

COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, June 21, 2017; 5:30 PM

City Hall, 226 West 4th Street, Council Chambers

- I. Moment of Silence
- II. Pledge of Allegiance
- III. Roll Call
- IV. Meeting Protocol and Decorum
- V. City Administrator Update
- VI. Public Hearings
- VII. Presentations
 - A. Proclamation: Summer Solstice - June 21, 2017
- VIII. Petitions and Communications from Council Members and the Mayor
- IX. Action items for Discussion

COMMUNITY DEVELOPMENT

Kyle Gripp, Vice Chairman

I. COMMUNITY DEVELOPMENT

- 1. Third Consideration: Ordinance for Case No. REZ17-03 - Proposed rezoning of 64.6 acres, more or less, of property located west of Division Street and south of Interstate 80 from A-1 Agricultural District to M-1 Light Industrial District. [Ward 8]
- 2. Second Consideration: Ordinance for Case No. ROW17-02 - Request of Genesis Health System for the right-of-way vacation (abandonment) of 0.38 acre (16,336 square feet), more or less, of public right-of-way known as East Lombard Street between College Avenue and the west line extended of the north-south alley east of formerly vacated Esplanade Avenue. [Ward 5]
- 3. Second Consideration: Ordinance for Case No. ROW17-03 being the request of Genesis Health System for the right-of-way vacation (abandonment) of 0.26 acre (11,400 square feet), more or less, of public right-of-way known as Denison Avenue between the west line of Adams Street and the railroad. [Ward 5]
- 4. Resolution approving Case No. F17-09 being the final plat of Riverview on 6th, being a replat of a part of Lots 8, 9, and Lot 10 of Block 146 and Lot 7 and a part of Lot 6 of Block 125 of LeClaire's 12th Addition, located west of Grand Avenue on either side of East 6th Street, containing 0.84 acres, more or less, and three (3) residential lots. [3rd Ward]

5. Resolution approving Case No. F17-10 being the final plat of Interstate 80 Airport Industrial Park 10th Addition. The property is located at the northeast corner of Hillandale Road and Research Parkway, containing two industrial lots on 29.43 acres, more or less. [8th Ward]
6. Resolution approving Case No. FDP17-02 being the request of Genesis Health System for a PDD Final Development Plan approval for a medical office building located on 2.92 acres, more or less, of property located at 3200 West Kimberly Road. [2nd Ward]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Mike Matson, Chairman; Maria Dickmann, Vice Chairman

III. PUBLIC SAFETY

1. Third Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by deleting 54th Street along the north side from a point 85 feet east of Tremont Avenue, east 145 feet. [Ward 8]
2. Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).

Mac's Tavern, 316 W 3rd Street, Mac's Bix Street Festival, July 27-29, 2017; Closure Location: 3rd Street between Ripley and Harrison Streets [Ward 3]

The Office, 116 W 3rd Street, Bix Weekend, July 29, 2017; 12:00 PM to 1:00 AM; Closure Location: 3rd Street between Main and Harrison [Ward 3]

Chuck's Tap, 1731 W 6th Street, Quad City Breast Cancer Awareness Ride, July 9, 2017; 10:00 AM to 8:00 PM; Closure Location: W 6th Street between Division and Madison Streets [Ward 3]

Village of East Davenport Association, Farm Days in the Village, August 25, 2017 to August 25, 2017; 3:30 PM Friday to 5:30 PM Saturday; Closure Location: 11th Street between Mound and Jersey Ridge Road and Christy from 11th Street north to alley [Ward 5]

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

Mac's Tavern, 316 W 3rd Street, Mac's Bix Street Festival, July 28-29, 2017; 9:00 AM - 1:30 AM, Over 50 dBa [Ward 3]

The Office, 116 W 3rd Street, Bix Outdoor Event, July 29, 2017; 12:00 PM- 1:00 AM (July 30th), Over 50 dBa [Ward 3]

4. Motion approving beer and liquor license applications:

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

Ward 5

Rookie's Sports Bar (Rookies, Inc.) - 2818 Brady St. - Extended outdoor area July 9, 2017 "Personal Fundraiser" - License Type: C Liquor

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

Ward 1

Casey's General Store #2077 (Casey's Marketing Company) - 3700 W Locust St. - License Type: C Beer / B Native Wine

Davenport Lodge #28 (Davenport Lodge No. 28, Loyal Order of Moose) - 2333 Rockingham Rd. - Outdoor Area - License Type: A Liquor

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

St. Alphonsus Church Holy Name Society (St. Alphonsus Church of Davenport, Inc.) - 2618 Boies Ave. - License Type: B Beer / B Native Wine

Ward 2

Jeno's Little Hungary (Jeno's Little Hungary, Inc.) - 4908 N Pine St. - Outdoor Area - License Type: C Liquor

Pilot Travel Center #636 (Pilot Travel Centers LLC) - 8200 Northwest Blvd. - License Type: C Beer

Walgreens #03595 (Walgreen Co.) - 1720 W Kimberly Rd. - License Type: E Liquor / C Beer / B Wine

Ward 3

Driftwood (CRC Investments, LLC) - 1201 E River Dr. - Outdoor Area - License Type: C Liquor

Mantra (Sharnam Inc.) - 220 N Harrison St. - License Type: C Liquor

Save-A-Lot (Conklin's Supermarkets, Inc.) - 1309 W 4th St. - License Type: C Beer

Ward 4

The Gardens (Washington Gardens, LLC) - 1301 W 13th St. - Outdoor Area - License Type: C Liquor

McButts (Hilltop Tavern, Inc.) - 1516 Harrison St. - Outdoor Area - License Type: C

Liquor

Spartans Pub (Spartans Pub LLC) - 2025 Hickory Grove Rd. - License Type: C Liquor

Walgreens #05239 (Walgreen Co.) - 1660 W Locust St. - License Type: E Liquor / C Beer / B Wine

Ward 5

Express Lane Gas & Food Mart #77 (Express Lane Inc.) - 1208 E Locust St. - License Type: C Beer

Q. C. Mart (Bethany Enterprises, Inc.) - 412 E Locust St. - License Type: C Beer

Walgreens #11709 (Walgreen Co.) - 1805 Brady St. - License Type: E Liquor / C Beer / B Wine

Ward 6

Kimberly Mart (Pak Foods, Inc.) - 1714 E Kimberly Rd. - License Type: E Liquor / C Beer / B Wine

Red Lantern Fine Chinese Cuisine (Red Lantern Fine Chinese Cuisine Inc.) - 4009 E 53rd St., Ste. 107 - Outdoor Area - License Type: C Liquor

Rhythm City Casino (Rhythm City Casino, LLC) - 7077 Elmore Ave. - License Type: B Liquor

Walgreens #06186 (Walgreen Co.) - 4011 E 53rd St. - License Type: E Liquor / C Beer / B Wine

Ward 7

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

Tuxedos (Davenport Investments, Inc.) - 5220 Grand Ave. - License Type: C Beer

Walgreens #04041 (Walgreen Co.) - 1525 E Kimberly Rd. - License Type: E Liquor / C Beer / B Wine

Ward 8

Hawkeye Convenience Stores (Petroleum Services Company, LLC) - 6807 Northwest Blvd. - License Type: C Beer / B Native Wine

Holiday Inn Express Hotel and Suites (Davenport Lodging Associates, LLC) - 401 Veteran's Memorial Pkwy. - License Type: B Liquor / B Wine

Iowa Machine Shed (Machine Shed, LLC) - 7250 Northwest Blvd. - License Type: C
Liquor / B Native Wine

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Ray Ambrose, Chairman; Rick Dunn, Vice Chairman

V. PUBLIC WORKS

1. Resolution approving a contract amendment to the Lorton, 29th and Fairhaven Area Stormwater Improvement project with Legacy Corporation of IL in the amount of \$210,000, CIP #10131. [Ward 6]
2. Resolution accepting the sanitary sewer, storm sewer, and pavement associated with the Villas At Pheasant Creek 1st Addition Phase One site improvements. [Ward 6]
3. Resolution of acceptance for the Duck Creek Golf Course Bridge Repair project; completed by Brandt Construction Co. in the amount of \$32,392.83 budgeted in CIP #10519. [Ward 6]
4. Resolution to award a contract to five contractors for the FY2018 Sewer Lateral Repair Program in the amount of \$900,000, CIP #30031. [All Wards]
5. Resolution assessing the cost of weed cutting at various lots and tracts of real estate. [All Wards]
6. Resolution assessing the cost of brush & debris removal at various lots and tracts of real estate. [All Wards]
7. Resolution assessing the cost of repairing water service at various lots and tracts of real estate. [All Wards]
8. Resolution assessing the cost of repairing sewer lateral at various lots and tracts of real estate. [All Wards]
9. Resolution assessing the cost of boarding up building at various lots and tracts of real estate. [All Wards]
10. Motion approving a contract amendment to the FY2017 Sanitary Sewer Lateral Repair Program with Hometown Plumbing and Heating Co. in the amount of \$50,000, CIP #30022 [All Wards]
11. Motion approving a contract amendment to the FY2017 Sanitary Sewer Lateral Repair Program with Petersen Plumbing in the amount of \$50,000, CIP #30022. [All Wards]
12. Motion approving the purchase of a used portable conveyor system from KIMCO USA, Inc. of Marshall, IL in the amount of \$93,342.11. [All Wards]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

Jason Gordon, Chairman; Kerri Tompkins, Vice Chairman

VII. FINANCE

1. Second Consideration: Ordinance amending Title 1 by adding Chapter 1.04.100 entitled "Suspension of issuing licenses and permits" to provide the City the with ability to suspend the issuance of any licenses or permits for delinquent invoices owed to the City. [All Wards]
2. First Consideration: Ordinance amending Chapter 2.62 entitled "Levee Improvement Commission" to update the governance and processes of the Commission. [All Wards]
3. Resolution setting a public hearing related to a lease agreement with Savage Davenport Railroad for the lease of the City's main track and real property 25 feet on each side thereof at the Davenport Transload Terminal. [Ward 8]
4. Resolution approving the renewal of general and auto liability, property, and workers' compensation insurance, and related professional risk management services for Fiscal Year 2018 with multiple insurance companies in the amount of \$913,361. [All Wards]
5. Motion awarding a contract for paratransit, limited fixed route, and JARC transportation services to River Bend Transit of Davenport, IA. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

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

1. KJWW Engineering - Engineering City Hall A/C - Amount: \$15,000
2. United Shield Intl LLC - Police protective shields - Amount: \$15,260
3. Iowa Pump Works - Manhole monitor equipment - Amount: \$15,752
4. Hupp Electric Motors - Electrical equipment & supplies - Amount: \$16,302
5. Tyler Technologies - Munis annual management support - Amount: \$16,881
6. Stanford Telematics - Annual fleet management GPS tracking - Amount: \$24,860
7. Bracke-Hayes-Miller-Mahon - Engineering/City Hall elevator - Amount: \$28,000

XI. Other Ordinances, Resolutions and Motions

XII. Public with Business

PLEASE NOTE: At this time individuals may address the City Council on any matters of City business. This is not an opportunity to discuss issues with the Council members or get information. In accordance with Open Meetings law, the Council 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 five (5) minute time limit.
Please end your comments promptly.

XIII. Reports of City Officials

XIV. Adjourn

City of Davenport

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

Action / Date
6/21/2017

Subject:
Proclamation: Summer Solstice - June 21, 2017

ATTACHMENTS:

Type	Description
▣ Cover Memo	Proclamation

REVIEWERS:

Department	Reviewer	Action	Date
Office of the Mayor	Admin, Default	Approved	6/15/2017 - 12:25 PM

Proclamation

- Whereas** on any given day hundreds of Davenport residents including kids, families, and single adults are living in precarious, temporary living situations and as a result can be defined as “homeless”; and
- Whereas** the City of Davenport respects the inherent dignity and worth of all persons, especially residents living at the lowest income levels; and
- Whereas** the City of Davenport understands providing safe, quality short-term emergency shelters for extremely low-income residents, and increasing longer-term housing options for very low-income residents can reduce homelessness in Davenport; and
- Whereas** the City of Davenport knows mental health treatment and substance use treatment can help prevent homelessness and enable people to move out of homelessness; and
- Whereas** the City of Davenport embraces harm reduction programs including ready availability of naloxone; and
- Whereas** the City of Davenport joins the National Health Care for the Homeless Council and several other cities across the United States in the June 21st Summer Solstice “From Darkness to Light: Honoring Survival and Resilience” observance; and
- Whereas** the City of Davenport is committed to working with its community non-profit and governmental partners to help end homelessness not only for individuals, but also as a society, with affordable housing, health care, and supportive services; and
- Whereas** the City of Davenport honors the women, men and children who have overcome homelessness despite the odds, which give us the hope that together we can find the strength to create the political will to end homelessness for everyone.
- Now therefore** We, Mayor Frank Klipsch and the Davenport City Council do hereby proclaim June 21, 2017 as

Summer Solstice Success Day

in the City of Davenport and join the Quad City Shelter and Transitional Housing Council, business owners, and faith leaders to urge all citizens of the community to recognize “From Darkness to Light: Honoring Survival and Resilience” as we honor our homeless residents of Davenport who on a daily basis demonstrate resilience and strength.

Dated this 21st day of June, 2017

Frank J. Klipsch
Mayor of Davenport

Jackie E. Holecek, MMC
Deputy City Clerk

City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286
Wards: 8

Action / Date
CD5/17/2017

Subject:

Third Consideration: Ordinance for Case No. REZ17-03 - Proposed rezoning of 64.6 acres, more or less, of property located west of Division Street and south of Interstate 80 from A-1 Agricultural District to M-1 Light Industrial District. [Ward 8]

Recommendation:

The Plan and Zoning Commission recommended approval of the proposed rezoning at its May 2, 2017 meeting.

Relationship to Goals:

Grow Tax Base

Background:

This action will rezone the property adjacent to the proposed 76th Street extension from A-1 to M-1. The action is consistent with the Comprehensive Plan and provide opportunities for additional commercial and industrial development adjacent to the new street.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Backup Material	P&Z Letter
▣ Backup Material	Background material
▣ Backup Material	Council Legal Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	5/26/2017 - 2:27 PM

ORDINANCE NO.

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

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

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

That portion of the South half of the Southwest Quarter of Section 34, Township 79 North Range 3 East of the Fifth Principal Meridian, located south of the south Right-of-Way Line of Interstate 80 and West of the West Right of Way Line of Division Street, located in the City of Davenport, Scott County Iowa, containing parcels W3451-01A, W3451-01B and W3449-05. Said tract contains 64.6 acres, more or less.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank J. Klipsch
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____



Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

May 2, 2017

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of May 2, 2017, the City Plan and Zoning Commission considered Case No. REZ17-03: Request of the City of Davenport for the rezoning of 64.6 acres, more or less, of property located west of Division Street and south of Interstate 80 from A-1 Agriculture to M-1 Light Industrial District.

Findings:

1. The rezoning is consistent with the Comprehensive Plan Future Land Use Map designation of "Industry".
2. The rezoning will facilitate new industrial development on this site, expanding the tax base and employment opportunities in the City.

The Plan and Zoning Commission accepts the findings and forwards Case No. REZ17-03 to the City Council for approval.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Inghram', written over a light gray rectangular background.

Robert Inghram, Chairperson
City Plan and Zoning Commission



PLAN AND ZONING COMMISSION

Meeting Date: May 2, 2017
Request: Proposed rezoning of 64.6 acres, more or less, of property located south of Interstate 80 and west of Division Street from A-1 Agriculture District to M-1 Light Industrial District
Case No.: REZ17-03
Applicant: City of Davenport
Contact: Matthew G. Flynn, AICP
Senior Planning Manager
mflynn@ci.davenport.ia.us
563-326-7743

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed finding and forward Case No. REZ17-03 to the City Council for approval.

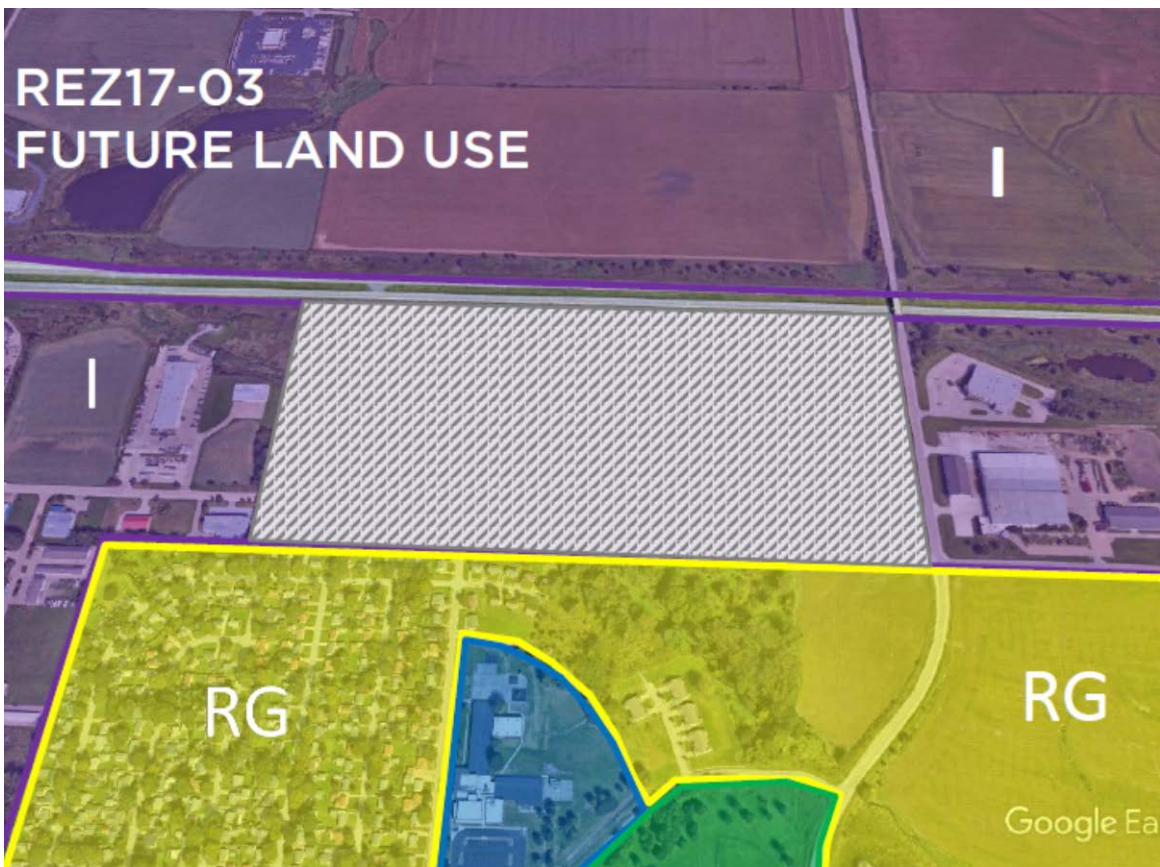
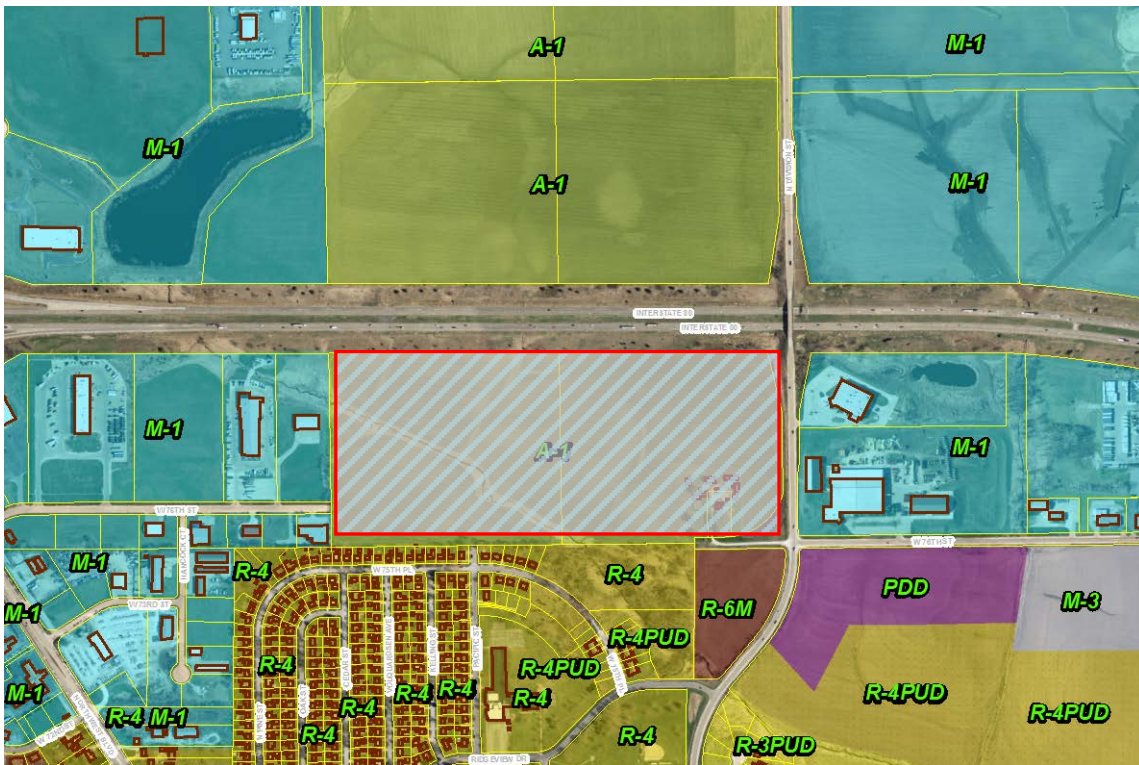
Introduction:

This property is adjacent to the soon to be constructed 76th Street extension that will link the street from Division Street to Northwest Boulevard and the I-80 Interchange.

Background:

The City has been awarded a RISE (Revitalize Iowa's Sound Economy) grant for extension of 76th Street. This will facilitate traffic from the new Sterilite Plant and other nearby industrial areas to Interstate 80. One of the conditions on the grant is to zone the area to Industrial as soon as possible.

While this property is privately owned, the City is expediting the zoning process by acting as applicant. The ownership (Hamann/Stafford Trusts) is aware of the action the City is undertaking and are cooperating with the rezoning.



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

Davenport+2035 designates this property as Industry. *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.

Technical Review:

Urban services to this property exist or are proposed to be extended in the near future. Technical review comments were requested. No particular concerns have been stated at this time. Note that technical review comments typically generated at the time of specific development review or part of the subdivision process.

Public Input:

Thirty-nine property owners within 200 feet of the subject property were notified. A sign was placed on the property. A public meeting was held on April 13 at 5:30 pm. No-one attended. No protests have been received (0.0%)

Comments concerning the condition of Division Street at the Plan and Zoning Commission were noted by Public Works Staff in attendance.

Discussion:

This property has long been identified as industrial land. The street extension will not only facilitate that development, but also better direct existing and soon to be generated (Sterilite) truck traffic more efficiently to Interstate 80. Rezoning this property to M-1 is appropriate at this time.

Staff Recommendation:

Findings:

The proposed rezoning is consistent with the Comprehensive Plan, which designates this property as "Industry".

Recommendation: Staff recommends the Plan and Zoning Commission forward Case No REZ17-03 to the City Council for approval.

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

Honorable Mayor and City Council:

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

from A-1

to M-1

for the following legally described real property:

SEE ATTACHED.

Respectfully submitted,



SENIOR PLANNING MANAGER

Date: 3.24.17

REZONING REQUEST NO. REZ 17-03
OFFICE OF PLANNING AND LAND USE
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT
CITY OF DAVENPORT

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

Legal Description:

ADDRESS OF PROPERTY: 7600 DIVISION ST EXISTING ZONING: A-1
REQUESTED ZONING: M-1
TOTAL AREA: 64.6 ac ±

PETITIONER: Name: CITY OF DAVENPORT
Address: 226 W 4th ST
Phone: 326 7743 FAX: _____
Mobile Phone: _____ Email: mflynn@
Interest in land: X title holder _____ other **
** if petitioner is other than title holder, documentation will be required to show control of property – accepted offer to purchase, offer, option, etc.

TITLE HOLDER: Name: COD
Address: _____
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

CONTACT PERSON: Name: MATT FLYNN
Address: SEE ABOVE
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

EXPLANATION OF REZONING (for Public Hearing Notice) FOR FUTURE INDUSTRIAL DEVELOPMENT

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

Signature of Petitioner: [Signature] Date: 3-24-17

Rezoning Fee Schedule:

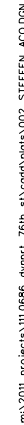
Land Area	Fee
Less than 1 acre (< 1 acre)	\$400
One acre to less than ten acres ($\geq$ acre < 10 acres)	\$750 plus \$25/acre *
Ten acres or more ($\geq$ 10 acres)	\$1,000 plus \$25/acre *

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


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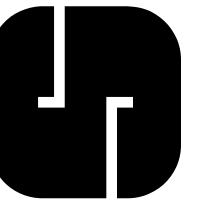


PART SW 1/4 OF SEC. 34-79-03

RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC.

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

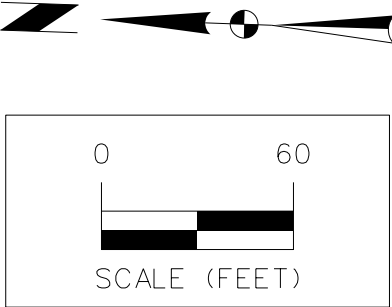
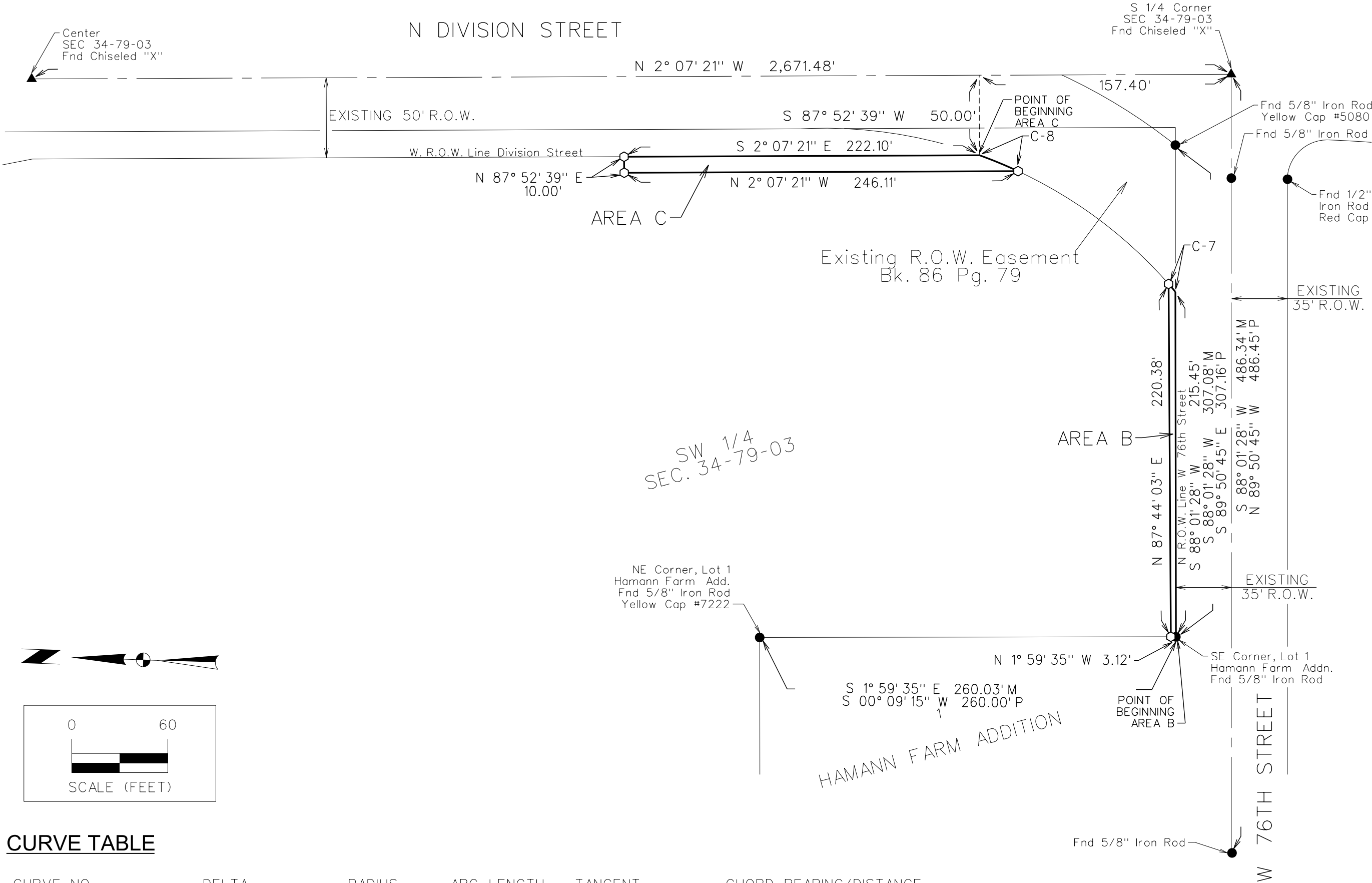


Sheet 2 of 3

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RIGHT OF WAY ACQUISITION PLAT



CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-7	1° 17' 49" RT	286.80'	6.49'	3.25'	S 47° 23' 37" W 6.49'
C-8	5° 11' 48" RT	286.80'	26.01'	13.02'	S 20° 29' 39" W 26.00'

Project No: 1110686

Sheet 3 of 3

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.

Project No: 1110686

Sheet 3 of 3

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.

Project No: 1110686

Sheet 3 of 3

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.

Project No: 1110686

Sheet 3 of 3

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.

PART SW 1/4 OF SEC. 34-79-03

RIGHT OF WAY ACQUISITION PLAT

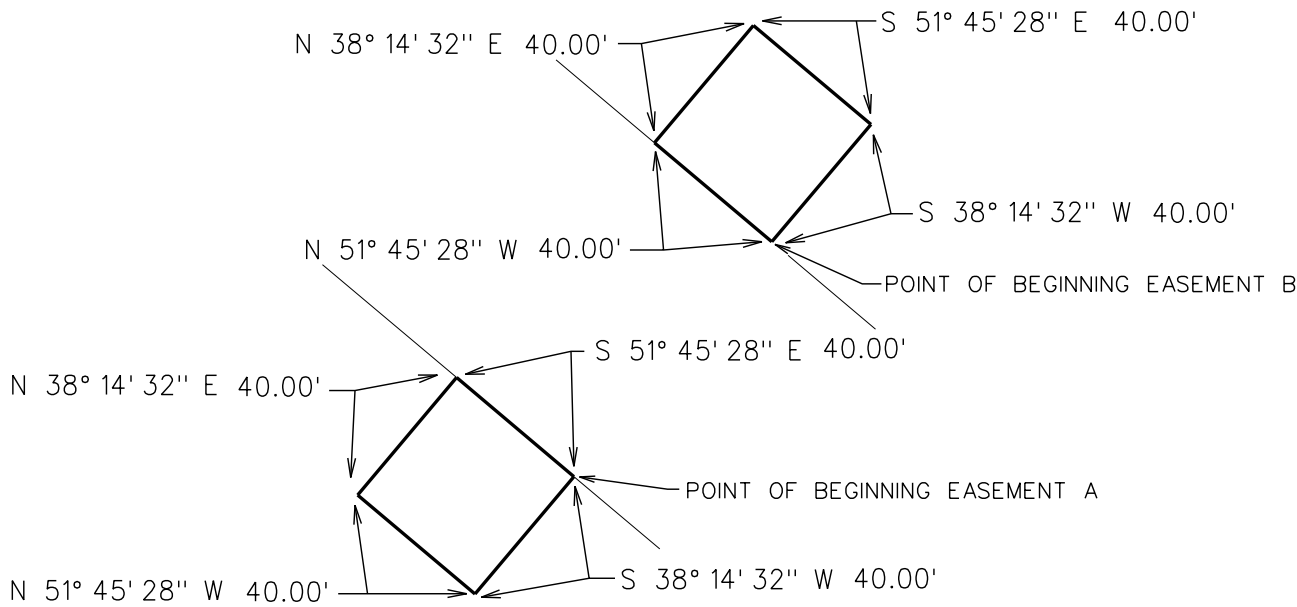
SNYDER & ASSOCIATES, INC.

Project No: 1110686
Sheet 3 of 3

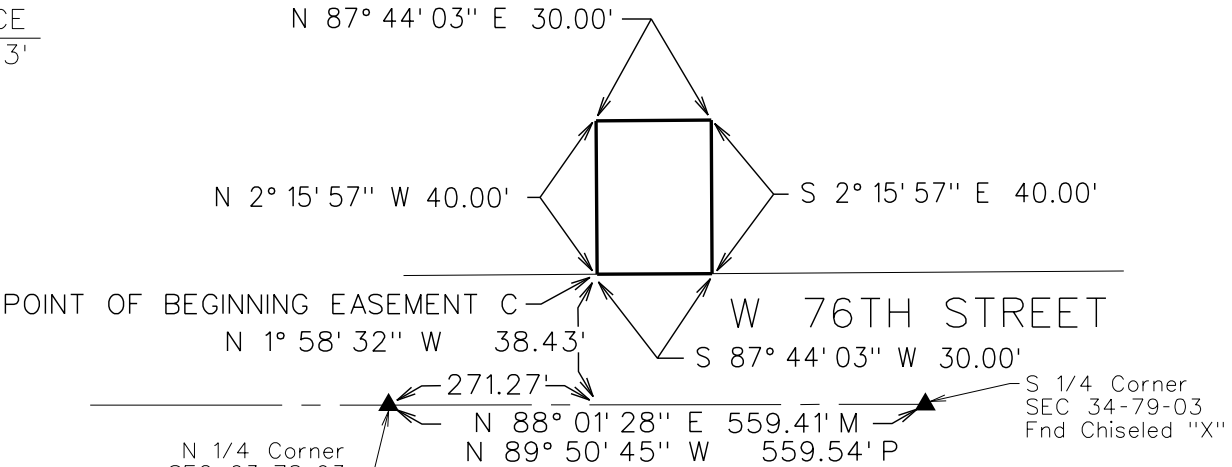
STORMWATER DRAINAGE EASEMENT

CURVE TABLE

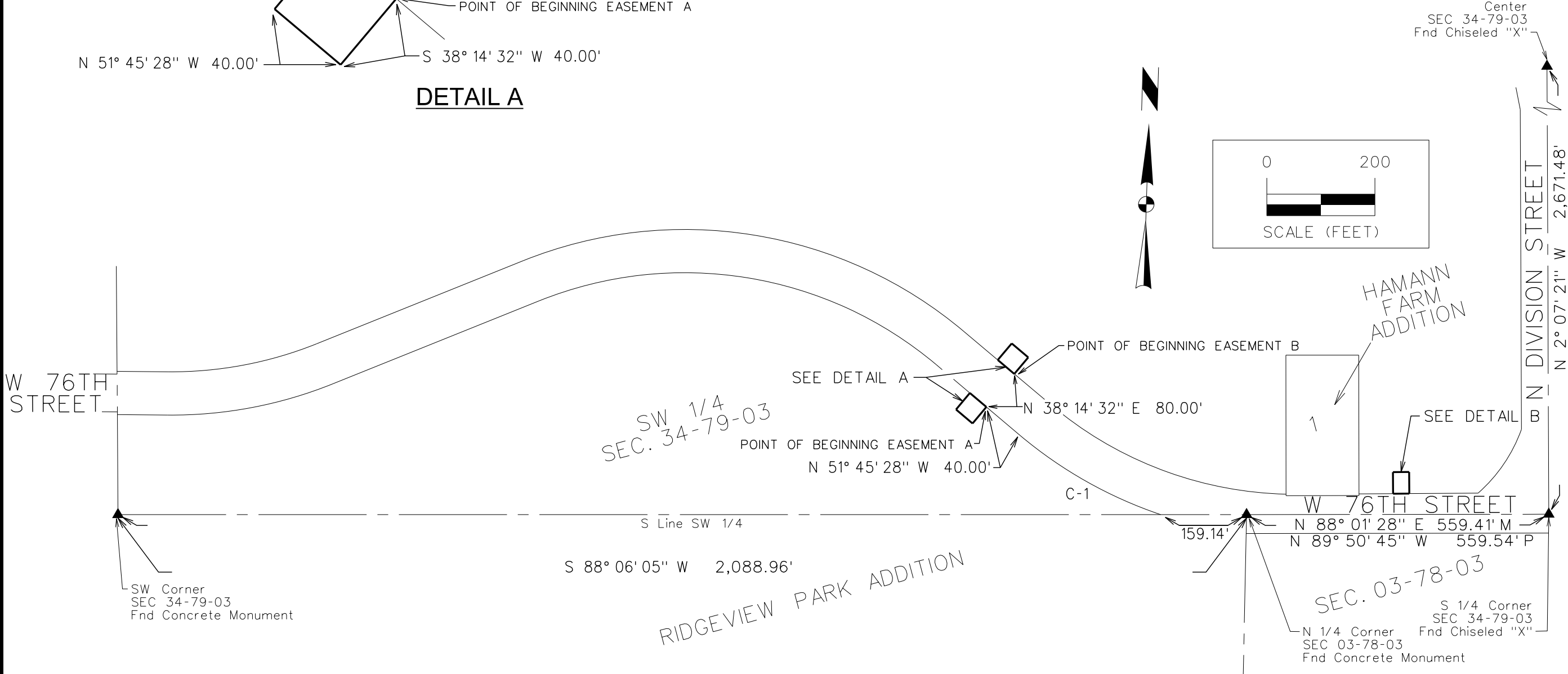
CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1	14° 35' 49" RT	842.00'	214.51'	107.84'	N 59° 03' 23" W 213.93'



DETAIL A



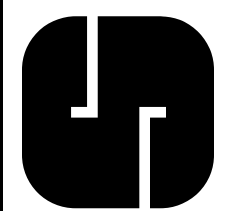
DETAIL B



PART SW 1/4 OF SEC. 34-79-03

STORMWATER DRAINAGE EASEMENT

SNYDER & ASSOCIATES, INC.



MARK	REVISION	DATE	BY
Engineer:	Checked By:	10/26/16	11/2007
Technician:	TWF	Date:	Field Bk:
Project No:			Sheet 2 of 2

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

PREPARED BY: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404 (319) 362-9394

RETURN TO: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404 (319) 362-9394

RIGHT OF WAY ACQUISITION PLAT

ACQUISITION DESCRIPTION

A PART OF LOT 1, HAMANN FARM ADDITION, AN OFFICIAL PLAT IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 88°01'45" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 135.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 1°59'06" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 2.78 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 702.00 FEET, WHOSE LENGTH IS 22.12 FEET AND WHOSE CHORD BEARS NORTH 88°38'12" EAST, 22.11 FEET; THENCE NORTH 87°44'03" EAST, 112.94 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 1°59'35" EAST, 3.12 FEET TO THE POINT OF BEGINNING, CONTAINING 0.01 ACRES (377 SQUARE FEET) AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

10-26-2016

OWNER

RANDY HAMANN

LEGEND

Survey

Section Corner
1/2" Rebar, Orange Cap # 19515
(Unless Otherwise Noted)

ROW Marker

ROW Rail

Control Point

Bench Mark

Platted Distance

Measured Bearing & Distance

Recorded As

Deed Distance

Calculated Distance

Minimum Protection Elevation

Centerline

Section Line

1/4 Section Line

1/4 1/4 Section Line

Easement Line

Found



Set



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.

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

Pages or sheets covered by this seal:

Sheets 1 and 2 of 2

PART LOT 1, HAMANN FARM ADDITION

RIGHT OF WAY ACQUISITION PLAT



SNYDER & ASSOCIATES, INC.
Engineers and Planners

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404 (319) 362-9394

SHEET 1 OF 2

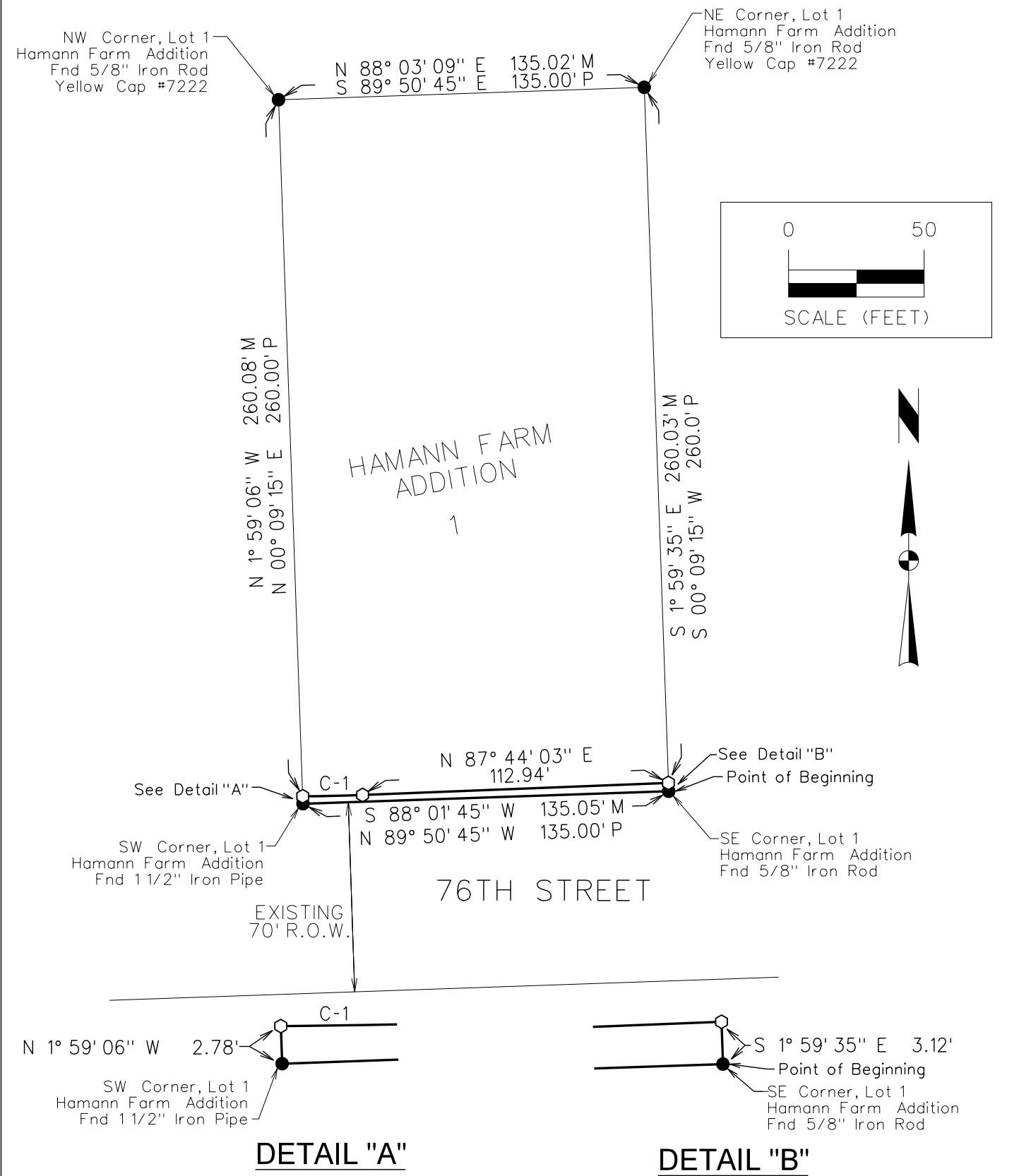
PN: 1110686

PM: TAC

DATE: 10/27/16

TECH: TWF

RIGHT OF WAY ACQUISITION PLAT



CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1	1° 48' 18" LT	702.00'	22.12'	11.06'	N 88° 38' 12" E 22.11'

PART LOT 1, HAMANN FARM ADDITION

RIGHT OF WAY ACQUISITION PLAT



SNYDER & ASSOCIATES, INC.
Engineers and Planners

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404 (319) 362-9394

SHEET 2 OF 2

PN: 1110686

PM: TAC

DATE: 10/27/16

TECH: TWf

PREPARED BY: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404 (319) 362-9394

RETURN TO: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404 (319) 362-9394

RIGHT OF WAY ACQUISITION PLAT

ACQUISITION DESCRIPTION

A PART OF LOT 10, RIDGEVIEW PARK ADDITION, AN OFFICIAL PLAT IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE SOUTH 88°06'05" WEST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., A DISTANCE OF 33.00 FEET TO THE EAST LINE OF SAID LOT 10 AND THE POINT OF BEGINNING; THENCE SOUTH 0°43'03" EAST ALONG SAID EAST LINE, A DISTANCE OF 33.07 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 802.00 FEET, WHOSE LENGTH IS 129.50 FEET AND WHOSE CHORD BEARS NORTH 77°49'59" WEST, 129.36 FEET TO SAID NORTH LINE OF THE NORTHWEST 1/4 AND THE NORTH LINE OF SAID LOT 10; THENCE NORTH 88°06'05" EAST ALONG SAID NORTH LINE, A DISTANCE OF 159.14 FEET TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES (2,208 SQUARE FEET), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

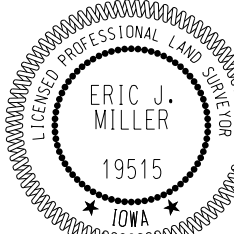
10-26-2016

OWNER

EARL GLAUS

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	I	Σ
Control Point	⊙ CP	
Bench Mark	⊙	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline	-----	
Section Line	_____	
1/4 Section Line	_____	
1/4 1/4 Section Line	_____	
Easement Line	-----	



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.

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

Pages or sheets covered by this seal:

Sheets 1 and 2 of 2

PART LOT 10, RIDGEVIEW PARK ADDITION

SHEET 1 OF 2

RIGHT OF WAY ACQUISITION PLAT

PN: 1110686

PM: TAC



SNYDER & ASSOCIATES, INC.
Engineers and Planners

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404 (319) 362-9394

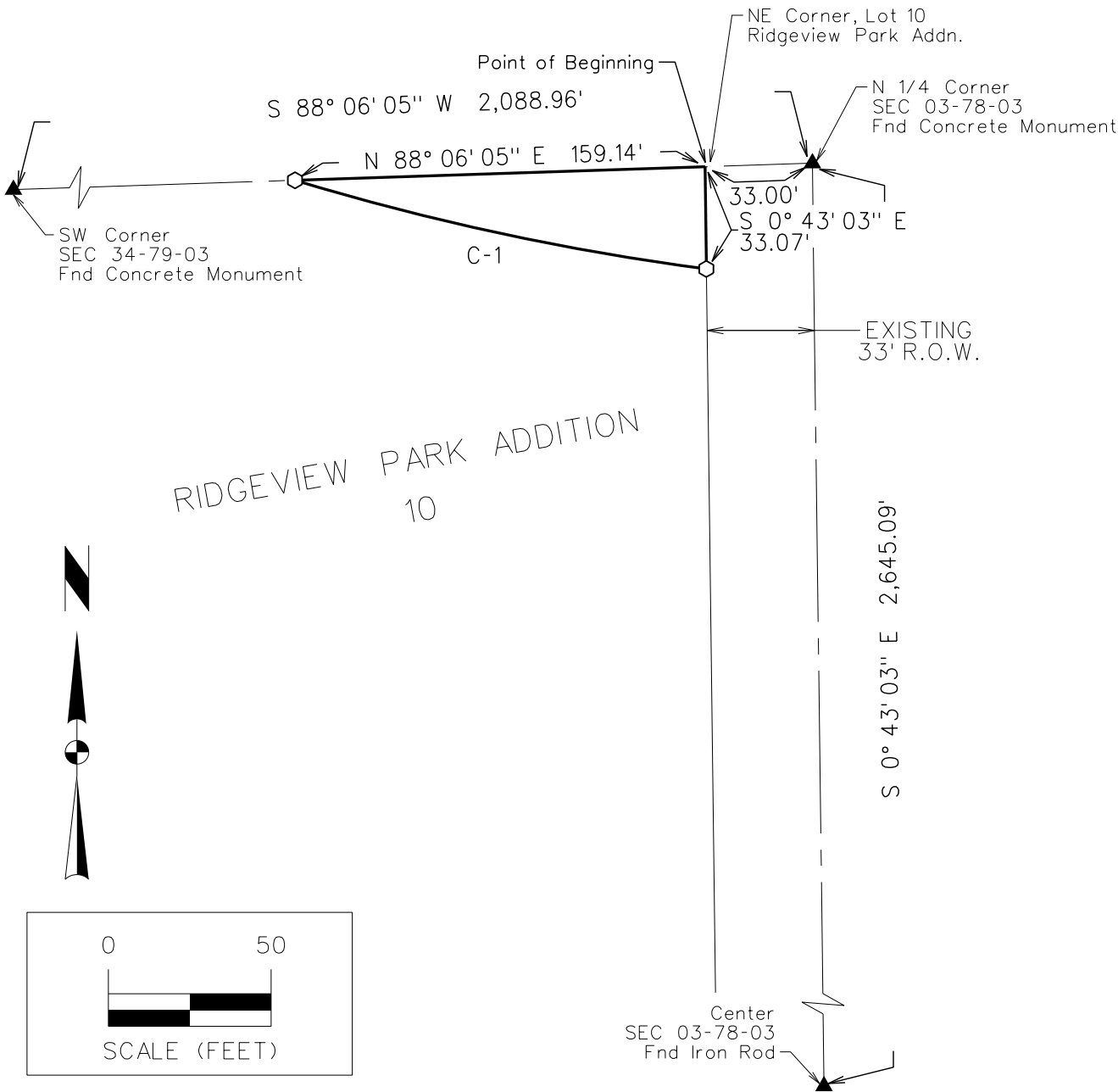
DATE: 10/27/16

TECH: TWF

RIGHT OF WAY ACQUISITION PLAT

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1	9° 15' 07" RT	802.00'	129.50'	64.89'	N 77° 49' 59" W 129.36'



PART LOT 10, RIDGEVIEW PARK ADDITION
RIGHT OF WAY ACQUISITION PLAT

SHEET 2 OF 2

PN: 1110686

PM: TAC

DATE: 10/27/16

TECH: TWf

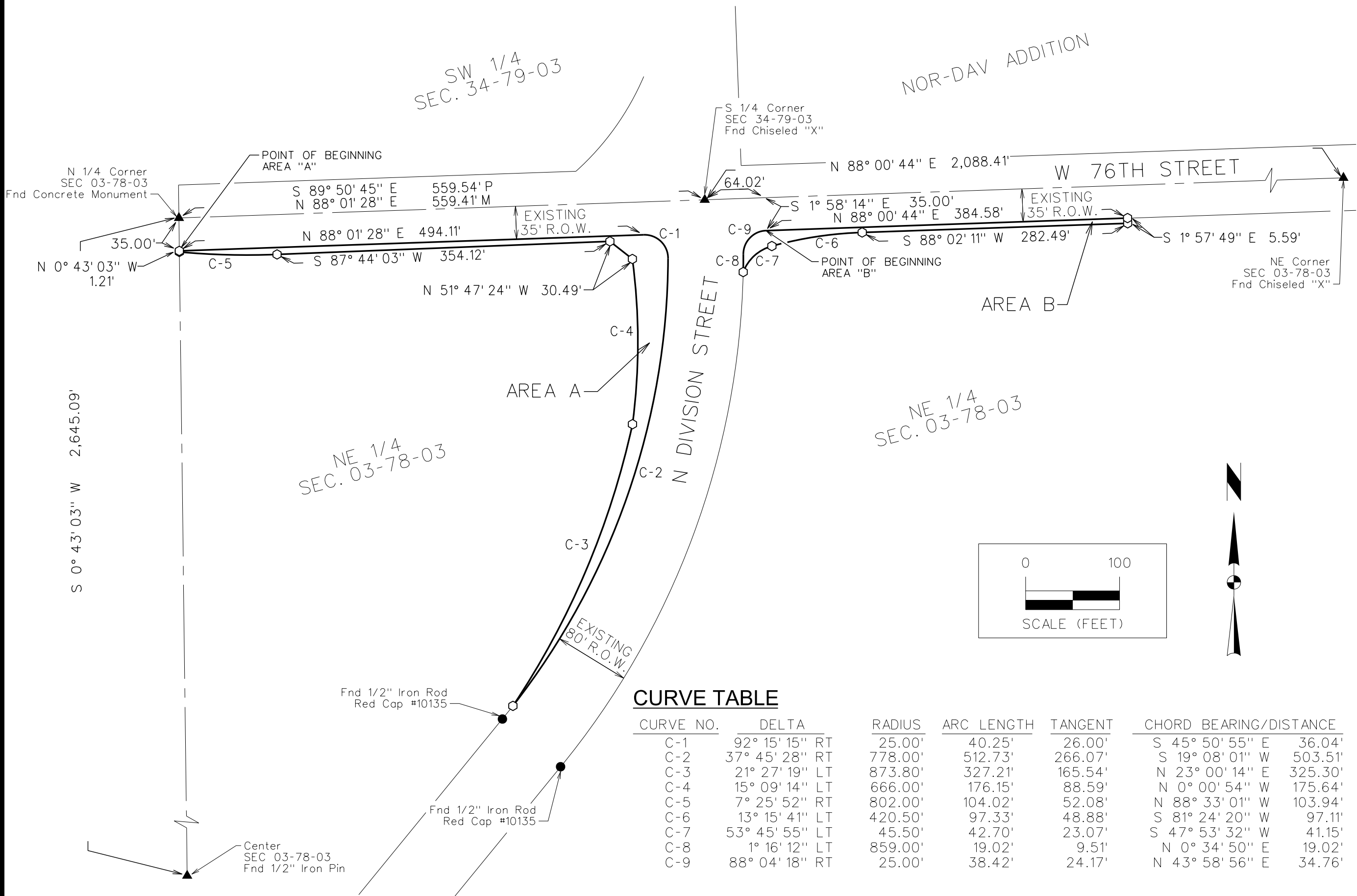


SNYDER & ASSOCIATES, INC.
Engineers and Planners

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404 (319) 362-9394

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RIGHT OF WAY ACQUISITION PLAT



MARK	REVISION	DATE	BY
Engineer:	Checked By:	10/27/16	11/10/16
Technician:	TWF	Date:	Field Bk:
Project No:		1110686	
Sheet		2 of 2	

PART NE 1/4 SEC. 3-78-3

RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC.

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

Project No: 1110686

Sheet 2 of 2

Sheet 2 of 2

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5005 Bowling Street S.W., Cedar Rapids, IA 52404, (319)362-9394

Y:\print_drivers\Black_Gray\800\Hailcoat\1110686.dwg

PREPARED BY: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404, (319)362-9394 RETURN TO: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404, (319)362-9394

RIGHT OF WAY ACQUISITION PLAT

ACQUISTION DESCRIPTION - AREA A

A PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 2°16'56" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 185.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 2°16'56" WEST ALONG SAID WEST LINE, A DISTANCE OF 80.01 FEET; THENCE NORTH 88°36'40" EAST, 93.85 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 722.00 FEET, WHOSE LENGTH IS 282.35 FEET AND WHOSE CHORD BEARS NORTH 77°24'28" EAST, 280.55 FEET; THENCE NORTH 66°12'17" EAST, 411.82 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS US 802.00 FEET, WHOSE LENGTH IS 868.37 FEET AND WHOSE CHORD BEARS SOUTH 82°46'36" EAST, 826.57 FEET, THENCE SOUTH 51°45'28" EAST, 210.68 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS US 702.00 FEET, WHOSE LENGTH IS 474.20 FEET, WHOSE CHORD BEARS SOUTH 71°06'34" EAST, 465.23 FEET TO THE WEST LINE OF LOT 1, HAMANN FARM ADDITION, AN OFFICIAL PLAT IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA; THENCE SOUTH 1°59'06" EAST ALONG SAID WEST LINE OF LOT 1, A DISTANCE OF 2.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88°01'28" WEST, 72.30 FEET; THENCE SOUTH 0°43'03" EAST, 35.01 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 88°06'05" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 159.14 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 802.00 FEET, WHOSE LENGTH IS 300.23 FEET AND WHOSE CHORD BEARS NORTH 62°28'57" WEST, 298.48 FEET; THENCE NORTH 51°45'28" WEST, 203.30 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 722.00 FEET, WHOSE LENGTH IS 781.75 FEET AND WHOSE CHORD BEARS NORTH 82°46'36" WEST, 744.12 FEET; THENCE SOUTH 66°12'17" WEST, 411.82 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 802.00 FEET, WHOSE LENGTH 313.63 FEET AND WHOSE CHORD BEARS SOUTH 77°24'28" WEST, 311.64 FEET; THENCE SOUTH 88°36'40" WEST, 92.60 FEET TO THE POINT OF BEGINNING, CONTAINING 4.09 ACRES (178,006 SQUARE FEET) AND SUBJECT TO ANY AND ALL EASEMENT OF RECORD.

ACQUISTION DESCRIPTION - AREA B

A PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, HAMANN FARM ADDITION, AN OFFICIAL PLAT IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA; THENCE NORTH 1°59'35" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 3.12 FEET; THENCE NORTH 87°44'03" EAST, 220.38 FEET TO THE WEST LINE OF THE RIGHT OF WAY EASEMENT RECORD IN BOOK 86, PAGE 79 IN THE OFFICE OF THE SCOTT COUNTY, IOWA RECORDER; THENCE ALONG SAID WEST LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 286.80 FEET, WHOSE LENGTH IS 6.49 FEET AND WHOSE CHORD BEARS SOUTH 47°23'37" WEST, 6.49 FEET TO THE NORTH RIGHT OF WAY LINE OF 76TH STREET; THENCE SOUTH 88°01'28" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 215.45 FEET TO THE POINT OF BEGINNING, CONTAINING 0.02 ACRES (800 SQUARE FEET) AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ACQUISTION DESCRIPTION - AREA C

A PART OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 34; THENCE NORTH 2°07'21" WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 157.40 FEET; THENCE SOUTH 87°52'39" WEST, 50.00 FEET TO THE WEST LINE OF RIGHT OF WAY EASEMENT RECORDED IN BOOK 86, PAGE 79 IN THE OFFICE OF THE SCOTT COUNTY, IOWA RECORDER AND THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 286.80 FEET, WHOSE LENGTH IS 26.01 FEET AND WHOSE CHORD BEARS SOUTH 20°29'39" WEST, 26.00 FEET; THENCE NORTH 2°07'21" WEST, 246.11 FEET; THENCE NORTH 87°52'39" EAST, 10.00 FEET TO THE WEST RIGHT OF WAY LINE OF N DIVISION STREET; THENCE SOUTH 2°07'21" EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 222.10 FEET TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES (2,346 SQUARE FEET), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

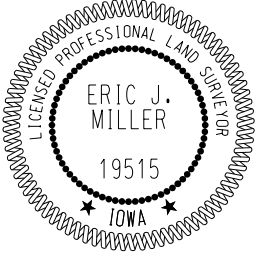
Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	■	□
Control Point	⊙ CP	
Bench Mark	⊙	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline	-----	
Section Line	_____	_____
1/4 Section Line	_____	_____
1/4 1/4 Section Line	_____	_____
Easement Line	-----	

DATE OF SURVEY

10-26-2016

OWNER

JFSJA HAMANN LIVING TRUST

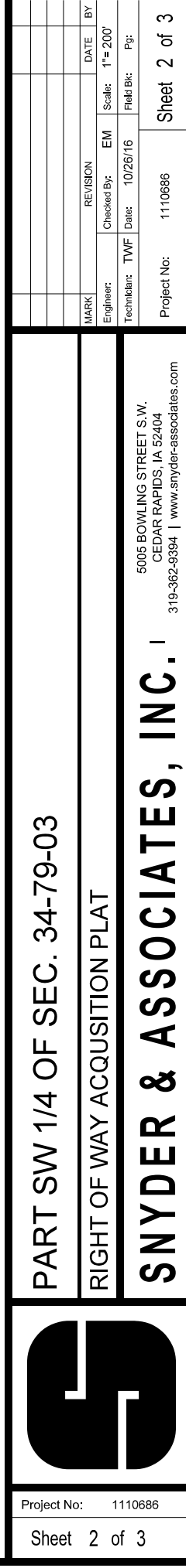
	I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.
	Eric J. Miller, PLS _____ Date _____
	License Number 19515
	My License Renewal Date is December 31, 2016
	Pages or sheets covered by this seal: Sheets 1 - 3 of 3

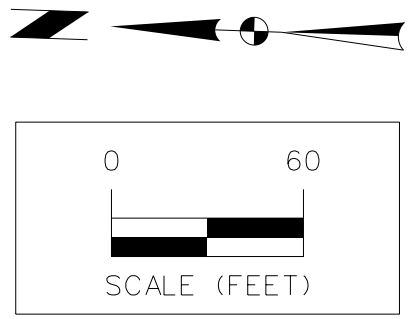
PART SW 1/4 OF SEC. 34-79-03		RIGHT OF WAY ACQUISITION PLAT		5005 BOWLING STREET S.W. CEDAR RAPIDS, IA 52404 319-362-9394 www.snyder-associates.com	
SNYDER & ASSOCIATES, INC. I		Sheet 1 of 3		Project No: 1110686	
Sheet 1 of 3		Project No: 1110686		Sheet 1 of 3	

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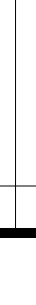
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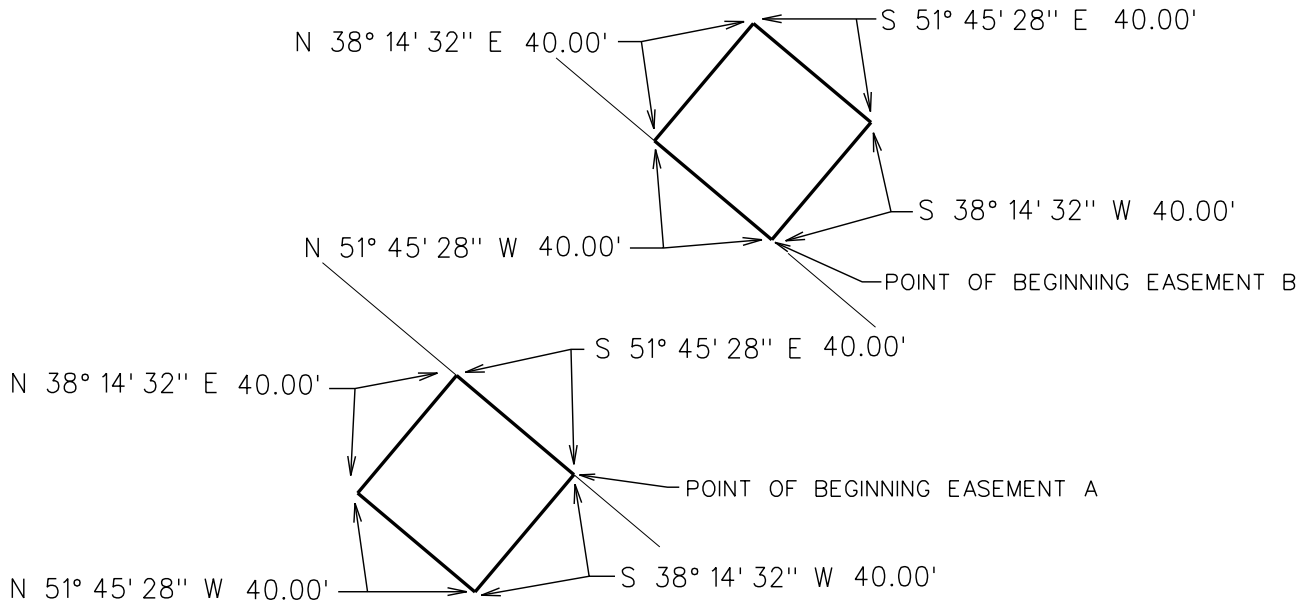
CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-7	1° 17' 49" RT	286.80'	6.49'	3.25'	S 47° 23' 37" W 6.49'
C-8	5° 11' 48" RT	286.80'	26.01'	13.02'	S 20° 29' 39" W 26.00'

 PART SW 1/4 OF SEC. 34-79-03 RIGHT OF WAY ACQUISITION PLAT				5005 BOWLING STREET S.W. CEDAR RAPIDS, IA 52404 319-362-9394 www.snyder-associates.com SNYDER & ASSOCIATES, INC. I	
				Project No: 1110686	
				Sheet 3 of 3	
				Sheet 3 of 3	

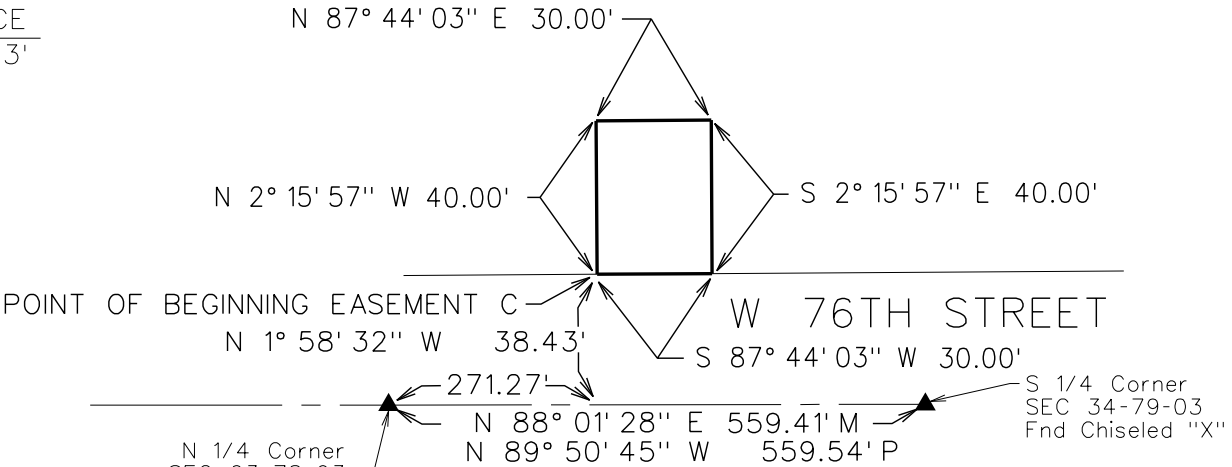
STORMWATER DRAINAGE EASEMENT

CURVE TABLE

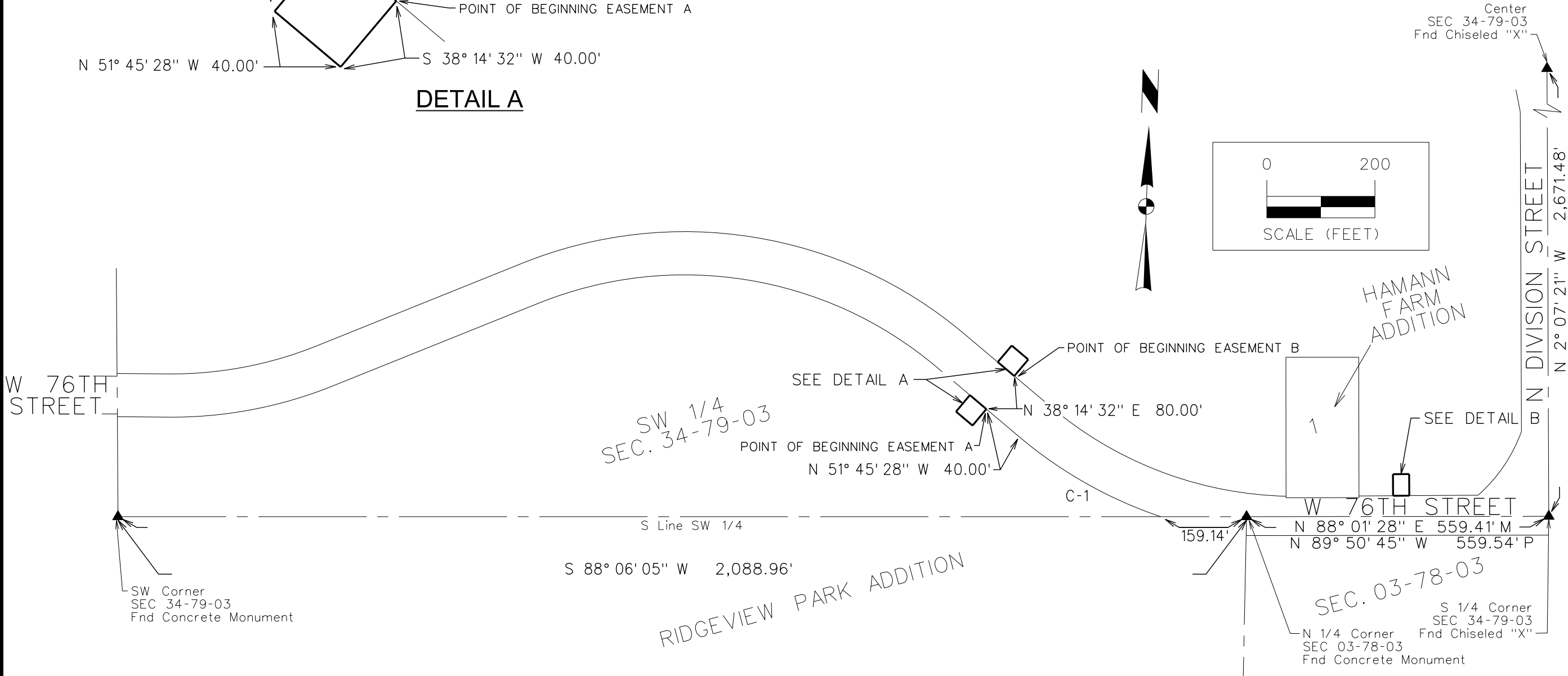
CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1	14° 35' 49" RT	842.00'	214.51'	107.84'	N 59° 03' 23" W 213.93'



DETAIL A



DETAIL B

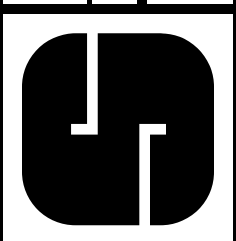


MARK	REVISION	DATE	BY
Engineer:	Checked By:	10/26/16	11/0686
Technician:	TWF	Date:	Field Bk:
Project No:			Sheet 2 of 2

PART SW 1/4 OF SEC. 34-79-03

STORMWATER DRAINAGE EASEMENT

SNYDER & ASSOCIATES, INC.



Project No: 1110686

Sheet 2 of 2

PREPARED BY: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404 (319) 362-9394

RETURN TO: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404 (319) 362-9394

RIGHT OF WAY ACQUISITION PLAT

ACQUISITION DESCRIPTION

A PART OF LOT 1, HAMANN FARM ADDITION, AN OFFICIAL PLAT IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 88°01'45" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 135.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 1°59'06" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 2.78 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 702.00 FEET, WHOSE LENGTH IS 22.12 FEET AND WHOSE CHORD BEARS NORTH 88°38'12" EAST, 22.11 FEET; THENCE NORTH 87°44'03" EAST, 112.94 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 1°59'35" EAST, 3.12 FEET TO THE POINT OF BEGINNING, CONTAINING 0.01 ACRES (377 SQUARE FEET) AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

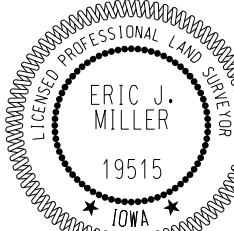
10-26-2016

OWNER

RANDY HAMANN

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	⚡	⚡
Control Point	⊙ CP	
Bench Mark	⊙	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline	-----	
Section Line	_____	
1/4 Section Line	_____	
1/4 1/4 Section Line	_____	
Easement Line	-----	



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.

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

Pages or sheets covered by this seal:

Sheets 1 and 2 of 2

PART LOT 1, HAMANN FARM ADDITION

RIGHT OF WAY ACQUISITION PLAT



SNYDER & ASSOCIATES, INC.
Engineers and Planners

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404 (319) 362-9394

SHEET 1 OF 2

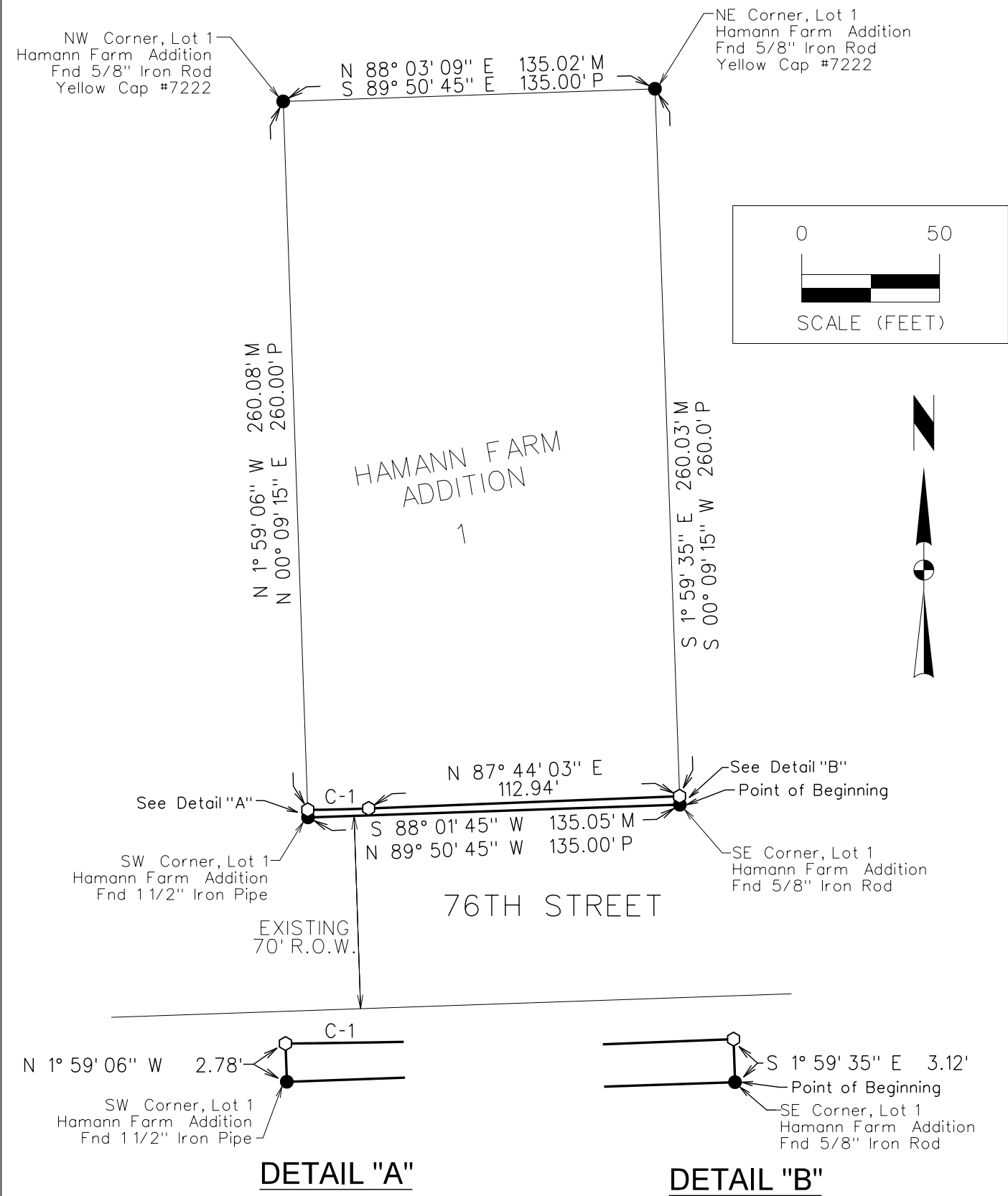
PN: 1110686

PM: TAC

DATE: 10/27/16

TECH: TWF

RIGHT OF WAY ACQUISITION PLAT



CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1	1° 48' 18" LT	702.00'	22.12'	11.06'	N 88° 38' 12" E 22.11'

PART LOT 1, HAMANN FARM ADDITION

RIGHT OF WAY ACQUISITION PLAT



SNYDER & ASSOCIATES, INC.
Engineers and Planners

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404 (319) 362-9394

SHEET 2 OF 2

PN: 1110686

PM: TAC

DATE: 10/27/16

TECH: TWf

PREPARED BY: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404 (319) 362-9394

RETURN TO: ERIC MILLER, SNYDER & ASSOCIATES, INC., 5005 BOWLING STREET S.W., CEDAR RAPIDS, IA 52404 (319) 362-9394

RIGHT OF WAY ACQUISITION PLAT

ACQUISITION DESCRIPTION

A PART OF LOT 10, RIDGEVIEW PARK ADDITION, AN OFFICIAL PLAT IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE SOUTH 88°06'05" WEST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., A DISTANCE OF 33.00 FEET TO THE EAST LINE OF SAID LOT 10 AND THE POINT OF BEGINNING; THENCE SOUTH 0°43'03" EAST ALONG SAID EAST LINE, A DISTANCE OF 33.07 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 802.00 FEET, WHOSE LENGTH IS 129.50 FEET AND WHOSE CHORD BEARS NORTH 77°49'59" WEST, 129.36 FEET TO SAID NORTH LINE OF THE NORTHWEST 1/4 AND THE NORTH LINE OF SAID LOT 10; THENCE NORTH 88°06'05" EAST ALONG SAID NORTH LINE, A DISTANCE OF 159.14 FEET TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES (2,208 SQUARE FEET), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

DATE OF SURVEY

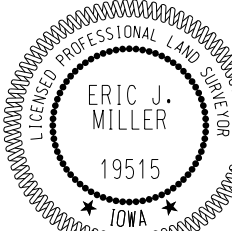
10-26-2016

OWNER

EARL GLAUS

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	I	Σ
Control Point	⊙ CP	
Bench Mark	⊙	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline	-----	
Section Line	_____	
1/4 Section Line	_____	
1/4 1/4 Section Line	_____	
Easement Line	-----	



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.

Eric J. Miller, PLS Date

License Number 19515

My License Renewal Date is December 31, 2016

Pages or sheets covered by this seal:

Sheets 1 and 2 of 2

PART LOT 10, RIDGEVIEW PARK ADDITION

RIGHT OF WAY ACQUISITION PLAT



SNYDER & ASSOCIATES, INC.
Engineers and Planners

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404 (319) 362-9394

SHEET 1 OF 2

PN: 1110686

PM: TAC

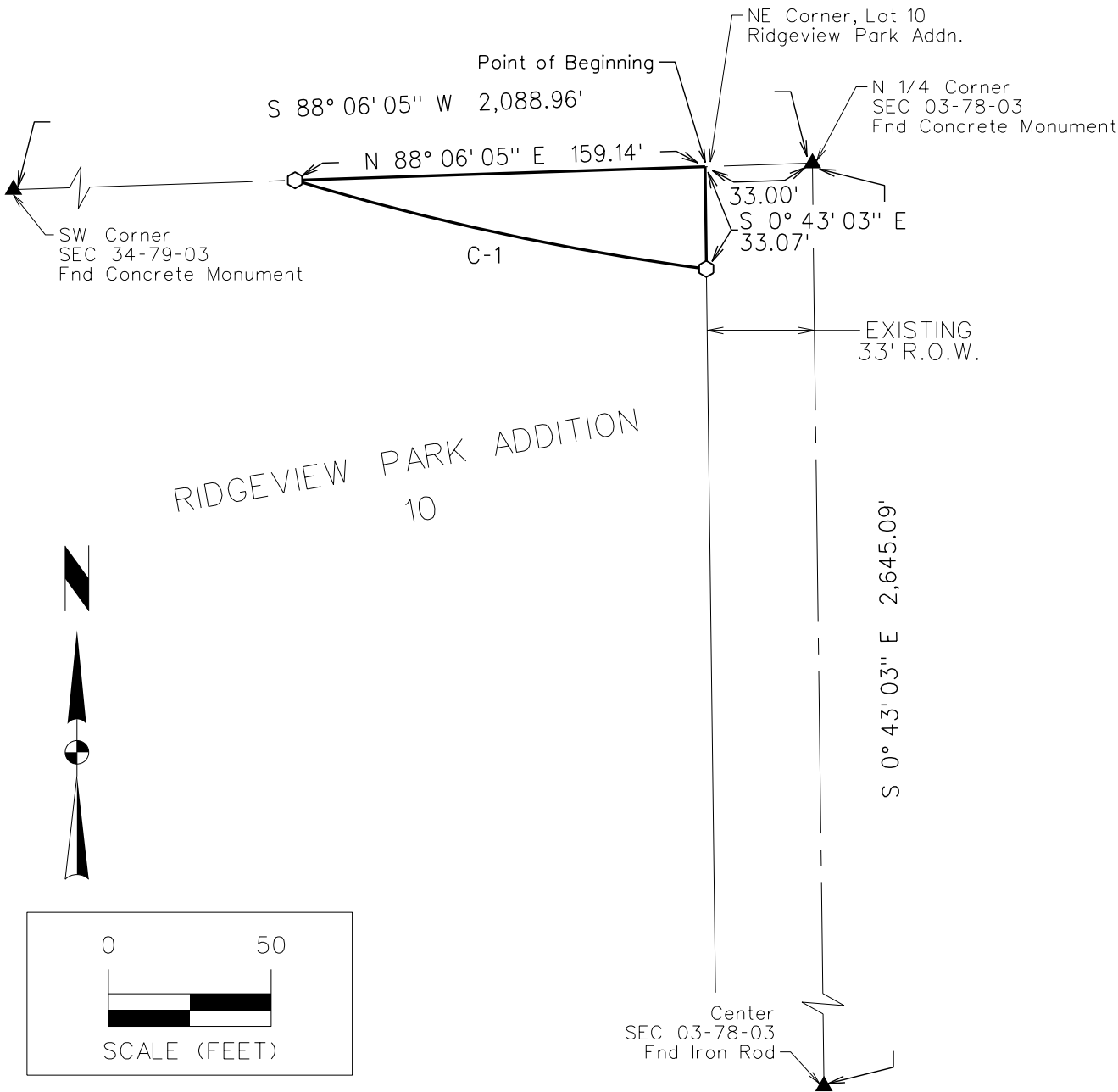
DATE: 10/27/16

TECH: TWF

RIGHT OF WAY ACQUISITION PLAT

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C-1	9° 15' 07" RT	802.00'	129.50'	64.89'	N 77° 49' 59" W 129.36'



PART LOT 10, RIDGEVIEW PARK ADDITION
RIGHT OF WAY ACQUISITION PLAT

SHEET 2 OF 2

PN: 1110686

PM: TAC

DATE: 10/27/16

TECH: TWf



SNYDER & ASSOCIATES, INC.
Engineers and Planners

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404 (319) 362-9394

RIGHT OF WAY ACQUISITION PLAT

ACQUISITION DESCRIPTION - AREA A

A PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 3; THENCE SOUTH 0°43'03" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 35.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF W 76TH STREET AND THE POINT OF BEGINNING; THENCE NORTH 88°01'28" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 494.11 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE AND SOUTHERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE LENGTH IS 40.25 FEET AND WHOSE CHORD BEARS SOUTH 45°50'55" EAST, 36.04 FEET TO THE WEST RIGHT OF WAY LINE OF N DIVISION STREET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE AND SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 778.00 FEET, WHOSE LENGTH IS 512.73 FEET AND WHOSE CHORD BEARS SOUTH 19°08'01" WEST, 503.51 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 873.80 FEET, WHOSE LENGTH IS 327.21 FEET AND WHOSE CHORD BEARS NORTH 23°00'14" EAST, 325.30 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 666.00 FEET, WHOSE LENGTH IS 176.15 FEET AND WHOSE CHORD BEARS NORTH 0°00'54" WEST, 175.64 FEET; THENCE NORTH 51°47'24" WEST, 30.49 FEET; THENCE SOUTH 87°44'03" WEST, 354.12 FEET; THENCE ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 802.00 FEET, WHOSE LENGTH IS 104.02 FEET AND WHOSE CHORD BEARS NORTH 88°33'01" WEST, 103.94 FEET TO SAID WEST LINE OF THE NORTHEAST 1/4; THENCE NORTH 0°43'03" WEST ALONG SAID WEST LINE, A DISTANCE OF 1.21 FEET TO THE POINT OF BEGINNING, CONTAINING 0.28 ACRES (12,008 SQUARE FEET) AND SUBJECT TO ANY AND EASEMENTS OF RECORD.

ACQUISITION DESCRIPTION - AREA B

A PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 34, TOWNSHIP 79 NORTH, RANGE 3 EAST; THENCE NORTH 88°00'44" EAST ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 64.02 FEET; THENCE SOUTH 1°58'14" EAST, 35.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF W 76TH STREET AND THE POINT OF BEGINNING; THENCE NORTH 88°00'44" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 384.58 FEET; THENCE SOUTH 1°57'49" EAST, 5.59 FEET; THENCE SOUTH 88°02'11" WEST, 282.49 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 420.50 FEET, WHOSE LENGTH IS 97.33 FEET AND WHOSE CHORD BEARS SOUTH 81°24'20" WEST, 97.11 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 45.50 FEET, WHOSE LENGTH IS 42.70 FEET AND WHOSE CHORD BEARS SOUTH 47°53'32" WEST, 41.15 FEET TO THE EAST RIGHT OF WAY LINE OF N DIVISION STREET; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 859.00 FEET. WHOSE LENGTH IS 19.02 FEET AND WHOSE CHORD BEARS NORTH 0°34'50" EAST, 19.02 FEET TO SAID SOUTH RIGHT OF WAY LINE OF W 76TH STREET; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE LENGTH IS 38.42 FEET AND WHOSE CHORD BEARS NORTH 43°58'56" EAST, 34.76 FEET TO THE POINT OF BEGINNING, CONTAINING 0.07 ACRES (3,087 SQUARE FEET), SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

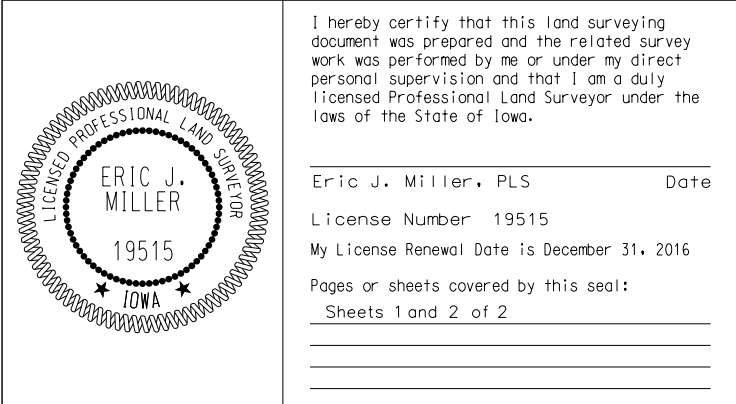
<u>Survey</u>	<u>Found</u>	<u>Set</u>
Section Corner	▲	△
1/2" Rebar, Orange Cap # 19515 (Unless Otherwise Noted)	●	⬡
ROW Marker	■	□
ROW Rail	⚡	⚡
Control Point	⊙ CP	
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline	-----	
Section Line	_____	
1/4 Section Line	_____	
1/4 1/4 Section Line	_____	
Easement Line	-----	

DATE OF SURVEY

10-26-2016

OWNER

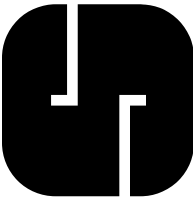
SB REAL ESTATE LLC



PART NE 1/4 SEC. 3-78-3

RIGHT OF WAY ACQUISITION PLAT

SNYDER & ASSOCIATES, INC.



Project No: 1110686

Sheet 1 of 2

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IA 52404
319-362-9394 | www.snyder-associates.com

319-362-9394 | www.snyder-associates.com

1110686

Subject No:

of 2

0686

Ö

A 52404

PEAR RAP

5

A

A

Z

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11/1/2016
3:09:34 PM

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FID	Parcel	Address	Occupancy	Deed1_Na	Deed1_Ad	Deed1_CS	Deed2_Na	Deed2_Ad	Deed2_CS
0	W0301-19	2113 W 75	Single-Fam	AARON C E	2113 W 75	DAVENPOF	EDMARK A		
1	W0301-39	2116 W 75	Single-Fam	STEPHEN C	2116 W 75	DAVENPOF			
2	W0301-40	2114 W 75	Single-Fam	MARY J BR	2114 W 75	DAVENPOF			
3	W0301-41	2112 W 75	Single-Fam	KEVIN R NI	2112 W 75	DAVENPOF			
4	W0301-42	2110 W 75	Single-Fam	ALVIN L EL	2110 W 75	DAVENPOF	AND WIFE		
5	W0301-43	2108 W 75	Single-Fam	MICHAEL A	2108 W 75	DAVENPOF	DEAHL RO		
6	W0302-01	2106 W 75	Single-Fam	RAMONA	1509 BROV	BETTENDO			
7	W0302-02	2104 W 75	Single-Fam	MARY L MI	2104 W 75	DAVENPOF			
8	W0302-03	2102 W 75	Single-Fam	ALENA NE	738 COX C	LECLAIRE I			
9	W0302-04	2016 W 75	Single-Fam	ANTHONY	2016 W 75	DAVENPOF			
10	W0302-05	2014 W 75	Single-Fam	ROGER L G	2014 W 75	DAVENPOF	GORDON E		
11	W0302-06	2012 W 75	Single-Fam	WAYNE &	2325 W 57	DAVENPOF			
12	W0302-07	2010 W 75	Single-Fam	NICHOLAS	2010 W 75	DAVENPOF			
13	W0302-08	2008 W 75	Single-Fam	BLACK BC	2345 RICE	ROSEVILLV			
14	W0302-09	2006 W 75	Single-Fam	VERNON R	2006 W 75	DAVENPOF	STRASSER		
15	W0302-10	2004 W 75	Single-Fam	JANN J STA	2004 W 75	DAVENPOF			
16	W0302-11	2005 W 75	Single-Fam	BENJIMAN	2005 W 75	DAVENPOF			
17	W0302-12	2007 W 75	Single-Fam	HERCHEL E	2007 W 75	DAVENPOF	ANDERSON		
18	W0302-27	2009 W 75	Single-Fam	PAUL R REI	2009 W 75	DAVENPOF			
19	W0302-28	2011 W 75	Single-Fam	RONDA JE	2011 W 75	DAVENPOF			
20	W0302-29	2013 W 75	Single-Fam	ROGER L G	2014 W 75	DAVENPOF	GORDON E		
21	W0302-44	2103 W 75	Single-Fam	BAKER RL	2103 W 75	DAVENPOF	RUBIO JOH		
22	W0303-16	7510 PACII	Single-Fam	IGNACIO E	7510 PACII	DAVENPOF			
23	W0303-17	7602 PACII	Two-Famil	BECKER DC	1808 W 51	DAVENPOF			
24	W0303-22			SEBASTION	6 MUSKET	LE CLAIRE I			
25	W0303-24	1930 W 75	Two-Famil	4 CITY HOM	1760 WEST	WEST POIN			
26	W0303-25	1924 W 75	Two-Famil	4 CITY HOM	1760 WEST	WEST POIN			
27	W0303-26	1916 W 75	Two-Famil	4 CITY HOM	1760 WEST	WEST POIN			
28	W0303-27	1910 W 75	Two-Famil	GOLD STAF	5625 HILLS	DAVENPOF			
29	W0303-28	1904 W 75	Two-Famil	GOLD STAF	5625 HILLS	DAVENPOF			
30	W0303-29	7509 PACII	Single-Fam	PATTI J JOF	7509 PACII	DAVENPOF			
31	W0303-30	1911 W 75	Single-Fam	OF DAVEN	ATTN: FIN	DAVENPOF			
32	W0303-31	1907 W 75	Single-Fam	OF DAVEN	ATTN: FIN	DAVENPOF			
33	W0305-07			SB REAL ES	350 JOHN I	MOLINE IL			
34	W3355-05	2240 W 76		DRBE PROI	2345 4TH I	MOLINE IL			
35	W3355-12	W 76TH ST		CETEK INC	2235 W 76	DAVENPOF			
36	W3355-13	2235 W 76		CETEK INC	2235 W 76	DAVENPOF			
37	W3449-05			NANCY L S	108 7TH ST	DURANT I	A JFSJA HAM		
38	W3453-01	1500 W 76		HARDI INC	1500 W 76	DAVENPOF			
39	W3453-03	7805 N DI		RENO INVE	26860 169	LONG GRO			
40	W0301-17	2109 W 75	Single-Fam	KIRK D FOF	2109 W 75	DAVENPOF			
41	W0301-18	2111 W 75	Single-Fam	ERIC W WE	2111 W 75	DAVENPOF	WEEKS KA		
42	W0302-45	2105 W 75	Single-Fam	CRYSTAL P	2105 W 75	DAVENPOF			
43	W0302-46	2107 W 75	Single-Fam	LLC OSZFC	6434 DIVIS	DAVENPOF			
44	W0303-32	1903 W 75	Single-Fam	OF DAVEN	ATTN: FIN	DAVENPOF			
45	W3451-01	7616 N DI	Single-Fam	RANDY A H	2520 E LOI	ELDRIDGE	HAMANN I		

46 W3451-01 7616 N DIV

JFSJA HAM 19051 220 DAVENPOF NANCY L S

Cont1_Nar	Cont1_Adc	Cont1_CSZ	Cont2_Nar	Subdivison	Lot	Block	Yr_Built	Rental	Class
				REPLAT		31	2	1953 N	R
				REPLAT		37	1	1953 N	R
				REPLAT		38	1	1953 N	R
				REPLAT		39	1	1953 N	R
				REPLAT		40	1	1953 N	R
				REPLAT		41	1	1953 N	R
				REPLAT		42	1	1953 N	R
				REPLAT		43	1	1953 N	R
				REPLAT		44	1	1953 Y	R
				REPLAT		45	1	1953 N	R
				REPLAT		46	1	1953 N	R
				REPLAT		47	1	1953 Y	R
				REPLAT		48	1	1953 N	R
				REPLAT		49	1	1953 Y	R
				REPLAT		50	1	1953 N	R
				REPLAT		51	1	1953 N	R
				REPLAT		17	6	1953 N	R
				REPLAT		16	6	1953 N	R
				REPLAT		22	5	1953 N	R
				REPLAT		21	5	1953 N	R
				REPLAT		20	5	1953 N	R
				REPLAT		25	4	1953 N	R
				RIDGEVIEW		18	6	1961 N	R
				RIDGEVIEW		52	1	1979 Y	R
				REPLAT			10	0 N	R
				REPLAT		1	10	1976 Y	R
				REPLAT		2	10	1976 Y	R
				REPLAT		3	10	1976 Y	R
				REPLAT		4	10	1976 Y	R
				REPLAT		5	10	1976 Y	R
				REPLAT		1		1985 N	R
				REPLAT		2		1982 Y	E
				REPLAT		3		1982 Y	E
				SECTION 0:				0 N	A
				I		5		0 N	C
				I		12		0 N	C
				I		13		0 N	C
				SECTION 3:				0 N	A
				NOR DAV /		13		0 N	I
				SECTION 3:				0 N	C
				REPLAT		33	2	1953 N	R
				REPLAT		32	2	1953 N	R
				REPLAT		24	4	1953 N	R
				REPLAT		23	4	1953 Y	R
				REPLAT		4		1982 Y	E
				HAMANN F		1		1910 Y	A

Land_Valu	Building_V	Total_Valu
17870	50940	68810
19730	57900	77630
18590	44250	62840
16970	56730	73700
16970	65970	82940
16770	52460	69230
16770	54510	71280
16770	57850	74620
16770	52600	69370
16770	57210	73980
16770	46110	62880
16770	49300	66070
16770	51220	67990
16770	53210	69980
16770	53500	70270
16770	47650	64420
16580	33230	49810
19340	69660	89000
19340	60080	79420
16580	48120	64700
19340	55140	74480
19340	49790	69130
19340	72740	92080
19570	74150	93720
18270	0	18270
20260	62500	82760
20020	62120	82140
20930	62120	83050
22580	62120	84700
24170	62120	86290
20720	95450	116170
21000	0	21000
21000	0	21000
17300	0	17300
185900	0	185900
51000	0	51000
59100	0	59100
77800	0	77800
467500	0	467500
167000	0	167000
17960	54790	72750
19170	65730	84900
16580	56710	73290
19340	46840	66180
20420	0	20420
2000	0	2000

74000

0

74000

PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – APRIL 18, 2017 5:00 P.M.
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Case No. REZ17-03: Request of the City of Davenport to rezone 64.6 acres, more or less, of property located south of Interstate 80 and west of Division Street from A-1 Agriculture District to M-1 Light Industrial District. [8th Ward]

The City Plan and Zoning Commission will conduct a public hearing concerning this matter at **5:00 p.m., Tuesday April 18, 2017** in the **Council Chambers of Davenport City Hall at 226 West 4th Street**, Davenport, Iowa.

This public hearing is the first step in the review/approval process. The City Plan and Zoning Commission will consider (vote on a recommendation) the petition at its regular meeting also on Tuesday April 18, 2017. The Commission's report and recommendation will then be forwarded to the City Council. The City Council will then hold its own public hearing, as required by state law. You should also receive a notice of the City Council's public hearing. For the ordinance to be approved, it must be read/considered at three (3) separate City Council meetings. For the specific dates and times of subsequent meetings, please call the phone number below.

It is your privilege to submit written comments on this petition or to attend the public hearing to express your views, or both. All protests within the 200-foot notice area or the area being considered must be made in writing to be valid. Any written comments to be reported at the Commission's public hearing should be received in the office of Community Planning, City Hall, not later than 12:00 noon, on the day of the public hearing, though protests may be received up through the City Council's public hearing.

Office of Community Planning
Department of Community Planning & Economic Development
Phone: (563) 326-7765 Email: Planning@ci.davenport.ia.us

(detach here)

The undersigned – **opposes / does not oppose** (circle one) the request of the City of Davenport to rezone 64.6 acres, more or less, of property located south of Interstate 80 and west of Division Street from A-1 Agriculture District to M-1 Light Industrial District. [8th Ward]

Comments: _____

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME _____
ADDRESS _____
DATE _____
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

Tuesday, April 25, 2017

To: Accounting/Public Notices

Re: Public Notice

Please publish the following Plan and Zoning Commission public hearing notice in your next available edition of the Quad City Times, (which should be April 8) or as soon after as possible.

The PO number for this notice is 1716035.

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

Sincerely,
Matt Flynn, Senior Planning Manager
City of Davenport
563-326-7743

NOTICE
PUBLIC HEARING
TUESDAY, APRIL 18, 2017 - 5:00 P.M.
CITY OF DAVENPORT PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA

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

Case No. REZ17-03 Proposed rezoning of 64.6 acres, more or less, of property located south of Interstate 80 and west of Division Street from A-1 Agriculture District to M-1 Light Industrial District [8th Ward]

Public hearings on the above matters are scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, November 01, 2016 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No 1716035

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

April 5, 2017

Dear Property Owner:

The City has recently been awarded a grant by the State of Iowa for the extension of West 76th Street from Division Street westward to Northwest Boulevard. (See attached map) This will facilitate additional traffic generated by increased development in the Eastern Iowa Industrial Center; namely, Kraft, Sterilite, and others.

In order to prepare this land for development, the City has initiated a rezoning of the adjacent property to M-1, Light Industrial District. No development is proposed at this time.

You are invited to a neighborhood meeting on Thursday, April 13, 2017, 5:30 pm at Red Hawk Golf Course (in case of rain meet under the shelter on the south side of the clubhouse).

In addition, the Davenport Plan and Zoning Commission will conduct a public hearing on this matter on Tuesday, April 18, 2017, 5:00 pm in the City Council Chambers.

If you cannot attend one of these meetings and have questions or concerns, feel free to contact me directly using the contact information below.

Sincerely,

Matthew G. Flynn, AICP
Senior Planning Manager
City of Davenport
mflynn@ci.davenport.ia.us
563-326-7743

DATE

To: Accounting/Public Notices

Re: Public Notice

Please publish the following Committee of the Whole public hearing notice on Wednesday May 10, 2017 edition of the Quad City Times.

The PO number for this notice is PO 1717708.

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

Sincerely,
Matt Flynn, Senior Planning Manager
City of Davenport
563-326-7743

NOTICE
PUBLIC HEARING
WEDNESDAY, MAY 17, 2017, 5:30 PM
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA

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

Case No. REZ17-03 Proposed rezoning of 64.6 acres, more or less, of property located south of Interstate 80 and west of Division Street from A-1 Agriculture District to M-1 Light Industrial District [8th Ward]

The Legal Description for this property is as follows:

That portion of the South half of the Southwest Quarter of Section 34, Township 79 North Range 3 East of the Fifth Principal Meridian, located south of the south Right-of-Way Line of Interstate 80 and West of the West Right of Way Line of Division Street, located in the City of Davenport, Scott County Iowa, containing parcels W3451-01A, W3451-01B and W3449-05. Said tract contains 64.6 acres, more or less.

Public hearings on the above matters are scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, May 17, 2017 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO No 1717708.

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

City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286
Wards: 5

Action / Date
COW6/7/2017

Subject:

Second Consideration: Ordinance for Case No. ROW17-02 - Request of Genesis Health System for the right-of-way vacation (abandonment) of 0.38 acre (16,336 square feet), more or less, of public right-of-way known as East Lombard Street between College Avenue and the west line extended of the north-south alley east of formerly vacated Esplanade Avenue. [Ward 5]

Recommendation:

The City Plan and Zoning Commission forwards Case No. ROW17-02 to the City Council with a recommendation for approval subject to the following condition:

1. A utility easement be dedicated for the preservation and maintenance of public utilities within the East Lombard Street right-of-way. Alternatively, Genesis Health System could abandon the public utilities.

Relationship to Goals:

Urban revitalization.

Background:

Genesis Health System is petitioning to vacate the East Lombard Street right-of-way to facilitate campus expansion. At this time, the intent is for the property to be green space. Genesis Health System owns the property on both sides of East Lombard Street between College Avenue and the alley west of Mississippi Avenue. There is a sanitary sewer main and natural gas main located within the East Lombard Street right of way. A public utility easement would need to be provided or Genesis Health System would need to abandon the utilities.

ATTACHMENTS:

Type	Description
▣ Ordinance	ROW17-02 - Ordinance
▣ Backup Material	ROW17-02 - Plan and Zoning Commission Letter
▣ Backup Material	ROW17-02 - Plan and Zoning Commission Vote Results
▣ Backup Material	ROW17-02 - Plan and Zoning Commission Staff Report
▣ Backup Material	ROW17-02 - Properties owned by Genesis Health System

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	5/31/2017 - 3:30 PM
Community Development Committee	Berger, Bruce	Approved	5/31/2017 - 3:30 PM
City Clerk	Thorndike, Tiffany	Approved	5/31/2017 - 3:41 PM

ORDINANCE NO.

ORDINANCE for Case No. ROW17-02: Request of Genesis Health System for the right-of-way vacation (abandonment) of 0.38 acre (16,800 square feet), more or less, of public right-of-way known as East Lombard Street between College Avenue and the west line extended of the north-south alley east of formerly vacated Esplanade Avenue. [5th Ward]

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

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

Part of Lombard Street in the southeast quarter of Section 24, Township 78 North, Range 3 East of the 5th Principal Meridian in the city of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Beginning at the northwest corner of Lot 84 in Home Addition to the City of Davenport; thence North 02 degrees 18 minutes 04 seconds West along the easterly line of previously vacated College Avenue, a distance of 60.00 feet to the westerly projection of the north right of way line of Lombard Street; thence North 87 degrees 41 minutes 56 seconds East along said westerly projection and north right of way line, a distance of 272.68 feet to the southeast corner of Lot 58 in said Home Addition; thence South 01 degrees 31 minutes 20 seconds East along the southerly projection of the east line of said Lot 58, a distance of 60.01 feet to the south right of way line of Lombard Street; thence South 87 degrees 41 minutes 56 seconds West along said south right of way line, a distance of 271.86 feet to the Point of Beginning.

The above described parcel contains 16,336 square feet or 0.38 acres, more or less as shown by the attached Right of Way Vacation Plat.

For the purpose of this description bearings are based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment).

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

1. A utility easement be dedicated for the preservation and maintenance of public utilities within the East Lombard Street right-of-way. Alternatively, Genesis Health System could abandon the public utilities.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch
Mayor

Attest: _____
Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____

May 17, 2017

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

At its regular meeting of May 16, 2017, the City Plan and Zoning Commission considered Case No. ROW17-02 being the request of Genesis Health System for the right-of-way vacation (abandonment) of 0.38 acre (16,800 square feet), more or less, of public right-of-way known as East Lombard Street between College Avenue and the west line extended of the north-south alley east of formerly vacated Esplanade Avenue.

The City Plan and Zoning Commission forwards Case No. ROW17-02 to the City Council with a recommendation for approval subject to the following condition:

1. A utility easement be dedicated for the preservation and maintenance of public utilities within the East Lombard Street right-of-way. Alternatively, Genesis Health System could abandon the public utilities.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission

		APPROVED	APPROVED	APPROVED	APPROVED	APPROVED	APPROVED		
Name:	Roll Call	ROW17-02 Genesis E Lombard St	ROW17-03 Genesis E Denison Ave	FDP17-02 Genesis 3200 W Kimberly Rd	FDP17-03 Build to Suit Lot 9 Utica Corners 6th	F17-10 I-80 Airport Indus Pk 10th	P17-02 Inverness Estates		
Connell	P	Y	Y	Y	Y	Y	Y		
Hepner	P	Y	Y	Y	Y	Y	Y		
Inghram	P								
Kelling	EX								
Lammers	P	Y	Y	Y	Y	Y	Y		
Maness	EX								
Martinez	EX								
Medd	P	Y	Y	Y	Y	Y	Y		
Quinn	P	Y	Y	Y	Y	Y	Y		
Reinartz	P	Y	Y	Y	Y	Y	Y		
Tallman	P	Y	Y	Y	Y	Y	AB		
		7-YES 0-NO 0-ABSTAIN	7-YES 0-NO 0-ABSTAIN	7-YES 0-NO 0-ABSTAIN	7-YES 0-NO 0-ABSTAIN	7-YES 0-NO 0-ABSTAIN	6-YES 0-NO 1-ABSTAIN		



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

Meeting Date: May 16, 2017
Request: Right-of-way vacation (abandonment) of public right-of-way known as
Location: East Lombard Street between College Avenue and the west line extended of the north-south alley east of Esplanade Avenue.
Case No.: ROW17-02
Applicant: Genesis Health System

Update:

Genesis Health System vacated Esplanade Avenue located between East Rusholme Street and East Lombard Street in 2014 (ORD2014-178). College Avenue between High Street and East Rusholme Street was also vacated at that time. Therefore, the portion of the request pertaining to Esplanade Avenue has been deleted from the request.

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case No. ROW17-02 to the City Council with a recommendation for approval subject to the listed condition.

Introduction:

Genesis Health System is petitioning to vacate the East Lombard Street right-of-way to facilitate campus expansion. At this time, the intent is for the property to be green space.

LOCATION:



 Subject Property



Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Zoning:

The adjacent properties are zoned “PDD” Planned Development District and “R-4” Moderate Density Dwelling District.



 Subject Property



 Subject Property

 Properties owned by Genesis Health System



Technical Review:

Streets. East Lombard Street is improved with roadways and sidewalks.

Storm Water. There is no existing stormwater infrastructure within the East Lombard Street right of way.

Sanitary Sewer. Sanitary sewer service is located within the East Lombard Street right of way.



 Subject Property



Other Utilities. Electric does not appear to be located within the East Lombard Street right of way. However, a natural gas main is located with the East Lombard Street right of way.

Emergency Services. This request would not affect Emergency services.

Parks/Open Space. This request does not impact any existing or planned parks or public open spaces.

Public Input:

Public Hearing notices were sent to property owners within 200 feet of the proposed right-of-way vacation in advance of the May 2, 2017 Plan and Zoning Commission Public Hearing. No one spoke other than the applicant at the public hearing. To date, staff has not received any objections to the request.

Discussion:

Genesis Health System is petitioning to vacate the East Lombard Street right-of-way to facilitate campus expansion. At this time, the intent is for the property to be green space. Genesis Health System owns the property on both sides of East Lombard Street between College Avenue and the alley west of Mississippi Avenue. There is a sanitary sewer main and natural gas main located within the East Lombard Street right of way. A public utility easement would need to be provided or Genesis Health System would need to abandon the utilities.

Staff Recommendation:**Findings:**

1. The proposed right of way vacation would not impact adjacent property owners since Genesis Health System owns property on both sides of East Lombard Street in the location of the right of way vacation; and
2. A utility easement would preserve the rights for utility providers maintaining utilities within the East Lombard Street right-of-way.

Staff recommends the City Plan and Zoning Commission forward Case No. ROW17-02 to the City Council with a recommendation for approval subject to the following condition:

1. A utility easement be dedicated for the preservation and maintenance of public utilities within the East Lombard Street right-of-way. Alternatively, Genesis Health System could abandon the public utilities.

Prepared by:



Ryan Rusnak, AICP
Planner III



City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286
Wards: 5

Action / Date
CD6/7/2017

Subject:

Second Consideration: Ordinance for Case No. ROW17-03 being the request of Genesis Health System for the right-of-way vacation (abandonment) of 0.26 acre (11,400 square feet), more or less, of public right-of-way known as Denison Avenue between the west line of Adams Street and the railroad. [Ward 5]

Recommendation:

The City Plan and Zoning Commission forwards Case No. ROW17-02 to the City Council with a recommendation for approval subject to the following condition:

1. A utility easement be dedicated for the preservation and maintenance of the public utility within the Denison Avenue right-of-way. Alternatively, Genesis Health System could abandon the public utility.

Relationship to Goals:
Urban revitalization.

Background:

Genesis Health System is petitioning to vacate the Denison Avenue right-of-way to secure the campus from trespassers. Genesis Health System owns the adjacent property to the north. There is a sanitary sewer main at the western portion of the right-of-way. A public utility easement would need to be provided or Genesis Health System would need to abandon the utility.

ATTACHMENTS:

Type	Description
▣ Ordinance	ROW17-03 - Ordinance
▣ Backup Material	ROW17-03 - Plan and Zoning Commission letter
▣ Backup Material	ROW17-03 - Plan and Zoning Commission Vote Results
▣ Backup Material	ROW17-03 - Plan and Zoning Commission Staff Report
▣ Backup Material	ROW17-03 - Properties owned by Genesis Health System

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	5/31/2017 - 3:31 PM
Community Development Committee	Berger, Bruce	Approved	5/31/2017 - 3:31 PM
City Clerk	Thorndike, Tiffany	Approved	5/31/2017 - 3:41 PM

ORDINANCE NO.

ORDINANCE for Case No. ROW17-03: Request of Genesis Health System for the right-of-way vacation (abandonment) of 0.26 acre (11,400 square feet), more or less, of public right-of-way known as Denison Avenue between the west line of Adams Street and the railroad.. [5th Ward]

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

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

Part of Denison Avenue in the southeast quarter of Section 24, Township 78 North, Range 3 East of the 5th Principal Meridian in the city of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Beginning at the northeast corner of Lot 28 in Home Addition to the City of Davenport, Iowa; thence North 00 degrees 18 minutes 19 seconds West along the west right of way line of Adams Street, a distance of 50.00 feet to the north right of way line of Denison Avenue; thence North 88 degrees 58 minutes 01 seconds East along said north right of way line, a distance of 198.35 feet to the southwesterly right of way line of the Soo Line Railroad; thence Southeasterly 72.33 feet along said southwesterly right of way line and the arc of a curve to the right with a radius of 3,770.00 feet, a chord bearing of South 47 degrees 17 minutes 58 seconds East and a chord distance of 72.33 feet to the south right of way line of Denison Avenue; thence South 88 degrees 58 minutes 01 seconds West along said south right of way line and it's westerly projection, a distance of 251.25 feet to the Point of Beginning.

The above described parcel contains 11,248 square feet or 0.26 acres, more or less as shown by the attached Right of Way Vacation Plat.

For the purpose of this description the west right of way line of Adams Street is assumed to have a bearing of North 00 degrees 18 minutes 19 seconds West.

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

1. A utility easement be dedicated for the preservation and maintenance of the public utility within the Denison Avenue right-of-way. Alternatively, Genesis Health System could abandon the public utility.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch
Mayor

Attest: _____
Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____

May 17, 2017

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

At its regular meeting of May 16, 2017, the City Plan and Zoning Commission considered Case No. ROW17-03 being the request of Genesis Health System for the right-of-way vacation (abandonment) of 0.26 acre (11,400 square feet), more or less, of public right-of-way known as Denison Avenue between the west line of Adams Street and the railroad. The request is to facilitate securing the property.

The City Plan and Zoning Commission forwards Case No. ROW17-03 to the City Council with a recommendation for approval subject to the following condition:

1. A utility easement be dedicated for the preservation and maintenance of the public utility within the Denison Avenue right-of-way. Alternatively, Genesis Health System could abandon the public utility.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission

		APPROVED	APPROVED	APPROVED	APPROVED	APPROVED	APPROVED		
Name:	Roll Call	ROW17-02 Genesis E Lombard St	ROW17-03 Genesis E Denison Ave	FDP17-02 Genesis 3200 W Kimberly Rd	FDP17-03 Build to Suit Lot 9 Utica Corners 6th	F17-10 I-80 Airport Indus Pk 10th	P17-02 Inverness Estates		
Connell	P	Y	Y	Y	Y	Y	Y		
Hepner	P	Y	Y	Y	Y	Y	Y		
Inghram	P								
Kelling	EX								
Lammers	P	Y	Y	Y	Y	Y	Y		
Maness	EX								
Martinez	EX								
Medd	P	Y	Y	Y	Y	Y	Y		
Quinn	P	Y	Y	Y	Y	Y	Y		
Reinartz	P	Y	Y	Y	Y	Y	Y		
Tallman	P	Y	Y	Y	Y	Y	AB		
		7-YES 0-NO 0-ABSTAIN	7-YES 0-NO 0-ABSTAIN	7-YES 0-NO 0-ABSTAIN	7-YES 0-NO 0-ABSTAIN	7-YES 0-NO 0-ABSTAIN	6-YES 0-NO 1-ABSTAIN		



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

Meeting Date: May 16, 2017
Request: Right-of-way vacation (abandonment) of public right-of-way known as
Location: Denison Avenue between the west line extended of Adams Street and the railroad.
Case No.: ROW17-03
Applicant: Genesis Health System

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case No. ROW17-03 to the City Council with a recommendation for approval subject to the listed condition.

Introduction:

Genesis Health System is petitioning to vacate the Denison Avenue right-of-way to secure the campus from trespassers.

LOCATION:



 Subject Property



Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Zoning:

The adjacent properties are zoned “PDD” Planned Development District, “R-4” Moderate Density Dwelling District and “C-2” General Commercial District.



 Subject Property



 Subject Property

 Properties owned by Genesis Health System



Technical Review:

Streets. Denison Avenue is not improved with a roadway or sidewalks.

Storm Water. There is no existing storm water infrastructure within the Denison Avenue right of way.

Sanitary Sewer. Sanitary sewer service is located at the western portion of Denison Avenue.



Other Utilities. Other utilities do not appear to be located within the Denison Avenue right of way.

Emergency Services. This request would not affect Emergency services.

Parks/Open Space. This request does not impact any existing or planned parks or public open spaces.

Public Input:

Public Hearing notices were sent to property owners within 200 feet of the proposed right-of-way vacation in advance of the May 2, 2017 Plan and Zoning Commission Public Hearing. No one spoke other than the applicant at the public hearing. To date, staff has not received any objections to the request.

Discussion:

Genesis Health System is petitioning to vacate the Denison Avenue right-of-way to secure the campus from trespassers. Genesis Health System owns the adjacent property to the north. There is a sanitary sewer main at the western portion of the right-of-way. A public utility easement would need to be provided or Genesis Health System would need to abandon the utility.

Staff Recommendation:

Findings:

1. The proposed right of way vacation would not impact adjacent property owners since Genesis Health System owns the adjacent property to the north; and
2. A utility easement would preserve the right of the utility provider maintaining the sanitary sewer within the Denison Avenue right-of-way.

Staff recommends the City Plan and Zoning Commission forward Case No. ROW17-03 to the City Council with a recommendation for approval subject to the following condition:

1. A utility easement be dedicated for the preservation and maintenance of the public utility within the Denison Avenue right-of-way. Alternatively, Genesis Health System could abandon the public utility.

Prepared by:



Ryan Rusnak, AICP
Planner III



City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286
Wards: 3rd

Action / Date
6/21/2017

Subject:

Resolution approving Case No. F17-09 being the final plat of Riverview on 6th, being a replat of a part of Lots 8, 9, and Lot 10 of Block 146 and Lot 7 and a part of Lot 6 of Block 125 of LeClaire's 12th Addition, located west of Grand Avenue on either side of East 6th Street, containing 0.84 acres, more or less, and three (3) residential lots. [3rd Ward]

Recommendation:

Findings:

- The plat conforms to the Comprehensive Plan Davenport 2035
- The plat promotes infill development

Recommendation:

The City Plan and Zoning Commission accepted the findings and forwards Case No. F17-06 the final plat of Riverview on 6th Subdivision to the City Council for approval subject to the following conditions:

1. At least two of the found property pins used in the survey are identified by corresponding existing lot corner or the plat is tied to two quarter corners.
2. For clarity the existing lot lines within new lots 2 and 3 should be dashed.
3. That the northerly forty-six (46) feet as measured from the property line (60 feet from the curb line) of the driveway access should be dedicated as a public alley.

The Commission vote for approval was 8-yes, 0-no and 0-abstentions.

Relationship to Goals:

Grow tax base

Background:

The proposal reconfigures several lots to facilitate single family residential development.

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

ATTACHMENTS:

Type	Description
▣ Resolution Letter	F17-09 Resolution only
▣ Backup Material	F17-09 Background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	6/13/2017 - 9:31 AM
Community Development Committee	Berger, Bruce	Approved	6/13/2017 - 9:32 AM
City Clerk	Admin, Default	Approved	6/13/2017 - 4:40 PM

Resolution No. _____

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. F17-09 being the final plat of Riverview on 6th, being a replat of a part of Lots 8, 9, and Lot 10 of Block 146 and Lot 7 and a part of Lot 6 of Block 125 of LeClaire's 12th Addition, located west of Grand Avenue on either side of East 6th Street, containing 0.84 acres, more or less, and three (3) residential lots. [3rd Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final plat of Riverview on 6th to the City of Davenport, Iowa, be the same and is hereby approved and accepted subject to all the conditions as stated in the Commission's letter dated May 03, 2017 and as follows:

1. At least two of the found property pins used in the survey are identified by corresponding existing lot corner or the plat is tied to two quarter corners;
2. For clarity the existing lot lines within new lots 2 and 3 should be dashed;
3. That the northerly forty-six (46) feet as measured from the property line (60 feet from the curb line) of the driveway access should be dedicated as a public alley;

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

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

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk



May 03, 2017

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of May 02, 2017, the City Plan and Zoning Commission considered Case No. F17-09 being the final plat of Riverview on 6th, being a replat of a part of Lots 8, 9, and Lot 10 of Block 146 and Lot 7 and a part of Lot 6 of Block 125 of LeClaire's 12th Addition, located west of Grand Avenue on either side of East 6th Street, containing 0.84 acres, more or less, and three (3) residential lots.

Findings:

- The plat conforms to the Comprehensive Plan Davenport 2035
- The plat promotes infill development

Recommendation:

The City Plan and Zoning Commission accepted the findings and forwards Case No. F17-06 the final plat of Riverview on 6th Subdivision to the City Council for approval subject to the following conditions:

1. At least two of the found property pins used in the survey are identified by corresponding existing lot corner or the plat is tied to two quarter corners.
2. For clarity the existing lot lines within new lots 2 and 3 should be dashed.
3. That the northerly forty-six (46) feet as measured from the property line (60 feet from the curb line) of the driveway access should be dedicated as a public alley.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission



		APPROVED	APPROVED						
Name:	Roll Call	REZ17-03 NW Corner Division & 76th Sts	F17-09 Riverview on 6th						
Connell	P	Y	Y						
Hepner	P	Y	Y						
Inghram	P								
Kelling	EX								
Lammers	P	Y	Y						
Maness	P	Y	Y						
Martinez	P	Y	Y						
Medd	Ex								
Quinn	P	Y	Y						
Reinartz	P	Y	Y						
Tallman	P	Y	Y						
		8-YES 0-NO 0-ABSTAIN	8-YES 0-NO 0-ABSTAIN						



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

Meeting Date: May 02, 2017
Request: Final Plat Riverview on 6th Subdivision
Case No.: F17-09
Applicant: City of Davenport – Community Planning & Economic Development

Recommendation:

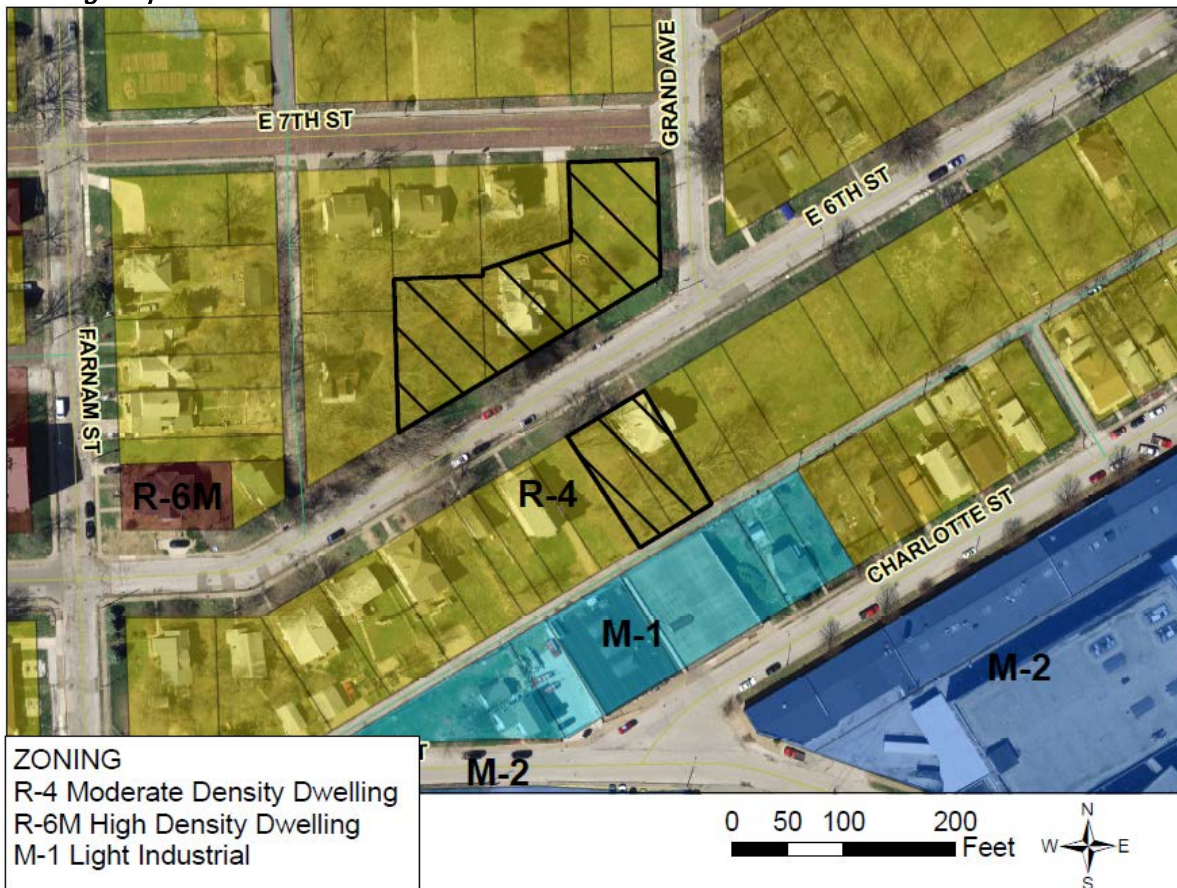
Staff recommends the City Plan and Zoning Commission accept the findings and forward Case No. F17-06 the final plat of Riverview on 6th Subdivision to the City Council for approval subject to the listed conditions.

Introduction:

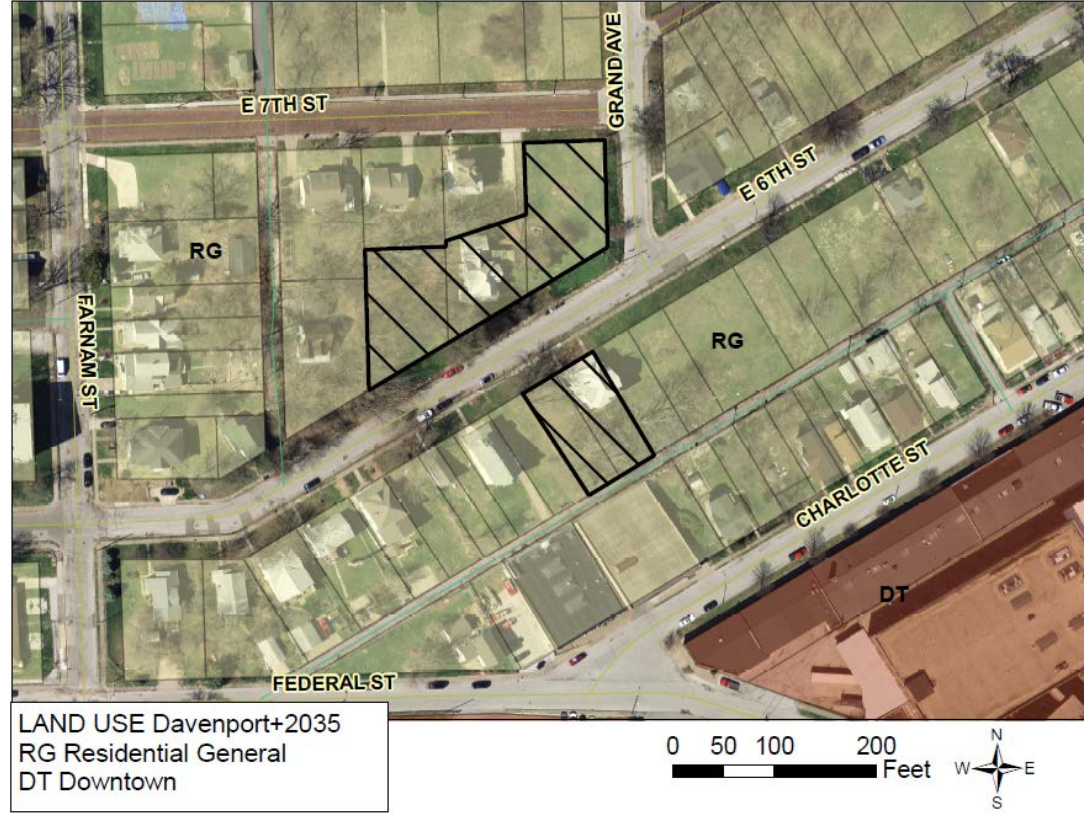
Petition of the Department of Community Planning & Economic Development of the City of Davenport for approval of a three lot subdivision to consolidate five parcels into three lots to allow the construction of three single family residences. The plat contains 0.84 acres, more or less.

AREA CHARACTERISTICS:

Zoning Map



Land Use Map



Aerial Photo



RIVERVIEW ON 6TH

TO THE CITY OF DAVENPORT, IOWA

A RE-SUBDIVISION OF A PART OF LOTS 8, 9, AND LOT 10, BLOCK 146, AND LOT 7 AND A PART OF LOT 6, BLOCK 125, LECLAIRE'S 12TH ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA

ORIGINAL DESCRIPTION OF PROPERTY

PARCEL F0051421
A tract of land described as beginning on a point on the East line of Lot 8 [awk, which is 100 feet south of the North line of said lot] thence due West 58th Street; thence Northeasterly along the Northern line of 58th Street; Lot, 33.82 feet to the place of beginning being all of said Lot 8 except the

PARCEL F0051422
South Part of Lot 9 in Block 148 of Lucile's 12th Addition to the City of 6 thence North 100'; thence Easterly to a point at the East line of the North North line of 5th Street to the Point of Beginning.

PARCEL F006142
South Part of Lot 9 in Block 148 of LeClair's 12th Addition to the City of
thence North 100°; thence Easterly to a point at the East line of the North
North line of 6th Street to the Point of Beginning.

PARCEL F0561-06
The westside 37.8 feet of Lot 7 and the Eastside one foot of Lot 8, Block 2

PARCEL 008145
Part of Lot 7 in Block 125, LeClair's 12th Addition to the City of Davenport
the of 8th Street at the Northeastly corner of Lot 7; thence Southeast
thence Southwestly along the Southern line of Lot 7 and the Northern
Eastern line of Lot 7, 120 feet to the Northern line of Lot 7; thence North
Street, 422' to the place of beginning.

ZONING & LOT INFORMATION:

CURRENT ZONING: RESIDENTIAL, R-4
PROPOSED ZONING: NO CHANGE IS REQUESTED
TOTAL NUMBER OF LOTS: 3
TOTAL ACREAGE OF LOTS: 0.84
TOTAL R.O.W. ACREAGE: 0
TOTAL SITE ACREAGE: 0.84

LAND SURVEYOR

MCCLURE ENGINEERING ASSOCIATES INC
CONTACT: JIM ABBITT
4700 KENNEDY DRIVE
EAST MOLINE, ILLINOIS 61244
309-792-9350

OWNER

CITY OF DAVENPORT

DRAFT
REVIEW
COPY ONLY

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Boundary 2035: Yes

Proposed Land Use Designation:

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

Relevant Goals to be considered in this Case:

- Strengthen the existing built environment
- Identify and reserve land for future development

Iowa Smart Planning Principles:

Revitalization - Facilitate the revitalization of neighborhoods by promoting development that conserves land, and use of existing sites and infrastructure is preferred over new construction in undeveloped areas.

Technical Review:

Streets. The plat is located along both sides of East 6th Street between Farnam Street to the west and Grand Avenue to the east.

Storm Water. There appears to be no stormwater infrastructure in the area; due to the topography being the river bluffs stormwater flow is overland.

Sanitary Sewer. Sanitary sewer service is located is located in 6th Street and Grand Avenue (both 10-inch lines).

Other Utilities. This is an urban area and normal utility services are available. MidAmerican has gas service in the adjacent street and electrical service in the immediately surrounding the area. Iowa American has water service in the surrounding streets.

Emergency Services. The property is located approximately one (1) mile from the Central Fire Station, which is located at 331 Scott Street.

Parks/Open Space. There is no impact on proposed or existing parks or open space.

PUBLIC INPUT

This is a final plat and does not require notification.

DISCUSSION

The petitioner is proposing a three lot subdivision to allow for single family residential infill development. The issues with the plat are technical: identifying lot corners; differentiating between the existing and proposed lot lines. The shared nature of the driveway access can and has promoted legal conflicts between homeowners. The northerly forty-six (46) feet as measured from the property line (60 feet from the curb line) of the driveway access should be dedicated as a public alley.

STAFF RECOMMENDATION

Findings:

- The plat conforms to the Comprehensive Plan Davenport 2035
- The plat promotes infill development

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the findings and forward Case No. F17-06 the final plat of Riverview on 6th Subdivision to the City Council for approval subject to the following conditions:

1. At least two of the found property pins used in the survey are identified by corresponding existing lot corner or the plat is tied to two quarter corners.
2. For clarity the existing lot lines within new lots 2 and 3 should be dashed.
3. That the northerly forty-six (46) feet as measured from the property line (60 feet from the curb line) of the driveway access should be dedicated as a public alley.

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division

Technical Review Comments

Tom Leabhart, P.E. - Development Engineer

1. The surveyor signs the plat.
2. The utility companies sign the plat when their easement needs have been met.
3. At least two of the found property pins used in the survey are identified by corresponding existing lot corner or the plat is tied to two quarter corners.
4. For clarity the existing lot lines within new lots 2 and 3 should be dashed.

Billy Fisher, CPMSM - Urban Conservationist

Natural Resources has no issues at this time.

Nathan E. Miller - Supervisor, Gas Distribution Engineering

We currently have a high pressure main (north side) and low pressure main (south side) of the street in the existing 80' ROW; we are good as long as that doesn't change.

TO THE CITY OF DAVENPORT, IOWA

A RE-SUBDIVISION OF A PART OF LOTS 8, 9, AND LOT 10, BLOCK 146, AND LOT 11, BLOCK 147, AND A PART OF LOT 6, BLOCK 125, LECLAIRE'S 12TH ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA

A tract of land described as beginning at a point on the East line of Lot 8 of Block 146 LeClaire's 12th Addition to the City of Davenport, Scott County, Iowa, which is 100 feet south of the North line of said lot; thence due West 80 feet; thence South parallel with the East line of said Lot to the North line of Sixth Street; thence Northeasterly along the Northerly line of Sixth Street to the Southeast corner of said Lot 8; thence North along the East line of said Lot, 93.62 feet to the place of beginning being all of said Lot 8 except the North 100 feet thereof.

South Part of Lot 9 in Block 146 of LeClaire's 12th Addition to the City of Davenport, Scott County, Iowa. Commencing at the Southwest corner of Lot 9, thence North 100'; thence Easterly to a point at the East line of the North 80' North of the Southeast corner; thence South 80'; thence West along the North line of 6th Street to the Point of Beginning.

Lot 10 in Block 146 of LeClaire's 12th Addition to the City of Davenport, Scott County, Iowa.

The westerly 37.8 feet of Lot 7 and the Easterly one foot of Lot 6, Block 125 of LeClaire's 12th Addition to the City of Davenport, Scott County, Iowa.

Part of Lot 7 in Block 125, LeClaire's 12th Addition to the City of Davenport, Iowa, more particularly described as follows: Commencing on the Southerly line of Sixth Street at the Northeastly corner of Lot 7; thence Southwesterly along the Easterly line of Lot 7, 120 feet to the Southeastly corner of Lot 7; thence Southwesterly along the Southerly line of Lot 7 and the Northerly line of an alley for a distance of 422'; thence Northwestly parallel with the Easterly line of Lot 7, 120 feet to the Northerly line of Lot 7; thence Northeastly along the Northerly line of said Lot 7 and the southerly line of Sixth Street, 422' to the place of beginning.

CURRENT ZONING: RESIDENTIAL, R-4
PROPOSED ZONING: NO CHANGE IS REQUESTED
TOTAL NUMBER OF LOTS: 3
TOTAL ACREAGE OF LOTS: 0.84
TOTAL R.O.W. ACREAGE: 0
TOTAL SITE ACREAGE: 0.84

MCCLURE ENGINEERING ASSOCIATES INC
CONTACT: JIM ABBITT
4700 KENNEDY DRIVE
EAST MOLINE, ILLINOIS 61244
309-792-9350

CITY OF DAVENPORT

BY: _____

DATE: _____

APPROVAL SUBJECT TO ENCUMBRANCES OF RECORD BY
CITY OF DAVENPORT

BY: _____

DATE: _____

BY: _____

DATE: _____

BY: _____

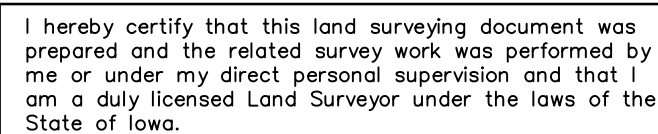
DATE: _____

BY: _____

DATE: _____

BY: _____

DATE: _____



Signature: _____
James W. Abbitt Jr.

Date _____ Reg. No. 18465

My license renewal date is December 31, 2018.

Pages or sheets covered by this seal:

THIS SHEET ONLY.

SHEET NO.

1
OF 1

THE CITY OF DAVENPORT
DAVENPORT, IOWA 52801

REVISIONS		
NO.	ITEM	DATE

PLOTTING SCALE: 1" = 1"

DRAWN BY:	DEL
-----------	-----

CHECKED BY: JWA

DATE: 3/24/17



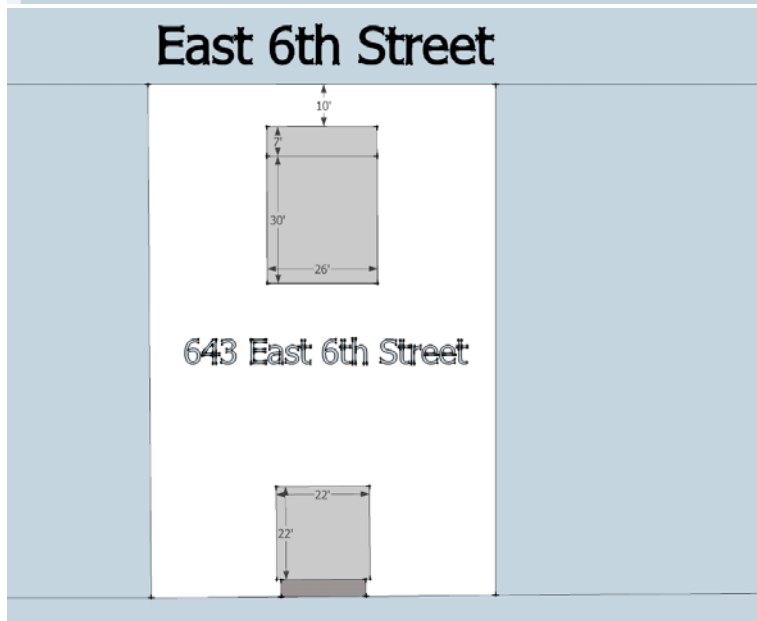
PLAT OF SUBDIVISION

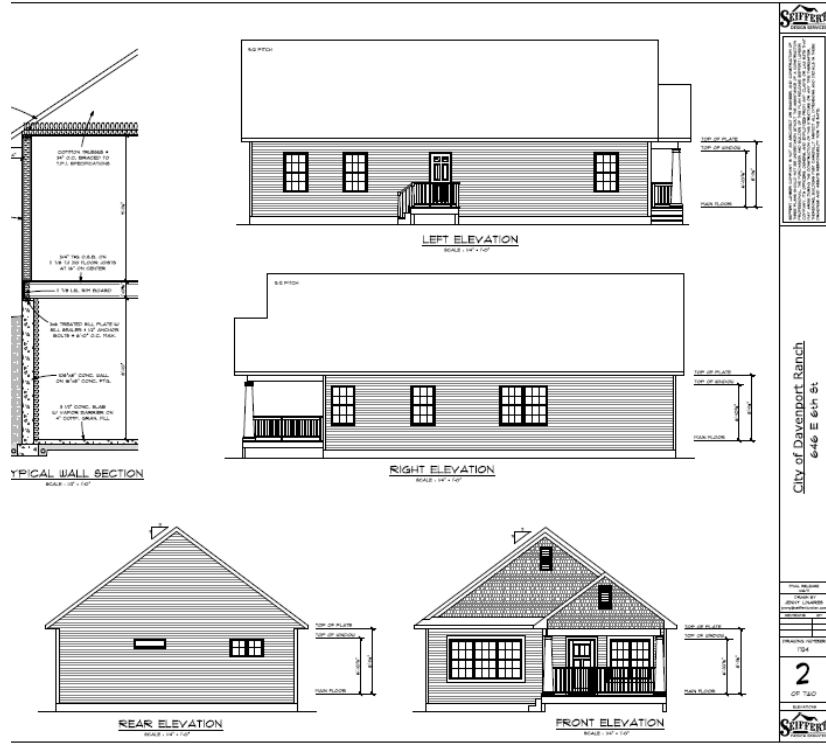
RIVERVIEW SUBDIVISION

DAVENPORT, IOWA

JOB NUMBER: 01-13-17-049

Proposed Layout





646 East 6th Street (north side E 6th Street)



634 East 6th Street (North side of E 6th Street)



643 East 6th Street (south side of E 6th Street)

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

PRELIM / FINAL / PUD (circle the appropriate designation)

SUBDIVISION NAME: RIVERVIEW ON GTH

LOCATION: GRAND AVENUE AT GTH STREET

DEVELOPER: Name: MEGHAN OVERTON (DAVENPORT)
Address: 226 W 4TH STREET
Phone: 563-888-3204 FAX: _____
Mobile Phone: _____ Email: _____

SURVEYOR
ENGINEER: MEAI

Name: JIM ABBITT
Address: _____
Phone: 309-792-9350 FAX: _____
Mobile Phone: _____ Email: _____

ATTORNEY: Name: _____
Address: _____
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

OWNER: Name: CITY OF DAVENPORT
Address: _____
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

NUMBER OF LOTS: 3 ACRES: 0.84
SF 2F MF & EST. UNITS COMM IND

STREETS ADDED: NA LINEAR FEET

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

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

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

City of Davenport

Agenda Group: Committee of the Whole
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 563.888-2286
matt.flynn@ci.davenport.ia.us
Wards: 8th

Action / Date
COW6/21/2017

Subject:

Resolution approving Case No. F17-10 being the final plat of Interstate 80 Airport Industrial Park 10th Addition. The property is located at the northeast corner of Hillandale Road and Research Parkway, containing two industrial lots on 29.43 acres, more or less. [8th Ward]

Recommendation:

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035;
2. The plat would achieve consistency with subdivision/zoning requirements.

The City Plan and Zoning Commission accepted the listed conditions and forwards Case No. F17-10 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. That the plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner;
4. That a note be added to the plat stating that sidewalks shall be installed along street frontages when so ordered by the City;
5. That the existing 30 foot wide sewer easement be extended and shown as dedicated along the remaining Hillandale Road frontage and along the Enterprise Way frontage. The utility easements shall remain shown as is; this 30 foot dedication would begin at the ROW lines and overlap those utility easements;
6. That a note be added to the plat stating that all street access points shall be approved by the City Traffic Engineer;
7. That the area for storm water detention and water quality treatment be located within an easement in accordance with Section 13.34.260 of the Davenport City Code; and
8. The following note be added to the plat pertaining to the 20 foot wide drainage easement: The owners of lots with drainage easements shall maintain a storm water passageway within the area platted as "Drainage Easement". This area shall be planted in grass and maintained as a lawn free of structures, fences, bushes, trees and other landscaping that would impede the flow of storm water."

Vote results: Yes - 7, No - 0, Abstain - 0.

Relationship to Goals:

Grow tax base.

Background:

Greater Davenport Redevelopment Corporation is requesting a final plat for two lot subdivision.

ATTACHMENTS:

Type

Description

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

F17-10 - Resolution
 F17-10 - Final Plat
 F17-10 - Plan and Zoning Commission Letter
 F17-10 - Plan and Zoning Commission Vote Results
 F17-10 - Plan and Zoning Commission Staff Report

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	6/13/2017 - 6:04 PM
Community Development Committee	Berger, Bruce	Approved	6/13/2017 - 6:04 PM
City Clerk	Admin, Default	Approved	6/14/2017 - 9:43 AM

Resolution No. _____

Resolution offered by Kyle Gripp, Vice Chairman

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. F17-10 being the final plat of Interstate 80 Airport Industrial Park 10th Addition to the City of Davenport, Iowa, being in part a replat of Lot 2 of Interstate 80 Airport Industrial Park 4th Addition, located at the northeast corner of Hillandale Road and Research Parkway, containing two industrial lots on 29.43 acres, more or less. [8th Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final plat of Interstate 80 Airport Industrial Park 10th Addition to the City of Davenport, Iowa, be the same and is hereby approved and accepted subject to all the conditions as stated in the Commission's letter dated May 17, 2017 and as follows (please note that conditions 1-8 have been added to the plat):

1. That the surveyor signs the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. That the plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner;
4. That a note be added to the plat stating that sidewalks shall be installed along street frontages when so ordered by the City;
5. That the existing 30 foot wide sewer easement be extended and shown as dedicated along the remaining Hillandale Road frontage and along the Enterprise Way frontage. The utility easements shall remain shown as is; this 30 foot dedication would begin at the ROW lines and overlap those utility easements;
6. That a note be added to the plat stating that all street access points shall be approved by the City Traffic Engineer;
7. That the area for storm water detention and water quality treatment be located within an easement in accordance with Section 13.34.260 of the Davenport City Code; and
8. The following note be added to the plat pertaining to the 20 foot wide drainage easement: The owners of lots with drainage easements shall maintain a storm water passageway within the area platted as "Drainage Easement". This area shall be planted in grass and maintained as a lawn free of structures, fences, bushes, trees and other landscaping that would impede the flow of storm water."

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

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

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

RECORDER

PLAT OF SUBDIVISION
INTERSTATE 80 AIRPORT
INDUSTRIAL PARK 10TH ADDITION
TO THE CITY OF DAVENPORT, IOWA

A RE-SUBDIVISION OF LOT 2 OF INTERSTATE 80 AIRPORT INDUSTRIAL PARK 4TH ADDITION TO THE CITY OF DAVENPORT, IOWA (PER DOC. NO. 2007-08448) AND A PART OF PARCEL 2, AS SHOWN BY A PLAT OF SURVEY (PER DOC. NO. 2002-11747), ALL AS LOCATED IN THE NORTH HALF OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 3 EAST, OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA

MINNEAPOLIS ENGINEERING COMPANY
DATE: 6/12/17

IOWA - AMERICAN WATER COMPANY
DATE: 6-12-17

CENTURY INC
DATE: 6/12/17

MEIACOM
DATE: 6/12/17

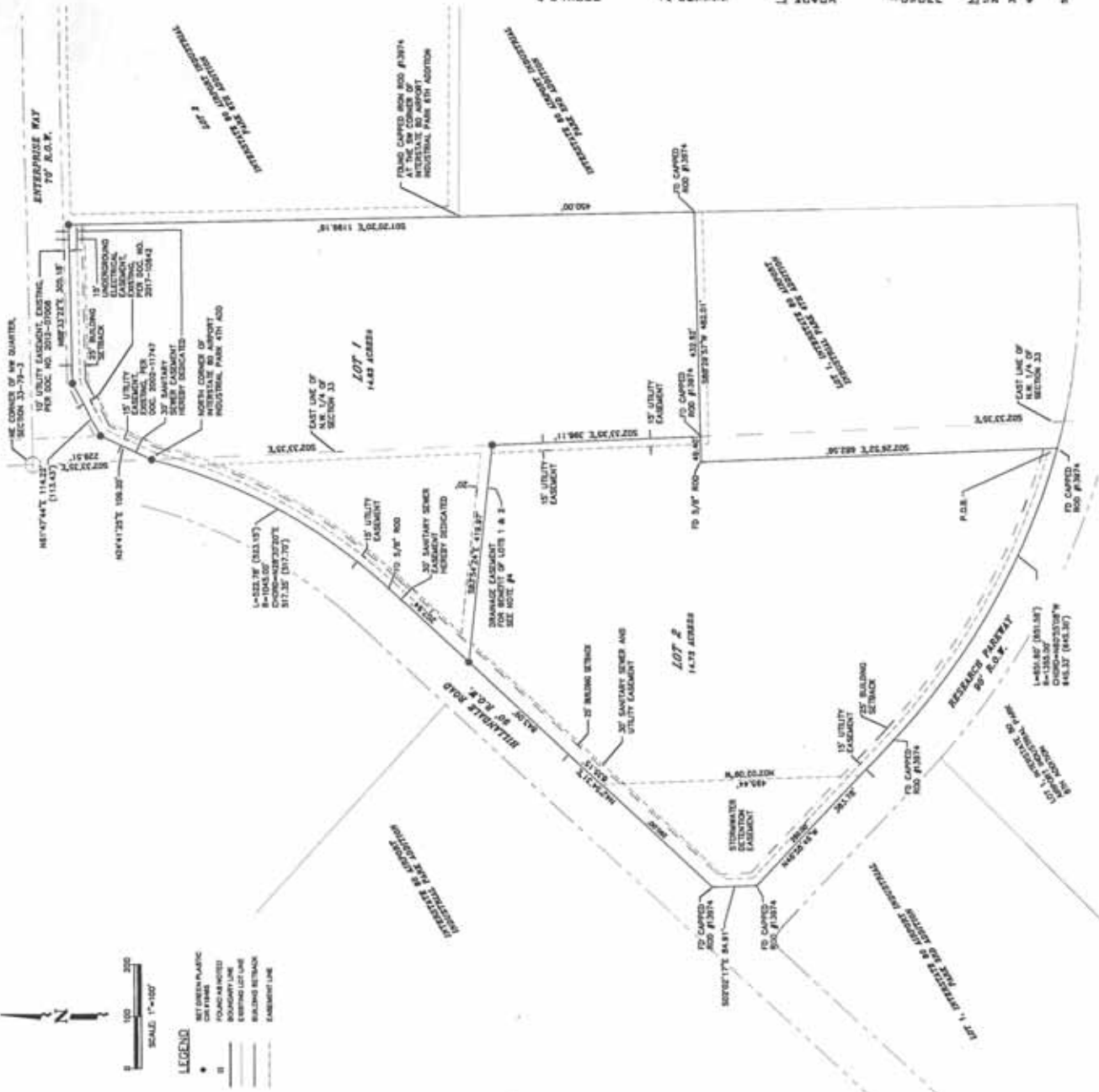
CITY OF DAVENPORT, IOWA
DATE: 6/12/17

APPROVAL SUBJECT TO ENCUMBRANCES OF RECORD BY
CITY OF DAVENPORT

PLANNING AND ZONING COMMISSION
DATE: 6/12/17



PLAT OF SUBDIVISION
INTERSTATE 80 AIRPORT INDUSTRIAL PARK 10TH ADDITION, DAVENPORT, IOWA
FILED: 6/12/17



ATTORNEY
LAW & WATERMAN
225 MAIN STREET
DAVENPORT, IOWA 52001
PHONE: 563-254-1244
FAX: 563-254-1414

ZONING & LOT INFORMATION:
PROPOSED ZONING: M-1
PROPOSED LOTS: 2
TOTAL NUMBER OF LOTS: 2
TOTAL ACRES: 29.21
TOTAL A.C.M. ACREAGE: 29.21
TOTAL SITE ACREAGE: 29.21

LAND SURVEYOR
MCCLURE ENGINEERING ASSOCIATES INC
CONTACT: JIM ARMITT
130 WEST SECOND STREET
DAVENPORT, IOWA 52001
PHONE: 563-322-1708
FAX: 563-322-1704

OWNER
GREATER DAVENPORT REDEVELOPMENT CORPORATION
130 WEST SECOND STREET
DAVENPORT, IOWA 52001
PHONE: 563-322-1708
FAX: 563-322-1704

NOTES:
1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
2. DIMENSIONS SHALL BE MEASURED ALONG STREET FRONTAGES WHEN
APPLICABLE.
3. ALL LOCATIONS OF ACCESS TO PUBLIC STREET RIGHT OF WAYS
SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER.
4. THE PLAT OF SURVEY SHALL BE FILED WITH THE CITY ENGINEER
MANIFESTED AS A LAND FILE OF STRUCTURAL FORCE, SUPPLY
DEEDS AND OTHER RECORDS THAT WOULD FORCE THE FLOW
OF WATER TO THE STORM WATER DETENTION AND WATER QUALITY TREATMENT AREA.
5. STORM WATER DETENTION AND WATER QUALITY TREATMENT AREA
SHALL BE IN ACCORDANCE WITH DAVENPORT CITY CODE

McClure
Engineering Associates, Inc.
130 West Second Street
Davenport, Iowa 52001
Phone: 563-322-1708
Fax: 563-322-1704

PLATTING SCALE: 1" = 1'
DRAWN BY: JMA
CHECKED BY: JMA
DATE: 6/12/17

NO.	REVISIONS	DATE
1	1. PRELIMINARY PLATTING	6-12-17
2	2. REVISIONS TO PLATTING	6-12-17
3	3. CORRECTED PLATTING	6-12-17

GREATER DAVENPORT REDEVELOPMENT CORPORATION
130 WEST THIRD STREET, DAVENPORT, IOWA 52801

May 17, 2017

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

At its regular meeting of May 16, 2017, the City Plan and Zoning Commission considered Case No. F17-10 being the final plat of Interstate 80 Airport Industrial Park 10th Addition, being in part a replat of Lot 2 of Interstate 80 Airport Industrial Park 4th Addition, located at the northeast corner of Hillandale Road and Research Parkway, containing two industrial lots on 29.43 acres, more or less.

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035;
2. The plat would achieve consistency with subdivision/zoning requirements

The City Plan and Zoning Commission accepted the listed conditions and forwards Case No. F17-10 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. That the plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner;
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8. The following note be added to the plat pertaining to the 20 foot wide drainage easement: The owners of lots with drainage easements shall maintain a storm water passageway within the area platted as "Drainage Easement". This area shall be planted in grass and maintained as a lawn free of structures, fences, bushes, trees and other landscaping that would impede the flow of storm water."

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission

		APPROVED	APPROVED	APPROVED	APPROVED	APPROVED	APPROVED		
Name:	Roll Call	ROW17-02 Genesis E Lombard St	ROW17-03 Genesis E Denison Ave	FDP17-02 Genesis 3200 W Kimberly Rd	FDP17-03 Build to Suit Lot 9 Utica Corners 6th	F17-10 I-80 Airport Indus Pk 10th	P17-02 Inverness Estates		
Connell	P	Y	Y	Y	Y	Y	Y		
Hepner	P	Y	Y	Y	Y	Y	Y		
Inghram	P								
Kelling	EX								
Lammers	P	Y	Y	Y	Y	Y	Y		
Maness	EX								
Martinez	EX								
Medd	P	Y	Y	Y	Y	Y	Y		
Quinn	P	Y	Y	Y	Y	Y	Y		
Reinartz	P	Y	Y	Y	Y	Y	Y		
Tallman	P	Y	Y	Y	Y	Y	AB		
		7-YES 0-NO 0-ABSTAIN	7-YES 0-NO 0-ABSTAIN	7-YES 0-NO 0-ABSTAIN	7-YES 0-NO 0-ABSTAIN	7-YES 0-NO 0-ABSTAIN	6-YES 0-NO 1-ABSTAIN		

May 17, 2017

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

At its regular meeting of May 16, 2017, the City Plan and Zoning Commission considered Case No. F17-10 being the final plat of Interstate 80 Airport Industrial Park 10th Addition, being in part a replat of Lot 2 of Interstate 80 Airport Industrial Park 4th Addition, located at the northeast corner of Hillandale Road and Research Parkway, containing two industrial lots on 29.43 acres, more or less.

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035;
2. The plat would achieve consistency with subdivision/zoning requirements

The City Plan and Zoning Commission accepted the listed conditions and forwards Case No. F17-10 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. That the plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner;
4. That a note be added to the plat stating that sidewalks shall be installed along street frontages when so ordered by the City;
5. That the existing 30 foot wide sewer easement be extended and shown as dedicated along the remaining Hillandale Road frontage and along the Enterprise Way frontage. The utility easements shall remain shown as is; this 30 foot dedication would begin at the ROW lines and overlap those utility easements;
6. That a note be added to the plat stating that all street access points shall be approved by the City Traffic Engineer;
7. That the area for storm water detention and water quality treatment be located within an easement in accordance with Section 13.34.260 of the Davenport City Code; and
8. The following note be added to the plat pertaining to the 20 foot wide drainage easement: The owners of lots with drainage easements shall maintain a storm water passageway within the area platted as "Drainage Easement". This area shall be planted in grass and maintained as a lawn free of structures, fences, bushes, trees and other landscaping that would impede the flow of storm water."

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission

City of Davenport

Agenda Group: Committee of the Whole
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 563.888-2286
matt.flynn@ci.davenport.ia.us
Wards: 2nd

Action / Date
COW6/21/2017

Subject:

Resolution approving Case No. FDP17-02 being the request of Genesis Health System for a PDD Final Development Plan approval for a medical office building located on 2.92 acres, more or less, of property located at 3200 West Kimberly Road. [2nd Ward]

Recommendation:

Finding:

1. The proposed Final Development Plan would achieve consistency with adopted ORD2014-423 if the building and parking lot setback deficiencies are resolved (either through the granting of a hardship variance by the Zoning Board of Adjustment or the building and parking lot be adjusted on the site to accommodate the required setbacks) and the dumpster and enclosure is relocated to achieve consistency with the required 30 foot buffer adjacent to the north property line adjacent to the residences.

The City Plan and Zoning Commission accepted the listed condition and forwards Case No. FDP17-02 to the City Council with a recommendation for approval subject to the following conditions:

1. Prior to the City Council's consideration of the proposed Final Development Plan, the building setback and parking deficiencies be resolved (either through the granting of a hardship variance by the Zoning Board of Adjustment or building and parking lot be adjusted on the site to accommodate the required setbacks) and the dumpster and enclosure be relocated to achieve consistency with the required 30 foot buffer adjacent to the north property line adjacent to the residences; and
2. Prior to issuance of Certificate of Occupancy, the portion of the existing sanitary sewer easement within the proposed building foot print shall be vacated. A new sanitary manhole shall be constructed in place of the depicted sewer cleanout shown. The lateral shall be connect to the sewer with a wye connection and not brought into the manhole.

Relationship to Goals:
Urban revitalization.

Background:

The proposal is to construct a medical office building. The property was rezoned from "R-3" Moderate Density Dwelling District and "PDD" Planned Development District to all "PDD" Planned Development District in 2014 to accommodate the proposed development.

The Zoning Board of Adjustment granted variances to the building and parking lot setback to allow the property to be developed consistent with the proposed Final Development Plan.

ATTACHMENTS:

Type

Description

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

FDP17-02 - Resolution
 FDP17-02 - Final Development Plan
 FDP17-02 - Plan and Zoning Commission Letter
 FDP17-02 - Plan and Zoning Commission Vote
 Results

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	6/13/2017 - 6:08 PM
Community Development Committee	Berger, Bruce	Approved	6/13/2017 - 6:09 PM
City Clerk	Admin, Default	Approved	6/14/2017 - 9:43 AM

Resolution No. _____

Resolution offered by Kyle Gripp, Vice Chairman

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. FDP17-02 being the request of Genesis Health System for a PDD Final Development Plan approval for a medical office building located on 2.92 acres, more or less, of property located at 3200 West Kimberly Road. [2nd Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the PDD Final Development Plan approval for a medical office building be the same and is hereby approved and accepted subject to all the conditions as stated in the Commission's letter dated May 17, 2017 and as follows (please note that the building and parking setback articulated in condition 1 has been met):

1. Prior to the City Council's consideration of the proposed Final Development Plan, the building setback and parking deficiencies be resolved (either through the granting of a hardship variance by the Zoning Board of Adjustment or building and parking lot be adjusted on the site to accommodate the required setbacks) and the dumpster and enclosure be relocated to achieve consistency with the required 30 foot buffer adjacent to the north property line adjacent to the residences; and
2. Prior to issuance of Certificate of Occupancy, the portion of the existing sanitary sewer easement within the proposed building foot print shall be vacated. A new sanitary manhole shall be constructed in place of the depicted sewer cleanout shown. The lateral shall be connect to the sewer with a wye connection and not brought into the manhole.

and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution.

Approved:

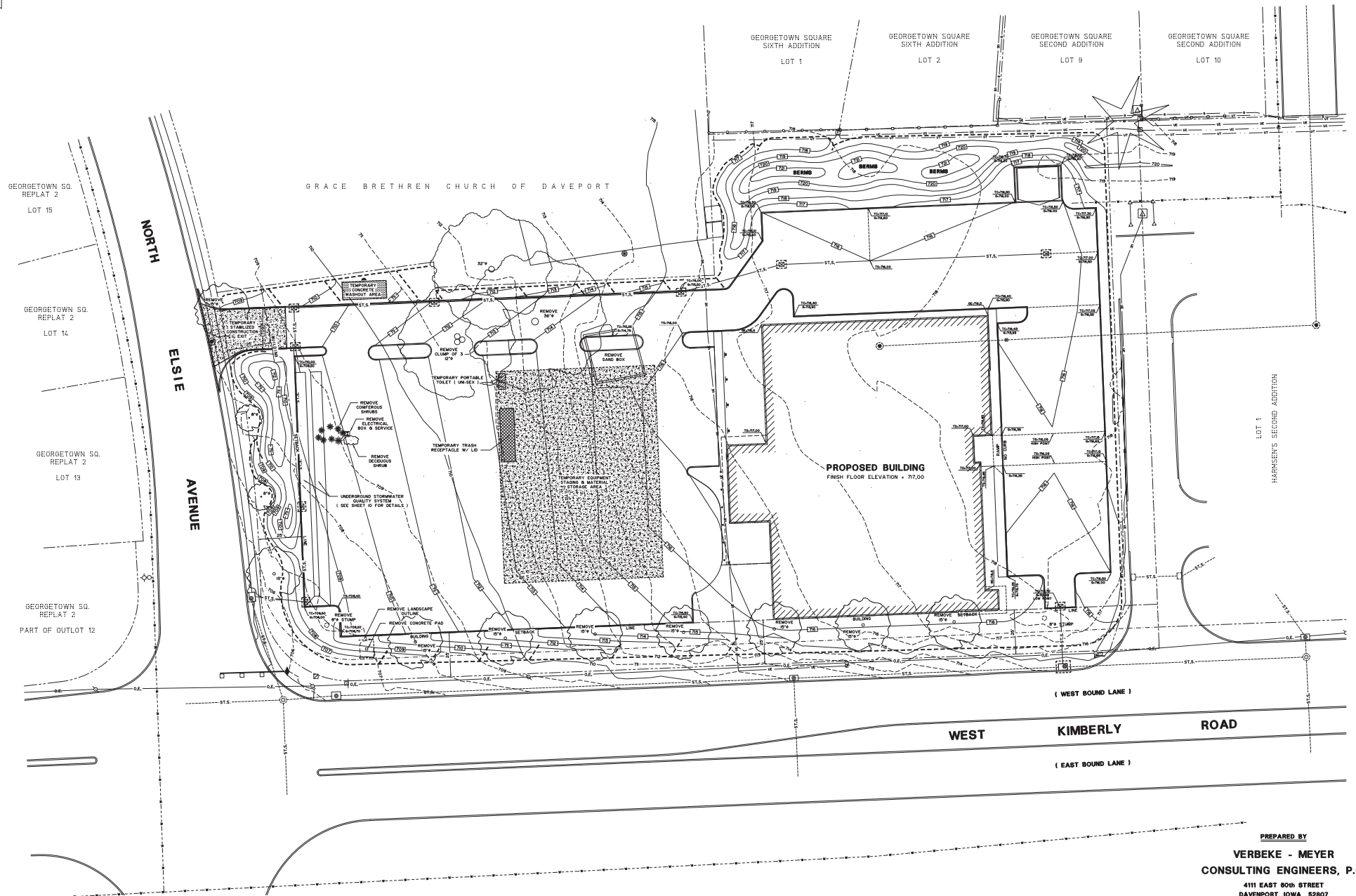
Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

GRADING & EROSION CONTROL PLAN GENESIS DAVENPORT HEALTHPLEX DAVENPORT, IOWA

20 0 20
[SCALE: 1" = 20']



PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.
4111 EAST 80th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348
VMCE 15289 - SHEET 5

May 17, 2017

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

At its regular meeting of May 16, 2017, the City Plan and Zoning Commission considered Case No. FDP17-02 being the request of Genesis Health System for a PDD Final Development Plan approval for a medical office building located on 2.92 acres, more or less, of property located at 3200 West Kimberly Road.

Finding:

1. The proposed Final Development Plan would achieve consistency with adopted ORD2014-423 if the building and parking lot setback deficiencies are resolved (either through the granting of a hardship variance by the Zoning Board of Adjustment or the building and parking lot be adjusted on the site to accommodate the required setbacks) and the dumpster and enclosure is relocated to achieve consistency with the required 30 foot buffer adjacent to the north property line adjacent to the residences.

The City Plan and Zoning Commission accepted the listed condition and forwards Case No. FDP17-02 to the City Council with a recommendation for approval subject to the following conditions:

1. Prior to the City Council's consideration of the proposed Final Development Plan, the building setback and parking deficiencies be resolved (either through the granting of a hardship variance by the Zoning Board of Adjustment or building and parking lot be adjusted on the site to accommodate the required setbacks) and the dumpster and enclosure be relocated to achieve consistency with the required 30 foot buffer adjacent to the north property line adjacent to the residences; and
2. Prior to issuance of Certificate of Occupancy, the portion of the existing sanitary sewer easement within the proposed building foot print shall be vacated. A new sanitary manhole shall be constructed in place of the depicted sewer cleanout shown. The lateral shall be connect to the sewer with a wye connection and not brought into the manhole.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission

		APPROVED	APPROVED	APPROVED	APPROVED	APPROVED	APPROVED		
Name:	Roll Call	ROW17-02 Genesis E Lombard St	ROW17-03 Genesis E Denison Ave	FDP17-02 Genesis 3200 W Kimberly Rd	FDP17-03 Build to Suit Lot 9 Utica Corners 6th	F17-10 I-80 Airport Indus Pk 10th	P17-02 Inverness Estates		
Connell	P	Y	Y	Y	Y	Y	Y		
Hepner	P	Y	Y	Y	Y	Y	Y		
Inghram	P								
Kelling	EX								
Lammers	P	Y	Y	Y	Y	Y	Y		
Maness	EX								
Martinez	EX								
Medd	P	Y	Y	Y	Y	Y	Y		
Quinn	P	Y	Y	Y	Y	Y	Y		
Reinartz	P	Y	Y	Y	Y	Y	Y		
Tallman	P	Y	Y	Y	Y	Y	AB		
		7-YES 0-NO 0-ABSTAIN	7-YES 0-NO 0-ABSTAIN	7-YES 0-NO 0-ABSTAIN	7-YES 0-NO 0-ABSTAIN	7-YES 0-NO 0-ABSTAIN	6-YES 0-NO 1-ABSTAIN		

City of Davenport

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

Action / Date
PS5/17/2017

Subject:

Third Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by deleting 54th Street along the north side from a point 85 feet east of Tremont Avenue, east 145 feet. [Ward 8]

Recommendation:

Adopt the ordinance.

Relationship to Goals:

Revitalized Neighborhoods & Corridors

Background:

The no parking zone along the north side of 54th Street was originally put in to help trucks exit the garages on the north side of the building now occupied by Tumble Time (5329 Tremont Avenue). The owner of Tumble Time asked for this zone to be removed because trucks no longer exit there and more on-street parking is needed for parents. This parking zone will typically be occupied only 2 nights per week and there is still plenty of room for two-way traffic.

ATTACHMENTS:

Type	Description
▣ Ordinance	PS_ORD_E 54th no parking removal_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Admin, Default	Approved	5/26/2017 - 2:27 PM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE VII NO PARKING THERETO BY DELETING 54TH STREET ALONG THE NORTH SIDE FROM A POINT 85 FEET EAST OF TREMONT AVENUE, EAST 145 FEET.

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

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

54th Street along the north side from a point 85 feet east of Tremont Avenue, east 145 feet.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch
Mayor

Attest: _____

Jackie Holecek, MMC
Deputy City Clerk

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Jackie Holecek
Wards: 3

Action / Date
6/7/2017

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

Mac's Tavern, 316 W 3rd Street, Mac's Bix Street Festival, July 27-29, 2017; Closure Location: 3rd Street between Ripley and Harrison Streets [Ward 3]

The Office, 116 W 3rd Street, Bix Weekend, July 29, 2017; 12:00 PM to 1:00 AM; Closure Location: 3rd Street between Main and Harrison [Ward 3]

Chuck's Tap, 1731 W 6th Street, Quad City Breast Cancer Awareness Ride, July 9, 2017; 10:00 AM to 8:00 PM; Closure Location: W 6th Street between Division and Madison Streets [Ward 3]

Village of East Davenport Association, Farm Days in the Village, August 25, 2017 to August 25, 2017; 3:30 PM Friday to 5:30 PM Saturday; Closure Location: 11th Street between Mound and Jersey Ridge Road and Christy from 11th Street north to alley [Ward 5]

Recommendation:
Approve the resolution.

ATTACHMENTS:

Type	Description
▢ Cover Memo	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	6/12/2017 - 11:27 AM

RESOLUTION NO. 2017-

Resolution offered by Alderman Matson

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

RESOLVED by the City Council of the City of Davenport.

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

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

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

Entity: Mac's Tavern

Event: Mac's Bix Street Festival

Date: July 27 - 29

Time: 1:00 PM to 1:30 AM

Closure Location: 3^d Street between Ripley and Harrison Streets

Ward: 3

Entity: Chuck's Tap

Event: Quad City Breast Cancer Awareness Ride

Date: July 9, 2017

Time: 10:00 AM to 8:00 PM

Closure Location: West 6th Street between Division and Madison Streets

Ward: 3

Entity: The Office

Event: Bix Weekend

Dates: July 29, 2017

Time: 12:00 AM – 1:00 AM

Closure Location: 3^d Street at 116 West 3rd

Ward: 3

Entity: Village of East Davenport Association

Event: Farm Days in the Village

Date: August 25, 2017 – August 26, 2017

Time: Friday, 3:00 PM – Saturday, 5:30 PM

Closure Location: 11th Street between Mound and Jersey Ridge Road and Christy from 11th Street north to the alley

Ward: 5

Approved this 28th day of June, 2017.

Approved:

Attest:



Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Jackie Holecek x6163
Wards: As listed below

Action / Date
6/7/2017

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

Mac's Tavern, 316 W 3rd Street, Mac's Bix Street Festival, July 28-29, 2017; 9:00 AM - 1:30 AM, Over 50 dBa [Ward 3]

The Office, 116 W 3rd Street, Bix Outdoor Event, July 29, 2017; 12:00 PM- 1:00 AM (July 30th), Over 50 dBa [Ward 3]

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	6/12/2017 - 11:27 AM

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Sherry Eastman 326-7795
Wards: Various

Action / Date
PS6/21/2017

Subject:
Motion approving beer and liquor license applications:

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

Ward 5

Rookie's Sports Bar (Rookies, Inc.) - 2818 Brady St. - Extended outdoor area July 9, 2017
"Personal Fundraiser" - License Type: C Liquor

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

Ward 1

Casey's General Store #2077 (Casey's Marketing Company) - 3700 W Locust St. - License Type: C Beer / B Native Wine

Davenport Lodge #28 (Davenport Lodge No. 28, Loyal Order of Moose) - 2333 Rockingham Rd. - Outdoor Area - License Type: A Liquor

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

St. Alphonsus Church Holy Name Society (St. Alphonsus Church of Davenport, Inc.) - 2618 Boies Ave. - License Type: B Beer / B Native Wine

Ward 2

Jeno's Little Hungary (Jeno's Little Hungary, Inc.) - 4908 N Pine St. - Outdoor Area - License Type: C Liquor

Pilot Travel Center #636 (Pilot Travel Centers LLC) - 8200 Northwest Blvd. - License Type: C Beer

Walgreens #03595 (Walgreen Co.) - 1720 W Kimberly Rd. - License Type: E Liquor / C Beer / B Wine

Ward 3

Driftwood (CRC Investments, LLC) - 1201 E River Dr. - Outdoor Area - License Type: C Liquor

Mantra (Sharnam Inc.) - 220 N Harrison St. - License Type: C Liquor

Save-A-Lot (Conklin's Supermarkets, Inc.) - 1309 W 4th St. - License Type: C Beer

Ward 4

The Gardens (Washington Gardens, LLC) - 1301 W 13th St. - Outdoor Area - License Type: C Liquor

McButts (Hilltop Tavern, Inc.) - 1516 Harrison St. - Outdoor Area - License Type: C Liquor

Spartans Pub (Spartans Pub LLC) - 2025 Hickory Grove Rd. - License Type: C Liquor

Walgreens #05239 (Walgreen Co.) - 1660 W Locust St. - License Type: E Liquor / C Beer / B Wine

Ward 5

Express Lane Gas & Food Mart #77 (Express Lane Inc.) - 1208 E Locust St. - License Type: C Beer

Q. C. Mart (Bethany Enterprises, Inc.) - 412 E Locust St. - License Type: C Beer

Walgreens #11709 (Walgreen Co.) - 1805 Brady St. - License Type: E Liquor / C Beer / B Wine

Ward 6

Kimberly Mart (Pak Foods, Inc.) - 1714 E Kimberly Rd. - License Type: E Liquor / C Beer / B Wine

Red Lantern Fine Chinese Cuisine (Red Lantern Fine Chinese Cuisine Inc.) - 4009 E 53rd St., Ste. 107 - Outdoor Area - License Type: C Liquor

Rhythm City Casino (Rhythm City Casino, LLC) - 7077 Elmore Ave. - License Type: B Liquor

Walgreens #06186 (Walgreen Co.) - 4011 E 53rd St. - License Type: E Liquor / C Beer / B Wine

Ward 7

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

Tuxedos (Davenport Investments, Inc.) - 5220 Grand Ave. - License Type: C Beer

Walgreens #04041 (Walgreen Co.) - 1525 E Kimberly Rd. - License Type: E Liquor / C Beer / B Wine

Ward 8

Hawkeye Convenience Stores (Petroleum Services Company, LLC) - 6807 Northwest Blvd. - License Type: C Beer / B Native Wine

Holiday Inn Express Hotel and Suites (Davenport Lodging Associates, LLC) - 401 Veteran's Memorial Pkwy. - License Type: B Liquor / B Wine

Iowa Machine Shed (Machine Shed, LLC) - 7250 Northwest Blvd. - License Type: C Liquor / B Native Wine

Recommendation:
Consider the license applications.

Relationship to Goals:
Support local businesses.

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

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	6/15/2017 - 11:46 AM
Finance Committee	Watson-Arnould, Kathe	Approved	6/15/2017 - 11:47 AM
City Clerk	Admin, Default	Approved	6/15/2017 - 12:27 PM

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Brad Guy (563) 327-5105
Wards: 6

Action / Date
PW6/21/2017

Subject:

Resolution approving a contract amendment to the Lorton, 29th and Fairhaven Area Stormwater Improvement project with Legacy Corporation of IL in the amount of \$210,000, CIP #10131.
[Ward 6]

Recommendation:

Pass the resolution

Relationship to Goals:

Sustainable Infrastructure

Background:

This focus of the Lorton, 29th and Fairhaven Stormwater Improvement project is to upgrade the existing storm sewer system in the area, improve drainage, and to minimize localized street flooding.

Within the area of this project, additional quantities of pavement have been identified by the engineering division for removal and replacement. These additional sections of patching will help mitigate ponding and improve the overall driving surface.

The additional pavement replacement will add \$210,000 to the current contract between the City of Davenport and Legacy Corporation of IL, budgeted in CIP #10131.

Original contract amount:	\$1,270,528.94
Previous change orders/amendment:	.00
This contract amendment:	<u>\$ 210,000.00</u>
Total	\$1,480,528.94

ATTACHMENTS:

Type	Description
▢ Resolution Letter	10131 CO#2 Resolution Letter

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	6/14/2017 - 4:44 PM
Public Works Committee	Lechvar, Gina	Approved	6/14/2017 - 4:44 PM
City Clerk	Admin, Default	Approved	6/14/2017 - 5:27 PM

Resolution No. _____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving a contract amendment to the Lorton, 29th and Fairhaven Area Stormwater Improvement project with Legacy Corporation of IL in the amount of \$210,000. CIP #10131.

WHEREAS, the City of Davenport entered into a contract with Legacy Corporation of IL for the Lorton, 29th and Fairhaven Stormwater Improvement project, and

WHEREAS, additional pavement removal and replacement work has been identified and deemed necessary, and

WHEREAS, Funds have been budgeted for said work, and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the contract amendment in the amount of \$210,000 for the Lorton, 29th and Fairhaven Stormwater Improvement project with Legacy Corporation of IL is hereby approved, and the Project Manager is hereby authorized to execute said document.

Passed and Approved this 28th day of June, 2017.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Jen Walker; (563) 326-6168
Wards: 6

Action / Date
PW6/15/2017

Subject:

Resolution accepting the sanitary sewer, storm sewer, and pavement associated with the Villas At Pheasant Creek 1st Addition Phase One site improvements. [Ward 6]

Recommendation:

Pass the resolution.

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities

Background:

The Villas at Pheasant Creek 1st Addition Phase One subdivision is located on the east side of Jersey Ridge Road just north of 46th Street. The developer is TW Development. The plans for the subdivision were prepared by Townsend Engineering of Davenport. The contractor who performed the construction was Valley Construction Co. of Rock Island, IL.

Phase One of this subdivision included 3,405 square yards of pavement (initial phase of Pheasant Creek Circle and Pheasant Creek Avenue), 15 new sewer structures, and 1,606 linear feet of new storm and sanitary sewer pipe. The contractor also installed new sanitary laterals to serve development of Lots 1 through 24. For storm water detention and quality, this phase of development included a large bio-swale to the south of the church and soil enhancement on each of 23 lots developed with homes. A second phase of the subdivision is planned later this year.

The Davenport Department of Public Works has inspected the work and found it to be acceptable according to City of Davenport specifications. The sanitary sewer, storm sewer, and pavement has been satisfactorily completed and is hereby formally accepted, and, as of this date, considered public infrastructure.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Page 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	6/13/2017 - 3:53 PM
Public Works Committee	Lechvar, Gina	Approved	6/13/2017 - 3:53 PM
City Clerk	Admin, Default	Approved	6/13/2017 - 4:42 PM

Resolution No. _____

Resolution offered by Alderman Ambrose

Resolution accepting the sanitary sewer, storm sewer, and paving associated with the Villas at Pheasant Creek 1st Addition Phase One (Ward 6).

Whereas, Phase One of a new subdivision is being developed by TW Development;

Whereas, 923 linear feet of sanitary main and seven (7) new manholes were constructed by Valley Construction Co.;

Whereas, 683 linear feet of storm water main and eight (8) new storm intakes were constructed by Valley Co. with two (2) flared end sections discharging to on-site detention;

Whereas, 3,405 square yards of six (6)-inch concrete pavement was constructed by Valley Construction Co. creating the initial phase of Pheasant Creek Circle and Pheasant Creek Avenue;

Whereas, the sewer and pavement installation has been satisfactorily completed:

Now, therefore, be it resolved, by the City Council of the City of Davenport that the Villas at Pheasant Creek 1st Addition Phase One, which work was completed by Valley Construction Co. of Rock Island, IL, having been satisfactorily completed, is hereby formally accepted. The City has four year bonds in the amount of \$173,000 (sewer) and \$130,000 (paving) on file.

Passed and approved this 28th day of June, 2017.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Brad Guy (563) 327-5105
Wards: 6

Action / Date
PW6/21/2017

Subject:

Resolution of acceptance for the Duck Creek Golf Course Bridge Repair project; completed by Brandt Construction Co. in the amount of \$32,392.83 budgeted in CIP #10519. [Ward 6]

Recommendation:

Approve the resolution

Relationship to Goals:

Sustainable Infrastructure

Background:

Work was completed to repair structural deterioration to the bridge over Duck Creek at the Duck Creek Golf Course. This project has been completed and accepted by the Engineering Division.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	6/13/2017 - 11:48 AM
Public Works Committee	Lechvar, Gina	Approved	6/14/2017 - 4:45 PM
City Clerk	Admin, Default	Approved	6/14/2017 - 5:27 PM

Resolution No. _____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION of acceptance for the Duck Creek Golf Course Bridge Repair project; completed by Brandt Construction Co. in the amount of \$32,392.83 budgeted in CIP #10519.

WHEREAS, the City of Davenport entered into a contract with Brandt Construction Company of Milan, IL

WHEREAS, work on the project has been satisfactorily completed and accepted by the Engineering Division

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Duck Creek Golf Course Bridge Repair Project is hereby accepted.

Passed and Approved this 28th day of June, 2017.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works - Admin
Contact Info: Brad Guy (563) 327-5105
Wards: All

Action / Date
PW6/21/2017

Subject:

Resolution to award a contract to five contractors for the FY2018 Sewer Lateral Repair Program in the amount of \$900,000, CIP #30031. [All Wards]

Recommendation:

Approve the resolution.

Relationship to Goals:

Financially Responsible City Government.

Background:

An Invitation to Bid was issued on May 16, 2017 and was sent to 306 contractors. On June 8, 2017, the Purchasing Division received and opened five (5) bids.

The award of the contract will be as follows up to the amount shown:

Hagerty Earthworks LLC	\$100,000
Hometown Plumbing & Heating Co Inc	\$200,000
Petersen Plumbing & Heating	\$350,000
River Bend Plumbing	\$100,000
Tappendorf Plumbing	\$150,000

The proposed improvements consist of removing concrete or asphalt pavements, including roadways, driveways or sidewalks, excavation, repair and/or removal and replacement of sanitary sewer laterals of various materials and repairing or replacing of sanitary wyes of various materials as necessary, backfilling excavations with compacted crushed rock or soil, replacing pavements, seeding disturbed areas, and other work related in multiple locations throughout the City of Davenport.

Funding for these contracts comes from CIP #30031. The funds are available from bonds abated by sewer fees.

ATTACHMENTS:

Type	Description
□ Resolution Letter	PW_RES pg2
□ Backup Material	Bid Tab - FY18 Sewer Lateral Repair Program

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	6/15/2017 - 1:34 PM
Public Works Committee	Lechvar, Gina	Approved	6/15/2017 - 1:35 PM
City Clerk	Admin, Default	Approved	6/15/2017 - 2:31 PM

Resolution No. _____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION to award a contract to five contractors for the FY2018 Sewer Lateral Repair Program in the amount of \$900,000, CIP #30031.

WHEREAS, the FY18 Sewer Lateral Repair Program was duly advertised and published according to state law, and

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

NOW, THEREFORE, BE IT RESOLVED, by the City of Davenport, Iowa that contracts for the above-said work be awarded as follows:

Hagerty Earthworks LLC:	\$100,000
Hometown Heating & Plumbing:	\$200,000
Petersen Plumbing & Heating:	\$350,000
River Bend Plumbing:	\$100,000
Tappendorf Plumbing:	\$150,000

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to sign said contracts for and on behalf of the City of Davenport, Iowa.

BE IT FURTHER RESOLVED, that the Project Manager has the authority to increase quantities, for each contract, up to a total contract of \$650,000, within the Capitol Improvement Project budget constraints, upon approval of the Director of Public Works.

BE IT FURTHER RESOLVED, that, upon approval of City staff, the executed contract and bond are hereby approved.

Passed and Approved this 28th day of June, 2017.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

CITY OF DAVENPORT, IOWA
INVITATION TO BID RESPONDENTS

DESCRIPTION: FY18 SEWER LATERAL REPAIR PROGRAM
BID NUMBER: 17-118
OPENING DATE: JUNE 8, 2017
RECOMMENDATION: AWARD THE CONTRACT TO ALL RESPONDING
CONTRACTORS

<u>VENDOR NAME</u>	<u>CONTRACT AWARD AMOUNT</u>
Hagerty Earthworks of Muscatine	\$100,000
Hometown Plumbing and Heating of Davenport	\$200,000
Petersen Plumbing and Heating of Davenport	\$350,000
River Bend Plumbing of Bettendorf IA	\$100,000
Tappendorf Plumbing of Davenport	\$150,000

Prepared By Kristi Keller
Purchasing

Approved By Nicole Gleason
Department Director

Approved By Brandi Coyle
Budget/CIP

Approved By Linda Stollard
Asst. Finance Director

City of Davenport

Agenda Group: Public Works
Department: Public Works - Admin
Contact Info: Brian Krup; (563) 326-7703
Wards: All

Action / Date
PW6/15/2017

Subject:
Resolution assessing the cost of weed cutting at various lots and tracts of real estate. [All Wards]

Recommendation:
Consider the resolution.

Relationship to Goals:
Enhance Quality of Life.

Background:
The weeds were cut at various lots and tracts of real estate and were billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▢ Cover Memo	PW RES - WEED CUTTING

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	6/14/2017 - 5:08 PM
Public Works Committee	Lechvar, Gina	Approved	6/14/2017 - 5:08 PM
City Clerk	Admin, Default	Approved	6/14/2017 - 5:27 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of weed cutting at various lots and tracts of real estate.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of weed cutting on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit.

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Weed Cutting Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
000043132	FLAGSTAR BANK	J0007-08	80009590	125.00
000043132	FLAGSTAR BANK	J0007-08	80009592	125.00
000047918	AURELIO, ELIAH	G0020-20	80012795	125.00
000050885	WOODCOCK JOHN	W0331-07	80012800	125.00
000064673	FOUR SEASONS PROPERTY PRESER	H0056-58	80012809	125.00
000152069	LOVE, ZONA R	H0039-09	80012948	125.00
300013566	BROWN, FRANCIS E	J0022-42	80012957	125.00
300226758	MCDANEL, ANDREA	20607-25	80012970	125.00
300254118	CARGILL, RICHARD R	M1511B06	80012976	125.00
400004156	PRICE, HELEN	F0028-20	80012983	125.00
810003086	PAXSON MARILYN	O1653C01	80012990	125.00

Number of Accounts to Levy	11	Total Balance Outstanding:	\$1,375.00
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City of Davenport

Agenda Group: Public Works
Department: Public Works - Admin
Contact Info: Brian Krup; (563) 326-7703
Wards: All

Action / Date
PW6/21/2017

Subject:
Resolution assessing the cost of brush & debris removal at various lots and tracts of real estate.
[All Wards]

Recommendation:
Consider the resolution.

Relationship to Goals:
Enhance Quality of Life.

Background:
The brush and debris was removed at the following locations and were billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW RES - BRUSH & DEBRIS

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	6/14/2017 - 5:02 PM
Public Works Committee	Lechvar, Gina	Approved	6/14/2017 - 5:10 PM
City Clerk	Admin, Default	Approved	6/14/2017 - 5:26 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of brush and debris removal at various lots and tracts of real estate.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of brush and debris removal on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit.

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Brush and Debris Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
300002256	SMITH, WILMA C	A0046-01	80012310	209.25
000072919	MORTGAGE LLC, NATIONSTAR	E0017-47	80012322	718.75
810000607	SIMPSON CHERIE L	F0018-31	80012324	153.25
000061015	ARGENTUM PROPERTIES	G0003-13	80012328	153.25
810000832	DARRELL TURNER S	G0025-17	80012343	178.00
300129898	WARRINGTON, MARV G	G0045-38	80012346	187.50
000050284	WARREN HIPPLE	H0007-22	80012350	161.25
000072917	WILLIAMS, DARREN	H0022-15	80012356	169.75
000056850	MCBRIDE & CONNORS PROPERTIES	H0025-10	80012361	153.25
000152069	LOVE, ZONA R	H0039-09	80012363	319.50
300262880	MORGAN, LAQUIESHA	K0003-17	80012379	63.25
000064161	HEATHERTON COOPERATIVE	O2102D01	80012382	153.25
000064161	HEATHERTON COOPERATIVE	O2102D03	80012384	172.25
300239148	ARNOLD, SHANE	O2110D31	80012386	178.00
300087127	BELL, KIMBERLY	W0425-37	80012399	153.25
000061015	ARGENTUM PROPERTIES	G0005-11	80012422	169.75
000068850	D6 DEVELOPMENT	N1810-06	80012426	170.75
300078512	PEKIOS, STEVE	B0050-38	80012438	74.75
300101640	GOVAN, GLADYS L	F0029-03	80012440	196.25
300236400	ISLAND PROPERTIES LLC	G0022-08	80012444	58.25
300071916	NORBERG, VIRGIL E	G0012-25	80012494	169.00
300237511	NEIPERT, NICOLE R	H0020-14	80012502	161.00
120152304	NHS	H0043-27	80012509	161.50
000054545	CLARALEE BERRYMAN	H0064-37	80012515	74.50
300206290	HUFSAR, MARSHA	K0018-05	80012524	169.00
000070869	SELBY ENTERPRISES	L0004-40	80012526	153.25
000073272	HOUSING PARTNERS, MISSISSIPPI	L0008-21C	80012528	58.25
300248684	WRIGHT, DONALD E	O2107A13	80012531	58.25
300240916	SCOTTLAND REAL ESTATE LLC	Y0817-01B	80012538	5,413.00
000049091	117-123 E 35TH STREET COOP	P1413-08	80012546	83.00
000051570	LIVING OUR DREAMS LLC	O2107C40	80012549	252.00
000063725	GRAYCELAND REI CONSULTING LLC	G0026-01	80012558	161.50
300111234	BALLARD, LUCINDA	G0045-07	80012577	230.25
300246392	HAWLEY, ERIN C	A0051-12	80012581	153.25
300262000	LIVIN OUR DREAMS LLC	B0043-09	80012587	175.00

810003660	SAINI II LLC	J0061-13	80012606	153.25
810004137	VOSS PETER FRANKLIN	F0016-23	80012608	153.25
000049077	SMITH, MELVIN D	W0332-08C	80012668	169.75
000036693	MEIER, HELEN	J0037-24	80012672	179.75
000056148	MARK PHILLIPS	A0007C24	80012676	161.25
300253716	MARBURY, DARYL	R0308A05	80012680	179.75
000073304	HOLDINGS LLC, HIYO	J0036-28	80012682	178.00
300264631	QC RENTAL PROPS	C0051-04	80012698	177.75
000043406	REGIONAL REO ASSETS LLC	F0032-33	80012704	153.25
300212277	PEGUES, LATOYA	G0014-46	80012707	58.25
000043161	STAHL, MATTHEW	G0036-08	80012711	92.25
300236003	TERRY, SARA	H0011-11	80012718	186.25
400000500	FAISON, JOE D	J0007-10	80012727	83.00
120163008	BENSON, GERALD A	B0049-24	80012782	161.50
000024627	NORTHWEST BANK & TRUST CO	K0006-45	80012785	153.25
000037783	SNYDER, SHELLY L	O2107D16	80012791	193.75
000043220	GRACE ASSETS LLC	F0017-24	80012793	235.50
000049091	117-123 E 35TH STREET COOP	P1413-07	80012798	177.75
000059380	MARY SIMS	O2114C17	80012804	88.00
000061268	WARD, JOSPEH	W0421-40	80012806	58.25
000071864	DAM, KIM N	G0011-35	80012813	169.75
000151288	CINNAMYL LADY'S VENTURES LLC	F0028-24	80012944	153.25
000151418	MC WEB LC	A0046-59	80012946	177.00
000152069	LOVE, ZONA R	H0039-09	80012950	286.25
300008971	ST CLAIRE, ROGER	I0007C07	80012955	210.50
300025715	BURROUGHS, REINOLD	O1655B01	80012959	193.00
300104278	BRAYTON, MIKE	M1512C06	80012961	178.00
000067239	STEVEN MARTENS	A0035-61	80012963	178.00
300193851	MAGINN, KYM	C0053-21	80012965	153.25
300199741	TAYLOE, JAMES W	F0022-17	80012967	169.25
300248684	WRIGHT, DONALD E	O2107A13	80012972	169.75
300253362	WITZLIB, CARI	H0003-10	80012974	59.50
300262880	MORGAN, LAQUIESHA	K0003-17	80012978	153.25
400003686	GILLETTE PROP LLC	X0253A39	80012981	169.50
810003660	SAINI II LLC	J0061-13	80012992	169.75

000029923	ED & MARY JO PROPERTIES LLC	G0006-44	80000409	264.00
300255542	KIMBLE, ANGELIQUE	F0015-26	80000427	223.25
300262000	LIVIN OUR DREAMS LLC	O1651B01	80000429	239.75
400004735	C&G RENAISSANCE	P1311B05	80000435	239.75

Number of Accounts to Levy	74	Total Balance Outstanding:	\$17,816.75
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City of Davenport

Agenda Group: Public Works
Department: Public Works - Admin
Contact Info: Brian Krup; (563) 326-7703
Wards: All

Action / Date
PW6/21/2017

Subject:
Resolution assessing the cost of repairing water service at various lots and tracts of real estate.
[All Wards]

Recommendation:
Consider the resolution.

Relationship to Goals:
Enhance Quality of Life.

Background:
The water service was repaired at the following locations and billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW RES - REPAIR WATER SERVICE

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	6/14/2017 - 5:06 PM
Public Works Committee	Lechvar, Gina	Approved	6/14/2017 - 5:06 PM
City Clerk	Admin, Default	Approved	6/14/2017 - 5:26 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of repairing water service at various locations.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of repairing water service on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit.

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Repair Water Service Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
300204828	HAMILTON, BRAD	H0050-23	01312511	3,397.00
Number of Accounts to Levy		1	Total Balance Outstanding:	\$3,397.00

City of Davenport

Agenda Group: Public Works
Department: Public Works - Admin
Contact Info: Brian Krup; (563) 326-7703
Wards: All

Action / Date
PW6/21/2017

Subject:
Resolution assessing the cost of repairing sewer lateral at various lots and tracts of real estate.
[All Wards]

Recommendation:
Consider the resolution.

Relationship to Goals:
Enhance Quality of Life.

Background:
The sewer laterals at the following locations were replaced and billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW RES - REPAIR SEWER LATERAL

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	6/14/2017 - 5:03 PM
Public Works Committee	Lechvar, Gina	Approved	6/14/2017 - 5:10 PM
City Clerk	Admin, Default	Approved	6/14/2017 - 5:26 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of repairing sewer lateral at various locations.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of repairing sewer lateral on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit.

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Repair Sewer Lateral Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
300111141	VILT, ADENA	C0035-42	01312509	175.00
300216068	THUMMA, ERICA	H0009-08	01312512	500.00
810003301	REDEVELOPMENT SERVICES CO	G0020-26	01312513	2,192.84

Number of Accounts to Levy	3	Total Balance Outstanding:	\$2,867.84
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City of Davenport

Agenda Group: Public Works
Department: Public Works - Admin
Contact Info: Brian Krup; (563) 326-7703
Wards: All

Action / Date
PW6/21/2017

Subject:
Resolution assessing the cost of boarding up building at various lots and tracts of real estate. [All Wards]

Recommendation:
Consider the resolution.

Relationship to Goals:
Enhance Quality of Life.

Background:
The buildings were boarded up at the following locations and billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW RES - BOARD UP BUILDING

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	6/14/2017 - 4:58 PM
Public Works Committee	Lechvar, Gina	Approved	6/14/2017 - 5:10 PM
City Clerk	Admin, Default	Approved	6/14/2017 - 5:26 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of boarding up building at various lots and tracts of real estate.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of boarding up building on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit.

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Board Up Building Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
000060742	JOHNSON, TAMARA R	F0017-05	80012479	178.85
000047983	CARLSON, BRYAN L	G0008-17	80012491	188.40
120116506	CLINTON, BESSIE M	P1414A09	80012534	92.95
000043161	STAHL, MATTHEW	G0036-07	80012610	208.00
000049582	GOF LLC	K0007-38	80012621	201.30
000062684	REYES, JOHNATHAN B	F0047-44	80012754	92.95
Number of Accounts to Levy		6	Total Balance Outstanding:	\$962.45

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Brad Guy (563) 327-5105
Wards: All Wards

Action / Date
PW6/21/2017

Subject:

Motion approving a contract amendment to the FY2017 Sanitary Sewer Lateral Repair Program with Hometown Plumbing and Heating Co. in the amount of \$50,000, CIP #30022 [All Wards]

Recommendation:

Approve the motion

Relationship to Goals:

Sustainable Infrastructure

Background:

This is a continuation of the Sewer Lateral Repair Program. The project was bid as an Indefinite Quantity, Indefinite Delivery, Task Order Contract.

This contract amendment will add \$50,000 to the current contract between the City of Davenport and Hometown Plumbing and Heating Co., budgeted in CIP #30022

Original Contract Amount:	\$200,000
<u>This Change Order</u>	<u>\$ 50,000</u>
Total	\$350,000

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	6/13/2017 - 12:43 PM
Public Works Committee	Lechvar, Gina	Approved	6/13/2017 - 3:52 PM
City Clerk	Admin, Default	Approved	6/13/2017 - 4:40 PM

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Brad Guy (563) 327-5105
Wards: All Wards

Action / Date
PW6/21/2017

Subject:

Motion approving a contract amendment to the FY2017 Sanitary Sewer Lateral Repair Program with Petersen Plumbing in the amount of \$50,000, CIP #30022. [All Wards]

Recommendation:

Approve the motion

Relationship to Goals:

Sustainable Infrastructure

Background:

This is a continuation of the Sewer Lateral Repair Program. The project was bid as an Indefinite Quantity, Indefinite Delivery, Task Order Contract.

This contract amendment will add \$50,000 to the current contract between the City of Davenport and Petersen Plumbing, budgeted in CIP #30022.

Original Contract Amount:	\$300,000
Change Order #1	\$100,000
<u>This Change Order</u>	<u>\$ 50,000</u>
Total	\$450,000

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	6/13/2017 - 12:45 PM
Public Works Committee	Lechvar, Gina	Approved	6/13/2017 - 3:52 PM
City Clerk	Admin, Default	Approved	6/13/2017 - 4:41 PM

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Jon Meeks; (563) 326-7922
Wards: All

Action / Date
PW6/21/2017

Subject:

Motion approving the purchase of a used portable conveyor system from KIMCO USA, Inc. of Marshall, IL in the amount of \$93,342.11. [All Wards]

Recommendation:

Approve the motion.

Relationship to Goals:

Financially Responsible City Government.

Background:

The Fleet Division has located a used portable conveyor system that will be used for loading salt into the multiple salt storage locations within the city. The conveyor will replace the current practice of utilizing an end loader to load the structures. This will eliminate the risk of damage to the walls and rafters of the storage structures as well as eliminate crushing the salt crystals. Maintaining the rock structure of the salt will improve the ice melting and brine making ability versus the fine crushed salt. The conveyor was a demonstration unit and will come with full one-year warranty. Funding for this purchase is from accounts 54702031-530302 and 54702031-530303.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	6/16/2017 - 1:10 PM
Public Works Committee	Lechvar, Gina	Approved	6/16/2017 - 1:11 PM
City Clerk	Admin, Default	Approved	6/16/2017 - 2:12 PM

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Brandon Wright
Wards: All

Action / Date
6/7/2017

Subject:

Second Consideration: Ordinance amending Title 1 by adding Chapter 1.04.100 entitled "Suspension of issuing licenses and permits" to provide the City the with ability to suspend the issuance of any licenses or permits for delinquent invoices owed to the City. [All Wards]

Recommendation:

Adopt the ordinance.

Relationship to Goals:

Financially Responsible City Government

Background:

Currently individuals, contractors and businesses are able to obtain licenses and permits while having delinquent invoices with the City. This ordinance change will allow the Revenue Division of the Finance Department to suspend the issuance of any license or permit until all balances 60 days or older are paid in full.

ATTACHMENTS:

Type	Description
□ Cover Memo	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Finance Committee	Watson-Arnould, Kathe	Approved	5/31/2017 - 11:20 AM
City Clerk	Thorndike, Tiffany	Approved	5/31/2017 - 11:57 AM

ORDINANCE NO. _____

ENACTING Ordinance amending Title 1 by adding Chapter 1.04.100 entitled "Suspension of issuing licenses and permits" to provide the City the with ability to suspend the issuance of any licenses or permits for delinquent invoices owed to the City.

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

SECTION 1: That Chapter 1.04.100 be enacted to read as follows:

1.04.100. Licenses and permits.

Applicants with any delinquent balance owed to the City 60 days past the due date must pay the outstanding balance in full prior to the issuance of any new permit or license.

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 _____

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch, Mayor

Attest: _____

Jackie E. Holecek, MMC, Deputy City Clerk

Published in the Quad City Times on _____

City of Davenport

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

Action / Date
FIN6/21/2017

Subject:

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

Recommendation:

Consider the ordinance

Background:

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

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

ATTACHMENTS:

Type	Description
▣ Ordinance	Riverfront Improvement Commission

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Warner, Tom	Approved	6/15/2017 - 9:10 AM
Finance Committee	Watson-Arnould, Kathe	Approved	6/15/2017 - 11:47 AM
City Clerk	Admin, Default	Approved	6/15/2017 - 12:27 PM

ORDINANCE NO. ____

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

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

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

Chapter 2.62 RIVERFRONT IMPROVEMENT COMMISSION

Sections:

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

2.62.010 Created.

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

2.62.020 Membership -Term.

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

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

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

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

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

2.62.030 Purpose.

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

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

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

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

2.62.050 Meetings.

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

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

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

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

2.62.060 Adoption of rules or bylaws.

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

2.62.070 Riverfront defined - Jurisdiction.

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

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

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

2.62.080 Area improvements and maintenance - Encumbrances - Approval.

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

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

C. Any encumbrance requiring a city council vote shall be referred to the city council and placed on the council's agenda. The affirmative vote of at least three-fourths of the entire city council shall be required to override the action of the commission. That is: **if the commission had approved the encumbrance, a three-fourths affirmative vote of the entire council would be required to deny the encumbrance and,** if the commission had denied the encumbrance, a three-fourths affirmative vote of the entire council would be required to approve the encumbrance. Following the vote of the council, the action of the commission shall be final unless overridden as set forth above.

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

2.62.090 Police powers.

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

2.62.100 Control of funds.

For all projects whose proposed budget is less than five hundred thousand dollars, the riverfront improvement commission shall have exclusive charge and control of the riverfront improvement fund, and of all monies dedicated to such fund derived from the sale of bonds on behalf of the commission, issued by the city council for the purpose of carrying on the work of making any of the improvements authorized to be made by the commission. The finance director or his designee shall keep a specific general ledger account for the riverfront improvement fund and monies belonging to the fund derived from the sale of bonds as provided above or from other sources. Commission funds, as described above, shall only be spent as authorized by the commission.

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

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

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

First Consideration _____,

Second Consideration _____,

Third Consideration _____,

Frank Klipsch
Mayor

Attest: _____

Jackie E. Holecek, CMC
Deputy City Clerk

Published in the Quad-City Times on _____.

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Brandon Wright 326-7750
Wards: 8

Action / Date
FIN7/5/2017

Subject:

Resolution setting a public hearing related to a lease agreement with Savage Davenport Railroad for the lease of the City's main track and real property 25 feet on each side thereof at the Davenport Transload Terminal. [Ward 8]

Recommendation:

Set the public hearing for Wednesday, July 5, 2017 at 5:30 p.m.

Relationship to Goals:

Financially Responsible City Government

Background:

A lease agreement is being prepared for the lease of the City of Davenport's main track and the real property 25 feet on each side thereof at the Transload Terminal. Such track commences 75 feet from the Canadian Pacific mainline switch located at MP 191.2 of the Davenport Sub and ends at the Davenport Transload Terminal. This lease agreement is necessary to allow Savage Davenport Railroad to operate the Transload Terminal. A service agreement with Savage for operation of the Transload Terminal was approved by City Council on September 28, 2016.

The lease agreement for the track will be on the next cycle for Council consideration on July 12, 2017.

Under Iowa law, any lease of municipal property exceeding three years requires a public hearing. This resolution sets the public hearing for Wednesday, July 5, 2017, at 5:30 p.m.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution setting PH Transload Track

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	6/13/2017 - 4:54 PM
Finance Committee	Watson-Arnould, Kathe	Approved	6/13/2017 - 4:54 PM
City Clerk	Admin, Default	Approved	6/13/2017 - 4:55 PM

Resolution No. _____

Resolution offered by Alderman Gordon.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION setting a public hearing related to a lease agreement with Savage Davenport Railroad for the lease of the City's main track and real property 25 feet on each side thereof.

WHEREAS, the City Council approved a service agreement with Savage Davenport Railroad for operation of the Transload Facility on September 26, 2016; and

WHEREAS, it is necessary for Savage Davenport Railroad to have a leasehold interest in the rail track described as:

All of the City of Davenport's main track and the real property 25 feet on each side thereof. Such track commences 75 feet from the Canadian Pacific's mainline switch located at MP 191.20 of the Davenport Sub and ends at the Davenport Transload Terminal; and

WHEREAS, Iowa law requires that any lease of municipal property exceeding three years requires a public hearing.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that a public hearing is called to be held on Wednesday, July 5, 2017 at 5:30 p.m.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, City Clerk

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Jim Forsyth 326-7747
Wards: All

Action / Date
FIN6/21/2017

Subject:

Resolution approving the renewal of general and auto liability, property, and workers' compensation insurance, and related professional risk management services for Fiscal Year 2018 with multiple insurance companies in the amount of \$913,361. [All Wards]

Recommendation:

Approve the motion.

Relationship to Goals:

Financially Responsible City Government

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 catastrophic losses and to self-insure for claims up to a specified stop loss amount for each type of coverage.

It has been the practice of the City to contract with Arthur J. Gallagher & Company to serve as the agent/broker for these insurance policies. The agent/broker is paid by a combination of policy commissions. The role of the agent/broker is to make recommendations for policy enhancements and to negotiate with 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.

The overall premiums increased this year from \$899,933 to \$913,361 or 1.47% over last year. Although the overall property rate went down, the worksheet does reflect modest increases for property and liability coverage due to additional property and equipment covered. Davenport continues to maintain lower rates per thousand when compared to similar municipalities. Workers' compensation rates increased by 3.79% due to additional City payroll as well as higher than expected medical costs. Higher medical costs have impacted all premiums.

Attached is the "Schedule of Insurance in Force" and the "2018 Insurance Comparison" with year-over-year premium comparisons for 2017 and 2018.

The insurance products listed below are not included in the information above:

AHRMA (Public Housing)	January 1, 2018
Selective (Flood Policies)	Various FY 2018 dates
Travelers (Public Officials Bonds)*	January 31, 2018

*New in 2017

All insurance products are estimated to be within budget for FY2018.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution Approving Insurance Renewal
▣ Backup Material	Schedule of Insurance in Force
▣ Backup Material	2018 Insurance Comparison

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	6/14/2017 - 10:18 AM
Finance Committee	Watson-Arnould, Kathe	Approved	6/14/2017 - 10:18 AM
City Clerk	Admin, Default	Approved	6/14/2017 - 10:34 AM

Resolution No. _____

Resolution offered by Alderman Gordon:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the renewal of general and auto liability, property, and workers' compensation insurance, and related professional risk management services for Fiscal Year 2018 with multiple insurance companies in the amount of \$913,361.

WHEREAS, the City of Davenport must renew various insurance coverages effective July 1, 2017 for Fiscal Year 2018;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that renewal of general and auto liability, property, and workers' compensation insurance, and related professional risk management services for Fiscal Year 2018 is hereby approved in accordance with the attached Schedule of Insurance in Force.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, City Clerk

[illegible]

**CITY OF DAVENPORT
SCHEDULE OF INSURANCE IN FORCE
2017 vs. 2018**

COVERAGE	COMPANY	2017 PREMIUM	2018 PREMIUM	\$ Change	% Change	
<u>PROPERTY</u>						
City Buildings	Travelers	374,356	372,984	(1,372)	-0.37%	
Contents & Fixed Equipment	Travelers - Included Above					
Stored Vehicles	Travelers - Included Above					
Boiler & Machinery	Cincinnati	22,640	23,328	688	2.95%	
Transit Center	Cincinnati	7,712	7,712	-	0.00%	
Employee Dishonesty/Bond	Travelers	2,588	3,693	1,105	29.92%	
Hull Physical Damage	Travelers	3,075	3,075	-	0.00%	
Fire Truck Physical Damage Coverage	Travelers	14,518	15,201	683	4.49%	
Red Flex Van	Travelers	1,000	1,000	-	0.00%	
Fireboat House	Travelers	5,000	5,000	-	0.00%	
<u>LIABILITY</u>						
GL/LAW/AUTO/TERRORISM	Travelers	337,904	345,249	7,345	2.13%	
Public Officials (City)	Travelers - Included Above					
Claims Handling E&O	Travelers - Included Above					
Airport	Commerce & Industry Ins Co	5,202	5,223	21	0.40%	
<u>WORKERS' COMPENSATION</u>						
Excess Workers' Compensation	Midwest Employers	125,938	130,896	4,958	3.79%	
Total Property, Liability, & WC Coverages		899,933	913,361	13,428	1.47%	
OTHER COVERAGES	<i>(Current policies in force)</i>					
<u>PROPERTY</u>						
		POLICY RENEWAL DATE	2017 PREMIUM	2018 ESTIMATE	\$ Change	% Change
Scattered Sites & Heritage House	AHRMA	1/1/18	28,274	30,177	1,903	6.31%
Flood (various locations)	NFIP/Selective	Various	44,801	51,003	6,202	12.16%
<u>LIABILITY</u>						
Housing Authority (Inc. Public Officials)	AHRMA	1/1/18	9,154	9,154	-	0.00%
Public Officials Bonds (new for 2017-2018)	Travelers	1/31/18	18,120	18,120	-	0.00%
Total Other Coverages			100,349	108,454	8,105	7.47%
Grand Total All Coverages		Total Budget Amount	1,000,282	1,021,815	21,533	2.11%
		Surplus/(Overage)				

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Nicole Gleason 327-5150
Wards: All

Action / Date
FIN6/21/2017

Subject:

Motion awarding a contract for paratransit, limited fixed route, and JARC transportation services to River Bend Transit of Davenport, IA. [All Wards]

Recommendation:

Approve the motion.

Relationship to Goals:

Financially Responsible City Government.

Background:

A Request for Proposals was issued on May 18, 2017 and was sent to 28 vendors. On May 26, 2017 the Purchasing Division received and opened two responses.

Paratransit provides residents access to public transportation when access to fixed route transit is limited due to disability. The City has been providing paratransit service to those disabled and unable to access the regular fixed routes for 25 years. Currently, paratransit service is provided by River Bend Transit. River Bend Transit's five-year contract expires June 30, 2017. Additionally, the City has been providing transportation services designed to assist those needing transportation to and from work; Saturday morning demand response service prior to the start of regular Saturday fixed route service; JARC-like demand response service for Davenport residents to provide additional access for work, training, and school-related trips; and work-related transportation to and from the APAC Customer Service Center.

The proposals were evaluated on the following criteria: History - 10 points; References - 10 points; Meeting Service Requirements - 40 points; Costs - 35 points; Quality of Life - 5 points.

River Bend Transit scored the highest and is recommended for the award.

The contract will be awarded for three years with an option to renew for two additional one-year terms.

Funding for the services is from account 51352121-520245. Grant funding will be used for the purpose of this service. The grant will be a 80/20 split with the City.

ATTACHMENTS:

Type	Description
□ Cover Memo	Bid Tab - Paratransit, Limited Fixed Rte., Jarc

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	6/15/2017 - 3:32 PM
Finance Committee	Watson-Arnould, Kathe	Approved	6/15/2017 - 3:33 PM
City Clerk	Admin, Default	Approved	6/15/2017 - 3:42 PM

CITY OF DAVENPORT, IOWA
REQUEST FOR PROPOSALS RESPONDENTS

DESCRIPTION: PARATRANSIT, LIMITED FIXED ROUTE, JARC SERVICES

RFP NUMBER: 17-112

OPENING DATE: MAY 26, 2017

RECOMMENDATION: ° AWARD THE CONTRACT TO RIVER BEND TRANSIT,
DAVENPORT, IA

<u>VENDOR NAME</u>	<u>LOCATION</u>
RIVER BEND TRANSIT	DAVENPORT, IA
RTW MANAGEMENT	SALT LAKE CITY, UT

Prepared By Kristi Keller
Purchasing

Approved By Nicole Gleason
Department Director

Approved By Lauren Gamm
Budget/CIP

Approved By Linda S. Folland
Asst. Finance Director

City of Davenport

Agenda Group: Finance

Department: Finance

Contact Info: Kristi Keller 888-2077

Wards: All

Action / Date

FIN6/21/2017

Subject:

1. KJWW Engineering - Engineering City Hall A/C - Amount: \$15,000
2. United Shield Intl LLC - Police protective shields - Amount: \$15,260
3. Iowa Pump Works - Manhole monitor equipment - Amount: \$15,752
4. Hupp Electric Motors - Electrical equipment & supplies - Amount: \$16,302
5. Tyler Technologies - Munis annual management support - Amount: \$16,881
6. Stanford Telematics - Annual fleet management GPS tracking - Amount; \$24,860
7. Bracke-Hayes-Miller-Mahon - Engineering/City Hall elevator - Amount: \$28,000

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	6/15/2017 - 12:25 PM
Finance Committee	Watson-Arnould, Kathe	Approved	6/15/2017 - 12:25 PM
City Clerk	Admin, Default	Approved	6/15/2017 - 12:26 PM