSECTIONS OF CHAPTER 10.96 ENTITLED "SCHEDULES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY ADDING UTAH AVENUE AT TELEGRAPH ROAD THERETO.

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

Section 1. That Schedule V Four-Way Stop Intersections of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa be and the same is hereby amended by adding the following:

Utah Avenue at Telegraph Road

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 _____

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Amy Kay | 563-327-5160

Action / Date
6/21/2023

Subject:
First Consideration: Ordinance amending Chapter 13.28 entitled "Surface Drains" of the Municipal Code of Davenport, Iowa by amending Subsection 13.28.030 for language clean-up and clarity. [All Wards]

Recommendation:
Adopt the Ordinance.

Background:
When the flow of surface water is blocked to a point where the water becomes a nuisance, the City may order a drain to be installed and have the costs assessed back to the property owner where the nuisance is abated. The same process is followed in regard to fixing sidewalks. The current verbiage in Chapter 13.28 still references sidewalks, now updating to reference drainage nuisance verbiage.

ATTACHMENTS:

	Type	Description
🗋	Cover Memo	PW_ORD_13.28_SurfaceDrains

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	6/14/2023 - 11:50 AM

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 13.28 ENTITLED "SURFACE DRAINS" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY AMENDING SUBSECTION 13.28.030 FOR LANGUAGE CLEAN-UP AND CLARITY.

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

Section 1. That Subsection 13.28.030 Assessment of Costs of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

13.28.030 **Assessment of costs.**

The director of the department of construction and engineering shall report all costs arising from the construction of drains pursuant to Section 13.28.020 to the City Council, whereupon the Council may, by resolution, levy and assess the costs as a special tax upon the real estate on which the nuisance was abated, after giving the notice and allowing the hearing as provided for the assessment of the costs of abating the drainage nuisance.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad-City Times* on _____

Attest:

_____
Mike Matson
Mayor

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **6/28/2023**

Subject:
Resolution approving Case CP23-01 being the request of the City of Davenport to amend the Davenport +2035 Comprehensive Plan by assigning Future Land Use Map classifications to the approximately 475 acres of land roughly bounded by Slopertown Road, Hillandale Road, Northwest Boulevard, and 130th Avenue. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
The Comprehensive Plan amendment proposes the following:

- Realign the Urban Service Boundary north to Slopertown Road, which will also serve as the northern City limits upon future annexations.
- Extend the land use category Industry to the current Urban Service Boundary to the west and to Slopertown Road to the north.

The Plan and Zoning Commission reviewed Case CP23-01 at their June 6, 2023 meeting and has recommended approval subject to the following findings:

1. The proposed future land use amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. The proposed amendment promotes orderly development that protects the public health, safety, and welfare of the City.
3. The amendment identifies land for current and future development through the extension of the urban service boundary.

Discussion:

The City of Davenport has processed three voluntary annexation petitions from 2022-2023. The approximately 257.1 acres of territory attached to the City is located south of Slopertown Road, adjacent to Hillandale Road. The land is currently being used for agriculture, but is being marketed as a shovel-ready site suitable for industrial development. This is part of an overall strategy to promote industrial development north of Interstate-80.

Upon annexation, land is zoned S-AG Agricultural District, which is intended to address existing agricultural land uses. A property owner of the recently annexed land has submitted an application to rezone the site to I-1 Light Industrial District. The public hearing on this matter is scheduled for the June 20, 2023 Plan & Zoning Commission meeting.

Prior to any action on a rezoning, the City of Davenport is initiating an amendment to the Future Land Use Map to better prepare for future development of this substantial growth area. Once a land use category is assigned to the area, then the property can be subdivided and rezoned in smaller sections as development occurs.

Davenport's Future Land Use Map currently identifies this area as Urban Fringe. This land use designation is intended for "areas that are currently outside the Urban Service Area but may be considered for inclusion later within the planning timeframe. Appropriate land use categories should be determined at that time." In addition, the subject area is partially outside the 2035 Urban Service Boundary.

Comprehensive Plan:

Within Existing Urban Service Area: No
Within Urban Service Area 2035: Partially

Future Land Use Designations:

The Davenport +2035 Land Use Plan Update can be found online at the following link:
https://www.davenportiowa.com/common/pages/DisplayFile.aspx?itemId=13273690

The subject area is designated Urban Fringe in the Davenport +2035 Land Use Map. The following are future land use categories within the surrounding area:

1. **Urban Fringe (UF) –** Areas that are currently outside the Urban Service Area but may be considered for inclusion later within the planning timeframe. Appropriate land use categories should be determined at that time.
2. **Industry (I) -** Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

Zoning:

The subject area is currently zoned S-AG Agricultural District and I-1 Light Industrial District.

Technical Review:

Upon annexation, Planning staff solicited feedback from Scott County, the City of Eldridge, Bi-State Regional Commission, and utility companies to determine the urban services required to facilitate development of this substantial growth area. Outside agencies will continue to be notified as development occurs within this growth area. Below are initial comments from City departments:

- **Zoning:** Upon annexation to the City, property is zoned S-AG Agricultural District. Planning staff anticipate the site will largely develop as industrial. Since the site is approximately 475 acres, rezoning the property will occur in increments as development occurs.
- **Streets:** A new road network may be warranted to facilitate the development of this growth area. The dedication of public right-of-way will be addressed during the subdivision process as development occurs.
- **Sewer:** There is an existing public sanitary sewer along Northwest Boulevard and near the intersection of Hillandale Road and Research Parkway. Future industrial development will require the extension of sewer lines to service this area.
- **Parks and Recreation:** The City of Davenport Parks and Recreation Comprehensive Plan identified this portion of the city as deficient in park land, particularly neighborhood and

community parks. With anticipated industrial development in this growth area, additional park space is not warranted; however, trail connectivity should be prioritized for as a transportation route to future employers.

- **Police & Fire:** Emergency services will be notified throughout the planning process to ensure resources can be made available to accommodate response times and public safety.
- **Education:** The subject area is within the North Scott School District.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Proposed Changes to Future Land Use Map
🗋	Backup Material	Current Future Land Use Map
🗋	Backup Material	Davenport +2023 Future Land Use Map - citywide

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	6/14/2023 - 12:56 PM

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION for Case CP23-01 being the request of the City of Davenport to amend the Davenport +2035 Comprehensive Plan by assigning Future Land Use Map classifications to the approximately 475 acres of land roughly bounded by Slopertown Road, Hillandale Road, Northwest Boulevard, and 130th Avenue.

WHEREAS, The Davenport +2035 Future Land Use Map shall be amended from "Urban Fringe" to "Industry" and as depicted in the attached Future Land Use Map Amendment; and

WHEREAS, the Urban Service Boundary shall be realigned to the centerline of Slopertown Road; and

WHEREAS, at its June 6, 2023 meeting, the City Plan and Zoning Commission voted to forward Case CP23-01 to the City Council with a recommendation for approval in accordance with the listed findings:

1. The proposed future land use amendment is consistent with the Comprehensive Plan and adopted land use policies.

2. The proposed amendment promotes orderly development that protects the public health, safety, and welfare of the City.

3. The amendment identifies land for current and future development through the extension of the urban service boundary.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that this amendment to the Future Land Use Map of the Davenport +2035 Comprehensive Plan is hereby approved, and the Mayor and City Clerk are hereby authorized and instructed to certify to the adoption of this resolution as required by law.

Passed and approved this 28th day of June, 2023.

Approved:

_____

Mike Matson
Mayor

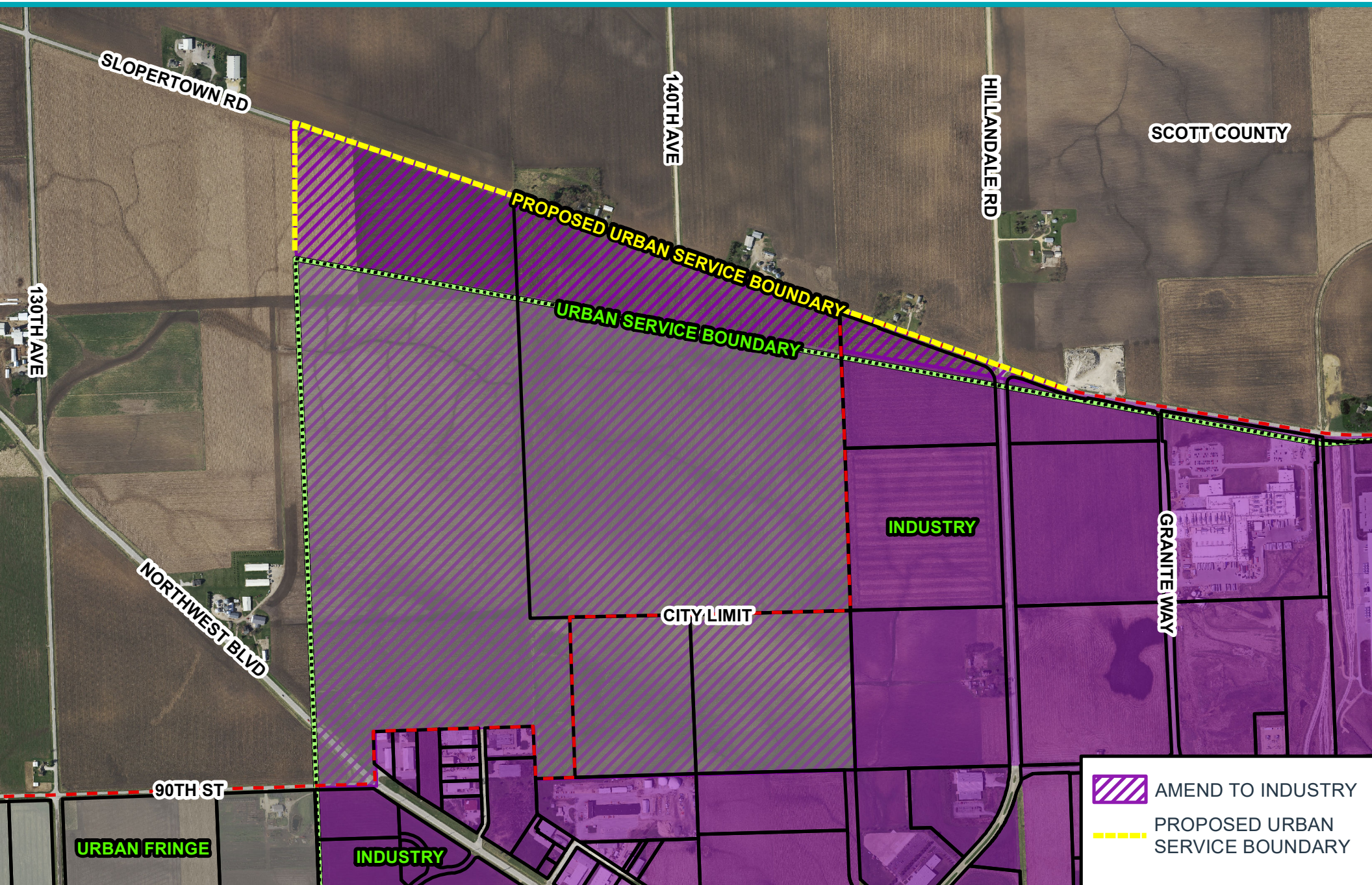
Attest:

_____

Brian Krup
Deputy City Clerk

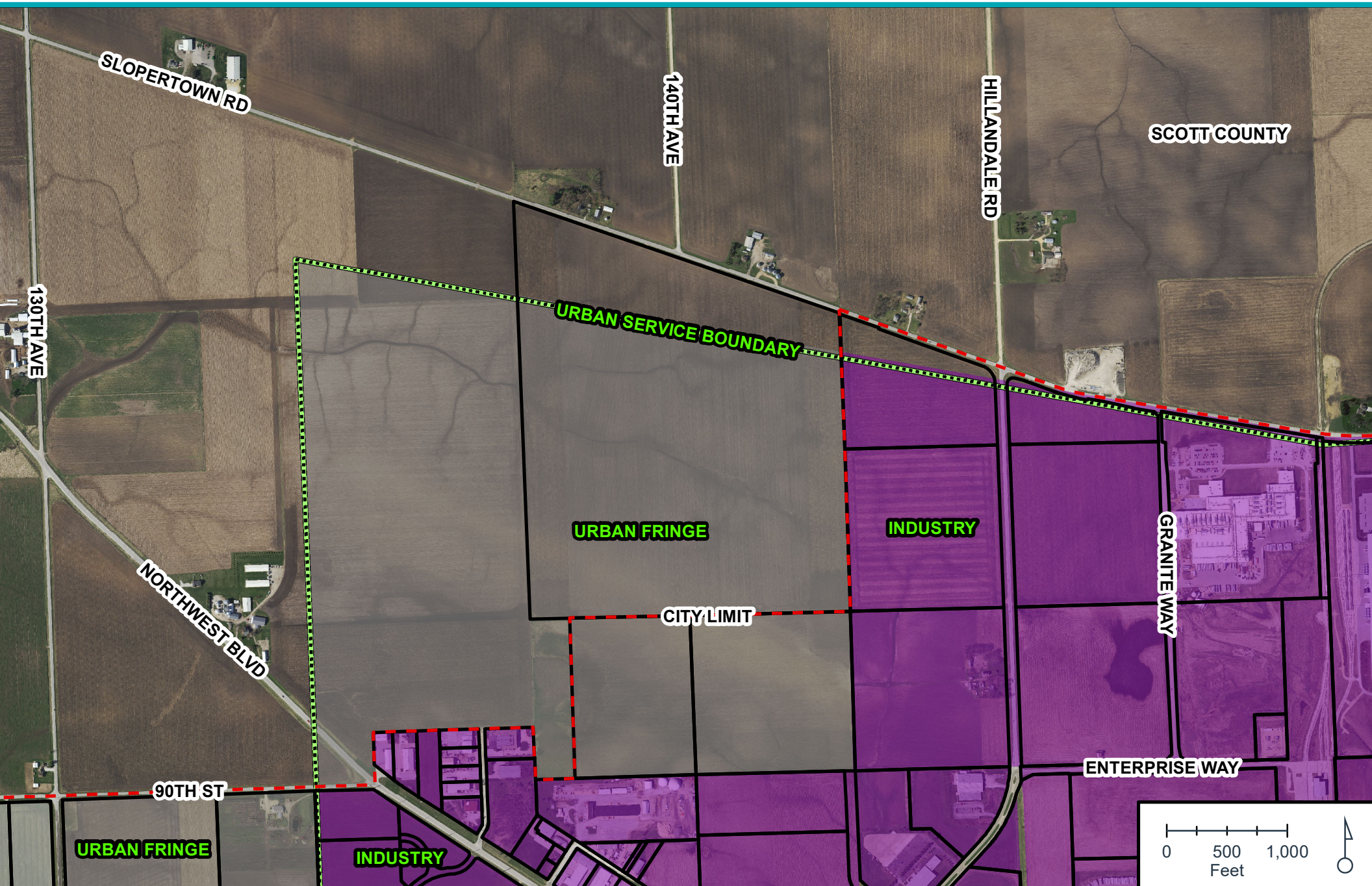
THE CITY OF DAVENPORT
IOWA | USA

DAVENPORT +2035
FUTURE LAND USE MAP AMENDMENT



THE CITY OF DAVENPORT
IOWA | USA

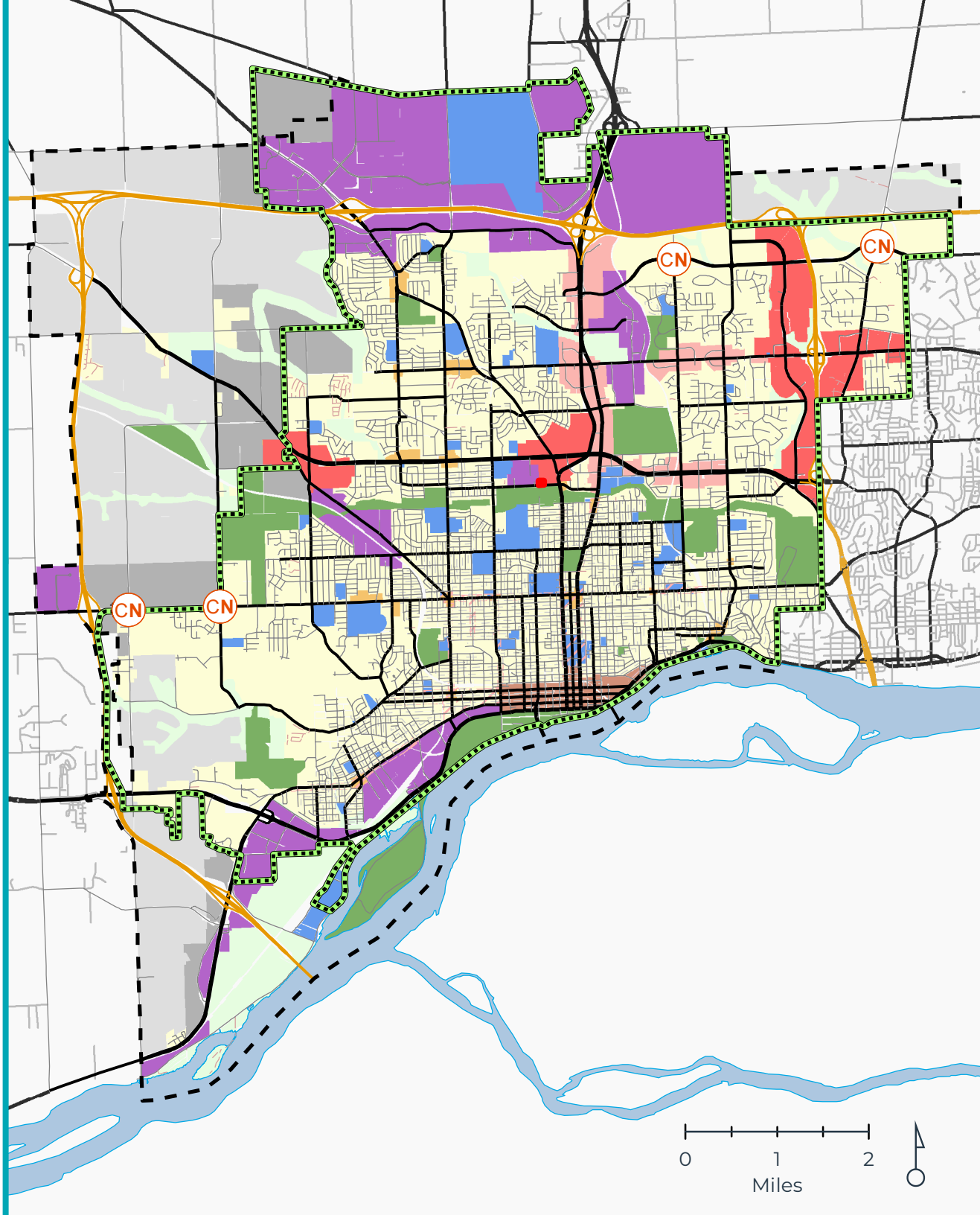
DAVENPORT +2035
FUTURE LAND USE MAP



THE CITY OF
DAVENPORT
IOWA | USA

DAVENPORT +2035 FUTURE LAND USE MAP

- Urban Corridor
- Commercial Node
- Regional Commercial
- Commercial Corridor
- Residential General
- Civic and Institutional
- Downtown
- Industry
- Parks and Recreation
- Open Space and Public Land
- Urban Fringe
- Agricultural Reserve
- CN Future Commercial Node
- Urban Service Boundary 2035
- City Limit



City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **6/28/2023**

Subject:
Resolution approving Case F23-05 being the request of Macerich North Park Mall LLC for a final plat of NorthPark Office Max Addition, a 1-lot subdivision on 2.1 acres located at 320 West Kimberly Road. [Ward 7]

Recommendation:
Adopt the Resolution.

Background:
The purpose of the final plat is to facilitate the sale of the outlot from the NorthPark Mall property. Lot 1 consists of the former Office Max, which is currently occupied by two commercial tenants. The 2.1 acre lot encompasses the building and parking area to the north of the storefront. Lot 1 will maintain frontage on Kimberly Road with access provided through the shared mall entrance aligned with Main Street. The Plan and Zoning Commission reviewed Case F23-05 at its May 16, 2023 meeting and has recommended approval subject to the listed findings and conditions:

Findings:

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

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Surveyor's Note 5 and 6 shall document an access easement on the final plat, or reference a recorded document providing access.

Comprehensive Plan:

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

Future Land Use Designation: Regional Commercial (RC)

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

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

Zoning: C-C City Centre District.

Technical Review:

1. Zoning: The C-C City Centre District does not have a minimum lot area or width requirement. Since the property does not abut residentially zoned land, there is also no minimum setback requirements.
2. Streets: No new streets are proposed. The property will maintain access through NorthPark Mall.
3. Storm Water: There is a Property Contribution Agreement between the City and Northpark Mall that exempts redevelopment of the mall property from stormwater restrictions and regulations.
4. Sanitary Sewer: Existing sanitary sewer services are available.
5. Other Utilities: Normal utility services are available at this site.
6. Parks/Open Space: There are no impacts to parks/open space

Public Input:

No Public Hearing is required for a final plat.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Final Plat
🗋	Backup Material	Application
🗋	Backup Material	Zoning & Future Land Use Map
🗋	Backup Material	Property Contribution Agreement

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	6/15/2023 - 4:52 PM

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION approving Case F23-05 being the request of Macerich North Park Mall, LLC for a final plat of NorthPark Office Max Addition, a 1-lot subdivision on 2.1 acres located at 320 West Kimberly Road.

WHEREAS, the Plan & Zoning Commission reviewed Case F23-05 at the May 16, 2023 regularly scheduled meeting with a recommendation for approval subject to the following three conditions:

1. Surveyor shall sign the plat;
2. That the utility providers sign the plat when their easement needs have been met;
3. Surveyor's Note 5 and 6 shall document an access easement on the final plat or reference a recorded document providing access; and

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

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

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

Passed and approved this 28th day of June, 2023.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

FINAL PLAT
OF
NORTHPARK OFFICE MAX ADDITION
TO THE CITY OF DAVENPORT, IOWA

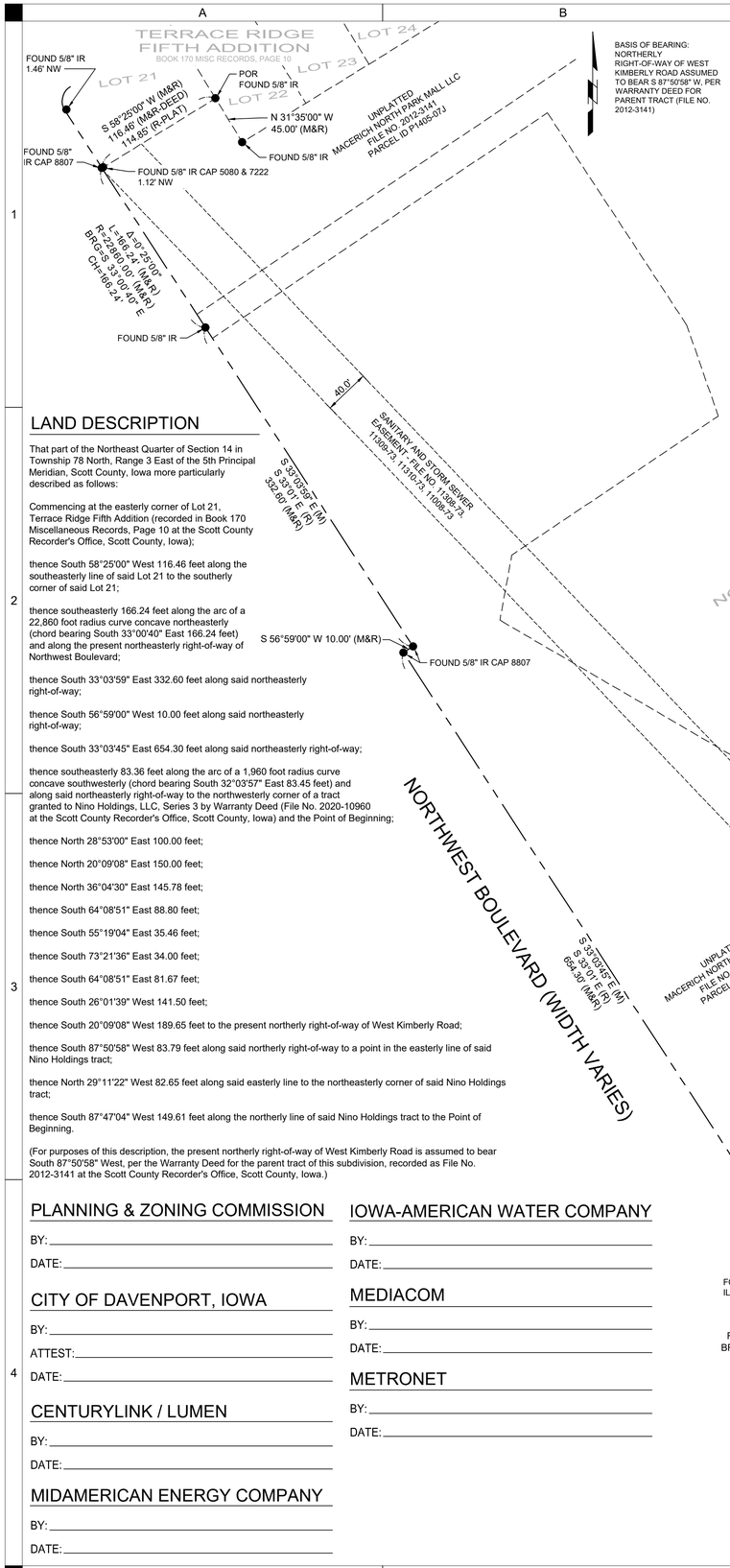
(PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DAVENPORT, SCOTT COUNTY, IOWA)

Owner:	MACERICH NORTH PARK MALL LLC PO BOX 4085 SANTA MONICA, CA 90411-4085
Developer:	MACERICH 1162 PITTSFORD-VICTOR ROAD, SUITE 100 PITTSFORD, NY 14534

SPACE RESERVED FOR COUNTY RECORDER'S USE

LEGEND

POB	POINT OF BEGINNING
POR	POINT OF REFERENCE
(R)	RECORD BEARING/DISTANCE
(M)	MEASURED BEARING/DISTANCE
●	IRON ROD - FOUND
○	IRON ROD - SET (5/8" IR W/ CAP 12531)
◎	NAIL SET
▨	EXISTING STRUCTURE



BASIS OF BEARING: NORTHERLY RIGHT-OF-WAY OF WEST KIMBERLY ROAD ASSUMED TO BEAR S 87°50'58" W, PER WARRANTY DEED FOR PARENT TRACT (FILE NO. 2012-3141)

LAND DESCRIPTION

That part of the Northeast Quarter of Section 14 in Township 78 North, Range 3 East of the 5th Principal Meridian, Scott County, Iowa more particularly described as follows:

Commencing at the easterly corner of Lot 21, Terrace Ridge Fifth Addition (recorded in Book 170 Miscellaneous Records, Page 10 at the Scott County Recorder's Office, Scott County, Iowa);

thence South 58°25'00" West 116.46 feet along the southeasterly line of said Lot 21 to the southerly corner of said Lot 21;

thence southeasterly 166.24 feet along the arc of a 22,860 foot radius curve concave northeasterly (chord bearing South 33°00'40" East 166.24 feet) and along the present northeasterly right-of-way of Northwest Boulevard;

thence South 33°03'59" East 332.60 feet along said northeasterly right-of-way;

thence South 56°59'00" West 10.00 feet along said northeasterly right-of-way;

thence South 33°03'45" East 654.30 feet along said northeasterly right-of-way;

thence southeasterly 83.36 feet along the arc of a 1,960 foot radius curve concave southwesterly (chord bearing South 32°03'57" East 83.45 feet) and along said northeasterly right-of-way to the northwesterly corner of a tract granted to Nino Holdings, LLC, Series 3 by Warranty Deed (File No. 2020-10960 at the Scott County Recorder's Office, Scott County, Iowa) and the Point of Beginning;

thence North 28°53'00" East 100.00 feet;

thence North 20°09'08" East 150.00 feet;

thence North 36°04'30" East 145.78 feet;

thence South 64°08'51" East 88.80 feet;

thence South 55°19'04" East 35.46 feet;

thence South 73°21'36" East 34.00 feet;

thence South 64°08'51" East 81.67 feet;

thence South 26°01'39" West 141.50 feet;

thence South 20°09'08" West 189.65 feet to the present northerly right-of-way of West Kimberly Road;

thence South 87°50'58" West 83.79 feet along said northerly right-of-way to a point in the easterly line of said Nino Holdings tract;

thence North 29°11'22" West 82.65 feet along said easterly line to the northeasterly corner of said Nino Holdings tract;

thence South 87°47'04" West 149.61 feet along the northerly line of said Nino Holdings tract to the Point of Beginning.

(For purposes of this description, the present northerly right-of-way of West Kimberly Road is assumed to bear South 87°50'58" West, per the Warranty Deed for the parent tract of this subdivision, recorded as File No. 2012-3141 at the Scott County Recorder's Office, Scott County, Iowa.)

PLANNING & ZONING COMMISSION
BY: _____
DATE: _____

CITY OF DAVENPORT, IOWA
BY: _____
ATTEST: _____
DATE: _____

CENTURYLINK / LUMEN
BY: _____
DATE: _____

MIDAMERICAN ENERGY COMPANY
BY: _____
DATE: _____

IOWA-AMERICAN WATER COMPANY
BY: _____
DATE: _____

MEDIACOM
BY: _____
DATE: _____

METRONET
BY: _____
DATE: _____

(A) PARCEL P1405-07J (UNPLATTED)
MACERICH NORTH PARK MALL LLC -
FILE NO. 2012-3141

(B) PARCEL P1406-01C
(LOT 1, NORTHPARK MALL FIRST ADDITION)
THE HIGBEE COMPANY
FILE NO. 2005-41579

(C) PARCEL P1403-01
(PLAT OF SURVEY, FILE NO. 2001-34233)
MACERICH NORTH PARK MALL LLC
FILE NO. 2012-3141

(D) PARCEL P1405-05A (UNPLATTED)
PENNEY PROPERTY SUB HOLDINGS LLC
FILE NO. 2021-28047

(E) PARCEL P1405-07A (UNPLATTED)
TF DAVENPORT IA LLC
FILE NO. 2019-5523

(F) PARCEL P1405-09 (UNPLATTED)
MACERICH NORTH PARK MALL LLC
FILE NO. 2012-3141

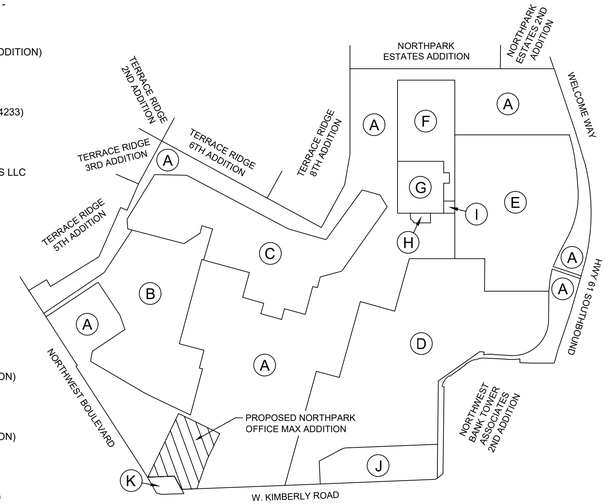
(G) PARCEL P1404-01
(LOT 1, VON MAUR 1ST ADDITION)
VON MAUR INVESTMENT CO
FILE NO. 2001-47496 (PLAT)

(H) PARCEL P1404-OLA
(OUTLOT A, VON MAUR 1ST ADDITION)
MACERICH NORTH PARK MALL LLC
FILE NO. 2012-3141

(I) PARCEL P1404-OLB
(OUTLOT B, VON MAUR 1ST ADDITION)
MACERICH NORTH PARK MALL LLC
FILE NO. 2012-3141

(J) PARCEL P1405A01
(LOT 1, BRIDGESTONE/FIRESTONE)
BRIDGESTONE RETAIL OPERATIONS LLC
FILE NO. 2020-38483

(K) PARCEL P1406-13A (UNPLATTED)
NINO HOLDINGS LLC SERIES 3
FILE NO. 2020-10960



NORTHPARK MALL PARCEL MAP
SCALE: 1" = 400'

SURVEYOR'S NOTES

1. This subdivision contains 2.10 acres more or less.

2. This property is zoned C-C (City Center) and has no minimum building setback requirements.

3. This property is located in FEMA Flood Zone X (Area of Minimal Flood Hazard) as shown on Flood Insurance Rate Map 19163C0365G, dated March 23, 2021.

4. Additional parking area to be provided by separate off-site shared parking agreement.

5. Outparcel Owner hereby grants to Developer perpetual, non-exclusive easements for the benefit of the Developer Parcel, and for the use by Developer and its Permitees, in, on and over the Common Areas on the Outparcel for ingress and egress for pedestrians and vehicles for access to and from the public streets or private access roads adjacent to the Outparcel to the portions of the Developer Parcel located adjacent to the Outparcel and for the parking of vehicles on the Outparcel.

6. Outparcel Owner hereby grants to Developer a perpetual, non-exclusive easement for the benefit of the Developer Parcel, and for the use by Developer and its Permitees, in, on and over those portions of the Outparcel identified as Western Field Parcel P1405-07J for the purpose of pedestrian and vehicle ingress and egress, access, and storage, in connection with Developer's maintenance and landscaping of Common Area.

7. Developer hereby grants to Outparcel Owner perpetual, non-exclusive easements for the benefit of the Outparcel, and for the use by Outparcel Owner and its Permitees, in, on and over those portions of the Shopping Center for the sole purposes of vehicular and pedestrian ingress and egress and access to and from the public streets or private access roads adjacent to the Outparcel and/or necessary for access to the Outparcel.

LICENSED LAND SURVEYOR
JONATHON S. BAILEY
P12531
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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: _____
NAME: JONATHON S. BAILEY
DATE: _____ LICENSE NUMBER: P12531
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2024
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: B1.01

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
SEAL
2144 56TH AVENUE WEST
BETTENDORF, IOWA 52722
563.835.7300 | SHIVE-HATTERY.COM

FINAL PLAT
NORTHPARK OFFICE MAX ADDITION
MACERICH
DAVENPORT, IOWA

DRAWN BY:	SSP
APPROVED BY:	JSB
ISSUED FOR:	REVIEW
ISSUE DATE:	6/14/2023
PROJECT NUMBER:	2132203400
FIELD BOOK:	651

FINAL PLAT

B1.01

P:\Projects\#2021\2203400\Sheets\dwg\Fin_Survey\#P1Sheet\B1-01.dwg
Plotted: 6/14/2023 11:07 PM

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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SUBDIVISON PLAT
(LAND DIVISION)

SUBDIVISION NAME		
NorthPark Office Max Addition		
LOCATION DESCRIPTION		SUBMITTED
W Kimberly Rd & Northwest Blvd		04/20/2023
NUMBER OF LOTS BY USE TYPE	ACRES	STREETS ADDED
1	2.10	none

PLAT TYPE SUBMITTED:

- **PRELIMINARY PLAT:** §16.16 Requirements ☐
- **FINAL PLAT:** §16.20 Requirements ☒

PRELIMINARY PLAT REQUIREMENTS:

- Preliminary Plat ☐
- Contours (2') & Infrastructure (pre/post) ☐

FINAL PLAT REQUIREMENTS:

- Platting Certificates per §354.11 State Code ☐
- Final Plat ☑

GENERAL REQUIREMENTS:

- Authorization to Act as Applicant, if needed ☑
- Application Fee (REQUIRED) ☑

Subdivision Platting Fee Schedule	
Number of Lots	Fee
1 lot to 10 lots	$400 plus $25/lot
11 to 25 lots	$700 plus $25/lot
26 or more lots	$1,000 plus $25/lot

Submit this form, and any questions, to DNS Planning Division at planning@davenportiowa.com .

APPLICANT INFORMATION

Applicant Name
Dave Hofmeister

Address
1162 Pittsford-Victor Road, Suite 100

City | State | Zip
Pittsford, NY 14534

Phone
(585) 249-4443

Secondary Phone

E-Mail Address
dave.hofmeister@macerich.com

Acceptance of Applicant

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

In addition to the application fee, I understand I am responsible for all development review costs, including but not limited to a traffic study.

David J. Hofmeister
Print Applicant's Name

David Hofmeister — 4/21/23
Applicant's Signature — Date

DEVELOPMENT TEAM

Developer / Project Manager

Address

Phone | Secondary Phone

E-Mail Address

Engineer Shive- Hattery, Inc.

Address
2144 56th Avenue West

Phone
563.635.7300

Secondary Phone

E-Mail Address
jradloff@shive-hattery.com

Owner
Macerich Northpark Mall LLC

Address
1162 Pittsford-Victor Road, Suite 100

Phone
% +

Secondary Phone

E-Mail Address
dave.hofmeister@macerich.com

Attorney
Gretta Moy

Address
401 Wilshire Boulevard, Suite 700

Phone
% +

Secondary Phone

E-Mail Address
gretta.moy@macerich.com

Authorization to Act as Applicant

I/We, Dave Hofmeister
[as property owner(s)]

authorize Jonathon Bailey, Seth Pedersen, and Jennifer Radloff
[the above person(s)]

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

for the property located at 320 W KIMBERLY RD (Northpark Mall - Parcel P1405-07J).

David Hofmeister
Signature(s)*

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

Notarization:

4/21/2023
Date

State of New York,

County of Monroe,

Sworn and subscribed before me

Driver's License
[identification type]

this 21st day of April, 2023

Maria S. Alberti
Notary Public

MARIA S ALBERTI
Notary Public - State of New York
NO. 01AL6207597
Qualified in Monroe County
My Commission Expires 6/15/2025

My Commission Expires: 6/15/2025

---

* *Application Form by Board Type*

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

Zoning Board of Adjustment
Special Use
Hardship Variance
Zoning Appeal
Nonconforming Use Exception

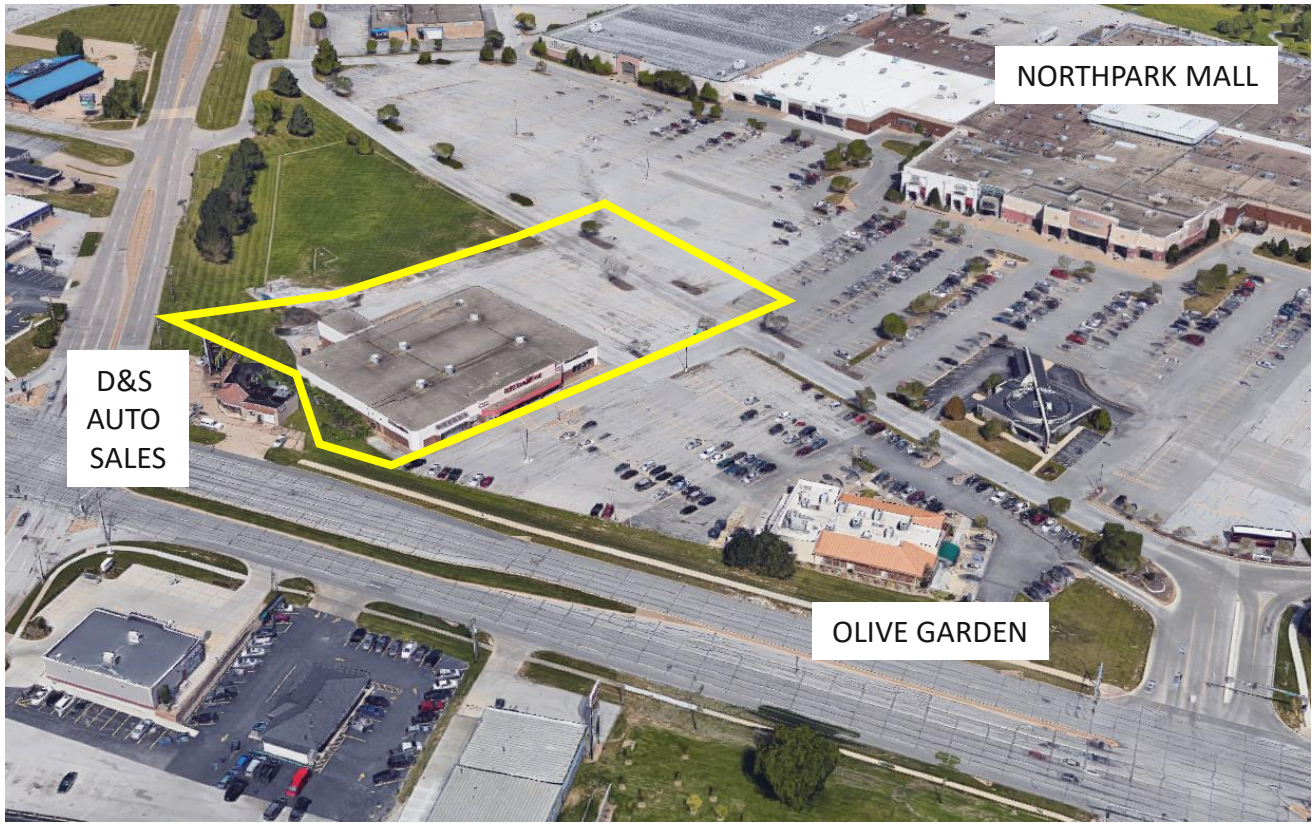
Design Review Board
Design Approval
Demolition Request in the Downtown
Demolition Request in the Village of East Davenport

Historic Preservation Commission
Certificate of Appropriateness
Landmark Nomination
Demolition Request

Vicinity Map

DAVENPORT
IOWA | USA





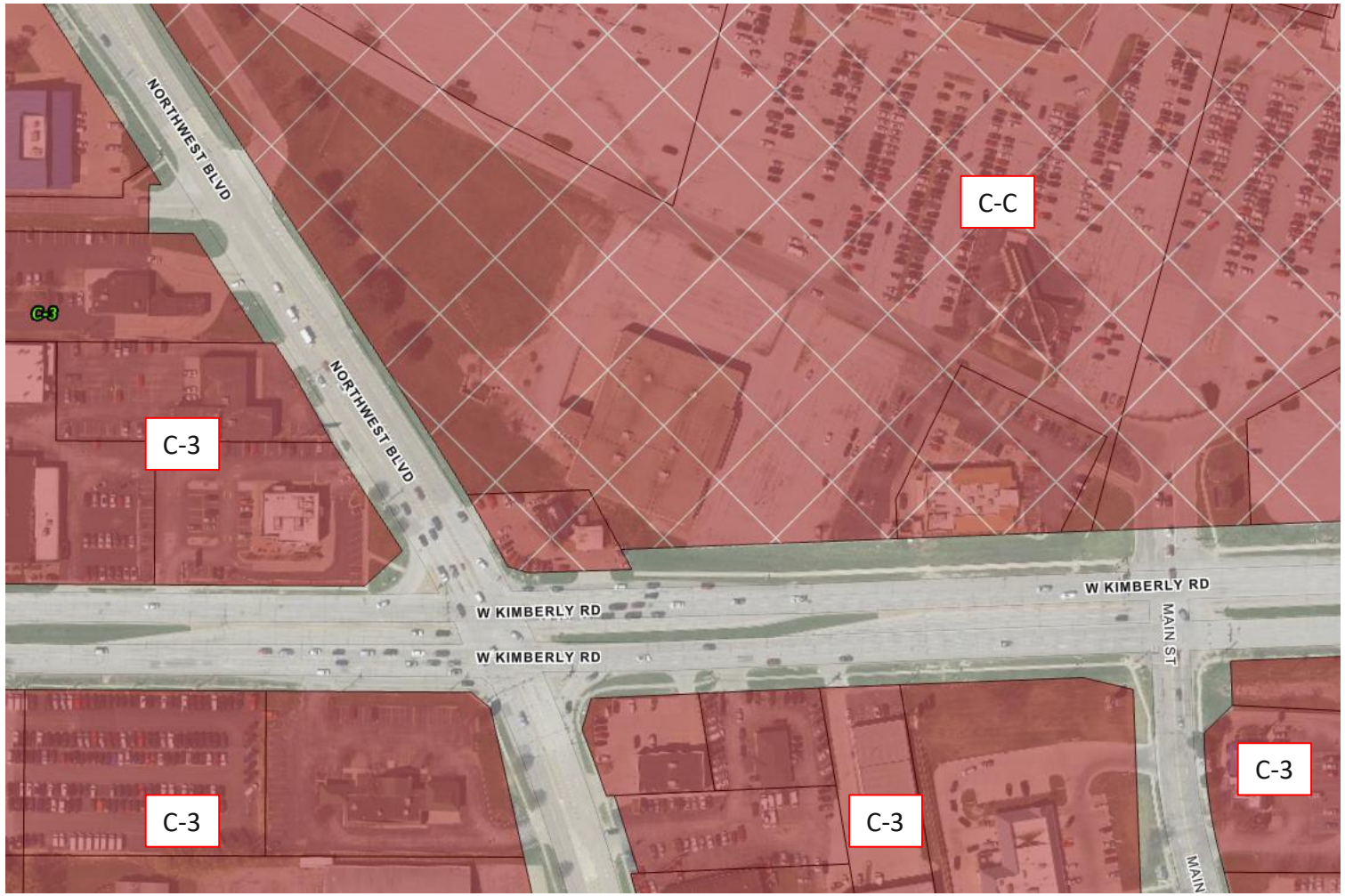
Former Office Max Building

DAVENPORT
IOWA | USA

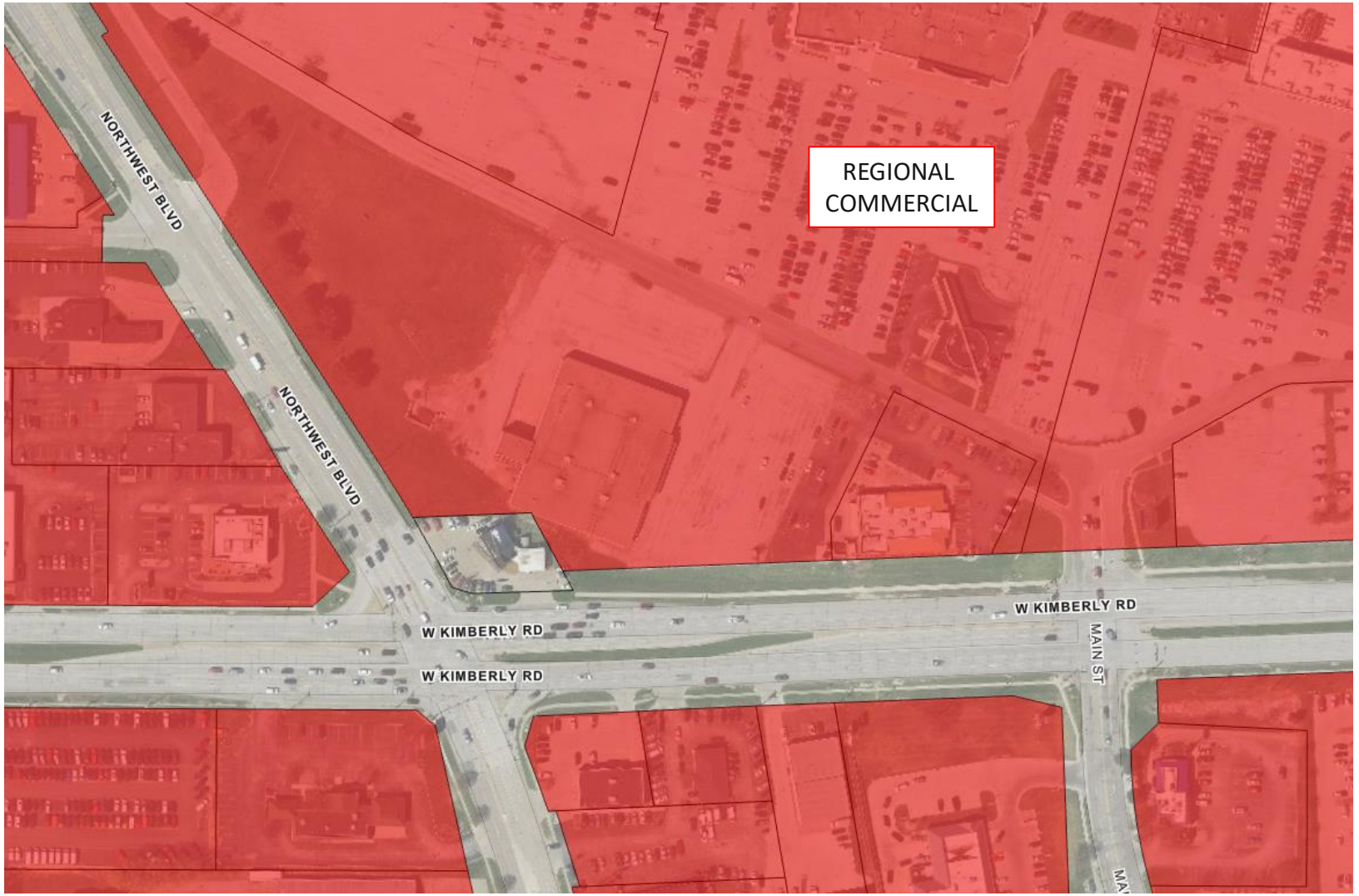


Zoning Map

DAVENPORT
IOWA | USA



Future Land Use Map



PROPERTY CONTRIBUTION AGREEMENT

This Property Contribution Agreement ("Agreement") is entered into by and between Macerich North Park Mall LLC, a Delaware limited liability company ("Macerich") and City of Davenport, Iowa ("City") this 8th day of September, 2016.

WHEREAS, Macerich owns approximately 5.8 acres (MOL) of undeveloped property located in the City of Davenport, Iowa, more particularly described in Exhibit "A" attached hereto (the "Property"); and

WHEREAS, Macerich desires to donate the Property to City in order to allow City to make improvements to the watershed associated with the Property; and

WHEREAS, the parties desire to allocate responsibility and obligations relating to contribution of the Property, as well as provide for covenants affecting the Property.

NOW THEREFORE, in consideration of the mutual covenants and agreements set forth herein, the parties agree as follows:

1. CONTRIBUTION OF PROPERTY. Subject to the terms of the Agreement, Macerich agrees to quitclaim and transfer all its rights, title and interest to the Property to City. Conveyance shall be by Quit Claim Deed in the form attached hereto as Exhibit "B" (the "Quit Claim Deed").

2. TITLE AND CONDITION OF PROPERTY. Macerich's contribution of the Property to City is subject to any easements, restrictions, covenants (including but not limited to the Declaration of Covenants to be recorded immediately prior to the Quit Claim Deed (the "Declaration of Covenants"), encumbrances and other agreements of record, the terms of this Agreement, and such other typical and customary exceptions to title for the area in which the Property is located, and without representation or warranty regarding title. City hereby acknowledges and agrees that it is relying solely upon its own examination and evaluation of the Property, and at Closing will accept the Property "As Is, Where Is", without representation, warranty or covenant, expressed or implied, of any kind or nature, including but not limited to title, zoning, condition, or use of the Property. The foregoing shall survive Closing of the Contribution of Property.

3. FURTHER AGREEMENTS. In consideration for Macerich's contribution of the Property to City, City agrees and represents to Macerich:

(a) Any outstanding property tax obligations relating to the Property (including but not limited to 2015 Property Taxes) shall be satisfied and/or released at City's cost.

(b) City shall release or pay off the remaining balance of the Sidewalk Assessment relating to the Property.

(c) City agrees to use reasonable efforts to acquire adjacent property currently owned by the State of Iowa (and following acquisition shall keep it undeveloped), and also agrees to prohibit any development of said adjacent property if the State of Iowa sells or otherwise disposes of the said adjacent property. City represents to Macerich that the State of Iowa has agreed in writing that said adjacent property will never be developed.

(d) City agrees that the nearby property owned and operated as NorthPark Mall (including associated properties owned by Macerich and/or other Mall occupants) (collectively the "Mall Property") is currently in compliance with Chapter 13.34 of the Davenport Municipal Code and the Davenport Stormwater Manual, and any new development or redevelopment of the existing impervious areas of the Mall Property will be grandfathered or exempt from other stormwater restrictions or regulations that may be promulgated in the future. City agrees that the Mall Property can continue to drain into its existing storm sewer system in its current condition without having to provide any new onsite detention control or water quality measures. In addition, the Property may, at the discretion of Macerich, be included or treated as Macerich's owned property for any future land calculations, including but not limited to Stormwater Regulations, development, green space, pervious/impervious land calculations, and TIF eligibility. City agrees that City shall not take any action, or fail to act in such a way as to cause or result in stormwater drainage into or upon the Mall Property from other property, to the extent under City's reasonable control.

(e) City shall use reasonable efforts to obtain an Iowa Department of Natural Resources Section 401 Water Quality Certification for the Property.

(f) City will provide consulting services relating to landscape and natural plant management on the Mall Property to the extent City has staff resources available.

Each of the Agreements and representations in this Section 3 shall survive closing of the Contribution of Property.

4. CLOSING.

4.1 Closing Date. Closing of the transaction contemplated herein shall be conducted at the office of Lane & Waterman LLP, 220 North Main Street, Suite 600, Davenport, Iowa 52801, or at such time and place as the parties may agree, but in no event later than October 15, 2016.

4.2 Conditions to Closing. Transfer of the Property, and closing of the transactions contemplated herein shall be subject to the following conditions:

(a) Macerich will record the Declaration of Covenants restricting future use of the Property, immediately prior to recording of the Quit Claim Deed.

(b) Macerich will deliver the Quit Claim Deed, and such other documents reasonably necessary for the transfer of title to real estate under Iowa law.

4.3 Costs. City shall be responsible for all costs associated with the transfer of the Property, including but not limited to recording the Declaration of Covenants and Quit Claim Deed and any transfer taxes and recording fees. Each party shall bear its own attorney's fees and costs associated with this transaction.

5. MISCELLANEOUS PROVISIONS.

5.1 Brokerage. Each of the parties hereto agree that they have not been represented by any broker in connection with the transfer of Property hereunder, and is not responsible to any party for payment of any fees or expenses.

5.2 Entire Agreement. This Agreement and the Exhibits hereto contain the entire agreement among the parties, and supersede all prior agreements or other understandings, oral or written, not expressly stated herein. This Agreement may be modified only by amendments signed by all the parties.

5.3 Notices. All notices required to be given to a party under this Agreement are to be delivered to the following addresses, or any other addresses designated by the parties by notices delivered in accordance with this section:

If to Macerich:

Macerich North Park Mall LLC
c/o Macerich
401 Wilshire Boulevard, Suite 700
Santa Monica, California 90401
Attn: General Counsel

Copy to:

Lane & Waterman LLP
220 North Main Street, Suite 600
Davenport, Iowa 52801
Attn: T.F. Olt III, Esq.

If to City:

City of Davenport
Davenport City Hall
226 West 4th Street
Davenport, Iowa 52801
Attn: Legal

Any notice required or permitted under this Agreement shall be given in writing and is deemed effectively given: (a) upon personal delivery to the party to be notified; or (b) if deposited with a reputable overnight courier, prepaid for overnight delivery and addressed as set forth in this section, upon the date confirmed as delivered by said courier.

5.4 Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument.

5.5 Law and Jurisdiction. This Agreement shall be construed and enforced in accordance with the laws of the State of Iowa.

5.6 Waiver of Jury Trial. EACH OF THE PARTIES HERETO HEREBY WAIVES TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY WITH RESPECT TO ANY LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED BY THIS AGREEMENT. EACH OF THE PARTIES HERETO HEREBY (A) CERTIFIES THAT NO REPRESENTATIVE, AGENT OR ATTORNEY OF THE OTHER PARTY HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT SUCH OTHER PARTY WOULD NOT, IN THE EVENT OF LITIGATION, SEEK TO ENFORCE THE FOREGOING WAIVER AND (B) ACKNOWLEDGES THAT IT HAS BEEN INDUCED TO ENTER INTO THIS AGREEMENT AND THE TRANSACTIONS CONTEMPLATED BY THIS AGREEMENT, AS APPLICABLE, BY, AMONG OTHER THINGS, THE MUTUAL WAIVERS AND CERTIFICATIONS IN THIS SECTION 5.6.

5.7 Severability. If any provision of this Agreement shall be invalid, illegal or unenforceable to any extent, the remainder of this Agreement shall not be affected and shall be enforceable to the fullest extent permitted by law.

5.8 Binding Effect. This Agreement shall run with the land and will be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

5.9 Authority. Each of the parties hereto represents and warrants that this Agreement has been duly authorized, and it has further authority to enter into and perform the obligations hereunder.

5.10 Attorney's Fees. If any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the substantially prevailing Party may be entitled to reasonable attorneys' fees and costs in addition to any other relief to which such Party may be entitled.

5.11 Survival of Rights and Remedies. The terms of this Agreement shall survive Closing of transfer of the Property.

5.12 Further Assurances. The Parties shall perform all such further acts, provide such further documents or written assurances and execute such further documents as are reasonably required or necessary to carry out the acts and transactions contemplated by this Agreement.

[SIGNATURE PAGE TO FOLLOW]

Date Signed: September 8, 2016

MACERICH NORTH PARK MALL LLC,
a Delaware limited liability company

By: _____
Name: Stephen L. Spector
Title: Senior Vice President, General Counsel

CITY OF DAVENPORT, IOWA

By: _____
Thomas D. Warner, City Attorney

ATTEST:

By: _____

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Parcel No. P1113-04B

A tract of land in the Southeast ¼ of Section 11, Township 78 North, Range 3 East of the 5th P.M., in the City of Davenport, Scott County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of the Southeast ¼ of said Section 11; thence North 00°39' East, 259.00 feet (Deed North 258.79 feet) along the East line of the Southeast ¼ of said Section 11 to the Place of Beginning of the tract of land herein described; thence 37°42' West, 288.50 feet (Deed North 38°35'31" West, 289.13 feet) along the Northeasterly line of Northbrook Third Addition; thence North 52°27'30" West, 683.80 feet (Deed North 52°57'23" West, 683.35) along the Northeasterly line of said Northbrook Third Addition and along the Northeasterly line of Northbrook Second Addition to the Southeast corner of Lot 5 of Northbrook Fifth Addition; thence North 09°41'37" East (Deed North 09°02'37" East), 92.82 feet along the Easterly line of said Lot 5; thence South 89°21' East, 619.10 feet along the South line of said Northbrook Fourth Addition to a tract of land now owned by the State of Iowa; thence South 00°10'35" East, 32.49 feet along the West line of the land now owned by said State of Iowa; thence South 11°56'30" East, 264.70 feet along the West line of the land now owned by said State of Iowa; thence South 52°44' East, 42.40 feet along the Westerly line of the land now owned by said State of Iowa to a point in the East line of the Southeast ¼ of said Section 11; thence South 00°39' West, 412.30 feet along the East line of the Southeast ¼ of said Section 11 to the Place of Beginning.

EXHIBIT "B"

QUIT CLAIM DEED

Type/Title of Document: Quit Claim Deed

Prepared by/Return to:

Name: T.F. Olt III, Esq.
Address: Lane & Waterman LLP
220 North Main Street, Suite 600, Davenport, Iowa 52801
Telephone: (563) 324-3246

Taxpayer Information:

City of Davenport
226 West 4th Street, Davenport, Iowa 52806

Grantor:

Macerich North Park Mall LLC
320 West Kimberly Road, Davenport, Iowa 52806

Grantee: City of Davenport
226 West 4th Street, Davenport, Iowa 52806

QUIT CLAIM DEED

For the consideration of One and 00/100 -----($1.00)-----Dollar(s) and other valuable consideration, **MACERICH NORTH PARK MALL LLC,** a Delaware limited liability does hereby Quit Claim to **CITY OF DAVENPORT, IOWA**, all its right, title, interest, estate, claim and demand in the following described real estate in Scott County, Iowa:

See Attached Exhibit "A"

Subject to the Declaration of Covenants recorded concurrently herewith, as well as any other easements, restrictions, covenants and encumbrances of record.

This conveyance is exempt from real estate transfer tax under Iowa Code §428A.2(6)

Date Signed:_____, 2016

MACERICH NORTH PARK MALL LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS
COUNTY OF _____)

On _____, 20___, before me, _____,
Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **THIS AREA FOR OFFICIAL NOTARIAL SEAL**

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel No. P1113-04B

A tract of land in the Southeast ¼ of Section 11, Township 78 North, Range 3 East of the 5th P.M., in the City of Davenport, Scott County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of the Southeast ¼ of said Section 11; thence North 00°39' East, 259.00 feet (Deed North 258.79 feet) along the East line of the Southeast ¼ of said Section 11 to the Place of Beginning of the tract of land herein described; thence 37°42' West, 288.50 feet (Deed North 38°35'31" West, 289.13 feet) along the Northeasterly line of Northbrook Third Addition; thence North 52°27'30" West, 683.80 feet (Deed North 52°57'23" West, 683.35) along the Northeasterly line of said Northbrook Third Addition and along the Northeasterly line of Northbrook Second Addition to the Southeast corner of Lot 5 of Northbrook Fifth Addition; thence North 09°41'37" East (Deed North 09°02'37" East), 92.82 feet along the Easterly line of said Lot 5; thence South 89°21' East, 619.10 feet along the South line of said Northbrook Fourth Addition to a tract of land now owned by the State of Iowa; thence South 00°10'35" East, 32.49 feet along the West line of the land now owned by said State of Iowa; thence South 11°56'30" East, 264.70 feet along the West line of the land now owned by said State of Iowa; thence South 52°44' East, 42.40 feet along the Westerly line of the land now owned by said State of Iowa to a point in the East line of the Southeast ¼ of said Section 11; thence South 00°39' West, 412.30 feet along the East line of the Southeast ¼ of said Section 11 to the Place of Beginning.

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Bruce Berger | 563-326-7769 **6/28/2023**

Subject:
Resolution setting a Public Hearing on the proposed conveyance of City-owned property located at 626 Taylor Street to The 180 Zone, Inc (Petitioner). [Ward 3]

Recommendation:
Adopt the Resolution

Background:
As part of the City of Davenport's ongoing efforts to rehab and revitalize abandoned properties, The 180 Zone, Inc. (dba One Eighty) has submitted a purchase offer for $7,500 to acquire property located at 626 Taylor Street. One Eighty plans extensive interior and exterior rehabilitation, with the intent to create permanent supportive housing for their program participants.

As part of the Purchase Agreement, One Eighty must begin construction within 60 days of closing on said property. If unable to comply with this and/or other key requirements of the Agreement, the property will revert back to the City.

Adoption of this Resolution will authorize staff to publish a notice to advertise a Public Hearing on the proposed conveyance of 626 Taylor Street to be held at the Wednesday, July 5, 2023 Committee of the Whole Meeting beginning at 5:30 p.m. in Council Chambers at City Hall, 226 West 4th Street.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Goslowsky, Letty	Approved	6/13/2023 - 11:56 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION setting a Public Hearing on the proposed conveyance of City-owned property located at 626 Taylor Street to The 180 Zone, Inc (Petitioner).

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

> Part of Lot 8 in Block 10 of Mitchell's Third Addition, more particularly described as the South 38 feet of the North 80 feet of said Lot 8, Block 10 of Mitchell's Third Addition to the City of Davenport, Scott County, Iowa (also known as 626 Taylor Street, H0056-58); and

WHEREAS, the Petitioner, The 180 Zone, Inc, dba One Eighty, is a Davenport nonprofit affordable housing agency that provides supportive services for those impacted by incarceration, poverty, and addiction; and

WHEREAS, One Eighty requested conveyance of the property for use as housing for their supportive service program; and

WHEREAS, the property was formerly rental property that has been abandoned for several years, and transfer of this property will allow the Petitioner to do extensive rehabilitation to provide needed affordable housing; and

WHEREAS, a Public Hearing on the conveyance of City-owned property is required by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a Public Hearing shall be held on the proposed conveyance of City-owned property located at 626 Taylor Street at the Committee of the Whole Meeting on Wednesday, July 5, 2023 beginning at 5:30 p.m. in the Council Chambers of City Hall, 226 West 4th Street, and notice of said hearing shall be published in the manner prescribed by law.

Passed and approved this 28th day of June, 2023.

Approved: Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Bruce Berger | 563-326-7769 **6/28/2023**

Subject:
Resolution setting a Public Hearing on the proposed conveyance of City-owned property located in the 300 block of West 16th Street to Davis Priority Properties, LLC (Petitioner). [Ward 5]

Recommendation:
Adopt the Resolution.

Background:
Over 20 years ago, as part of a Hilltop Business initiative, the City acquired this small property in order to open up the access to this alley and to provide additional public parking and lighting using funds from a Federal Special Purpose Grant.

In recent discussion with the Hilltop Business Association and Public Works staff, there is sufficient public parking in the expansive City right-of-way in the adjacent block of West 16th Street. In addition, immediately west of this small parking pad are two residential properties owned by a local rental property owner. The proximity is such that the parking lends itself to use by tenants of one of the single-family houses.

Given the actual use over the past twenty years, the consensus is that this small parking pad is better served to be owned and managed privately. As such, the Petitioner has submitted a Purchase Agreement to acquire this property for $500.

Per Iowa law, a Public Hearing must be scheduled on any proposed conveyance of public property. Adoption of this Resolution will authorize staff to publish notice of said Public Hearing to be held at the July 5, 2023 Committee-of-the-Whole meeting which starts at 5:30 p.m. in Council Chambers at City Hall, 226 West 4th Street.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Public Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	6/15/2023 - 10:10 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION setting a Public Hearing on the proposed conveyance of City-owned property located in the 300 block of West 16th Street to Davis Priority Properties LLC (Petitioner).

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

> Lot 2 of Clyde Mayfield's Addition to the City of Davenport, Scott County, Iowa (also known as G0011-10B, a small lot with 2-3 parking spaces); and

WHEREAS, the City acquired this property over 20 years ago as part of an initiative to widen the entrance to the alley and to provide more public parking and lighting in the area; and

WHEREAS, in discussion with the Hilltop Business Association and Public Works staff, sufficient public parking is available along the expansive City right-of-way in the adjacent block of West 16th Street; and

WHEREAS, the Petitioner, Davis Priority Properties, LLC, is a Davenport rental property owner who owns and manages two single-family rental properties immediately adjacent to the subject property; and

WHEREAS, the Petitioner has submitted a Purchase Agreement to acquire said parking pad; and

WHEREAS, a Public Hearing on the conveyance of City-owned property is required by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a Public Hearing shall be held on the proposed conveyance of City-owned property located in the 300 block of West 16th Street at the Committee of the Whole Meeting on Wednesday, July 5, 2023 beginning at 5:30 p.m. in the Council Chambers of City Hall, 226 West 4th Street, and notice of said hearing shall be published in the manner prescribed by law.

Passed and approved this 28th day of June, 2023.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

NOTICE OF A PUBLIC HEARING ON A RESOLUTION REGARDING THE CONVEYANCE OF A PROPERTY OWNED BY THE CITY TO DAVIS PRIORITY PROPERTIES LLC (PROPERTY LOCATION LISTED) AS FOLLOWS:

300 block of West 16th Street, Davenport, Iowa

Notice is hereby given that there is on file in the office of the City Attorney, City Hall, Davenport, Iowa a RESOLUTION proposing to convey the above property owned by the City of Davenport to the proposed Petitioner. The property has the following legal description.

Parcel G0011-10B, in the 300 block of West 16th Street, Lot 2 of Clyde Mayfield's Addition to the City of Davenport, Scott County, Iowa.

This Resolution will come on for a public hearing before the Davenport City Council, City Hall, Davenport, Iowa, on the 5th of July, 2023 commencing at 5:30 P.M., Local Time, or as soon thereafter as the matter can be considered. At said hearing, interested persons may appear and be heard for or against said Resolution.

City of Davenport
Bruce Berger
563-326-7769

City of Davenport

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

Action / Date
6/28/2023

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

Elaine Folker; Fun on the First; 2300 block of Ripley Street; 4:00 p.m. - 9:00 p.m. Saturday, July 1, 2023; **Closure:** Ripley Street from West Dover Court to West Rusholme Street. [Ward 4]

Tim Shea; Belle Court 4th of July Block Party; 6123 Belle Court; 11:00 a.m. - 11:00 p.m. Tuesday, July 4, 2023; **Closure:** Belle Court from East 61st Street to Parkview Lane. [Ward 8]

Quad City Arts; Riverssance Festival of Fine Art; Lindsay Park | 2200 East 11th Street; 8:00 a.m. Friday, September 15, 2023 - 7:00 p.m. Sunday, September 17, 2023; **Closure:** East 11th Street from Jersey Ridge Road to Hillcrest Avenue. [Ward 5]

Recommendation:
Adopt the Resolution.

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

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Fun on the First Closure Map
🗋	Backup Material	Fun on the First Street Closure Petition
🗋	Backup Material	Fun on the First Flyer to Neighbors
🗋	Backup Material	Belle Court Block Party Closure Map
🗋	Backup Material	Belle Court Block Party Street Closure Petition
🗋	Backup Material	Riverssance Festival of Fine Art Closure Map
🗋	Backup Material	Riverssance Festival of Fine Art Letter to Neighbors

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Admin, Default	Approved	6/16/2023 - 9:18 AM

Resolution No. _____

Resolution offered by Alderman Jobgen.

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

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

Elaine Folker; Fun on the First; 2300 block of Ripley Street; 4:00 p.m. - 9:00 p.m. Saturday, July 1, 2023; ***Closure:*** *Ripley Street from West Dover Court to West Rusholme Street. [Ward 4]*

Tim Shea; Belle Court 4th of July Block Party; 6123 Belle Court; 11:00 a.m. - 11:00 p.m. Tuesday, July 4, 2023; ***Closure:*** *Belle Court from East 61st Street to Parkview Lane. [Ward 8]*

Quad City Arts; Riverssance Festival of Fine Art; Lindsay Park | 2200 East 11th Street; 8:00 a.m. Friday, September 15, 2023 - 7:00 p.m. Sunday, September 17, 2023; ***Closure:*** *East 11th Street from Jersey Ridge Road to Hillcrest Avenue. [Ward 5]*

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

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

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

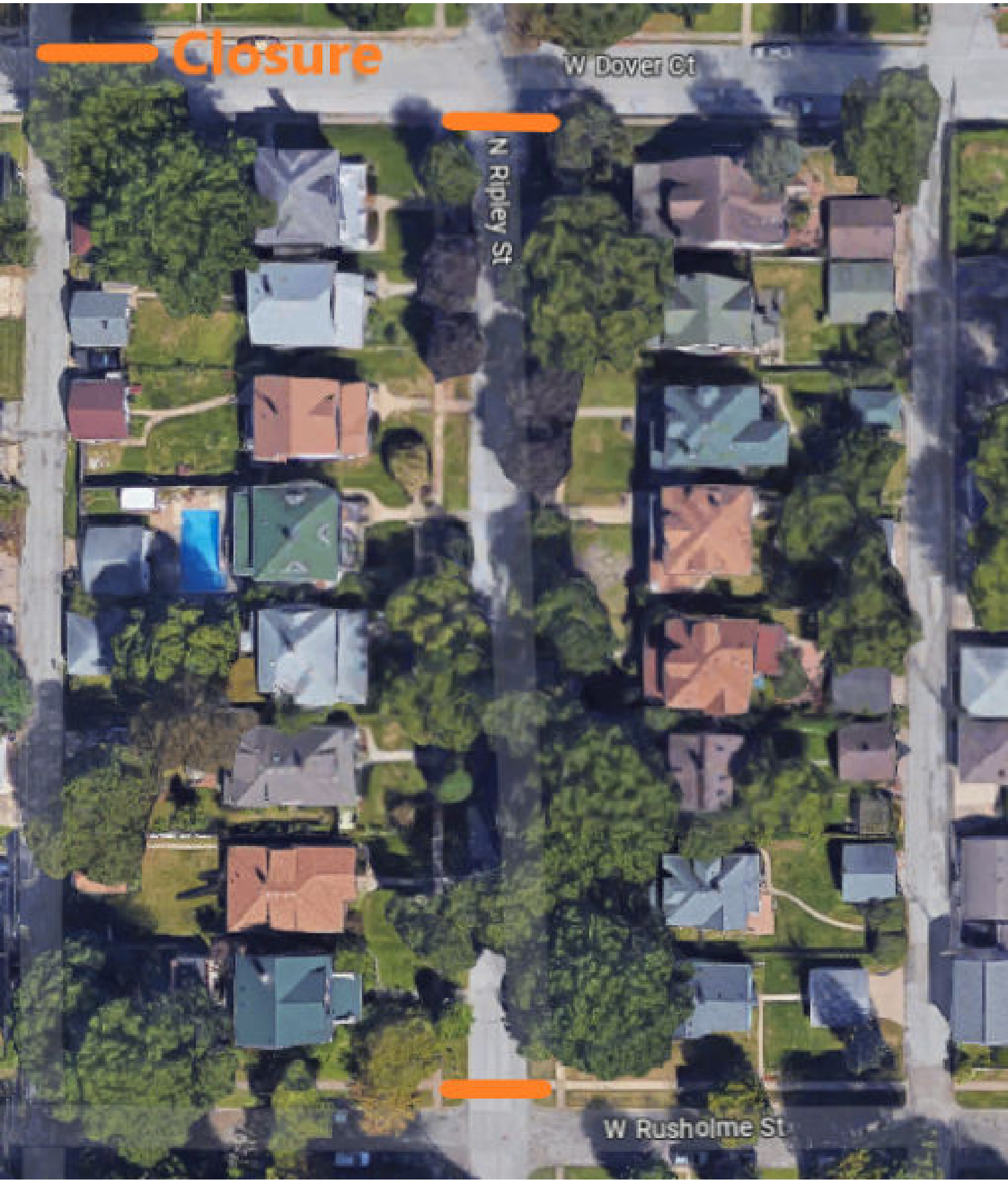
Passed and approved this 28th day of June, 2023.

Approved:

Mike Matson
Mayor

Attest:

Brian Krup
Deputy City Clerk

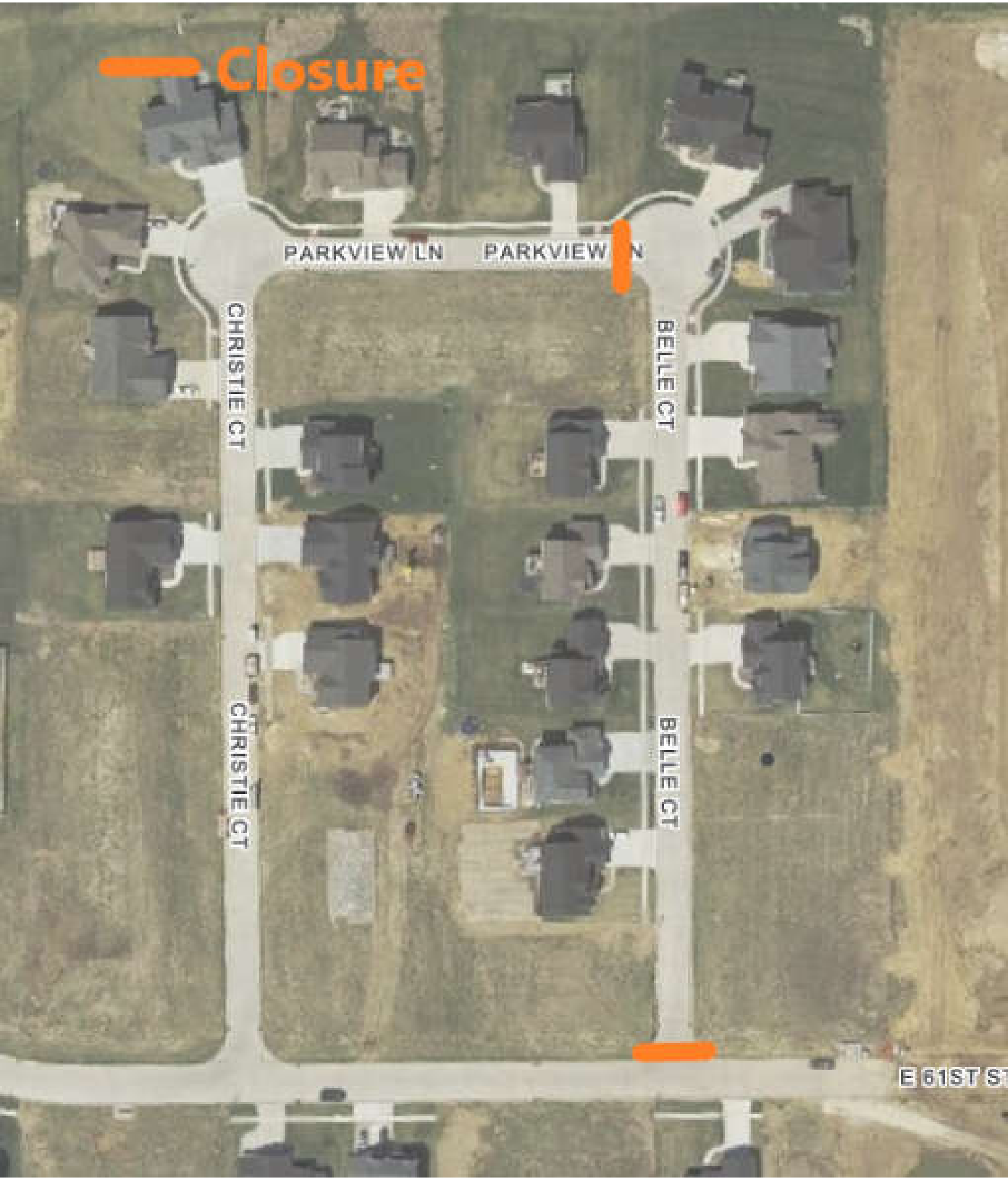

Closure
W Dover Ct
N Ripley St
W Rusholme St

Block Party Signatures 2023 : Sheet1

Fun on the First - Neighborhood Block Party - 2300 Block Riple

	A	B	C	D	E	
2	Address	Deed1_Name	Deed2_Name	Signature	Deed1_Addr	Deec
3	2318 RIPLEY S	MATTHEW G F	BUESING-FLYNN TERRI K	not home	2318 RIPLEY S	DAVE
4	2327 N RIPLE	JAMES C MIDI	MIDDLETON KATHRYN	not home	2327 N RIPLE	DAVE
5	2321 N RIPLE	ALEXANDER H	DONAHUE SARAH	Sarah Donahue	2321 N RIPLE	DAVE
6	2306 RIPLEY S	DONALD C DEVORE			2306 RIPLEY S	DAVE
7	2303 RIPLEY S	TIMOTHY B GI	GRAHAM CATHERINE A	Tim	2303 RIPLEY S	DAVE
8	2314 N RIPLE	DANIEL BANA		not home	1315 HARDIN	CHA
9	2307 N RIPLE	NOAH M DOH	CAROTHERS ALISON E	Flyer left not home	2307 N RIPLE	DAVI
10	2326 RIPLEY S	SAMANATHA E	CROW JOSHUA J	not home	2326 RIPLEY S	DAVI
11	2311 RIPLEY S	ALAN R SIVEL	FLANSBURG SUSAN E	Flansburg	2311 RIPLEY S	DAVI
12	2325 RIPLEY S	TERRY DACQUAN A		Vacant	2325 RIPLEY S	DAVE
13	2302 RIPLEY S	MIGUEL A ARA	ARANA KAREN E		2302 N RIPLE	DAVE
14	2310 RIPLEY S	JOHN W CONI	CHRISTINE A MATHIS TRUST	flyer left not home	2310 N RIPLE	DAVE
15	2315 RIPLEY S	STEPHEN L F	FOLKER ELAINE M	Elaine	2315 N RIPLE	DAVE
16	2322 RIPLEY S	LLC EVERYTHING NICE		not home	3325 CANDLE	BET
17	2331 RIPLEY S	LEE M NELSO	NELSON LORRI L	not home	2331 RIPLEY S	DAVE
18	2330 N RIPLE	SUSAN J LAMMERS		not home	2330 N RIPLE	DAVE


YOUR NEIGHBOR INVITES YOU TO:
FUN ON THE 1ST BBQ COOKOUT PARTY!
HEY NEIGHBOR! THIS YEAR, RIPLEY STREET WILL BE HOSTING A 4TH OF JULY BBQ. DRINKS AND GRILLS WILL BE PROVIDED. BRING ANY DISH YOU WANT TO SHARE AND MEAT YOU WANT COOKED.
BBQ
THIS PARTY IS BYOB
BOUNCE HOUSE-GAMES - FUN!
Starts 4:00 pm - 9:00 pm | 2300 Block of Ripley Street
SATURDAY JULY 1ST


Closure
PARKVIEW LN
PARKVIEW LN
CHRISTIE CT
CHRISTIE CT
BELLE CT
BELLE CT
E 61ST ST

9

CITY OF DAVENPORT

STREET CLOSING AND NOISE VARIANCE PETITION FOR SPECIAL EVENTS

On the 4TH day of July, 2023 during the hours of 11-10 there is proposed a street closing with outdoor music/band/performance, requested by Tim Shea, which will require the closing of Belle Ct between 61st Street and Parkview Lane.

***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
Tim Shea 6123 Belle Ct	X		
[illegible]	X		
Kelly Warner	X		
Robert Boyles 6155 Belle Ct	X		
Jeff Bartz 6128 Belle Ct.	X		
Leah Crouse 6139 Belle	X		
Dina Marrocco 6136 Belle Ct	X		
Dave Shoslain 6122 Belle Ct	X		
Steve Weitz 6144 Belle CT	X		
Eddie Conyn 6131 Belle Ct	X		

* 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.

Tim Shea 6/5/2023

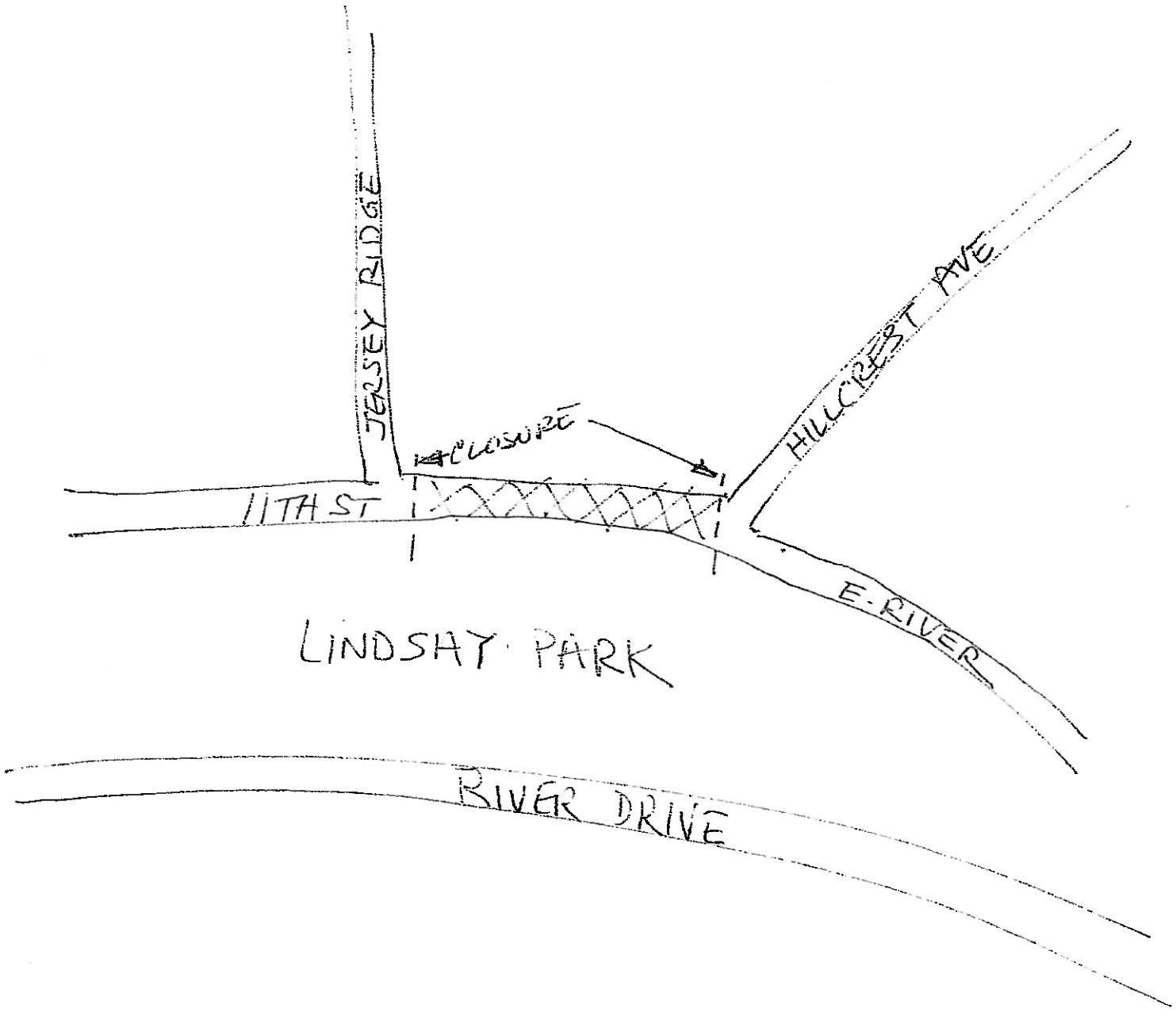
Signature of Applicant Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com

RIVERSSANCE FINE ARTS FESTIVAL



Riverssance Festival of Fine Arts
35th Annual Show
September 16 & 17
Saturday 10-5
Sunday 10-4

Quad City Arts' Riverssance Festival of Fine Arts will be celebrating its' 35th year in 2023 as the premier fine arts festival of the Quad Cities, showcasing top artist from throughout North America. The Riverssance Festival is located in Upper Lindsay Park on a scenic hill overlooking the Mississippi River in the historic Village of East Davenport. Riverssance will feature a free children's art tent, wine tasting, gourmet food and live regional music.

As in the past 11th Street will be closed between Jersey Ridge and Hillcrest Ave beginning Friday morning September 15th through Sunday evening September 17th. We apologize for the inconvenience this may cause you. Please accept these two entry passes as our thank you for your support and join us in this celebration of the arts.

If you have any questions or concerns please contact me:
Jim Cronk, Riverssance Committee
jecronk01@aol.com
563-650-6814

City of Davenport

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

Action / Date
6/28/2023

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the West 83rd Street and North Zenith Avenue Extension project, CIP #36063. [Ward 2]

Recommendation:
Adopt the Resolution.

Background:
This is a pavement extension project including approximately 2,308 feet of roadway extended from West 83rd Street at Fairmount Street to the west and from the West 83rd Street extension approximately 1,179 feet north to North Zenith Avenue in the Russell Industrial Park. New construction includes sanitary sewer, watermain, and stormwater control elements.

This project is currently is budgeted in CIP #36063, of which $942,073 is RISE Grant eligible and the remaining associated costs will be borne by the developer.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	6/14/2023 - 12:37 PM
Public Works Committee	Moses, Trish	Approved	6/14/2023 - 12:38 PM
City Clerk	Admin, Default	Approved	6/14/2023 - 7:10 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 West 83rd Street and North Zenith Avenue Extension project, CIP #36063.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the West 83rd Street and North Zenith Avenue Extension 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, forms of contract, and estimate of cost for the West 83rd Street and North Zenith Avenue Extension project.

Passed and approved this 28th day of June, 2023.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
6/28/2023

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the 2023-2024 Sewer and Manhole Rehabilitation Program, CIP #30057. [All Wards]

Recommendation:
Adopt the Resolution

Background:
This program will rehabilitate select structures and pipe in the sanitary sewer collection system to address deficiencies that allow for inflow and infiltration. Various construction methods will be used to restore structural integrity to these assets which were selected based on studies and inspections completed by consultations and city staff.

The continued rehabilitation of sanitary sewer pipe and manholes is necessary to comply with Davenport's Iowa Department of Natural Resources (IDNR) Administrative Consent Order.

Funds for the 2023-2024 Sewer and Manhole Rehabilitation Program are budgeted in CIP #30057.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	6/14/2023 - 12:32 PM
Public Works Committee	Moses, Trish	Approved	6/14/2023 - 12:32 PM
City Clerk	Admin, Default	Approved	6/14/2023 - 7:10 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 2023-2024 Sewer and Manhole Rehabilitation Program, CIP #30057.

WHEREAS, construction services are required to rehabilitate select pipe sections and structures within the sanitary sewer collection system; and

WHEREAS, plans, specifications, form of contract, and estimate of cost have been filed with the City Clerk of Davenport, Iowa for the 2023-2024 Sewer & Manhole Rehabilitation 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, 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 2023-2024 Sewer and Manhole Rehabilitation Program.

Passed and approved this 28th day of June, 2023.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
6/28/2023

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the South Clark Street (Rockingham Road to Black Hawk Creek) Rehabilitation project, CIP #35062. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
This is a pavement rehabilitation project including the South Clark Street roadway from Rockingham Road to 323 South Clark Street. Work also includes bringing existing sidewalks into compliance with ADA requirements. The project may also include replacement of adjacent curb or driveway as necessary to properly improve the street.

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

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	6/14/2023 - 12:36 PM
Public Works Committee	Moses, Trish	Approved	6/14/2023 - 12:36 PM
City Clerk	Admin, Default	Approved	6/14/2023 - 7:11 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 South Clark Street (Rockingham Road to Black Hawk Creek) Rehabilitation project, CIP #35062.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa, for the South Clark Street (Rockingham Road to Black Hawk Creek) Rehabilitation project; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the South Clark Street (Rockingham Road to Black Hawk Creek) Rehabilitation project.

Passed and approved this 28th day of June, 2023.

Approved:

Mike Matson
Mayor

Attest:

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
6/28/2023

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the Duck Creek Trail Mill and Overlay project, CIP #28030. [Ward 7]

Recommendation:
Approve the Resolution.

Background:
This is a pavement rehabilitation project for the trail surface from Marquette Street east to the bridge over Duck Creek near the Western Avenue parking lot. Work includes milling, overlay, and patching of the deteriorated trail pavement surface and associated work.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	6/14/2023 - 12:33 PM
Public Works Committee	Moses, Trish	Approved	6/14/2023 - 12:33 PM
City Clerk	Admin, Default	Approved	6/15/2023 - 2:19 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 Duck Creek Trail Mill and Overlay Project, CIP #28030.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the Duck Creek Trail Mill and Overlay 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 Duck Creek Trail Mill and Overlay Project.

Passed and approved this 28th day of June, 2023.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
6/28/2023

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost the 2023 Commercial Alley Program, CIP #35038. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
This is a pavement rehabilitation project for Emerson Place from Pershing Avenue to Iowa Street, and will include milling of the existing surface and asphalt overlay as well as associated work.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	6/14/2023 - 12:31 PM
Public Works Committee	Moses, Trish	Approved	6/14/2023 - 12:32 PM
City Clerk	Admin, Default	Approved	6/16/2023 - 10:19 AM

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 2023 Commercial Alley Resurfacing Program, CIP #35038.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa, for the 2023 Commercial Alley Resurfacing Program; 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 2023 Commercial Alley Resurfacing Program.

Passed and approved this 28th day of June, 2023.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
6/28/2023

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost the 2023 Residential Alley Program, CIP #35038. [Wards 3, 5, & 6]

Recommendation:
Adopt the Resolution.

Background:
This is a pavement rehabilitation project for the following alleys:

1. The east-west residential alley between Elm Street and East High Street from Lorton Avenue to alley end.
2. The east-west residential alley from Kenwood Avenue to Forest Road between East Locust Street and East 18th Street.
3. The north-south residential alley between Bridge Avenue and College Avenue from East Locust Street to Kirkwood Boulevard.
4. The east-west residential alley from Kenwood Avenue to Forest Road between East 18th Street and Middle Road.

This project will include pavement reconstruction or milling of the existing surface and asphalt overlay, sidewalk and ADA curb ramps as needed, and other associated work.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	6/14/2023 - 12:45 PM
Public Works Committee	Moses, Trish	Approved	6/14/2023 - 12:45 PM
City Clerk	Admin, Default	Approved	6/16/2023 - 11:01 AM

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 2023 Residential Alley Resurfacing Program, CIP #35038.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the 2023 Residential Alley Resurfacing Program; 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 2023 Residential Alley Resurfacing Program.

Passed and approved this 28th day of June, 2023.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Chad Dyson | 563-326-7817

Action / Date
6/28/2023

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the Dohse Splash and Play project, #ARP 10. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
The City of Davenport is set to commence construction of the splash pad and playground upgrades at the former Dohse Pool site as part of the ARPA funded capital improvement recommendations.

Once completed, project upgrades will provide a splash pad water play amenity for neighborhood residents to enjoy during warm weather months in addition to a year-round playground amenity featuring a play structure, embankment slides, and climbing equipment. Additional improvements include seating areas and shade structures. The existing restroom/mechanical building on-site will be adaptively re-used to accommodate the new equipment configuration.

The above outlined improvements are being scheduled for a summer 2023 bid and a fall 2023 groundbreaking with substantial completion estimated to occur in time for an anticipated summer 2024 opening.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Dohse Splash and Play Bid Set

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	6/14/2023 - 12:32 PM
Public Works Committee	Moses, Trish	Approved	6/14/2023 - 12:33 PM
City Clerk	Admin, Default	Approved	6/14/2023 - 7:13 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 Dohse Splash and Play project, #ARP 10.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the Dohse Splash and Play project; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the Dohse Splash and Play project.

Passed and approved this 28th day of June, 2023.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

HITCHCOCK DESIGN GROUP
creating better places

22 East Chicago Avenue
Suite 200A
Naperville, IL 60540
T 630.961.1787
hitchcockdesigngroup.com

Dohse Park Splash and Play

622 Concord Street
Davenport, IA 52802

City of Davenport Parks and Recreation
700 West River Drive, Davenport, IA, 52801

Construction Documents

April 3, 2023
CIP ARP-10/PRJ-3788

Project Team

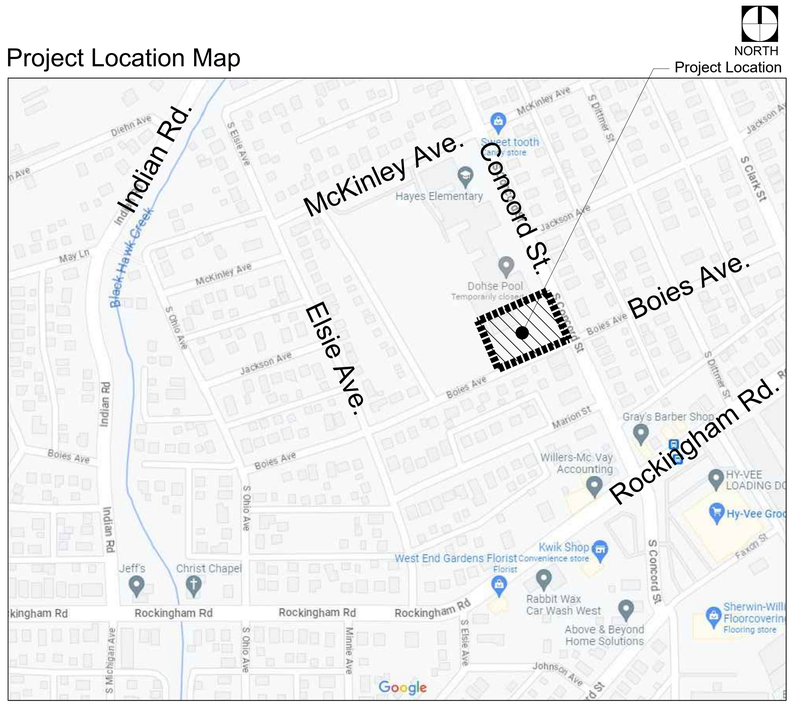
Landscape Architect — Sheets: L-series
Hitchcock Design Group
22 East Chicago Avenue, Suite 200A
Naperville, Illinois 60540
T 630.961.1787

Civil Engineer — Sheets C-series
IMEG Corporation
1717 State Street, Suite 201
Bettendorf, IA 52722
T 563.344.0260

Electrical Engineer — Sheets E-series
IMEG Corporation
1717 State Street, Suite 201
Bettendorf, IA 52722
T 563.344.0260

Mechanical and Plumbing — Sheets P-series
IMEG Corporation
1717 State Street, Suite 201
Bettendorf, IA 52722
T 563.344.0260

Project Location Map



General Notes

1. Basemap information obtained from plans prepared by IMEG Corporation received October 13, 2022.
2. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies.
3. Secure and pay for permits, fees and inspections necessary for the proper execution of this work. Comply with codes applicable to this work.
4. Refer to specifications for additional conditions, standards and notes.
5. The plans and specifications are intended to be completed entirely by the contractor. Unless clearly identified as "By Owner," all work contained within is the responsibility of the general contractor.

Sheet Index

L-Series

L0.1	Plan Project Items
L1.0	Existing Conditions Plan
L1.1	Existing Bathhouse Floor Plan
L2.0	Site Preparation and Removals Plan
L3.0	Layout and Materials Plan
L3.1	Splash Pad Enlargement Plan
L3.2	Playground Equipment Enlargement Plan
L3.3	Play Surfacing Pattern Enlargement Plan
L4.0	Planting Plan
L5.0-L5.3	Details

C-Series

C1.0	Notes Legend and Site Control
C2.0	Grading and Drainage Plan
C3.0	Erosion Control Plan
C4.0	Utility Plan
C5.0	Civil Details

E-Series

E000	Electrical Coversheet
E001	Site Electrical Demolition
E002	Site Electrical New
E600	Electrical Schedules

P-Series

P000	Plumbing Coversheet
P001	Site Plumbing

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Item #	Item Description	Reference	Item Code	QTY	Unit	Incidental or Included Items
Section 2010 - Earthwork, Subgrade, and Subbase						
	Topsoil, On-site	2010, 1.08, D, 1	2010-108-D-1	200	CY	Stripping and stockpiling topsoil; preparing the topsoil placement area by tillage or ripping; re-spreading the topsoil; additional tillage to address compaction during placement; and removal of clods, roots, stones, and other undesirable materials
	Below grade Excavation of unsuitable soil	2010, 1.08, F	2010-108-F	0	CY	Equipment, tools, labor, disposal of unsuitable materials, dewatering, drying, furnishing, and placement of foundation materials as required by the Engineer, compaction and finishing of the excavated area, and all incidental work as may be required.
	Subgrade preparation	2010, 1.08, G	2010-108-G	300	SY	Excavating, manipulating, replacing, compacting, and trimming to the proper grade.
	Subgrade treatment, clay import	2010, 1.08, I	2010-108-I	438	SY	Furnishing, placing, and incorporating the subgrade treatment material
	Subbase, aggregate under poured-in-place	20101, 1.08, J	2010-108-J	318	SY	Furnishing, placing, compacting, and trimming to the proper grade
	Subbase, aggregate under concrete	20101, 1.08, J	2010-108-J	534	SY	Furnishing, placing, compacting, and trimming to the proper grade
Section 4010 - Sanitary Sewers						
	Solid Wall PVC, 8"	4010, 2.01,A	4010-201-A-1	92	EA	Trench excavation; dewatering;furnishing and installing pipe; pipe lining (if specified); furnishing, placing, and compacting bedding and backfill material; wyes and other fittings; pipe joints; pipe connections; testing; and inspection. Removal/restoration of any existing connecting sewer lateral pipe shall be considered incidental to this item.
	Sanitary Cleanout (same as subdrain cleanout)	4040.2.06, A	4040-206-A-1	1	EA	Trench excavation, furnishing and placing bedding and backfill material, engineering fabric (when specified), connectors, and elbows and tees.
	Sanitary Sewer Manhole, 60" concrete	4010, 1.08, I	4010-108-I	1	EA	Excavation; furnishing and installing pipe; lining (if specified); furnishing, placing, and compacting bedding and backfill material; base; structural concrete; reinforcing steel; precast units (if used); concrete fillets; pipe connections; infiltration barriers (sanitary sewer manholes only); castings; and adjustment rings. Removal/restoration of any existing connecting sewer lateral pipe shall be considered incidental to this item.
Section 4040 - Subdrains						
	Subdrain, Type 1A, Solid Wall, Perf PVC, 4"	4040.2.02, A	4040-202-A-1	240	LF	Trench excavation; dewatering; furnishing and installing pipe; pipe lining (if specified); furnishing, placing, and compacting bedding and backfill material; wyes and other fittings; pipe joints; pipe connections; testing; and inspection.
	Subdrain, Type 1A, Solid Wall, Perf PVC, 8"	4040.2.02, A	4040-202-A-2	90	LF	Trench excavation; dewatering; furnishing and installing pipe; pipe lining (if specified); furnishing, placing, and compacting bedding and backfill material; wyes and other fittings; pipe joints; pipe connections; testing; and inspection.
	Subdrain Cleanout	4040.2.06, A	4040-206-A-1	1	EA	Trench excavation, furnishing and placing bedding and backfill material, engineering fabric (when specified), connectors, and elbows and tees.
Section 5010 - Pipe and Fittings						
	Water main, 4", cold water	5010, 1.08, A, 1	5010-108-A-1	17	LF	Trench excavation; dewatering; furnishing and installing pipe; furnishing, placing, and compacting bedding and backfill material; tracer system; testing; disinfection; and polyethylene wrap for ductile iron pipe and for fittings.
	Water main, 2 1/2", cold water	5010, 1.08, A, 1	5010-108-A-1	1	LF	Trench excavation; dewatering; furnishing and installing pipe; furnishing, placing, and compacting bedding and backfill material; tracer system; testing; disinfection; and polyethylene wrap for ductile iron pipe and for fittings.
	Water main, 1"	5010, 1.08, A, 1	5010-108-A-1	803	LF	Trench excavation; dewatering; furnishing and installing pipe; furnishing, placing, and compacting bedding and backfill material; tracer system; testing; disinfection; and polyethylene wrap for ductile iron pipe and for fittings.
Section 7010 - Portland Cement Concrete Pavement						
	Pavement, PCC, 5", Type I / II	7010, 1.08, A	7010-108-A	333	SY	Final trimming of subgrade or subbase, integral curb, bars and reinforcement, joints and sealing, surface curing and pavement protection, safety fencing, concrete for rigid headers, boxouts for fixtures, and pavement smoothness testing.
	Pavement, PCC, 8", Type I / II	7010, 1.08, A	7010-108-A	201	SY	Final trimming of subgrade or subbase, integral curb, bars and reinforcement, joints and sealing, surface curing and pavement protection, safety fencing, concrete for rigid headers, boxouts for fixtures, and pavement smoothness testing.
	Beam Curb (playground curb)	7010, 1.08, F	7010-108-F	95	LF	Final subgrade/subbase preparation, bars and reinforcement, joints and sealing, surface curing and pavement protection, and boxouts for fixtures.
	Pavement, PCC, thickened edge	7010, 999, A	7010-999-A	139	LF	Final trimming of subgrade or subbase, integral curb, bars and reinforcement, joints and sealing, surface curing and pavement protection, safety fencing, concrete for rigid headers, boxouts for fixtures, and pavement smoothness testing.
Section 7030 - Sidewalks, Shared Use Paths, and Driveways						
	Removal of concrete sidewalk	7030, 1.08, A	7040-108-A	189	SY	Sawing, hauling, and disposal of materials removed.
	Removal of concrete curb	7030, 1.08, B	7040-108-B	76	LF	Sawing, hauling, and disposal of materials removed.

Section 9020 - Sodding						
	Sod, 100 SF square	9020, 1.08, A	9020-108-A	65	SQUARE	Preparation of sod and sodbed, stakes, fertilizing, watering, maintenance, and clean up. Also includes any necessary sod replacements during maintenance period.
Section 9040 - Erosion and Sediment Control						
	temporary rolled erosion control product, Type 2.B	9040, 1.08, E	9040-108-E	708	SY	Excavation, staples, anchoring devices, and material for anchoring slots
	silt fence, installation	9040, 1.08, N	9040-108-N-1	296	LF	Anchoring posts
	silt fence, removal of device	9040, 1.08, N	9040-108-N-2	296	LF	Restoration of the area to finished grade and off-site disposal of fence, posts, and accumulated sediment.
	Stabilized Construction Entrance	9040, 1.08, 0, 1	9040-108-O-1	117	SY	Subgrade stabilization fabric
	Inlet Protection Device, installation	9040, 1.08, T	9040-108-T-1	1	EA	Removal of the device upon completion of the project.
	Inlet Protection Device, maintenance	9040, 1.08, T	9040-108-T-2	1	EA	Removal and off-site disposal of accumulated sediment.
Section 9060 - Fence						
	Chain-link fence, PVC-coated, 4' Ht.	9060, 1.08, A	9060-108-A	276	LF	Posts, fabric, rails, braces, truss rods, ties, tension wire, tension bands, tension bars, grounds, fittings, PVC coating (if specified in the contract documents), excavation of post holes, and concrete encasement of posts
	Single-swing chainlink gate, PVC-coated, 4' Ht.	9060, 1.08, B	9060-108-B	2	EA	Gate rails, fabric, stretcher bars, braces, vertical stay, hinges, latches, keepers, drop bar lock, center gate stop, and barbed wire (if specified in the contract documents)
	Double-swing chainlink gate, PVC-coated, 4' Ht.	9060, 1.08, B	9060-108-B	1	EA	Gate rails, fabric, stretcher bars, braces, vertical stay, hinges, latches, keepers, drop bar lock, center gate stop, and barbed wire (if specified in the contract documents)
	Remove chainlink fence	9060.1.08, E	9060-108-E	76	LF	Off-site disposal of fence (including posts, concrete encasement of posts, gates, grounds, and barbed wire) and placing and compacting backfill material in post holes.
	Temporary construction fence, chainlink, 4' Ht.	9060.1.08, F	9060-108-F	480	LF	Furnishing, installing, and removing posts, fabric, ties, and fittings.
Section 11,010 - Construction Survey						
	Construction Survey	11,010, 1.08, A	11,010-108-A	1	LS	The costs of resetting project control points, re-staking, and any additional staking requested beyond the requirements of this section.
Section 11,050 - Concrete Washout						
	Concrete Washout	11,050, 1.08, A	11,050-108-A	1	LS	Providing concrete washwater containment, collection, and disposal.
Special Provision Items						
	Seatwall	Special Provisions	033000	1	LS	Final subgrade/subbase preparation, bars and reinforcement, joints and sealing, surface curing and pavement protection, and boxouts for fixtures.
	Splash Pad Equipment and Drain Installation	Special Provisions	116800	1	LS	Receive equipment supplied by owner and install including layout, footings, equipment assembly, utility connections, and installation compliance
	Play Structure Installation	Special Provisions	116800	1	LS	Receive equipment supplied by owner and install including layout, footings, equipment assembly, and installation compliance
	Shelter Installation	Special Provisions	116800	1	LS	Receive equipment supplied by owner and install including layout, footings, equipment assembly, and installation compliance
	Seatwall Bench	Special Provisions	129300	6	EA	Supply and installation of benches including assembly, fastening, and fasteners.
	Drinking Fountain	Special Provisions	221113	1	EA	Supply and installation of drinking fountain including connection to water service
	Backflow Preventor Assembly Complete	Special Provisions	221113	1	LS	Supply and installation of backflow preventor assembly including connection to water service and drinking fountain
	Water Meter Assembly Complete	Special Provisions	221113	1	LS	Supply and installation of water meter
	Play Surfacing PIP	Special Provisions	321816	2217	SF	Supply and installation of rubber playground protective surfacing including compliance testing w/ aggregate base
	Play Surfacing PIP w/slope	Special Provisions	321816	643	SF	Supply and installation of rubber playground protective surfacing including compliance testing w/ concrete base
	Remove 120/240V 100A Load Center	Special Provisions	260000	1	LS	Remove and dispose of electrical panel, remove electrical connections as needed, cap remaining electrical connections to remain
	1" SCH 40 PVC Conduit	Special Provisions	260000	18	LF	Supply and installation of PVC conduit
	Electrical Wiring	Special Provisions	260000	18	LF	Supply and installation of electrical wiring through conduit from existing service to new panel and new features
	NEMA 3R Panel	Special Provisions	260000	1	LS	Supply and installation of electrical cabinet, panel, and breakers
	Splash Pad Grounding and Bonding	Special Provisions	260000	1	LS	Final connection of splash pad equipment connection to concrete pavement embedment per manufacturer's recommendations
Construction Contingency						
	Construction Contingency - Enter $30,000	NA	NA	1	LS	The bid tabulation includes an item for a contingency allowance. This item shall include the cost of all labor, equipment and materials required for unforeseen circumstances. This item shall be used only with prior authorization and written approval of the Engineer. This item shall be bid per lump sum in the amount of $30,000. Payment shall be made based upon approved individual incidences.

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Parks & Recreation
700 West River Drive,
Davenport, IA, 52801

PROJECT
Dohse Park Splash and Play

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Davenport, IA 52802

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ISSUED
April 3, 2023
REVISIONS

No	Date	Issue

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EFH / ARH

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BND / CAS

SHEET TITLE
Plan Project Items

SCALE IN FEET
1" = 10'

0' 5' 10' 30'

NORTH

SHEET NUMBER
L0.1

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LEGEND

EXISTING

	STORM MANHOLE
	STORM INLET
	STORM INLET
	STORM DOUBLE INLET
	FLARED END SECTION
AG	DOWNSPOUT - ABOVE GROUND
UG	DOWNSPOUT - UNDER GROUND
	SANITARY MANHOLE
	SANITARY/STORM CLEANOUT
	UNKNOWN MANHOLE
	WATER VALVE
PIV	POST INDICATOR VALVE
	HYDRANT
W	WELL
	SPRINKLER HEAD
V	SPRINKLER BOX
W	WATER METER
	WATER SERVICE
	POWER POLE
	POWER POLE W/ LIGHT
	POWER POLE W/ METER
	GUY WIRE
	GUY POLE
E	ELECTRIC MANHOLE
E	ELECTRIC PEDESTAL/TRANSFOI
E	ELECTRIC METER
	TELEPHONE POLE
T	TELEPHONE MANHOLE
T	TELEPHONE PEDESTAL
C	CABLE TV PEDESTAL
U	UTILITY MANHOLE
	UTILITY MARKER
H	HANDHOLE (SINGLE/ DOUBLE)
	GAS VALVE
G	GAS METER
A	AIR CONDITIONING UNIT
	LIGHT POLE
	VAPOR LIGHT
	LIGHT JUNCTION BOX
	TRAFFIC SIGNAL
	TRAFFIC CANTILEVER
	TRAFFIC SIGNAL CONTROLLER
	MAIL BOX
	SIGN
	FLAGPOLE
	POST/BOLLARD
	ADA STALL
12"	CONIFER TREE
12"	DECIDUOUS TREE
6"	BUSH/SHRUB
	TREE STUMP
	CONTROL POINT
	BENCHMARK
	SOIL BORING HOLE
	WETLAND SAMPLE PIT
	R.O.W. MARKER, FOUND
	RAILROAD SPIKE, FOUND
	REBAR, FOUND
	CHISELED "X" IN CONCRETE, FOUND
	CHISELED "X" IN CONCRETE, SET
	REBAR WITH CAP #_____, FOUND
	5/8" REBAR WITH CAP #35-_____, SET
	1/2" SQ. PIN, FOUND
	P.K. NAIL, FOUND
	P.K. NAIL, SET
	PIPE, FOUND
	CONCRETE MONUMENT, FOUND

	CONCRETE MONUMENT,
	SECTION CORNER
100.00'	MEASURED DIMENSION
(100.00')	RECORDED DIMENSION
×100.00	SPOT ELEVATION
TC=100.00 FL=100.00	GRADE LABEL
1.0%	DRAINAGE SLOPE
	LINE CONTINUATION
	SURVEY BOUNDARY
	PROPERTY LINE
	CENTERLINE
	HISTORICAL LINE - AS NOTED
	EASEMENT LINE
	SECTION LINE
	R.O.W. LINE
	SETBACK LINE
	FORCE MAIN
	SANITARY SEWER
	STORM SEWER
	COMBINATION SANITARY/STORM SEWER
	PIPE UNDERDRAIN
W	WATER LINE
OE	OVERHEAD ELECTRIC
E	UNDERGROUND ELECTRIC
G	GAS LINE
TV	TELEVISION LINE
T	TELEPHONE LINE
FOC	FIBER OPTIC CABLE
UT	UTILITY LINE
	EDGE OF WATER LINE/DITCH FLOWLINE
	CHAIN LINK FENCE
	WIRE FENCE
	WOOD FENCE
	SILT FENCE
	GUARD RAIL
100	CONTOUR
	TREE LINE
	TRACKS
	FLOOD PLAIN
	FLOODWAY
	CONSTRUCTION LIMITS
	TOPOGRAPHIC FEATURE AS NOTED

HORIZONTAL CONTROL - NAD 83

POINT #	NORTHING	EASTING	DESCRIPTION
1	563754.9625	2428447.3920	MAGNAIL
2	563586.6253	2428233.4652	MAGNAIL
3	563830.5927	2428301.1940	MAGNAIL

VERTICAL DATUM - NAVD 88 DATUM

	DESCRIPTION	ELEVATION
TBM-1	BOLT IN WORD "MUELLER" ON FIRE HYDRANT N.W. OF S. CONCORD ST. & BOIES AVE. INTERSECTION	577.08
TBM-2	BOLT IN WORD "MUELLER" ON FIRE HYDRANT S.E. CORNER OF ALLEY & BOIES AVE. INTERSECTION	574.62

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ISSUED
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No	Date	Issue

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SHEET TITLE
Existing Conditions Plan

SCALE IN FEET
1" = 10'

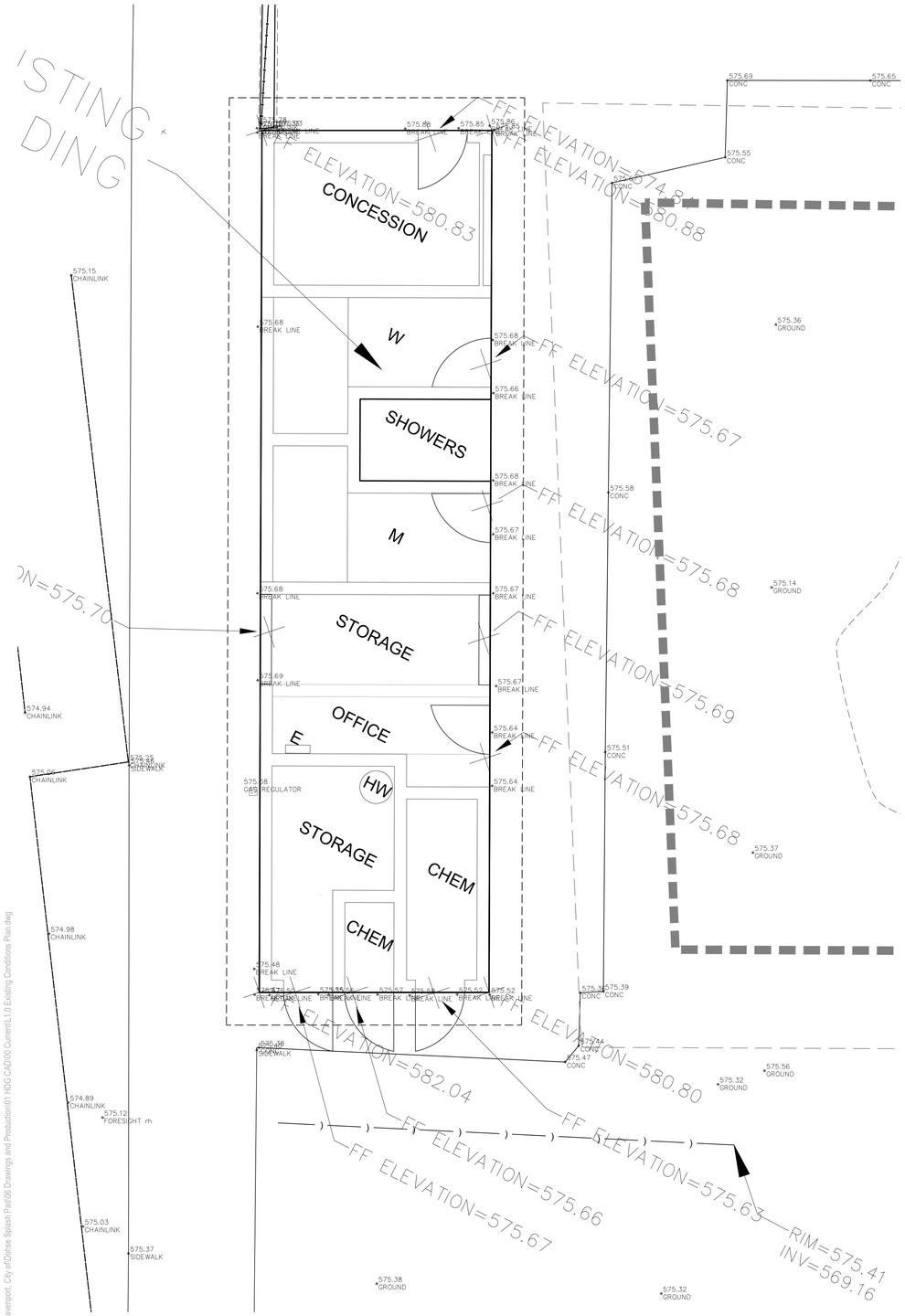
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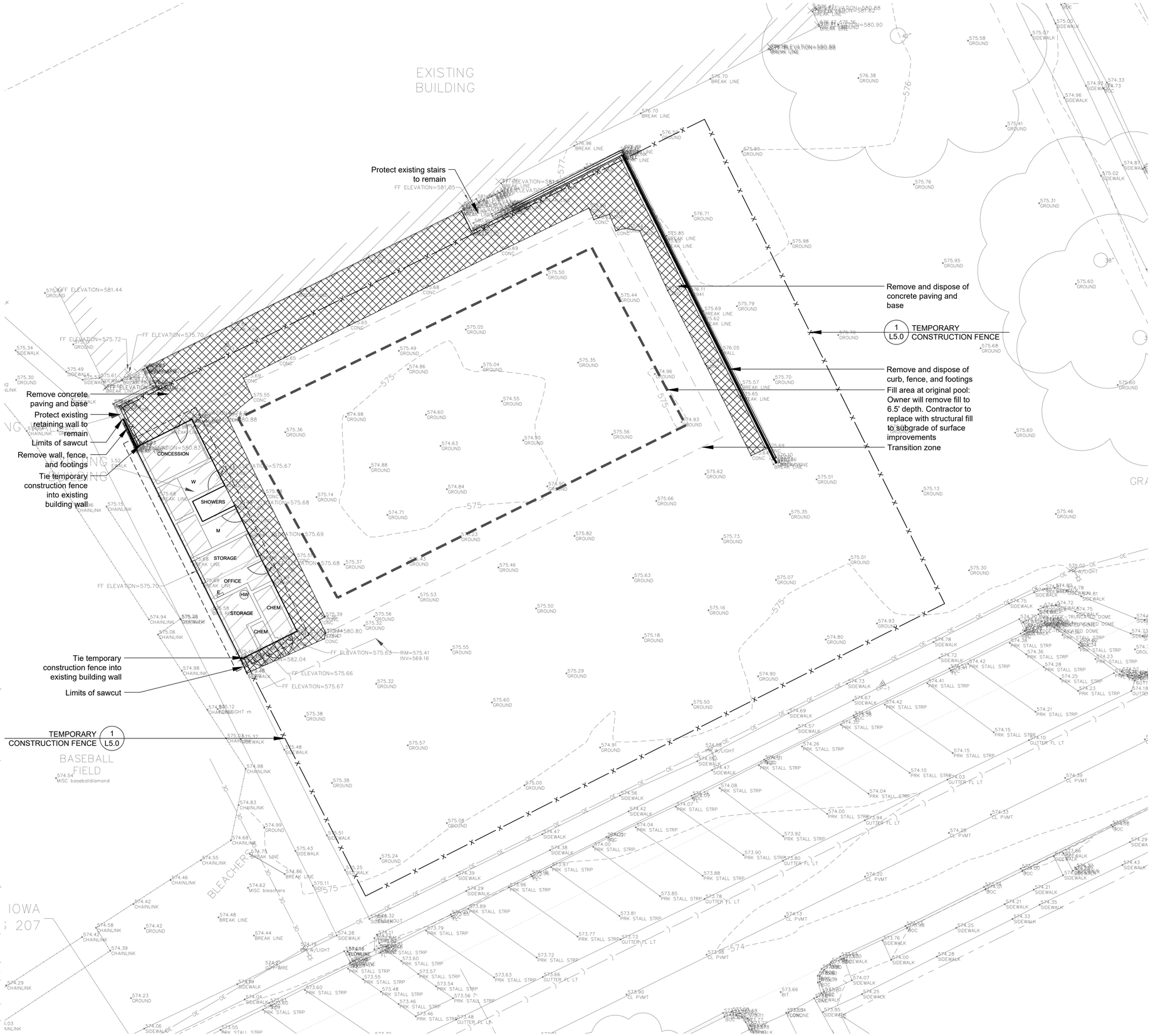
SCALE IN FEET
1/4" = 1'-0"

0' 2' 4' 12'

NORTH

SHEET NUMBER
L1.1

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SITE PREPARATION AND REMOVALS NOTES

1. Contractor shall install construction fence at the limits of construction prior to beginning work. Maintain and adjust construction fencing as needed during progress of construction. Staging and construction access shall be approved by Owner.
2. Plans indicate general location and limits of removals. Contractor shall perform removals only as necessary for construction of proposed improvements. No additional payments will be made for removals or restoration not required to construct the improvements as drawn and specified. Refer to Layout Plan for more specific information regarding proposed improvements and verify conditions in the field prior to performing removals.
5. Sawcut and remove concrete paving to nearest joint where indicated. All saw cuts required for removal items to be included in the unit cost of that particular pay item.
6. Remove and dispose of turf where planting beds are designated. Refer to Planting Plan for limits of proposed landscape improvements.
7. Where turf or plantings are proposed in existing paved areas, remove all base material.
8. Remove all utilities designated for removal to extent required for improvements, unless otherwise noted. Cap ends of any remaining underground conduit and piping, and pull all electrical wire out at source.
9. Items indicated for Removal shall include complete removal of above grade item and below grade appurtances (foundations, urban fill, wiring, piping, etc.) including disposal off-site following applicable codes and ordinances, unless otherwise shown on the plans.
10. Contractor to protect all existing utilities and all other site features not designated for removal. Contractor is responsible for replacing/repairing any existing utilities or other site features damaged during construction to the original condition at no cost to the Owner.
11. Contractor responsible for maintaining existing utility services (electrical, sanitary, storm) during construction unless otherwise indicated in the Contract Documents.
12. Contractor shall coordinate all work so public sidewalk remains open throughout construction.
13. Refer to civil and electrical plans for additional utility adjustments and removals.
14. Refer to specifications for additional conditions, standards and notes.

SITE PREPARATION AND REMOVALS LEGEND

- Remove and dispose concrete paving and gravel base. Remove subgrade material as needed.
- Curb/fence to be removed
- Limit of sawcut
- Construction Fence

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SHEET TITLE
Site Preparation And Removals Plan

SCALE IN FEET
1" = 10'

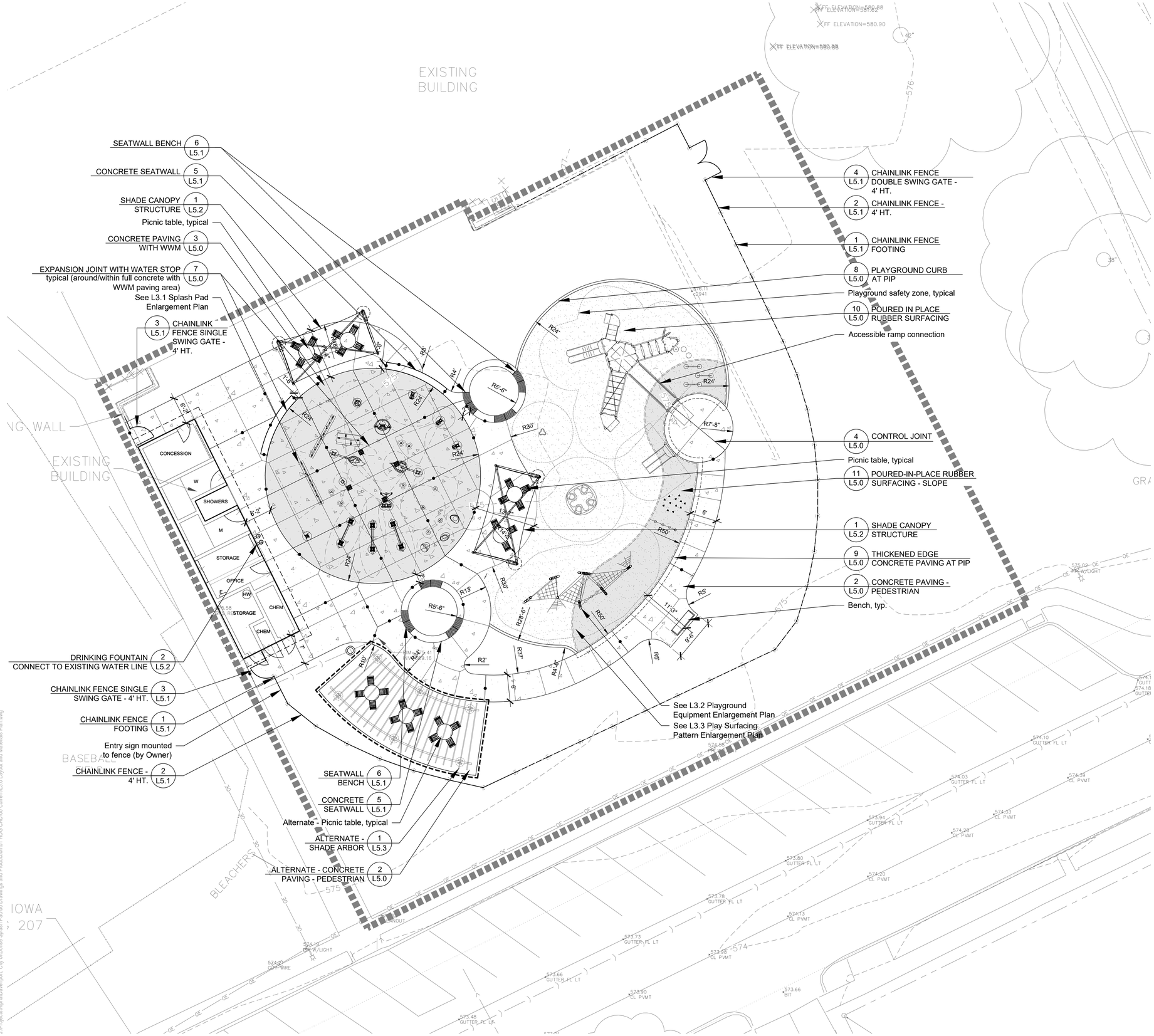
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SHEET NUMBER
L2.0

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LAYOUT NOTES

1. Contractor responsible for field layout of all new improvements. Digital files of geometric information will be provided upon request in AutoCAD format. No additional payment will be made for adjustments necessary to construct the work as drawn.
2. Contractor responsible to coordinate work in order to obtain approval of all layout by Owners Representative prior to construction. No additional payment will be made to correct work if constructed incorrectly without pre-approval by Owners Representative.
3. Contractor responsible to maintain all layout stakes during construction. No additional payment will be made to replace layout stakes.
4. Place stakes at edges of sport courts, fields, limits of playground, shelter, and every 25 feet on center along centerline of all pathways for review by the Owner's Representative prior to earthwork operations.
5. All walls are dimensioned to Face of Wall unless otherwise noted.
6. All dimensions from roadway are from Back of Curb unless otherwise noted.
7. All curves and radii to be smooth and not segmented.
8. Contractor to provide layout stakes every 10 feet minimum for large arcs where radius points are not accessible.
9. Adjustment to stake locations due to discrepancies between coordinates and dimensions is incidental to the contract. No additional payments will be made for this work.
10. All roadway widths are measured from edge of pavement to edge of pavement unless otherwise shown on the plans.
11. Contractor responsible to take delivery, assemble and install all materials and furnishings per manufacturer's instructions.
12. Place control and expansion joints as shown on plans and details for all curbs, walks, walls, steps, and concrete paving. Where joints are not shown, place control joints a maximum of 10 feet on center, expansion joints a maximum of 30 feet on center, and between all separate pours.
13. Contractor will maintain use zone requirements within soft surfacing; no use zone will overlap or be tangent unless noted. Adjust playground barrier curb and/or adjacent paving as needed to accommodate play equipment fall zones.
14. Coordinate location of storm line with playground footings and obtain Owner's approval prior to installation.
15. Layout of soft surface shall be verified in field by landscape architect.
16. Refer to specifications for additional conditions, standards and notes.

LAYOUT LEGEND

- Expansion Joint
- Concrete Paving
- Concrete Paving with Welded Wire Mesh
- Poured in Place Rubber Surfacing
- Poured in Place Rubber Surfacing - Slope
- Alternate - Add concrete paving, shade arbor, and picnic tables

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SHEET TITLE
Layout and Materials Plan

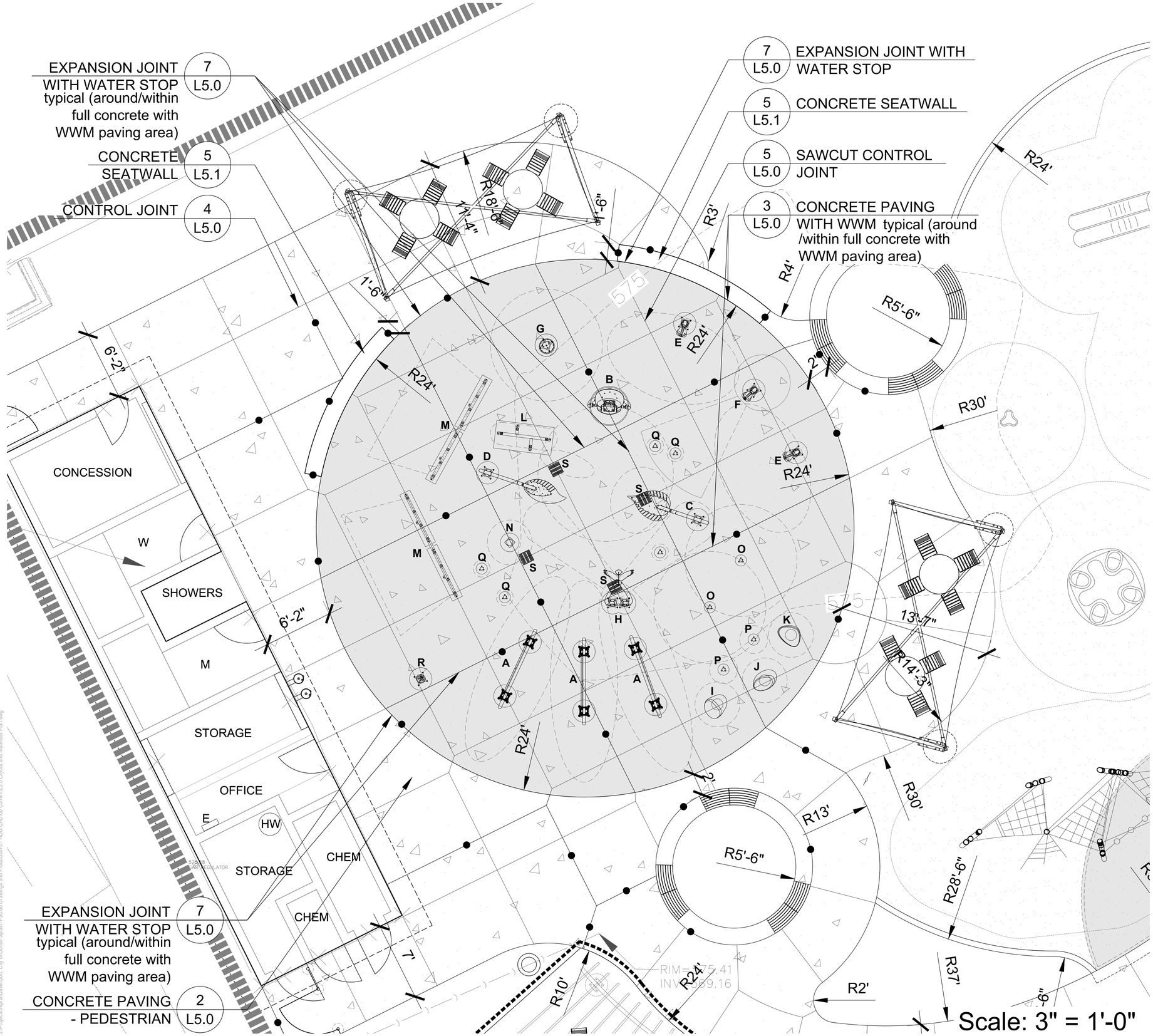
SCALE IN FEET
1" = 10'
0' 5' 10' 30'

NORTH

SHEET NUMBER
L3.0

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2. Contractor responsible to coordinate work in order to obtain approval of all layout by Owners Representative prior to construction. No additional payment will be made to correct work if constructed incorrectly without pre-approval by Owners Representative.
3. Contractor responsible to maintain all layout stakes during construction. No additional payment will be made to replace layout stakes.
4. Place stakes at edges of sport courts, fields, limits of playground, shelter, and every 25 feet on center along centerline of all pathways for review by the Owner's Representative prior to earthwork operations.
5. All walls are dimensioned to Face of Wall unless otherwise noted.
6. All dimensions from roadway are from Back of Curb unless otherwise noted.
7. All curves and radii to be smooth and not segmented.
8. Contractor to provide layout stakes every 10 feet minimum for large arcs where radius points are not accessible.
9. Adjustment to stake locations due to discrepancies between coordinates and dimensions is incidental to the contract. No additional payments will be made for this work.
10. All roadway widths are measured from edge of pavement to edge of pavement unless otherwise shown on the plans.
11. Contractor responsible to take delivery, assemble and install all materials and furnishings per manufacturer's instructions.
12. Place control and expansion joints as shown on plans and details for all curbs, walks, walls, steps, and concrete paving. Where joints are not shown, place control joints a maximum of 10 feet on center, expansion joints a maximum of 30 feet on center, and between all separate pours.
13. Contractor will maintain use zone requirements within soft surfacing; no use zone will overlap or be tangent unless noted. Adjust playground barrier curb and/or adjacent paving as needed to accommodate play equipment fall zones.
14. Coordinate location of storm line with playground footings and obtain Owner's approval prior to installation.
15. Layout of soft surface shall be verified in field by landscape architect.
16. Refer to specifications for additional conditions, standards and notes.

LAYOUT LEGEND

- Expansion Joint
- Concrete Paving
- Concrete Paving with Welded Wire Mesh
- Poured in Place Rubber Surfacing
- Poured in Place Rubber Surfacing - Slope
- Alternate - Add concrete paving, shade arbor, and picnic tables

SPLASH PAD EQUIPMENT SCHEDULE

	Component Name	QTY
A	Water-O	3
B	Sling Soaker	1
C	Waterleaf	1
D	Leaflet	1
E	Carousel Cannon 2	2
F	Carousel Cannon 1	1
G	Fun-Guy 2	1
H	Custom Bald Eagle	1
I	Surf Stone 1	1
J	Surf Stone 2	1
K	Surf Stone 3	1
L	Team Effect Mini	1
M	Spay Tunnel 8 (Wave)	2
N	Gusher	1
O	Starlet Spray	2
P	Tulip	2
Q	Solo Spurt	5
R	Activator (Power Post)	1
S	Drain Square 6" Outlet	4

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PREPARED FOR
City of Davenport
Parks & Recreation
700 West River Drive,
Davenport, IA, 52801

PROJECT
Dohse Park Splash and Play
622 Concord Street
Davenport, IA 52802

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ISSUED
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SHEET TITLE
Splash Pad Enlargement Plan

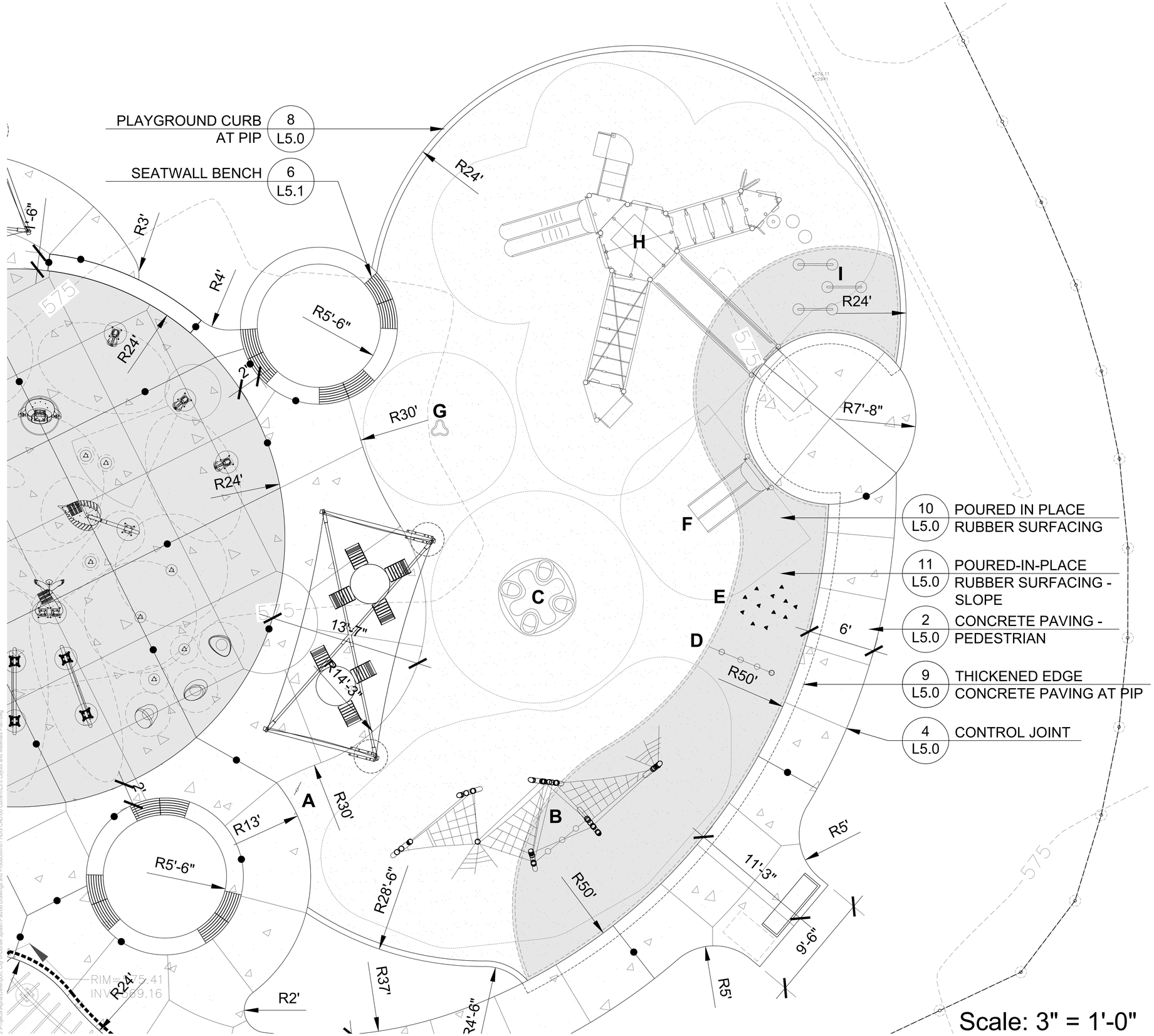
SCALE IN FEET
as noted

NORTH

SHEET NUMBER
L3.1

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LAYOUT NOTES

1. Contractor responsible for field layout of all new improvements. Digital files of geometric information will be provided upon request in AutoCAD format. No additional payment will be made for adjustments necessary to construct the work as drawn.
2. Contractor responsible to coordinate work in order to obtain approval of all layout by Owners Representative prior to construction. No additional payment will be made to correct work if constructed incorrectly without pre-approval by Owners Representative.
3. Contractor responsible to maintain all layout stakes during construction. No additional payment will be made to replace layout stakes.
4. Place stakes at edges of sport courts, fields, limits of playground, shelter, and every 25 feet on center along centerline of all pathways for review by the Owner's Representative prior to earthwork operations.
5. All walls are dimensioned to Face of Wall unless otherwise noted.
6. All dimensions from roadway are from Back of Curb unless otherwise noted.
7. All curves and radii to be smooth and not segmented.
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LAYOUT LEGEND

- Expansion Joint
- Concrete Paving
- Concrete Paving with Welded Wire Mesh
- Poured in Place Rubber Surfacing
- Poured in Place Rubber Surfacing - Slope
- Alternate - Add concrete paving, shade arbor, and picnic tables

PLAY EQUIPMENT SCHEDULE

	Equipment Name	QTY
A	Welcome Sign	1
B	Crooked Net	1
C	Omni Spinner	1
D	Rope Pull Climber	1
E	Hillside Climbing Handgrips	12
F	Double Slide	1
G	Saddle Spinner	1
H	5-12 Structure	1
I	Single Hill Loop	3

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SHEET TITLE
Playground Equipment Enlargement Plan

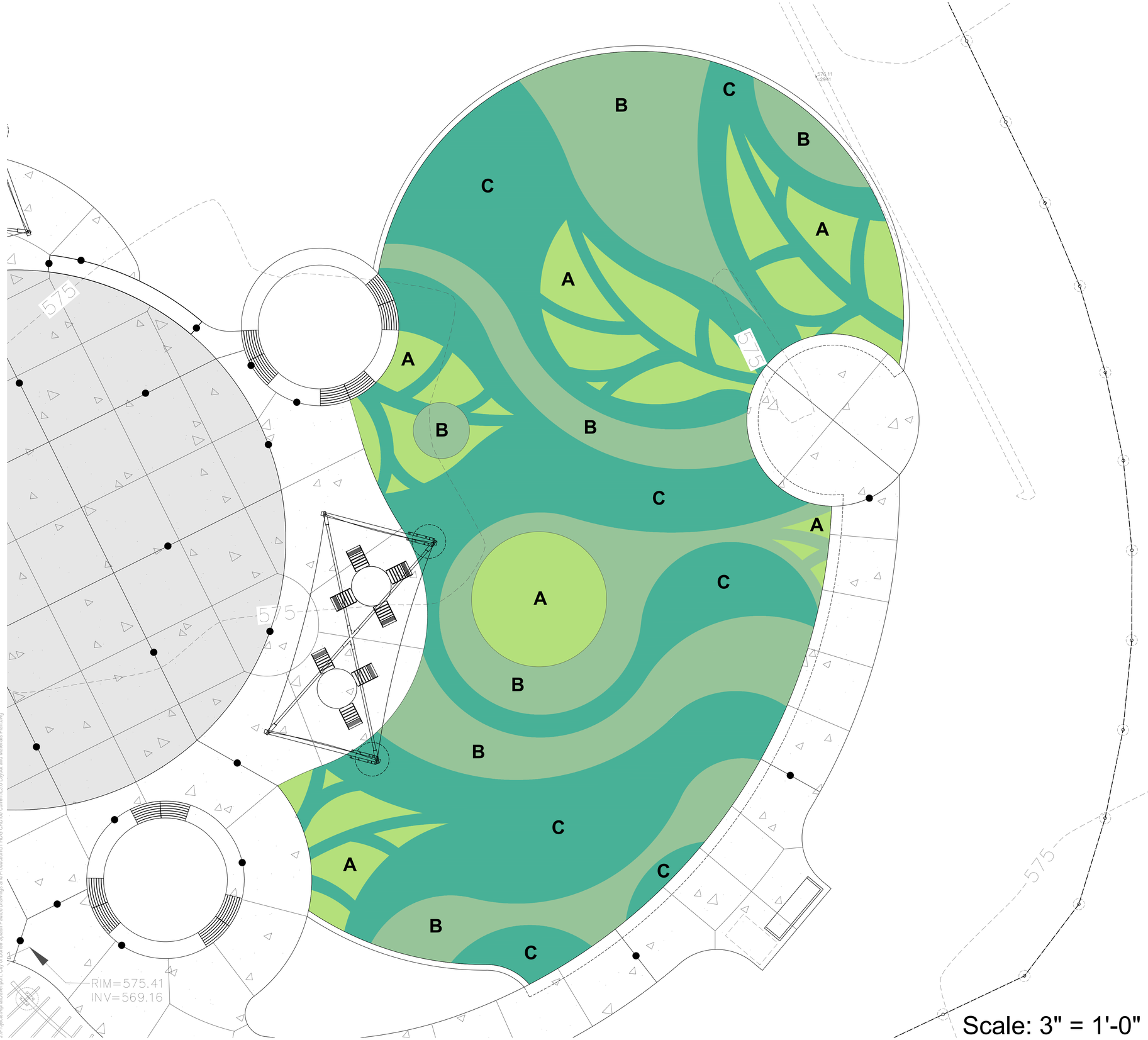
SCALE IN FEET
as noted

NORTH

SHEET NUMBER
L3.2

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Scale: 3" = 1'-0"

LAYOUT NOTES

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3. Contractor responsible to maintain all layout stakes during construction. No additional payment will be made to replace layout stakes.
4. Place stakes at edges of splash pad, limits of playground, shelter, and every 25 feet on center along centerline of all pathways for review by the Owner's Representative prior to earthwork operations.
5. All walls are dimensioned to Face of Wall unless otherwise noted.
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14. Coordinate location of storm line with playground footings and obtain Owner's approval prior to installation.
15. Layout of soft surface shall be verified in field by landscape architect.
16. Refer to specifications for additional conditions, standards and notes.

LAYOUT LEGEND

- Expansion Joint
- Concrete Paving
- Concrete Paving with Welded Wire Mesh
- Poured in Place Rubber Surfacing
- Poured in Place Rubber Surfacing - Slope
- Alternate - Add concrete paving, shade arbor, and picnic tables

PLAY SURFACING MIX SCHEDULE

	Mix (% of Granules)	SF
A	10% Black, 40% Bright Green, 50% Hunter Green	493
B	10% Black, 20% Bright Green, 70% Hunter Green	931
C	10% Black, 30% Teal, 60% Hunter Green	1,436

Alternate #2: Single color
Mix A for full play container

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SHEET TITLE
Play Surfacing Pattern Enlargement Plan

SCALE IN FEET
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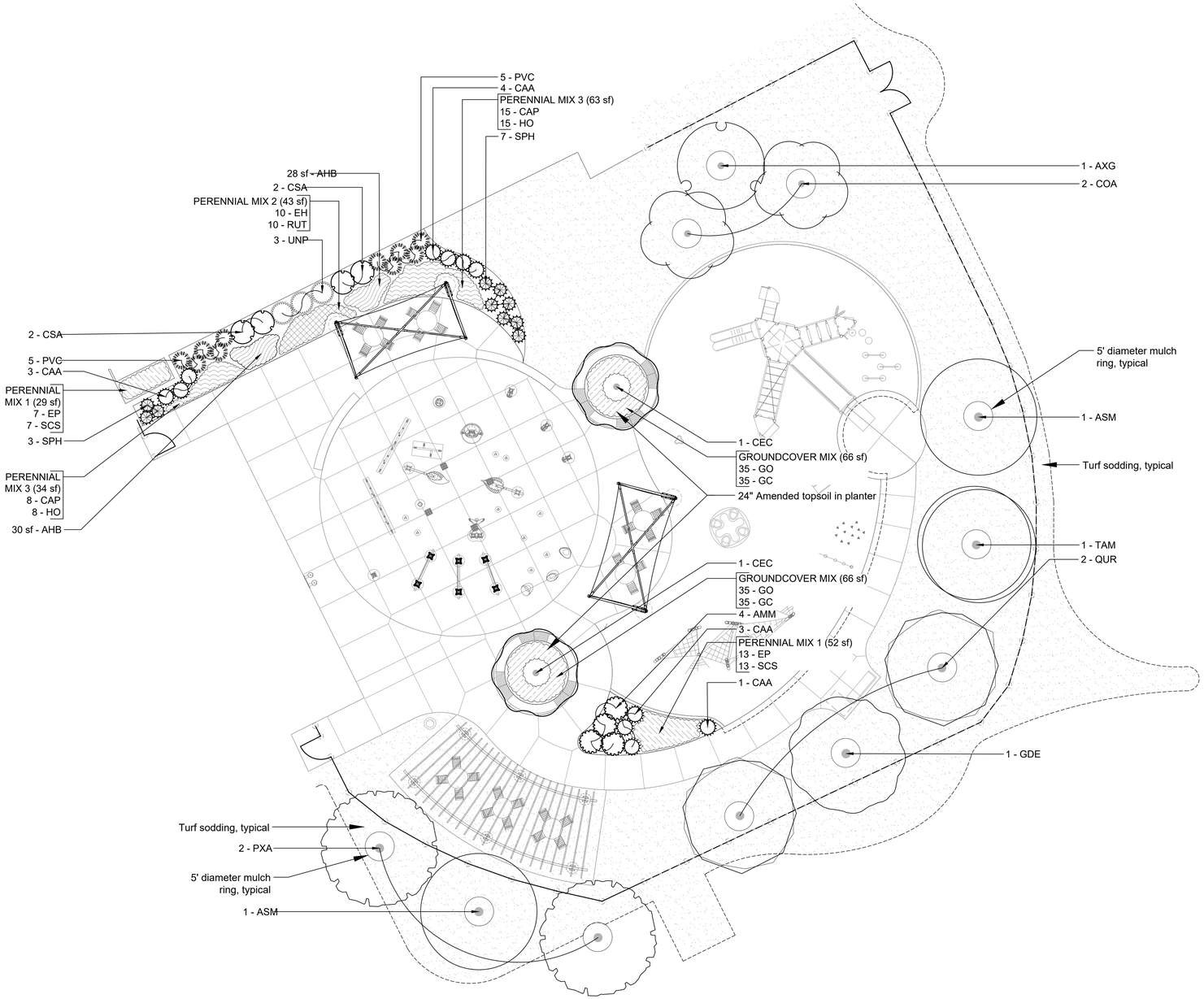
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SHEET NUMBER
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For Soil Preparation Reference Only
Plantings by Owner



PLANTING NOTES

1. Sod limit line is approximate. Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all sodded areas.
3. Tree mulch rings in turf areas are 5 foot diameter, typical. Contractor shall provide a mulch ring around all existing trees within the limit of work. Remove all existing grass from area to be mulched and provide a typical v-trench edge.
4. Bedlines are to be spade cut to a minimum depth of 3 inches unless otherwise shown on the plans. Curved bedlines are to be smooth and not segmented.
5. Do not locate plants within 10' of utility structures, or within 5' horizontally of underground utility lines unless otherwise shown on the plans. Consult with Landscape Architect if these conditions exist.
6. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
7. Refer to specifications for additional conditions, standards and notes.
8. Contractor to provide 6" topsoil in lawn areas, 18" topsoil in planting beds, and 24" amended topsoil in planters

PLANTING LEGEND

Shade Tree, typical.
See detail for Installation.

Ornamental Tree, typical.
See detail for installation.

Evergreen Tree, typical.
See detail for installation.

Shrub, typical.
See detail for installation.

Perennial, Groundcover and Annual, typical.
See detail for installation.

Turf Sodding, typ.
Alternate #3: Turf seed and blanket

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
ASM	Acer saccharum `Morton` Crescendo™ Sugar Maple	2.5" Cal.	B&B		2
GDE	Gymnocladus dioica `Espresso` Kentucky Coffeetree	2.5" Cal.	B&B		1
PXA	Platanus x acerifolia London Plane Tree	2.5" Cal.	B&B		2
QUR	Quercus rubra Red Oak	2.5" Cal.	B&B		2
TAM	Tilia americana `McKSentry` American Sentry® Linden	2.5" Cal.	B&B		1
ORNAMENTAL TREE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
AXG	Amelanchier x grandiflora Apple Serviceberry	8` Ht. Multi-Stem	B&B		1
CEC	Cercis canadensis Eastern Redbud	8` Ht. Multi-Stem	B&B		2
COA	Cornus alternifolia Pagoda Dogwood	8` Ht. Multi-Stem	B&B		2
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
AMM	Aronia melanocarpa `Morton` Iroquois Beauty™ Black Chokeberry	30" Ht.			4
CSA	Cornus sericea 'Alleman's Compact' Dwarf Red Twig Dogwood	30" Ht.			4
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY
CAA	Carex appressa Tall Sedge	1 Gal.			11
PVC	Panicum virgatum `Cheyenne Sky` Cheyenne Sky Switch Grass	1 Gal.			10
SPH	Sporobolus heterolepis Prairie Dropseed	1 Gal.			10
UNP	Uniola paniculata Sea Oats	1 Gal.			3
PERENNIALS	BOTANICAL / COMMON NAME	SIZE		SPACING	
AHB	Amsonia hubrichtii 'Butterscotch' Butterscotch Arkansas Bluestar	1 Gal.			18

CONCEPT PLANT SCHEDULE

	GROUNDCOVER MIX	132 sf		
	Galium odoratum / Sweet Woodruff	69	1/2 Gal	50% @ 12" oc
	Geranium clarkei / Cranesbill	69	1/2 Gal	50% @ 12" oc
	PERENNIAL MIX 1	81 sf		
	Echinacea purpurea / Coneflower	19	1/2 Gal	50% @ 18" oc
	Schizachyrium scoparium / Little Bluestem	19	1/2 Gal	50% @ 18" oc
	PERENNIAL MIX 2	43 sf		
	Echinacea purpurea 'Hot Papaya' / Hot Papaya Coneflower	10	1/2 Gal	50% @ 18" oc
	Rudbeckia triloba / Brown Eyed Susan	10	1/2 Gal	50% @ 18" oc
	PERENNIAL MIX 3	97 sf		
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	23	1/2 Gal	50% @ 18" oc
	Liriope muscari 'Peedee Gold Ingot' / Peedee Gold Ingot Lilyturf	23	3" pot	50% @ 9" oc

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SHEET TITLE
Planting Plan

SCALE IN FEET
1" = 10'

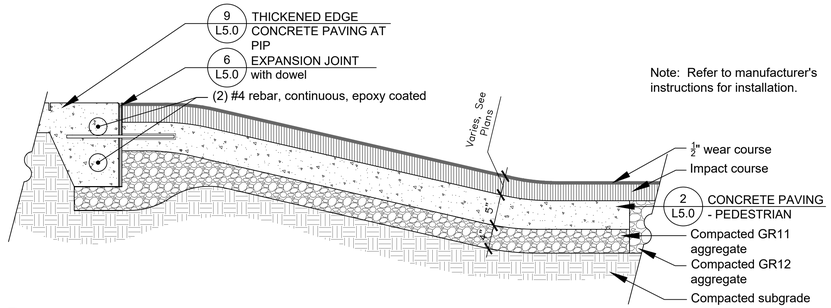
0' 5' 10' 30'

NORTH

SHEET NUMBER
L4.0

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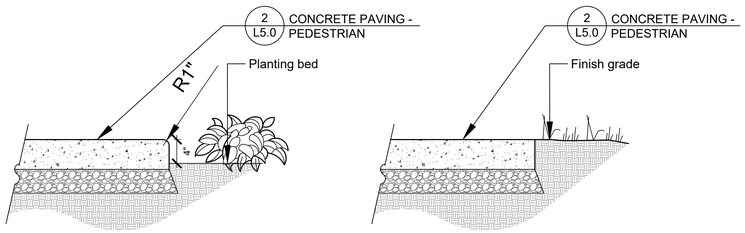
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Note: Refer to manufacturer's instructions for installation.

11 POURED-IN-PLACE RUBBER SURFACING - SLOPE

1" = 1'-0"

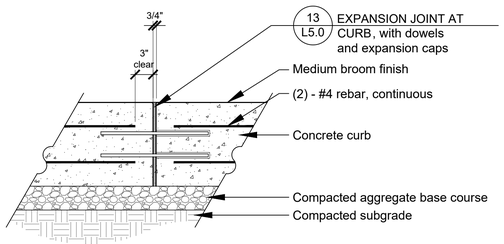


At Planting Bed

At Turf

12 PLANTING EDGE AT SPLASH PAD

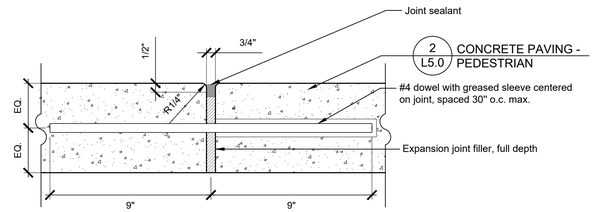
1" = 1'-0"



Note:
Place Expansion Joints 30' o.c. unless otherwise noted.

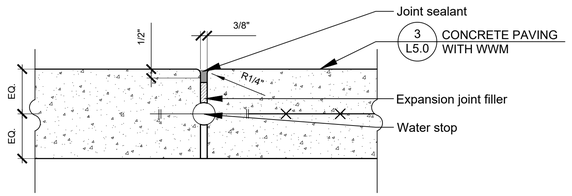
13 EXPANSION JOINT AT CURB

1" = 1'-0"



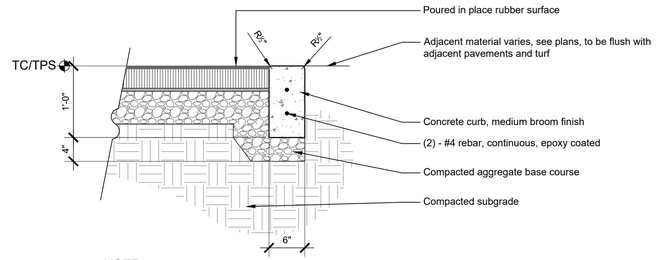
6 EXPANSION JOINT

3" = 1'-0"



7 EXPANSION JOINT WITH WATER STOP

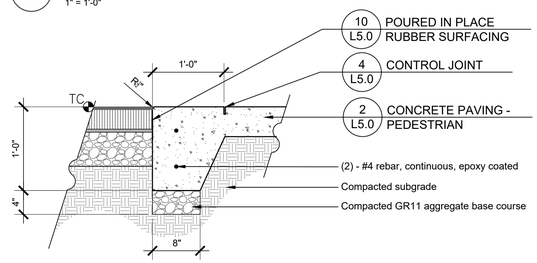
3" = 1'-0"



NOTE:
Place expansion joints @ 30' o.c. max and sawcut control joints @10' o.c. max

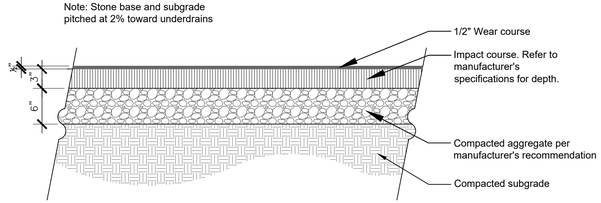
8 PLAYGROUND CURB AT PIP

1" = 1'-0"



9 THICKENED EDGE CONCRETE PAVING AT PIP

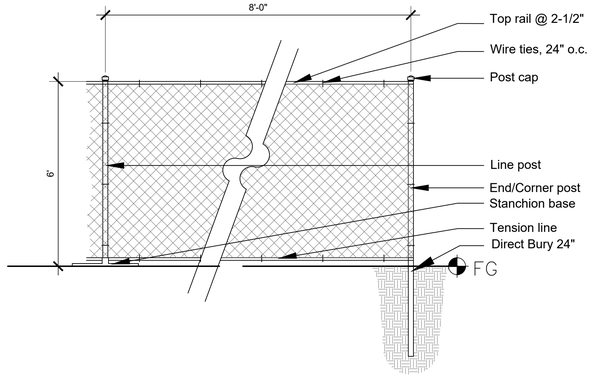
1" = 1'-0"



Notes:
1. Refer to manufacturer's instructions for installation.
2. Stone base and subgrade pitched at 2% toward underdrains

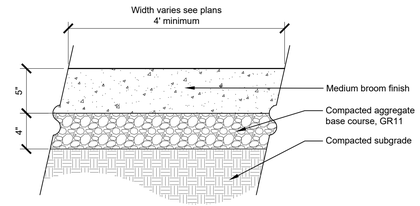
10 POURED IN PLACE RUBBER SURFACING

1" = 1'-0"



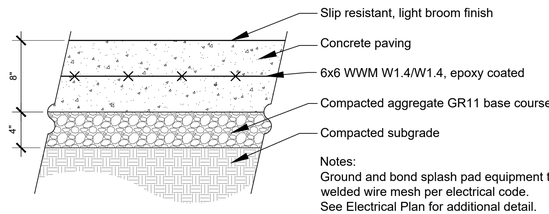
1 TEMPORARY CONSTRUCTION FENCE

1/2" = 1'-0"



2 CONCRETE PAVING - PEDESTRIAN

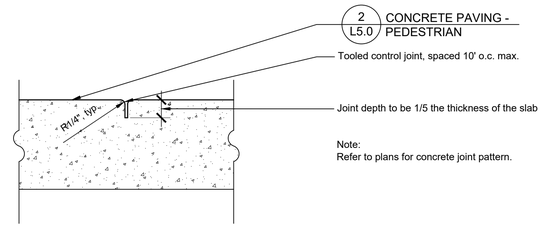
1 1/2" = 1'-0" P-NN-COD-DOHS-03



Notes:
Ground and bond splash pad equipment to welded wire mesh per electrical code.
See Electrical Plan for additional detail.

3 CONCRETE PAVING WITH WWM

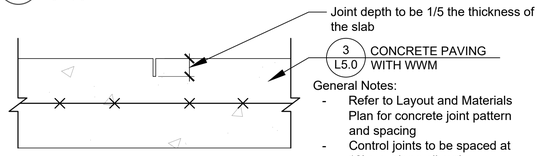
1 1/2" = 1'-0"



Note:
Refer to plans for concrete joint pattern.

4 CONTROL JOINT

3" = 1'-0"



General Notes:
- Refer to Layout and Materials Plan for concrete joint pattern and spacing
- Control joints to be spaced at 10' o.c. along all curbs

5 SAWCUT CONTROL JOINT

3" = 1'-0"

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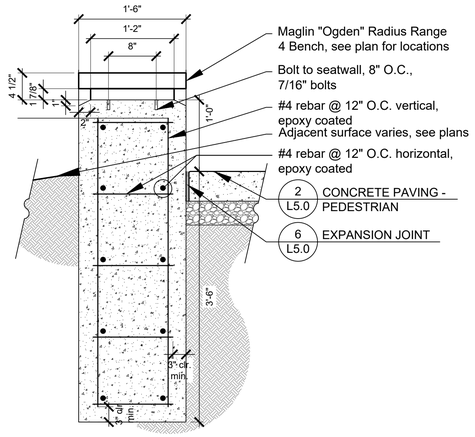
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SHEET TITLE
Details

SHEET NUMBER
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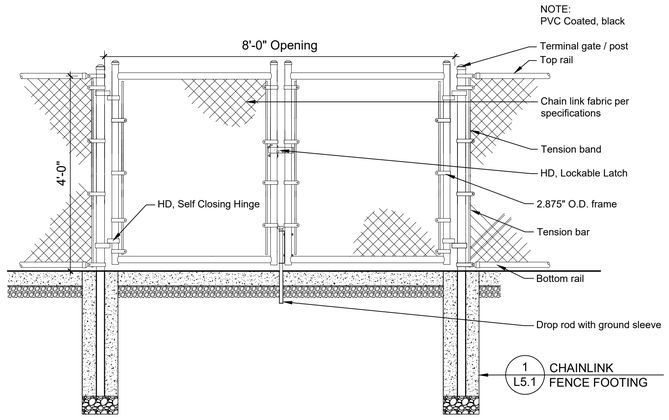
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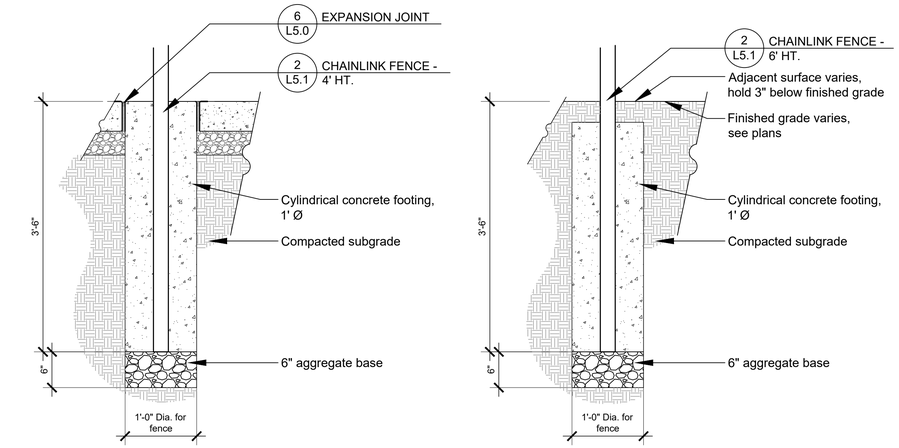
5 CONCRETE SEATWALL

1" = 1'-0"



4 CHAINLINK FENCE DOUBLE SWING GATE - 4' HT.

1/2" = 1'-0"

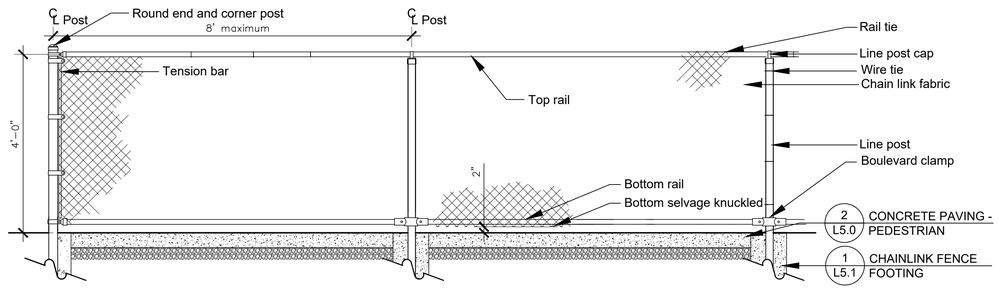


1 CHAINLINK FENCE FOOTING

1" = 1'-0"

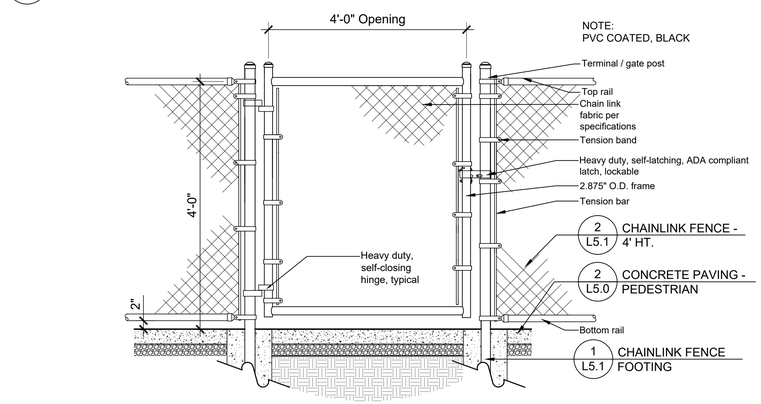
Chainlink Fence Schedule														
Height	Mid Rail Height	Fabric (Height/ Gauge/Mesh)	Fabric Selvage (top and bottom)	Footing Depth	Terminal Posts	Line Posts	Post Spacing	Top Rail	Mid Rail	Bottom Rail	Truss Rod w/ Turnbuckle	Tension Wire	PVC Coated	Post Cap
4'	n/a	9GA. / 2"	Knuckel	42"	3"	2-3/8"	Max 8'-0" O.C.	1.66"	n/a	1.66"	n/a	n/a	Black	Dome

Fence fabric to be exterior facing



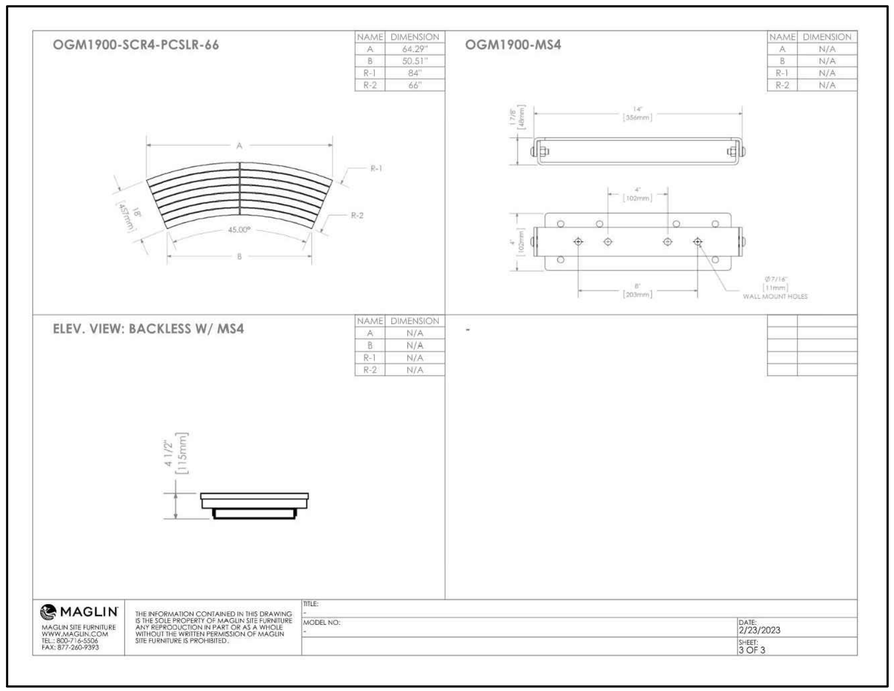
2 CHAINLINK FENCE - 4' HT.

1/2" = 1'-0"



3 CHAINLINK FENCE SINGLE SWING GATE - 4' HT.

1/2" = 1'-0"



6 SEATWALL BENCH

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PREPARED FOR

City of Davenport
Parks & Recreation

700 West River Drive,
Davenport, IA, 52801

PROJECT

Dohse Park Splash and Play

622 Concord Street
Davenport, IA 52802

CONSULTANTS

Civil Engineer
IMEG Corp.
1717 State Street, Suite 201
Bettendorf, IA 52722

Electrical Engineer
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ISSUED
April 3, 2023

REVISIONS

No	Date	Issue

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EFH / ARH

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BND / CAS

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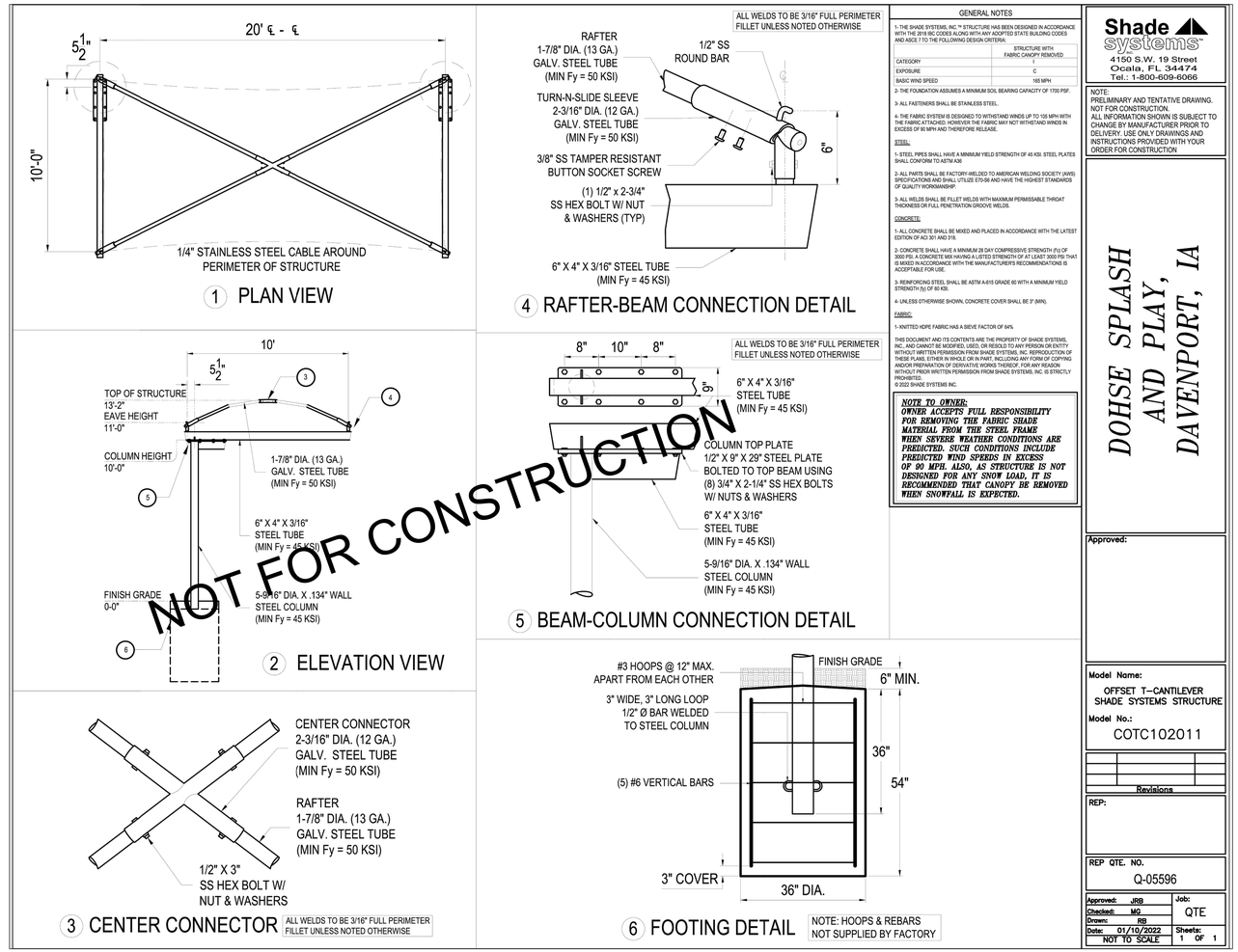
Details

SHEET NUMBER

L5.1

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GENERAL NOTES

1- THE SHADE SYSTEMS, INC.™ STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2018 IBC CODES ALONG WITH ANY ADOPTED STATE BUILDING CODES AND ASCE 7 TO THE FOLLOWING DESIGN CRITERIA:

	STRUCTURE WITH FABRIC CANOPY REMOVED
CATEGORY	I
EXPOSURE	C
BASIC WIND SPEED	165 MPH

2- THE FOUNDATION ASSUMES A MINIMUM SOIL BEARING CAPACITY OF 1700 PSF.

3- ALL FASTENERS SHALL BE STAINLESS STEEL.

4- THE FABRIC SYSTEM IS DESIGNED TO WITHSTAND WINDS UP TO 105 MPH WITH THE FABRIC ATTACHED. HOWEVER THE FABRIC MAY NOT WITHSTAND WINDS IN EXCESS OF 90 MPH AND THEREFORE RELEASE.

STEEL:

1- STEEL PIPES SHALL HAVE A MINIMUM YIELD STRENGTH OF 45 KSI. STEEL PLATES SHALL CONFORM TO ASTM A36

2- ALL PARTS SHALL BE FACTORY-WELDED TO AMERICAN WELDING SOCIETY (AWS) SPECIFICATIONS AND SHALL UTILIZE E70-S6 AND HAVE THE HIGHEST STANDARDS OF QUALITY WORKMANSHIP.

3- ALL WELDS SHALL BE FILLET WELDS WITH MAXIMUM PERMISSABLE THROAT THICKNESS OR FULL PENETRATION GROOVE WELDS.

CONCRETE:

1- ALL CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301 AND 318.

2- CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH (f'c) OF 3000 PSI. A CONCRETE MIX HAVING A LISTED STRENGTH OF AT LEAST 3000 PSI THAT IS MIXED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS IS ACCEPTABLE FOR USE.

3- REINFORCING STEEL SHALL BE ASTM A-615 GRADE 60 WITH A MINIMUM YIELD STRENGTH (fy) OF 60 KSI.

4- UNLESS OTHERWISE SHOWN, CONCRETE COVER SHALL BE 3" (MIN).

FABRIC:

1- KNITTED HDPE FABRIC HAS A SIEVE FACTOR OF 64%

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NOTE TO OWNER:
OWNER ACCEPTS FULL RESPONSIBILITY FOR REMOVING THE FABRIC SHADE MATERIAL FROM THE STEEL FRAME WHEN SEVERE WEATHER CONDITIONS ARE PREDICTED. SUCH CONDITIONS INCLUDE PREDICTED WIND SPEEDS IN EXCESS OF 90 MPH. ALSO, AS STRUCTURE IS NOT DESIGNED FOR ANY SNOW LOAD, IT IS RECOMMENDED THAT CANOPY BE REMOVED WHEN SNOWFALL IS EXPECTED.

Shade systems™
4150 S.W. 19 Street
Ocala, FL 34474
Tel.: 1-800-609-6066

NOTE:
PRELIMINARY AND TENTATIVE DRAWING.
NOT FOR CONSTRUCTION.
ALL INFORMATION SHOWN IS SUBJECT TO CHANGE BY MANUFACTURER PRIOR TO DELIVERY. USE ONLY DRAWINGS AND INSTRUCTIONS PROVIDED WITH YOUR ORDER FOR CONSTRUCTION

DOHSE SPLASH AND PLAY, DAVENPORT, IA

Approved:

Model Name:
OFFSET T–CANTILEVER
SHADE SYSTEMS STRUCTURE

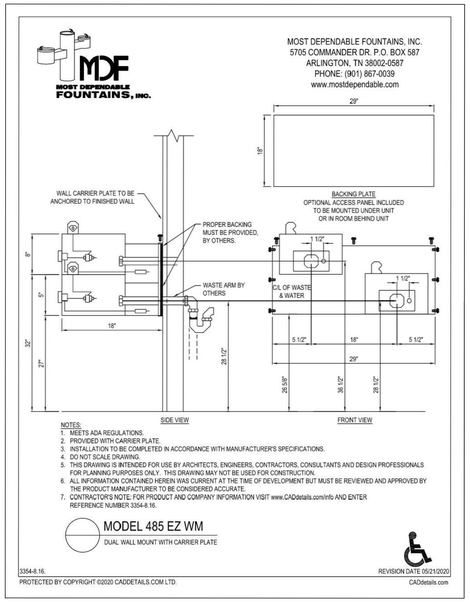
Model No.:
COTC102011

Revisions		

REP:

REP QTE. NO.
Q-05596

Approved:	JRB	Job:	QTE
Checked:	MG		
Drawn:	RB		
Date:	01/10/2022	Sheets:	
NOT TO SCALE		1 OF 1	



2 DRINKING FOUNTAIN
N.T.S.

1 SHADE CANOPY STRUCTURE
3" = 1'-0"

NOT FOR CONSTRUCTION

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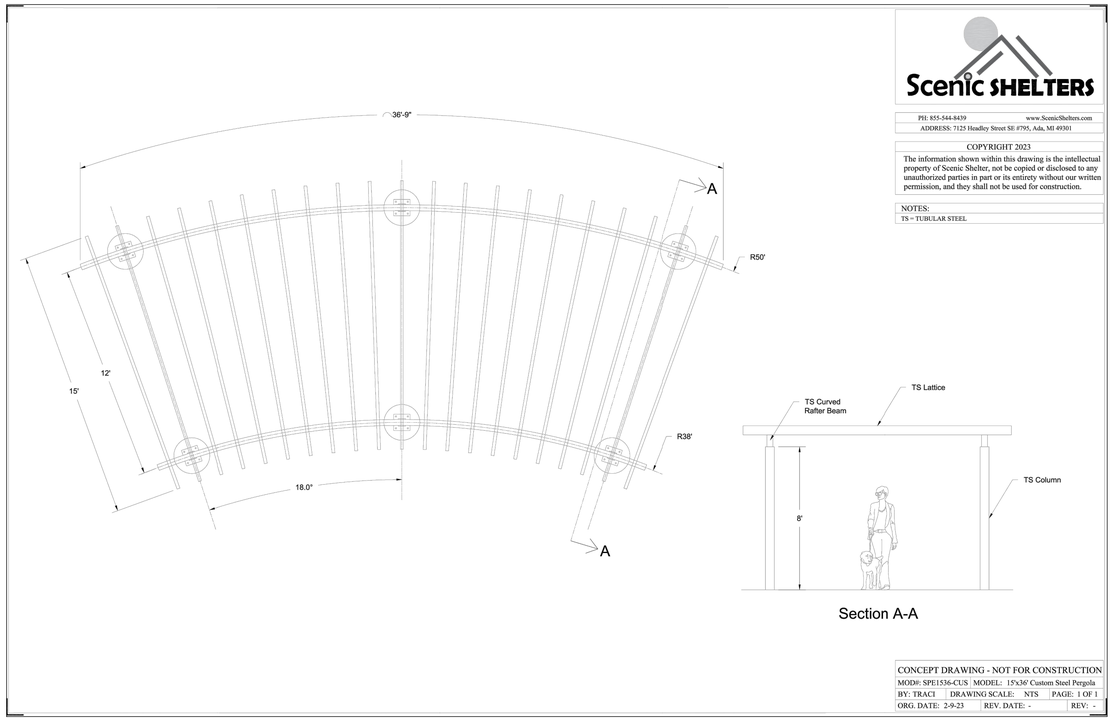
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1 ALTERNATE - SHADE ARBOR
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GENERAL NOTES

1. ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE ***CITY OF DAVENPORT*** 2023 SUPPLEMENTAL SPECIFICATIONS, SUDAS STANDARD SPECIFICATIONS AND THE STANDARDS OF THE ***IOWA*** DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
2. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS, AND FIELD INVESTIGATION. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.
3. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE UNLESS NOTED.
4. THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
5. PORTLAND CEMENT CONCRETE. CONCRETE SHALL HAVE THE FOLLOWING PROPERTIES, COMPRESSING STRENGTH SHALL BE 4000PSI IN 28 DAYS, AIR ENTRAINMENT SHALL BE BETWEEN 5.5 % AND 8.5% AND SLUMP SHALL BE 4 INCHES OR LESS ALL AS MEASURED BY THE APPROPRIATE ASTM METHODS. REINFORCING STEEL SHALL BE ASTM CERTIFIED 60KSI TENSILE STRENGTH AND EPOXY COATED. REINFORCING STEEL SHALL BE #4 SIZE UNLESS OTHERWISE SPECIFIED. HANDRAILS, BOLLARDS, AND OTHER APPURTENANCES SHALL BE INSTALLED PER PLAN AND MEET JURISDICTIONAL REQUIREMENTS.
6. CLEANUP AND FINAL INSPECTION. WORK BROKEN OR DAMAGED BY CONTRACTOR ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. ALL WASTE MATERIAL, CONCRETE WASHOUT, LANDSCAPE WASTE AND BUILDING MATERIAL SHALL BE REMOVED. SOIL SHALL BE REMOVED FROM PAVED AREAS AND THE PROJECT SHALL BE LEFT IN A CLEAN AND WORKMANLIKE MANNER.

GRADING NOTES

1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
2. ALL ELEVATIONS SHOWN ARE TO FLOWLINE FINISHED GRADE OR TOP OF PAVEMENT UNLESS OTHERWISE STATED.
3. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO POND ON PROPERTY.
4. PRIOR TO PLACEMENT OF ANY FILL, THE STRIPPED SITE SHALL BE SCARIFIED TO A DEPTH OF 9 INCHES AND RE-COMPACTED TO 95% DENSITY. ANY UNSUITABLE SOILS FOUND AT THIS TIME SHALL BE DRIED AND RECOMPACTED OR REMOVED IF REQUIRED COMPACTION CANNOT BE OBTAINED. CUT AREAS SHALL ALSO BE SCARIFIED TO A DEPTH OF 9 INCHES AND RE-COMPACTED TO 95% DENSITY.
5. ALL FILL MATERIAL SHALL CONSIST OF APPROVED, SUITABLE SOILS PLACED IN LOOSE LIFTS OF 9 INCHES OR LESS AND COMPACTED TO AT LEAST 95% OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698) IN ALL PAVEMENT AREAS. THE COMPACTION WILL BE FIELD TESTED BY A SOILS ENGINEERING CONSULTANT REPRESENTING THE OWNER.
6. PROJECT WILL BE COVERED BY A GENERAL PERMIT REGULATING RUNOFF FROM CONSTRUCTION SITES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM THE REQUIRED MONITORING, INSPECTION AND MAINTENANCE AS REQUIRED BY THE PERMIT.
7. ALL DISTURBED EMBANKMENTS GREATER THAN 3:1 SLOPES SHALL BE SEEDED ACCORDING TO A RECOMMENDED SEEDING MIX BY THE LANDSCAPER AND COVERED WITH EROSION CONTROL BLANKETS OR AS DIRECTED BY PLAN DOCUMENTS.
8. CONTRACTOR SHALL ADHERE TO THE ***CITY OF DAVENPORT*** EROSION AND SEDIMENT CONTROL REGULATIONS AND THE STATE OF ***IOWA*** CONSTRUCTION SITE EROSION CONTROL MANUAL.
9. ALL AREAS TO BE GREENSPACE AT PROJECT COMPLETION SHALL BE LEFT WITH 6 INCHES OF TOPSOIL IN LAWN AREAS, 18 INCHES IN PLANTING BEDS, AND 24 INCHES OF AMENDED TOPSOIL IN PLANTERS WHEN MASS GRADING ACTIVITIES ARE COMPLETE.

EROSION CONTROL NOTES

1. EROSION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS WHERE POSSIBLE.
2. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT OFF-SITE TRACKING OF SEDIMENT ONTO PUBLIC ROADWAYS. ANY SEDIMENT DEPOSITED ON PUBLIC ROADS SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
3. SHOWN LOCATION OF SILTATION CONTROL IS APPROXIMATE. ACTUAL LOCATIONS TO BE DETERMINED IN THE FIELD AT THE TIME OF CONSTRUCTION.
4. WATER PUMPED DURING CONSTRUCTION OPERATIONS SHALL BE FILTERED.
5. ONCE CONSTRUCTION HAS BEEN COMPLETED, OR TEMPORARILY SUSPENDED FOR LONGER THAN 14 DAYS (SUCH AS WINTER SHUTDOWN), THE CONTRACTOR SHALL INITIATE SEEDING ON ALL AREAS DISTURBED IMMEDIATELY OF THE LAST DISTURBANCE. EROSION CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE CONTRACTOR ESTABLISHES A GOOD STAND OF GRASS OF UNIFORM COLOR AND DENSITY TO THE SATISFACTION OF THE ENGINEER.
6. CONTRACTOR SHALL ADHERE TO THE ***IOWA*** CONSTRUCTION SITE EROSION CONTROL MANUAL.
7. ALL EROSION CONTROL MEASURES MUST BE INSTALLED (WHERE POSSIBLE) PRIOR TO THE COMMENCEMENT OF ANY EARTH DISTURBING OPERATIONS. THE REMAINING EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS REASONABLY POSSIBLE AFTER GRADING OPERATIONS BEGIN. WHERE THE PRESENCE OF SILT FENCE WILL INTERFERE WITH ACTIVITIES, DIVERSION DITCHES AND SMALL TEMPORARY SEDIMENT TRAPS SHALL BE UTILIZED UNTIL SILT FENCE OR OTHER MEASURES MAY BE INSTALLED AND VEGETATION ESTABLISHED.
8. EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH PRECIPITATION EVENT AND REPLACED OR REPAIRED AS NECESSARY.
9. SILT FENCE AND SEDIMENT BASIN SHALL BE CLEANED OR REPLACED WHEN SILT BUILDS UP TO WITHIN ONE FOOT OF THE TOP OF THE SILT FENCE.
10. PROJECT WILL BE COVERED BY A GENERAL PERMIT REGULATING RUNOFF FROM CONSTRUCTION SITES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM THE REQUIRED MONITORING, INSPECTION AND MAINTENANCE AS REQUIRED BY THE PERMIT.
11. CONCRETE WASHOUT DEBRIS SHOULD BE HAULED OFF-SITE. WASHOUT SHOULD BE FILLED IN AND SEEDED.
12. ALL AREAS DISTURBED BEYOND LIMITS SHOWN SHOULD BE SEEDED WITH ADJACENT SEED MIXTURE OR IN-KIND.

UTILITY NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
2. ALL EXISTING UNDERGROUND UTILITIES SHOWN WERE LOCATED PARTIALLY IN THE FIELD AND PARTIALLY FROM REVIEW OF EXISTING PUBLIC RECORDS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT EACH UTILITY COMPANY FOR THE FIELD LOCATION OF THEIR EXISTING LINES IN OR NEARBY THE CONSTRUCTION AREA PRIOR TO BEGINNING ANY CONSTRUCTION.
3. THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
4. THE LOCATIONS OF THOSE BURIED AND ABOVE GROUND UTILITIES SHOWN ARE APPROXIMATE, ARE SHOWN FOR CONTRACTOR INFORMATIONAL USE ONLY, AND ARE NOT TO BE REFERENCED FOR CONSTRUCTION PURPOSES. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITY MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES, REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. UTILITY PIPING. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION METHODS INCLUDING BACKFILL MATERIAL AND MATERIAL DEPTHS. PIPE MATERIAL SHALL BE AS SPECIFIED ON THE PLANS. ALL MATERIAL SHALL MEET THE REQUIREMENTS OF THE LOCAL JURISDICTION FOR STRENGTH, MATERIAL TYPE AND CONFORMITY WITH THE EXISTING SYSTEM. SEWER LINES SHALL BE CONSTRUCTED STRAIGHT TO THE SPECIFIED LINE AND GRADES. MANHOLES, STORM INLETS, VALVE BOXES AND APPURTENANCES SHALL BE ADJUSTED TO GRADE OR PER PLAN PRIOR TO SEEDING/LANDSCAPING ACTIVITIES.

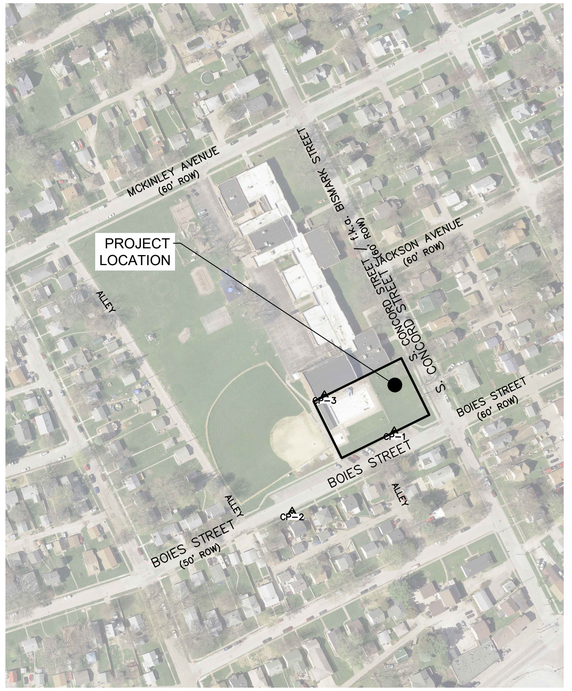
INDEX OF SHEETS

NOTES LEGEND & SITE CONTROL	C1.0
GRADING PLAN	C2.0
EROSION CONTROL PLAN	C3.0
POLLUTION PREVENTION PLAN	C3.1
UTILITY PLAN	C4.0
CIVIL DETAILS	C5.0

Know what's **below.** **Call** before you dig.

HORIZONTAL CONTROL - NAD 83			
POINT #	NORTHING	EASTING	DESCRIPTION
1	563754.9625	2428447.3920	MAGNAIL
2	563586.6253	2428233.4652	MAGNAIL
3	563830.5927	2428301.1940	MAGNAIL

VERTICAL DATUM - NAVD 88 DATUM		
	DESCRIPTION	ELEVATION
TBM-1	BOLT IN WORD "MUELLER" ON FIRE HYDRANT N.W. OF S. CONCORD ST. & BOIES AVE. INTERSECTION	577.08
TBM-2	BOLT IN WORD "MUELLER" ON FIRE HYDRANT S.E. CORNER OF ALLEY & BOIES AVE. INTERSECTION	574.62



SITE CONTROL
SCALE: 1" = 150'

LEGEND

PROPOSED	EXISTING	
		STORM MANHOLE
		STORM INLET
		STORM INLET
		STORM DOUBLE INLET
		FLARED END SECTION
		DOWNSPOUT
		SANITARY MANHOLE
		SANITARY/STORM CLEANOUT
		UNKNOWN MANHOLE
		WATER VALVE
		HYDRANT
		WELL
		SPRINKLER BOX
		WATER METER
		WATER SERVICE
		POWER POLE
		POWER POLE W/ LIGHT
		POWER POLE W/ METER
		GUY WIRE
		GUY POLE
		ELECTRIC MANHOLE
		ELECTRIC PEDESTAL/TRANSFORMER
		ELECTRIC METER
		TELEPHONE POLE
		TELEPHONE MANHOLE
		TELEPHONE PEDESTAL
		UTILITY MANHOLE
		HANDHOLE
		GAS VALVE
		LIGHT POLE
		VAPOR LIGHT
		LIGHT JUNCTION BOX
		SIGN
		FLAGPOLE
		POST/BOLLARD
		CONIFER TREE
		DECIDUOUS TREE
		BUSH/SHRUB
		TREE STUMP
		CONTROL POINT
		BENCHMARK
		SOIL BORING HOLE
		R.O.W. MARKER, FOUND
		RAILROAD SPIKE, FOUND
		PIPE, FOUND
		CONCRETE MONUMENT, FOUND
	100.00'	MEASURED DIMENSION
	(100.00')	RECORDED DIMENSION
	×100.00	SPOT ELEVATION
	TC=100.00 FL=100.00 1.0%	GRADE LABEL
		DRAINAGE SLOPE
		LINE CONTINUATION
		SURVEY BOUNDARY
		PROPERTY LINE
		CENTERLINE
		HISTORICAL LINE - AS NOTED
		EASEMENT LINE
		SECTION LINE
		R.O.W. LINE
		SETBACK LINE
		FORCE MAIN
		SANITARY SEWER
		STORM SEWER
		PIPE UNDERDRAIN
W W	W W	WATER LINE
OE OE	OE OE	OVERHEAD ELECTRIC
E E	E E	UNDERGROUND ELECTRIC
G G	G G	GAS LINE
T T	T T	TELEPHONE LINE
UT UT	UT UT	UTILITY LINE
		EDGE OF WATER LINE/DITCH FLOWLINE
		CHAIN LINK FENCE
		SILT FENCE
100	100	CONTOUR
		GUARD RAIL
		TREE LINE
		FLOOD PLAIN
		FLOODWAY
		CONSTRUCTION LIMITS

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Construction Documents
April 3, 2023

REVISIONS

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SHEET TITLE
NOTES LEGEND & SITE CONTROL

SCALE IN FEET

NORTH

SHEET NUMBER
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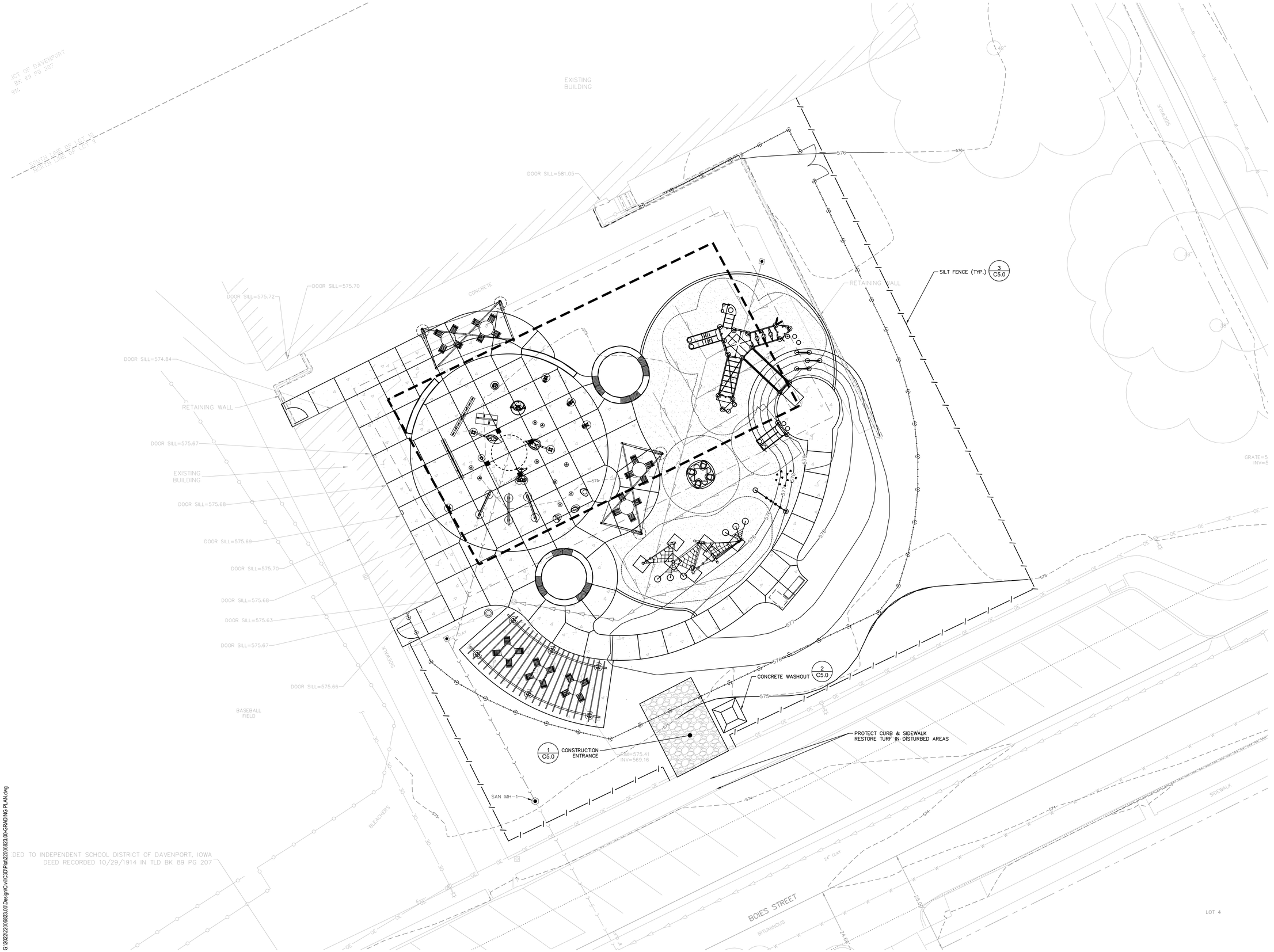
SCALE IN FEET
1" = 10'

0' 5' 10' 30'

NORTH

SHEET NUMBER
C2.0

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City of Davenport

700 West River Drive,
Davenport, IA, 52801

PROJECT
Dohse Park Splash and Play

622 Concord Street
Davenport, IA 52802

CONSULTANTS

Civil Engineer
IMEG Corp.
1717 State Street, Suite 201
Bettendorf, IA 52722

Electrical Engineer
IMEG Corp.
1717 State Street, Suite 201
Bettendorf, IA 52722

Aquatic Engineer
WT Engineering
2675 Pratum Avenue
Hoffman Estates, Illinois 60182
T 224.293.6333

Construction Documents
April 3, 2023

REVISIONS

No	Date	Issue

CHECKED BY RJJ
DRAWN BY SDS

SHEET TITLE
EROSION CONTROL PLAN

SCALE IN FEET
1" = 10'

0' 5' 10' 30'

NORTH

SHEET NUMBER
C3.0

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POLLUTION PREVENTION PLAN FOR NON–NPDES PROJECTS

THIS BASE PPP INCLUDES INFORMATION ON PROJECT SITE DESCRIPTION, CONTROLS, MAINTENANCE PROCEDURES, INSPECTION REQUIREMENTS, NON-STORMWATER DISCHARGES, AND DEFINITIONS. THIS PLAN REFERENCES OTHER DOCUMENTS RATHER THAN REPEATING THE INFORMATION CONTAINED IN THE DOCUMENTS. A COPY OF THIS BASE POLLUTION PREVENTION PLAN, AMENDED AS NEEDED PER PLAN REVISIONS OR BY CONTRACT MODIFICATION, WILL BE READILY AVAILABLE FOR REVIEW.

ALL CONTRACTORS SHALL CONDUCT THEIR OPERATIONS IN A MANNER THAT CONTROLS POLLUTANTS, MINIMIZES EROSION, AND PREVENTS SEDIMENTS FROM ENTERING WATERS OF THE STATE AND LEAVING THE HIGHWAY RIGHT-OF-WAY. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE AND IMPLEMENTATION OF THE PPP FOR THEIR ENTIRE CONTRACT. THIS RESPONSIBILITY SHALL BE FURTHER SHARED WITH SUBCONTRACTORS WHOSE WORK IS A SOURCE OF POTENTIAL POLLUTION AS DEFINED IN THIS PPP.

I. SITE DESCRIPTION

THIS POLLUTION PREVENTION PLAN (PPP) IS FOR THE CONSTRUCTION OF THE DOHSE PARK SPLASH PAD AND PLAY AREA LOCATED AT THE NORTHWEST CORNER OF BOIES AVE AND SOUTH CONCORD ST.

THIS PPP COVERS APPROXIMATELY 0.37 ACRES WITH AN ESTIMATED 0.37 ACRES BEING DISTURBED. THE PORTION OF THE PPP COVERED BY THIS CONTRACT HAS 0.37 ACRES DISTURBED.

THE PPP IS LOCATED IN AN AREA OF ONE (1) SOIL ASSOCIATION WHICH IS RICHWOOD-URBAN LAND COMPLEX. THE ESTIMATED AVERAGE NRCS RUNOFF CURVE NUMBER FOR THIS PPP AFTER COMPLETION WILL BE 88.

REFER TO THE PROJECT PLANS FOR LOCATIONS OF TYPICAL SLOPES, DITCH GRADES, MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS. A COPY OF THIS PLAN WILL BE ON FILE AT THE PROJECT ENGINEER'S OFFICE. RUNOFF FROM THIS WORK WILL FLOW INTO THE EXISTING CITY STORM SEWER BY MEANS OF PERMEABLE SURFACE AND PROPOSED STORM SEWER. BLACKHAWK CREEK IS THE NEAREST STREAM TO WHICH RUNOFF WOULD FLOW.

POTENTIAL SOURCES OF POLLUTION:

SITE SOURCES OF POLLUTION GENERATED AS A RESULT OF THIS WORK RELATE TO SILTS AND SEDIMENT WHICH MAY BE TRANSPORTED AS A RESULT OF A STORM EVENT. HOWEVER, THIS PPP PROVIDES CONVEYANCE FOR OTHER (NON-PROJECT RELATED) OPERATIONS. THESE OTHER OPERATIONS HAVE STORM WATER RUNOFF, THE REGULATION OF WHICH IS BEYOND THE CONTROL OF THIS PPP. POTENTIALLY THIS RUNOFF CAN CONTAIN VARIOUS POLLUTANTS RELATED TO SITE-SPECIFIC LAND USES. EXAMPLES ARE:

RURAL AGRICULTURAL ACTIVITIES:

RUNOFF FROM AGRICULTURAL LAND USE CAN POTENTIALLY CONTAIN CHEMICALS INCLUDING HERBICIDES, PESTICIDES, FUNGICIDES AND FERTILIZERS.

COMMERCIAL AND INDUSTRIAL ACTIVITIES:

RUNOFF FROM COMMERCIAL AND INDUSTRIAL LAND USE MAY CONTAIN CONSTITUENTS ASSOCIATED WITH THE SPECIFIC OPERATION. SUCH OPERATIONS ARE SUBJECT TO POTENTIAL LEAKS AND SPILLS WHICH COULD BE COMMINGLED WITH RUN-OFF FROM THE FACILITY. POLLUTANTS ASSOCIATED WITH COMMERCIAL. AND INDUSTRIAL ACTIVITIES ARE NOT READILY AVAILABLE SINCE THEY ARE TYPICALLY PROPRIETARY.

II. CONTROLS

AT LOCATIONS WHERE RUNOFF CAN MOVE OFFSITE, SILT CONTROL DEVICES SHALL BE PLACED ALONG THE PERIMETER OF THE AREAS TO BE DISTURBED PRIOR TO BEGINNING GRADING, EXCAVATION OR CLEARING AND GRUBBING OPERATIONS. VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION SHALL BE PRESERVED. AS AREAS REACH THEIR FINAL GRADE, ADDITIONAL SILT CONTROL DEVICES, SILT BASINS, WEIGHTED WATTLES, INTERCEPTING DITCHES, SOD FLUMES, LETDOWNS, AND EARTH DIKES SHALL BE INSTALLED AS SPECIFIED IN THE PLANS AND/OR AS REQUIRED BY THE PROJECT ENGINEER. THIS WILL INCLUDE USING INTAKE PROTECTION MEASURES. IF CONSTRUCTION ACTIVITY IS NOT PLANNED TO OCCUR IN A DISTURBED AREA FOR AT LEAST 14 DAYS, THE AREA SHALL BE STABILIZED BY TEMPORARY SEEDING OR MULCHING. OTHER STABILIZING METHODS SHALL BE USED OUTSIDE THE SEEDING TIME PERIOD.

THIS WORK SHALL BE DONE IN ACCORDANCE WITH SECTION 9040 OF THE CURRENT EDITION OF SUDAS SPECIFICATIONS AND THE CURRENT EDITION OF CITY OF DAVENPORT SUDAS SUPPLEMENTAL SPECIFICATIONS. AN NPDES PERMIT IS NOT REQUIRED FOR THIS PROJECT.

AS THE WORK PROGRESSES, ADDITIONAL EROSION CONTROL ITEMS MAY BE REQUIRED AS DETERMINED BY THE ENGINEER AFTER FIELD INVESTIGATION. THESE MAY BE ITEMS SUCH AS SILT FENCE, MULCH, STORM SEWER INLET PROTECTION, ROCK CHECK STRUCTURES, EROSION CONTROL STONE, TEMPORARY SEEDING AND OTHER APPROPRIATE MEASURES SHALL BE INSTALLED BY THE CONTRACTOR, AS DIRECTED BY THE ENGINEER. THE CONTRACTOR WILL COMPLETE THE CONSTRUCTION WITH THE ESTABLISHMENT OF PERMANENT PERENNIAL VEGETATION OF ALL DISTURBED AREAS.

III. OTHER CONTROLS

CONTRACTOR DISPOSAL OF UNUSED CONSTRUCTION MATERIALS AND CONSTRUCTION MATERIAL WASTES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEM REGULATIONS. IN THE EVENT OF A CONFLICT WITH OTHER GOVERNMENTAL LAWS, RULES AND REGULATIONS, THE MORE RESTRICTIVE LAWS, RULES OR REGULATIONS SHALL APPLY.

POLLUTION PREVENTION PLAN FOR NON–NPDES PROJECTS

UNKNOWN MATERIALS:

DURING THE COURSE OF THIS CONSTRUCTION, IT IS POSSIBLE THAT SITUATIONS WILL ARISE WHERE UNKNOWN MATERIALS WILL BE ENCOUNTERED. WHEN SUCH SITUATIONS ARE ENCOUNTERED, THEY WILL BE HANDLED ACCORDING TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS IN EFFECT AT THE TIME.

IV. MAINTENANCE

THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES IN PROPER WORKING ORDER. INCLUDING CLEANING, REPAIRING, OR REPLACING THEM THROUGHOUT THE CONTRACT PERIOD. CLEANING OF SILT CONTROL DEVICES SHALL BEGIN WHEN THE FEATURES HAVE LOST 50% OF THEIR CAPACITY.

V. INSPECTIONS

INSPECTIONS SHALL BE MADE JOINTLY BY THE CONTRACTOR AND THE CONTRACTING AUTHORITY EVERY SEVEN CALENDAR DAYS AND AFTER EACH RAIN EVENT THAT IS ONE HALF INCH OR GREATER. THE CONTRACTOR SHALL IMMEDIATELY BEGIN CORRECTIVE ACTION ON ALL DEFICIENCIES FOUND. THE FINDINGS OF THIS INSPECTION SHALL BE RECORDED IN THE IDR. THIS PPP MAY BE REVISED BASED ON THE FINDINGS OF THE INSPECTION. THE CONTRACTOR SHALL IMPLEMENT ALL REVISIONS. ALL CORRECTIVE ACTIONS SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS OF THE INSPECTION.

VI. NON-STORM DISCHARGES

THIS INCLUDES SUBSURFACE DRAINS (I.E. LONGITUDINAL AND STANDARD SUBDRAINS), AND SLOPE DRAINS. THE VELOCITY OF THE DISCHARGE FROM THESE FEATURES MAY BE CONTROLLED BY THE USE OF CLASS A STONE OR EROSION STONE.

VII. DEFINITIONS

A. BASE PPP - INITIAL POLLUTION PREVENTION PLAN.
B. AMENDED PPP - MAY INCLUDE PLAN REVISIONS OR CONTRACT MODIFICATIONS FOR NEW ITEMS, STORM WATER MONITORING INSPECTION REPORTS, AND FIELDBOOK ENTRIES MADE BY THE INSPECTOR.
C. IDR - INSPECTOR'S DAILY REPORT - THIS CONTAINS THE INSPECTOR'S DAILY DIARY AND BID ITEM POSTINGS.
D. CONTROLS - METHODS, PRACTICES, OR MEASURES TO MINIMIZE OR PREVENT EROSION, CONTROL SEDIMENTATION, CONTROL STORM WATER, OR MINIMIZE CONTAMINANTS FROM OTHER TYPES OF WASTE OR MATERIALS. ALSO CALLED BEST MANAGEMENT PRACTICES (BMPS).
E. SUDAS - IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS
E. NPDES - NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

VIII. PAYMENT

UNLESS THERE IS A BID ITEM TO SPECIFICALLY PAY FOR THE PPP, THE COST OF COMPLIANCE SHALL BE INCIDENTAL TO THE OVERALL CONTRACT BID PRICE.

CERTIFICATION STATEMENT

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE

PRINTED OR TYPED NAME

SIGNATURE

PRINTED OR TYPED NAME

HITCHCOCK DESIGN GROUP
creatingbetterplaces

22 E. Chicago Avenue
Suite 200A
Naperville, IL 60540
T 630.961.1787
hitchcock**design**group.com

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CHECKED BY RJJ

DRAWN BY SDS

SHEET TITLE
POLLUTION PREVENTION PLAN

SCALE IN FEET

NORTH

SHEET NUMBER
C3.1

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G:\2022\22006823.00\Design\Civil\CSD\Plot\22006823.00-UTILITY PLAN.dwg

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SHEET TITLE
UTILITY PLAN

SCALE IN FEET
1" = 10'

0' 5' 10' 30'

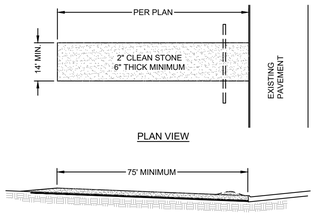
NORTH

SHEET NUMBER
C4.0

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NOTES:

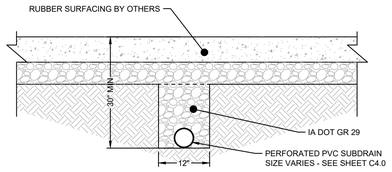
1. FOR TWO-WAY TRAFFIC, MINIMUM WIDTH IS 20 FEET. A MINIMUM OF 4 FEET OF WIDTH SHALL BE ADDED FOR TRAILER TRAFFIC FOR A TWO-WAY ENTRANCE.
2. ROADWAY SHALL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE.



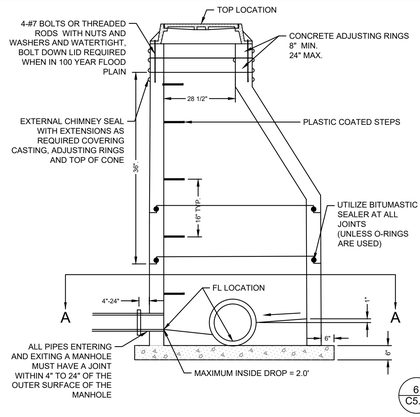
PLAN VIEW

PROFILE VIEW

1 / C5.0 CONSTRUCTION ENTRANCE
N.T.S.

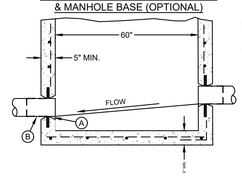


4 / C5.0 RUBBER SURFACING SUBDRAIN
N.T.S.



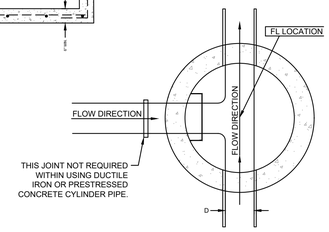
6 / C5.0 STANDARD SANITARY MANHOLE
N.T.S.

PRECAST INTEGRAL BASE SECTION & MANHOLE BASE (OPTIONAL)



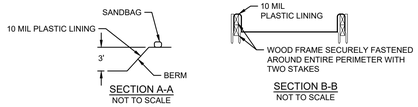
A VOID BETWEEN PIPE AND MANHOLE SECTION TO BE KEPT FREE OF ALL FOREIGN MATERIAL

B FLEXIBLE WATERTIGHT PIPE CONNECTION INTEGRAL WITH BASE SECTION (ASTM C 923)



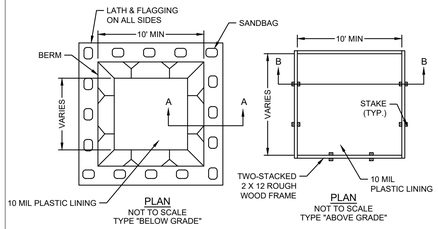
SECTION A-A

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY



SECTION A-A
NOT TO SCALE

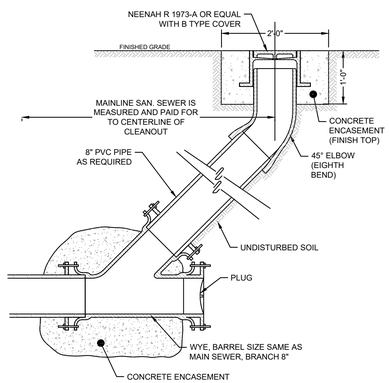
SECTION B-B
NOT TO SCALE



PLAN
NOT TO SCALE
TYPE "BELOW GRADE"

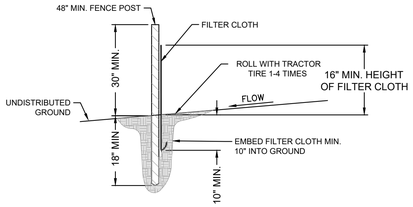
PLAN
NOT TO SCALE
TYPE "ABOVE GRADE"

2 / C5.0 CONCRETE WASH MANAGEMENT
N.T.S.



5 / C5.0 CLEANOUT DETAIL
N.T.S.

STATIC SLICE INSTALLATION



PERIMETER SEDIMENT CONTROL NOTES:

1. FENCE POST TO BE STEEL "T" OR "U" TYPE OR 2" HARDWOOD. FENCE POSTS ARE TO BE DRIVEN INTO GROUND 18" MIN. AT 10' MAXIMUM SPACING.
2. FILTER CLOTH TO BE FILTER X, MIRAFI 100X, STABILINKA T140N. CLOTH TO BE FASTENED SECURELY TO FENCE POSTS. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

3 / C5.0 PERIMETER SEDIMENT CONTROL DETAIL
N.T.S.

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NORTH

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C5.0

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City of Davenport

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

Action / Date
6/28/2023

Subject:
Resolution awarding a contract for the Village of East Davenport Lighting project to Davenport Electric Contract Company of Davenport, Iowa in the amount of $261,597.99, CIP #60037. [Ward 5]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on May 26, 2023 and sent to contractors. On June 14, 2023, the Purchasing Division opened and read two (2) responsive and responsible bids. See attached bid tab. Davenport Electric Contract Company of Davenport, Iowa was the lowest responsive and responsible bidder.

This Project work includes updating the electrical system from 240V to 120V with a possibility of up to 65 fixtures being replaced. Existing foundations will be retrofitted to the greatest extent possible; some new foundations will be necessary.

Funding for this project is from CIP #60037 – CY 2023 East Village Lighting.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	6/14/2023 - 12:53 PM
Public Works Committee	Moses, Trish	Approved	6/14/2023 - 12:57 PM
City Clerk	Admin, Default	Approved	6/14/2023 - 7:14 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION awarding a contract for the Village of East Davenport Lighting project to Davenport Electric Contract Company of Davenport, Iowa in the amount of $261,597.99, CIP #60037.

WHEREAS, the City needs to contract for the Village of East Davenport Lighting project; and

WHEREAS, Davenport Electric Contract Company of Davenport, Iowa was the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for the Village of East Davenport Lighting project is hereby awarded to Davenport Electric Contract Company of Davenport, Iowa in the amount of $261,597.99.

Passed and approved this 28th day of June, 2023.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: Village of East Davenport Lighting

BID NUMBER: 23-118

OPENING DATE: June 14, 2023

FUNDING: 79539683 530350 60037 | CY23 East Village Lighting

RECOMMENDATION: Award the contract to Davenport Electric Contract Company of Davenport, Iowa in the amount of $261,597.99

VENDOR NAME	PRICE
Davenport Electric Contract Company of Davenport, Iowa	**$261,597.99**
Tri-City Electric Co. of Davenport, Iowa	$406,370.25

Approved By [redacted] 6/14/23
Purchasing Date

Approved By [redacted] 6-14-23
Dept. Director Date

Approved By [redacted] 6-14-23
Budget/CIP Date

Approved By [redacted] 6/14/2023
Assist. City Administrator/CFO Date

City of Davenport

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

Action / Date
6/28/2023

Subject:
Resolution accepting work completed under the FY 2023 Sealcoat Road Rehabilitation Program by CDMI Concrete Contractors Inc of Port Byron, Illinois in the amount of $761,039.08, CIP #35062. [Wards 1 & 2]

Recommendation:
Adopt the Resolution.

Background:
This project involved asphalt overlay on six neighborhood street segments:

- West 43rd Street between Pine Street and Lincoln Avenue
- Arkansas Avenue from Ricker Hill Road north to dead end
- Ricker Hill Road sealcoat area between US 61 to Rockingham Road
- Blue Grass Court from US 61 south to dead end
- Telegraph Road from Wisconsin Avenue west past Utah Avenue
- West 48th Street and El Rancho Drive between Division Street and Cheyenne Avenue

The total project cost was $761,039.08, which was funded by Capital Improvements Program funds for local roads (CIP #35062) using a combination of Road Use Tax, Local Option Sales Tax, and General Obligation Bond proceeds.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	6/14/2023 - 12:35 PM
Public Works Committee	Moses, Trish	Approved	6/14/2023 - 12:35 PM
City Clerk	Admin, Default	Approved	6/16/2023 - 11:02 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 FY 2023 Sealcoat Road Rehabilitation Program by CDMI Concrete Contractors Inc of Port Byron, Illinois in the amount of $761,039.08, CIP #35062.

WHEREAS, the City entered into a contract with CDMI Concrete of Port Byron, Illinois for the FY 2023 Sealcoat Road Rehabilitation Program; and

WHEREAS, the scope of work included overlayment of sealcoat material using asphalt and aggregate shoulders/safety edges on six neighborhood street segments; and

WHEREAS, work performed under 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, Iowa that work completed under the FY 2023 Sealcoat Road Rehabilitation Program by CDMI Concrete Contractors Inc of Port Byron, Illinois in the amount of $761,039.08 is hereby accepted.

Passed and approved this 28th day of June, 2023.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin **Action / Date**
Contact Info: Clay Merritt | 563-326-7734 **6/28/2023**

Subject:
Resolution authorizing the submission of an application to the United States Department of Transportation's Safe Streets and Roads for All Grant Program for assistance to improve safe, multi-modal transportation throughout the City. [Wards 6, 7, & 8]

Recommendation:
Adopt the Resolution.

Background:
The City of Davenport is submitting a 2023 Safe Streets and Roads for All grant application to the U.S. Department of Transportation. The total project cost is estimated at $7,935,000. The City is requesting $6,348,000 from the U.S. DOT (80% of eligible cost that includes preliminary/construction engineering services, construction, and contingency) and the City will provide 20% of the eligible cost. The total City share is estimated at $1,587,000.

The project will improve transportation safety and aims to prevent death or serious injury on roads and streets for all users—pedestrians, bicyclists, public transportation, micro-mobility users, and motorists. Goose Creek Trail Corridor multimodal improvements will implement evidence-based strategies at high-crash corridors and intersections and create physical separation between vehicles and vulnerable roadway users along two highway major arterial roads.

Project improvements include:

- Below-grade trail crossing at US 61/North Brady Street at Goose Creek (approximately at 59th Street) and a trail extension to Goose Creek Park.
- Reconstruction of two sister bridges on Eastern Avenue near US 6/Kimberly Road to meet current geometry standards and to provide safe clearance for the Goose Creek Trail to pass below the roadway.
- Below-grade trail crossings below Eastern Avenue as part of the Goose Creek Trail.
- Intersection safety improvements at Kimberly Road and Eastern Avenue.
- Intersection safety improvements at North Brady and 59th Streets.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Project Map

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	6/14/2023 - 11:37 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION authorizing the submission of an application to the United States Department of Transportation's Safe Streets and Roads for All Grant Program for assistance to improve safe, multi-modal transportation throughout the City.

WHEREAS, the City of Davenport (the "City") is a political subdivision organized and existing under the law and the Constitution of the State of Iowa (the "State"); and

WHEREAS, the City is committed to improving transportation access for all users; and

WHEREAS, the components of the project are dedicated to public use which the City will adequately maintain; and

WHEREAS, the City will commit $1,587,000 (20% of eligible cost) for the project through local funds; and

WHEREAS, the City endorses the application and has estimated the total project cost to be $7,935,000, and the grant request to be $6,348,000.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa that staff is hereby authorized to submit an application to the United States Department of Transportation's Safe Streets and Roads for All Grant Program for assistance to improve safe, multi-modal transportation throughout the City.

Passed and approved this 28th day of June, 2023.

Approved:

Mike Matson
Mayor

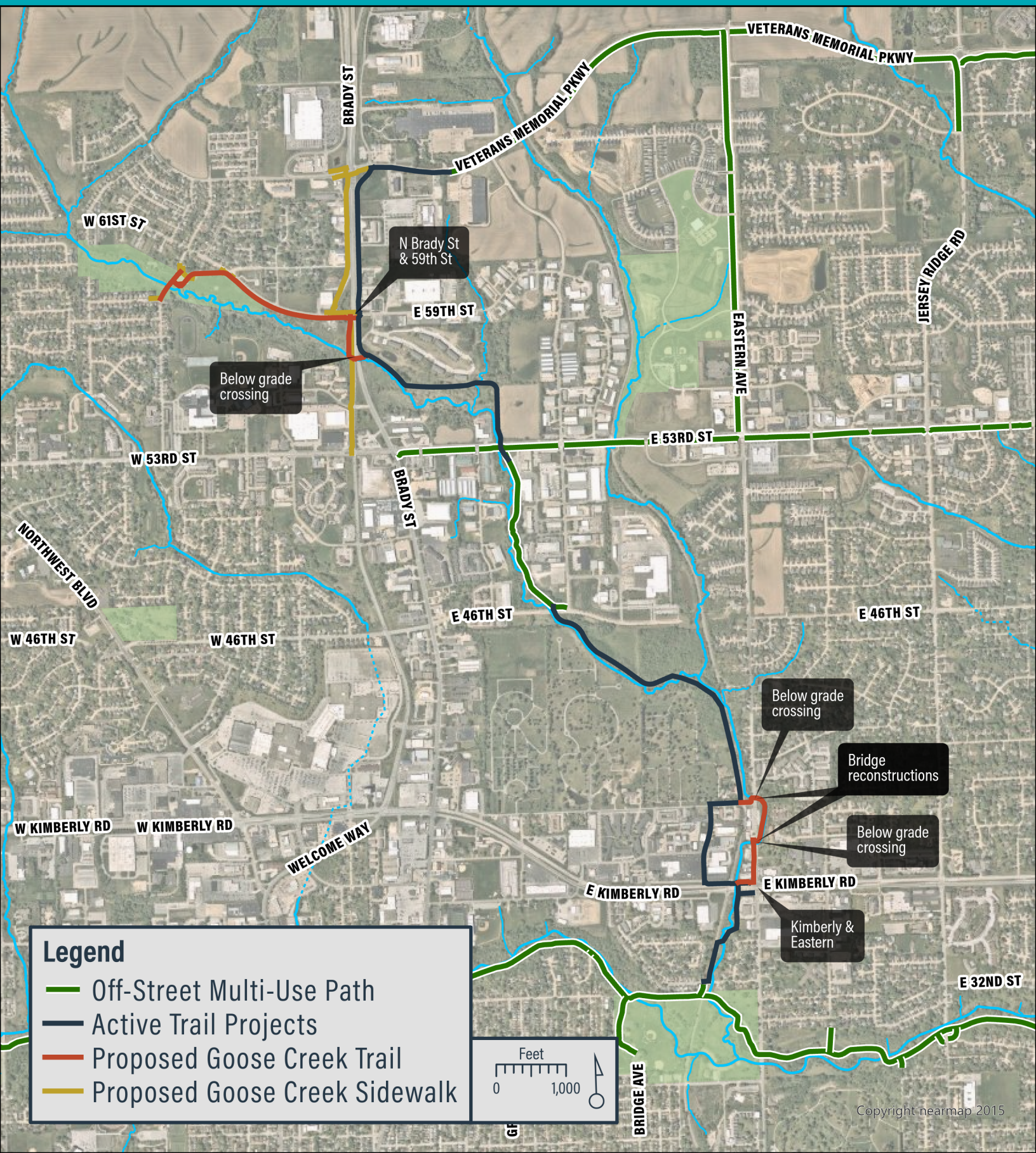
Attest:

Brian Krup
Deputy City Clerk

THE CITY OF DAVENPORT
IOWA | USA

Project Map

Overview



City of Davenport

Department: Finance **Action / Date**
Contact Info: Kelley Shook | 563-888-3379 **6/28/2023**

Subject:
Resolution approving the renewal of general and auto liability, property, and workers' compensation insurance as well as related professional services for FY 2024 with multiple insurance companies in the amount of $1,864,565. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
The City has established a Risk Management Fund to account for liability, property, and workers' compensation insurance premiums, claims, and administrative costs for the Risk Management program. The strategy of the Risk Management program is to procure insurance policies to protect against a catastrophic losses and to self-insure for claims up to a specific stop loss amount for each type of coverage.

It has been the practice of the City of Davenport to contract with Arthur J. Gallagher & Company to serve as the agent/broker for these insurance policies. The agent/broker is paid through a series of policy commissions. The role of the agent/broker is to make recommendations for policy enhancements and to negotiate with the various insurance markets on the City's behalf. The goal is to find the most cost-effective coverage to minimize overall risk exposure with stable insurance firms capable of handling the specialized needs of a municipal government. Additionally, this year the City of Davenport is using Assured Partners as the broker for the workers' compensation excess coverage only.

The overall premiums for all insurance coverages increased this year from $1,719,012 to $1,864,565, an increase of 8.47%. The City's property premium with Chubb Insurance is up 18.66%. This includes a 10% increase in valuations due to continued inflation and increased costs and a 9% increase in rate, which is considerably less than the 15-30% rate increases seen across the country for property coverage. The liability premium with Munich/PESLIC is up 12.88% over the expiring policy. This increase reflects the state of the market nationwide for public entities, particularly when it comes to law enforcement liability and excess liability. Nationwide, the rate increases for this line of coverage have been average 15-20%. The workers' compensation premium shows a smaller 5.23% increase, which is due in part to lower workers' compensation rates across the state of Iowa. Finally, there is a sizeable decrease in the premium for flood coverage with Selective Insurance for various City-owned buildings -- more than $62,000 in annual savings. The decrease is due to FEMA's use of an updated rating system that allowed for more favorable premiums for the City. When with this decrease in premium, the flood insurance coverage limits and deductibles remain the same.

Attached are documents labeled "FY24 Schedule of Insurance in Force," which is a comprehensive list of policies and premiums, and a document labeled "FY24 Year Over Year Comparison," which displays the year-over-year premium comparisons for Fiscal Years 2023 and 2024, respectively.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	FY 2024 Schedule of Insurance in Force
🗋	Backup Material	FY 2204 Year Over Year Comparison

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	6/14/2023 - 4:09 PM
Finance Committee	Merritt, Mallory	Approved	6/14/2023 - 4:09 PM
City Clerk	Admin, Default	Approved	6/15/2023 - 2:19 PM

Resolution No. _____

Resolution offered by Alderman Condon.

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

RESOLUTION approving the renewal of general and auto liability, property, and workers' compensation insurance, and related professional risk management services for FY 2024 with multiple insurance companies in the amount of $1,864,565.

WHEREAS, the City of Davenport must renew various insurance coverages effective July 1, 2023 for FY 2024.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the renewal of general and auto liability, property, and workers' compensation insurance, and related professional Risk Management services for FY 2024 is hereby approved in accordance with the Schedule of Insurance in Force.

Passed and approved this 28th day of June, 2023.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT

SCHEDULE OF INSURANCE IN FORCE
JULY 1, 2023 thru JUNE 30, 2024 *
** Unless otherwise noted*

COVERAGE	COMPANY	PREMIUM FY2023	POLICY NUMBER	EXPIRATION DATE	AMOUNT OF COVERAGE	COINSURANCE OR DEDUCTIBLE
PROPERTY						
City Buildings	Federal Insurance Co. of CHUBB	$589,429	36055465	7/1/2024	$300,000,000	$100,000/$125k W/H/$150k W/H
Contents & Fixed Equipment	Federal Insurance Co. of CHUBB	Included Above	"	"	Included Above	$100,000
Stored Vehicles	Federal Insurance Co. of CHUBB	Included Above	"	"	Included Above	$100,000
Boiler & Machinery	Cincinnati Insurance Company	$28,248	BEP2664904	7/1/2027	$25,000,000	$25,000
Transit Center (50% billed to EICC)	Selctive Insurance	$14,007	TBD	7/1/2024	$7,000,000	$5,000/1% W/H
Employee Dishonesty/Crime	Travelers Casualty & Surety Co.	$3,988	106682997	1/31/2024	$1,000,000	$10,000
Hull Physical Damage	Travelers Casualty & Surety Co.	$4,755	13S3915118	7/1/2024	$178,182	$10,000
Fire Truck Physical Damage Coverage	PESLIC	Included Below	64-A3-EX-0000060-00	7/1/2024	Actual Cash Value	$75,000
Fire Boat House	Travelers Casualty & Surety Co.	$7,872	ZPD31M6648A18	7/1/2024	$250,000	$25,000
Excess Flood Insurance	Trisura Specialty	$86,476	RST-0000020-01	2/12/2024	$3,000,000	$500,000
Active Shooter-Malicious Attack	Underwriters at Lloyds, London	$52,690	UTS2563929.21	2/10/2024	$3,000,000	No Deductible
Fine Arts	XL Catlin	$15,000	UM00069766SP18A	10/3/2023	20,000,000	$2,500/5,000
Mississippi Lofts (40% Billed to PHM)	American Family Insurance	$38,549	14X6-1141-03-62-BLBK-IA	11/1/2023	$1,000,000	$10,000
Mississippi Lofts Equipment Breakdown	The Hartford Steam Boiler	$1,971	FBP2352869	11/10/2023	$19,320,000	$1,000
Scatter Sites & Heritage House	AHRMA	$2,275	AHR1989060101	1/1/2024	$17,801,864	$1,000
Flood (various locations)	NFIP/Selective	$49,871	Various	Various	Various	Various
LIABILITY						
GL/LAW/EBL/TERRORISM	PESLIC $10M limit	$580,971	64-A3-EX-0000060-00	7/1/2024	$10,000,000	$500,000
Public Officials (City)	PESLIC	Included Above	"	"	Included Above	$500,000
Claims Handling E&O	PESLIC	Included Above	"	"	Included Above	$500,000
Airport	Commerce & Industry Ins Co	$7,732	AP003790418	7/1/2024	$5,000,000	No Deductible
Public Official Bond (M. Merritt)	Travelers Casualty & Surety Co.	$5,436	107282958	6/22/2024	$5,000,000	No Deductible
Public Offical Bond (B. Gerlach)	Travelers Casualty & Surety Co.	$6,040	107417772	4/1/2024	$5,000,000	No Deductible
Public Offical Bond (J. Odean)	Travelers Casualty & Surety Co.	$6,040	106684017	1/31/2024	$5,000,000	No Deductible
Drone Liaiblity	Cincinnati Speciality Underwriters	$732	171840	7/1/2024	$1,000,000	$1,000
Cyber Liability	Beazley Breach Response	$156,853	W25630180101	11/29/2023	$3,000,000	$250,000
Liquor Liability	Illinois Casualty Company	$1,434	LL106634	7/1/2024	$1,000,000	No Deductible
Housing Authority (inc. Public Officials)	AHRMA	$9,725	AHR1989060101	1/1/2024	$2,000,000	$1,000/$5,000 (Admin/Judicial)
Mississippi Lofts (40% Billed to PHM)	American Family Insurance	$2,357	14X6-1141-02-64-CLXS-IA	11/1/2023	$3,000,000	$10,000
WORKERS' COMPENSATION						
Excess Workers' Compensation	Midwest Employers Casualty Co.	$184,773	EWC008321	7/1/2024	Statutory	$2,000,000

City has Terrorism Coverage under Liability and WC.

CITY OF DAVENPORT
YEAR OVER YEAR INSURANCE COMPARISON
2023 vs. 2024

COVERAGE	COMPANY	2023 PREMIUM	2024 PREMIUM		$ Change	% Change
PROPERTY						
City Buildings	Chubb	$496,738	$589,429		$92,691	18.66%
Contents & Fixed Equipment	Chubb - Included Above	$0	Included			
Stored Vehicles	Chubb - Included Above	$0	Included			
Boiler & Machinery	Cincinnati	$23,880	$28,248		$4,368	18.29%
Transit Center	Selective Insurance	$11,129	$14,007		$2,878	25.86%
Employee Dishonesty/Bond (renewed 1/31/23)	Travelers	$3,956	$3,988		$32	0.81%
Hull Physical Damage	Travelers	$4,246	$4,755		$509	11.99%
Fire Truck Physical Damage Coverage	PESLIC	$0	Included			
Fireboat House	Travelers	$7,028	$7,872		$844	12.01%
Excess Flood Insurance (renewed 2/12/23)	Trisura Speciality	$70,720	$86,476		$15,756	22.28%
Active Shooter (renewed 2/10/23)	Underwriters at Lloyds, London	$47,485	$52,690		$5,205	10.96%
Fine Arts (renews 10/3/23)	XL Catlin	$15,000	$15,000		$0	0.00%
Mississippi Lofts Equipment Breakdown (renews 11/1/23)	The Hartford Steam Boiler	$1,971	$1,971		$0	0.00%
LIABILITY						
GL/LAW/AUTO/TERRORISM	PESLIC $10M limit	$514,695	$580,971		$66,276	12.88%
Public Officials (City)	PESLIC	$0	Included			
Claims Handling E&O	PESLIC	$0	Included			
Airport	Commerce & Industry Ins Co	$7,082	$7,732		$650	9.18%
Drone	Cincinnati Speciality Underwriters	$646	$732		$86	13.31%
Cyber (renews 11/29/23)	Beazley Breach Response	$156,853	$165,000	*estimated*	$8,147	5.19%
Liquor Liability	Illinois Casualty Company	$1,427	$1,434		$7	0.49%
WORKERS' COMPENSATION						
Excess Workers' Compensation	Midwest Employers	$175,591	$184,773		$9,182	5.23%
Total Property, Liability, & WC Coverages		**$1,538,447**	**$1,745,078**		**$206,631**	**13.43%**

OTHER COVERAGES

		POLICY RENEWAL DATE	2023 PREMIUM	2,024 PREMIUM		$ Change	% Change
PROPERTY							
Mississippi Lofts (40% billed to PHM)	American Family Insurance	11/1/23	$2,357	$2,400	*estimated*	$43	1.82%
Scattered Sites & Heritage House	AHRMA	1/1/23	$2,275	$2,300	*estimated*	$25	1.10%
Flood (various locations)	NFIP/Selective	Various	$112,500	$49,871		-$62,629	-55.67%
LIABILITY							
Mississippi Lofts (40% billed to PHM)	American Family Insurance	11/1/23	$38,549	$40,000	*estimated*	$1,451	3.76%
Public Officials Liability for Scattered Sites	AHRMA	1/1/23	$9,725	$9,800	*estimated*	$75	0.77%
Public Officials Bonds	Travelers	Various	$17,516	$17,516		$0	0.00%
Total Other Coverages			**$180,565**	**$119,487**		-$61,078	-33.83%
Grand Total All Coverages	*Total Budget Amount*		**$1,719,012**	**$1,864,565**		**$145,553**	**8.47%**
	Surplus/(Overage)						

City of Davenport

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

Action / Date
6/28/2023

Subject:
Resolution ratifying the emergency purchase for the two-phased demolition project of 324 North Main Street to D.W. Zinser Company Inc of Walford, Iowa in the amount of $1,247,732.81. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
This was an emergency purchase to begin planning and executing a two-phased demolition on 324 North Main Street after a partial building collapse. Phase one consisted of contracting D.W. Zinser Company Inc to assist in recovery operations after the initial collapse. Phase two involves demolishing, dismantling, and removing the remaining threat structure after completion of phase one.

Funding for this emergency project comes from account 79525675 530350 60024 | Demolition Program.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	6/14/2023 - 4:10 PM
Finance Committee	Merritt, Mallory	Approved	6/14/2023 - 4:10 PM
City Clerk	Admin, Default	Approved	6/16/2023 - 9:32 AM

Resolution No. _____

Resolution offered by Alderman Condon.

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

RESOLUTION ratifying the emergency purchase for the two-phased demolition project of 324 North Main Street to D.W. Zinser Company Inc of Walford, Iowa in the amount of $1,247,732.81.

WHEREAS, the City had immediate need for recovery operations assistance and demolition operations; and

WHEREAS, D.W. Zinser Company Inc of Walford, Iowa was able to provide the needed services.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the emergency purchase for the two-phased demolition project of 324 North Main Street to D.W. Zinser Company Inc of Walford, Iowa in the amount of $1,247,732.81 is hereby ratified.

Passed and approved this 28th day of June, 2023.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
6/28/2023

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

Tim Shea; Belle Court 4th of July Block Party; 6123 Belle Court; 11:00 a.m. - 11:00 p.m. Tuesday, July 4, 2023; Outdoor music/band, over 50 dBA. [Ward 8]

Dam View Inn; Bix Party; 410 East Second Street; 8:00 a.m. Saturday, July 29, 2023 - 12:00 a.m. Sunday, July 30, 2023; Outdoor music/band, over 50 dBA. [Ward 3]

Quad City Arts; Riverssance Festival of Fine Art; Lindsay Park | 2200 East 11th Street; 10:00 a.m. - 5:00 p.m. Saturday, September 16, 2023 and 10:00 a.m. - 4:00 p.m. Sunday, September 17, 2023; Outdoor music/band, over 50 dBA. [Ward 5]

Recommendation:
Pass the Motion.

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

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Belle Court Block Party Noise Variance Petition

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Admin, Default	Approved	6/16/2023 - 10:14 AM

9

CITY OF DAVENPORT

STREET CLOSING AND NOISE VARIANCE PETITION FOR SPECIAL EVENTS

On the 4TH day of July, 2023 during the hours of 11-10 there is proposed a street closing with outdoor music/band/performance, requested by Tim Shea, which will require the closing of Belle Ct between 61st Street and Parkview Lane.

***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
Tim Shea 6123 Belle Ct	X		
[illegible]	X		
Kelly Warner	X		
Robert Boyles 6155 Belle Ct	X		
Jeff Bartz 6128 Belle Ct.	X		
Leah Crouse 6139 Belle	X		
Dina Marrocco 6136 Belle Ct	X		
Dave Shoslain 6122 Belle Ct	X		
Steve Weitz 6144 Belle CT	X		
Eddie Conyn 6131 Belle Ct	X		

* 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.

Tim Shea 6/5/2023
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 **6/28/2023**

Subject:
Motion approving beer and liquor license applications.

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

Ward 3

The Garrison (Endeavor Management Group, LLC) - 131 West 2nd Street - New License with Outdoor Area - License Type: Class C Liquor (On-Premises)

The River's Edge (City of Davenport) - 700 West River Drive - License Upgrade - License Type: Class C Liquor (On-Premises)

Ward 8

Red Hawk Golf Course (City of Davenport) - 6364 Northwest Boulevard - License Upgrade with Outdoor Area - License Type: Class C Liquor (On-Premises)

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

Ward 1

Emeis Golf Course (City of Davenport) - 4500 West Central Park Avenue - License Type: Class C Liquor (On-Premises)

Smokin' Joe's Tobacco and Liquor Outlet #1 (The Outlet, Inc) - 3120 Rockingham Road - License Type: Class E Liquor (Carry-Out)

Ward 4

Smokin' Joe's Tobacco and Liquor Outlet #2 (The Outlet, Inc) - 1606 West Locust Street - License Type: Class E Liquor (Carry-Out)

Ward 6

Duck Creek Golf Course (City of Davenport) - 3000 East Locust Street - License Type: Class C Liquor

Ward 7

Kwik Star #294 (Kwik Trip, Inc) - 1650 West Kimberly Road - License Type: Class B Retail Alcohol (Carry-Out)

Smokin' Joe's Tobacco and Liquor Outlet #8 (The Outlet, Inc) - 902 West Kimberly Road #55-56

- License Type: Class E Liquor (Carry-Out)

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	6/16/2023 - 2:44 PM

City of Davenport

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

Action / Date
6/28/2023

Subject:
Motion approving a contract for engineering services for the Modern Woodmen Park Fire Suppression System Replacement project with IMEG Corp of Rock Island, Illinois in the amount of $54,900, CIP #23049. [Ward 3]

Recommendation:
Pass the Motion.

Background:
The fire suppression system at Modern Woodmen Park is past its useful life and needs to be replaced. Engineering services are required in order to properly redesign the system and put together the necessary drawings and specifications prior to going out to bid for construction and implementation.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	6/14/2023 - 11:47 AM
Public Works Committee	Moses, Trish	Approved	6/14/2023 - 11:59 AM
City Clerk	Admin, Default	Approved	6/14/2023 - 7:15 PM

City of Davenport

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

Action / Date
6/28/2023

Subject:
Motion approving the purchase of a Crafco SS125 Crack Sealer from Logan Contractors Supply of Davenport, Iowa in the amount of $63,049.60 using Sourcewell contract #080521-CFC. [All Wards]

Recommendation:
Pass the Motion.

Background:
This purchase will replace a 2002 crack sealer that is no longer cost effective to repair. The Crafco SS125 Crack Sealer will be purchased from Logan Contractors Supply of Davenport, Iowa in the amount of $63,049.60 using Sourcewell contract #080521-CFC.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	City of Davenport Crafco Crack Sealer Quote

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	6/14/2023 - 10:42 AM

SOURCEWELL PRICING WORKSHEET Contract #080521-CFC

DATE: 5/24/2023

PURCHASING AGENCY	CONTRACTOR	AUTHORIZED DISTRIBUTOR
BUYING AGENCY: CITY OF DAVENPORT	Crafco, Inc.	COMPANY LOGAN CONTRACTORS SUPPLY
CONTACT PERSON: Jim Erwin	Angie Hoaglin	Contact Name AMANDA ONG
PHONE: 563-326-7922	602-276-0406	PHONE: 563-570-7576
FAX:	480-961-0513	FAX:
EMAIL: Jim.Erwin@davenportiowa.com	angie.hoaglin@crafco.com	EMAIL: amanda@logancontractors.com

DELIVERED TO: 1200 East 46th Street Davenport, IA 52801

EQUIPMENT PART #/DESCRIPTION:			Discounted Contract Price
Part Number	Description		Price
43600 Supershot Diesel	Supershot		$58,500.00

EQUIPMENT OPTIONS: (Listed in Contract)

Price for options requiring mutiple units please list the total price not the each price.

QTY/Part #/Description	Price	QTY/Part #/Description	Price
24190K Overnight Heater 110V w/ US plug	$ 288.00	20018 2 5/16" Ball Hitch	$248.00
26060 20# Fire Ext. w/ cover	$ 260.00	24183 Seven Pin Round Connector	$64.00
26061 Mounting Bracket for 20# Fire Ext	$ 76.80		$ -
26098 Tool Box Mounted	$ 76.80		$ -
24095K Strobe Light Kit, Class 2	$ 312.00		$ -
45535 Engine Cover Assy	$1,224.00		$ -
			$ -
	$ -		$ -
			Subtotal: $ 2,549.60

UNPUBLISHED OPTIONS: (Items not shown it the Contract Price List)

Price for options requiring mutiple units please list the total price not the each price.

QTY/Part #/Description	Price	QTY/Part #/Description	Price
			$ -
	$ -		$ -
	$ -		$ -
	$ -		$ -
	$ -		$ -
	$ -		$ -
			Subtotal: $ -
	QUANTITY	1	Equipment Total: $ 61,049.60

MATERIALS: (Listed in Contract Price list)

Part #/Description	Units	Price/unit	TOTAL
		$ -	$ -
		$ -	$ -
		$ -	$ -
			Material Total: $ -

TRADE-INS/DISC./FREIGHT/TAX

Description	Price	Description	Price
FREIGHT	$ 2,000.0000		
	$ -		$ -
	$ -		$ -
			Subtotal $ 2,000.0000
			TOTAL: $ 63,049.6000

Crafco Approval By: 6/6/2023

Angie Hoaglin

Not Valid Without Approval

City of Davenport

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

Action / Date
6/28/2023

Subject:
Motion approving Change Order #1 to N.J. Miller, Inc of Bettendorf, Iowa in the amount of $81,145 for the East Central Park Avenue (Brady Street to Pershing Avenue) Reconstruction project , CIP #35061. [Ward 5]

Recommendation:
Pass the Motion.

Background:
During construction, the existing storm sewer at East Central Park Avenue and Pershing Avenue was found to be defective. City staff decided to remove and replace the existing storm sewer in conjunction with the road reconstruction project. This additional work will provide better storm water drainage in the intersection and upgrade old infrastructure.

The cost of equipment, materials, and labor to complete this additional work is estimated at $81,145. Funds for this change order are budgeted in CIP #35061.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	6/14/2023 - 11:41 AM
Public Works Committee	Moses, Trish	Approved	6/14/2023 - 11:41 AM
City Clerk	Admin, Default	Approved	6/16/2023 - 11:11 AM

City of Davenport

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

Action / Date
6/28/2023

Subject:
Motion considering a waiver (temporary deferral) of sidewalk installation for the River Bend Foodbank project located at 4010 Kimmel Drive. [Ward 1]

Recommendation:
Consider the Motion.

Background:
Section 12.12.030 of the Davenport Municipal Code requires that public sidewalks be constructed along the right-of-way of each public street prior to building occupancy unless a waiver is granted by City Council.

The owner of the subject properties has requested a waiver for the north side of Kimmel Drive, south end of Lot 1 of Davenport Industrial Park Second Addition and on the south side of Kimmel Drive, north end of Lots 1, 2, & 5 of River Bend 1st Addition, and that the waiver remain in effect as long certain conditions remain in effect. No other public sidewalk exists in this corridor and is zoned Industrial I-2 with no residential connections. A copy of the request letter from Origin Design on behalf of River Bend Food Reservoir is included.

If the waiver request is denied, the property owner will be required to construct the sidewalk at the present time, prior to the occupancy permit.

If the waiver is granted, the property owner will be allowed to postpone sidewalk construction until such time as construction is ordered by Council. The property owner would remain financially obligated for the cost of installation when it takes place.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Request Letter

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	6/14/2023 - 12:47 PM
Public Works Committee	Moses, Trish	Approved	6/14/2023 - 12:47 PM
City Clerk	Admin, Default	Approved	6/16/2023 - 11:09 AM

May 30, 2023

City of Davenport
1200 E 46th Street
Davenport, IA 52807

RE: **River Bend Foodbank**
Project No.: 21065

Dear City Council Members:

As you are aware River Bend Foodbank will soon begin construction for an office addition and parking lot redesign, as well as a parking lot addition south of Kimmel Drive.

Origin Design is formerly requesting a waiver for the River Bend Foodbank project of Chapter 12.12.030 within the City of Davenport Municipal Code, which requires a permanent sidewalk to be constructed along the street side of each building erected. We are requesting this waiver for both the office additon on the north side of Kimmel Drive and the south side of Kimmel Drive where the additional parking lot will be located.

The River Bend Foodbank project shoud be exempt from this requirement as it is located within an industrial park that has no residential use. Additionaly, there is not currently sidewalk on either side of dead end stretch of Kimmel Drive the River Bend Foodbank site is located on to connect to.

Thank you for your attention to this matter.

Sincerely,
Origin Design Co.

Cody Austin, PE, LEED AP
Land Development Team Leader

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