

# CITY COUNCIL MEETING

City of Davenport, Iowa

Wednesday, June 14, 2017; 5:30 PM

City Hall, 226 West 4th Street, Council Chambers

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

Approval of the City Council Meeting Minutes for May 24, 2017

VI. City Administrator Update

VII. Report on Committee of the Whole

Approval of the Report of the Committee of the Whole for June 7, 2017

VIII. Appointments, Proclamations, Etc.

IX. Presentations

A. Davenport - Corporation of the Year

Lee Vazquez, Greater Quad Cities Hispanic Chamber of Commerce

X. Petitions and Communications from Council Members and the Mayor

A. Community Engagement Update - Alderman Rawson, Chair

XI. Individual Approval of Items on the Discussion Agenda

1. Motion approving the Special Occurrence Permit for the River Music Experience (RME), 131 West 2nd Street to allow a food truck to operate outside this business in the RME Courtyard, in front of the Skybridge and along the street on the following Fridays from 4:00 p.m. to 8:00 p.m. June 16, 23, 30 and July 7, 14, 21, August 4, 11, 18, 25, 26 and September 1, 8, 15, 22, 29 and Tuesday, July 25. [Ward 3]
2. Motion to award the contract for the street resurfacing program to Hawkeye Paving Corporation of Bettendorf, IA in the amount of \$1,964,943. CIP #35011 [Wards 1, 3, 5 & 7]

XII. Approval of All Items on the Consent Agenda

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

## Community Development

1. Second 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. First 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. First 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. F17-01 being the final plat of Westport Addition, located along the south side of West Locust Street between Wisconsin and Utah Avenues, containing fifty-four (54) residential lots on 17.58 acres. [Ward 1]
5. Resolution approving Case No. F17-06: the final plat of Quinn's Outlots Second Addition being a replat of part of Lot 5 of the Replat of Quinn's Outlots, located east of Pine Street and south of West 49th Street (4821 N Pine St), containing two (2) single family lots. [Ward 8]
6. Resolution approving Case No. FDP17-03: Request of Build to Suit Inc on behalf of Family Care Solutions for a PDD final development plan for offices on 1.2 acres, more or less, being Lot 9 of Utica Corners 6th Subdivision located east of Utica Ridge Road and north of Crow Creek Road (4893 Utica Ridge Rd). [Ward 6]
7. Motion approving Case No. P17-02 being the preliminary plat of Inverness Estates located east of Division Street and south of West 76th Street, containing 246 residential lots and 51 outlots on 123 acres, more or less. SB Real Estate, petitioner. [Ward 8]

## Public Safety

1. Second Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by deleting 54<sup>th</sup> Street along the north side from a point 85 feet east of Tremont Avenue, east 145 feet. [Ward 8]
2. Resolution establishing the times and dates for the 2017 Halloween Parade and Trick-or-Treating. [All Wards]
3. Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).

Genesis Medical Center, Genesis East Campus Tower Ribbon Cutting, July 14-16, 2017; July 14th at 12:00 PM through July 16 at 10:00 PM, Closure Location: Rusholme Street between Bridge and College Avenue. [Ward 5]

National Kidney Foundation, Kidney Walk, October 7th, 8:00 AM to 12:00 PM, Closure Location: Sidewalk along 11th Street & Jersey Ridge, west to Mound, north

to 12th Street and east to Jersey Ridge and south to 11th Street. [Wards 5 & 6]

Lagomarcino's, Lagomarcino Cocoa Beano 5K, October 28th, 6:00 AM to 1:00 PM (Race course from 8:45 AM Only); Closure Location: Christy Street from 11<sup>th</sup>-12<sup>th</sup> Streets; 11<sup>th</sup> Street (closed 6:00 AM – 1:00 PM), Jersey Ridge Road to Middle Road, Middle Road to Eastmere to Bettendorf City Limits and River Drive from City of Davenport City Limit east to River Street to finish at 11<sup>th</sup> & Christy Street. [Wards 5 & 6]

Scott County Family Y, Turkey Trot, November 23rd, 5:30 AM to 12:00 PM, Closure Location: 2<sup>nd</sup> Street between Gaines and Main Streets; Main Street to Lombard to Brady Street to Central Park, to VanderVeer Park Road, to Central Park, south on Harrison to Lombard and south on Main Street to 2<sup>nd</sup> Street Finish. [Wards 3 & 5]

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

Thirsty's on 3rd, 2202 W 3rd Street, Motorboat Live on the Patio event, June 23, 2017; 7:00 PM - 11:00 PM, Over 50 dBa [Ward 1]

Gildas Club QC, Lindsay Park, Bags-N-Brew Tournament, August 12, 2017; 1:00 PM to 8:00 PM, Over 50 dBa [Ward 5]

Weibler's Harley Davidson, 5320 Corporate Drive, Customer Appreciation Day, September 23, 2017; 8:00 AM to 5:00 PM, Over 50 dBa [Ward 6]

5. Motion approving beer and liquor license applications.

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

#### Ward 3

Barrel House 211 (Barrelhouse LLC) - 207-211 E 2nd St. - Outdoor Area July 28-30, 2017 'Bix Event' - License Type: C Liquor

Mississippi Valley Blues Fest (Mississippi Valley Blues Society) - 400 W Beiderbecke Dr. (LeClaire Park) - Outdoor Area June 30 - July 1, 2017 'Blues Festival' - License Type: B Beer

Rubys (Infamous LLC) - 429 E 3rd St. - Outdoor Area - License Type: C Liquor 'New License'

Thunder Bay Grille - Riverfront Pops (Thunder Bay Grille LLC) - 400 W Beiderbecke Dr. (LeClaire park) - Outdoor Area August 16, 2017 'Riverfront Pops Concert' - License Type: Beer / Wine

#### Ward 6

Rudy's Tacos (CME 1066 Inc.) - 3944 Elmore Ave. - Outdoor Area July 8 - 9, 2017

'Taco Run' - License Type: C Liquor

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

Ward 1

K & K Food and Gas (K & K Food and Gas, Inc.) - 2365 Rockingham Rd. - License Type: C Beer

Ward 2

Hickory Garden Restaurant (Fazliu Inc.) - 3311 Hickory Grove Rd. - Outdoor Area - License Type: Beer / Wine

Ward 4

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

Washington Street Mini Mart (Nazar, LLC) - 1601 Washington St. - License Type: E Liquor / B Wine / C Beer

Ward 5

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

Ward 6

Saigon Bistro (Saigon Bistro, LLC) - 2660 E 53rd St. Suite 8 - License Type: Beer / Wine

Ward 7

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

Public Works

1. Resolution accepting the sanitary sewer associated with the Kraft-Heinz site improvements. [Ward 8]
2. Resolution accepting the alley pavement associated with the Lafayette Square Apartments site improvements. [Ward 3]
3. Resolution approving and confirming plans, specifications, form of contract and estimated cost associated with the FY 2017 Alley Resurfacing Program, CIP #35017 [Ward 5]
4. Resolution awarding the contract and conditionally approving the contract and bond,



subject to Iowa DOT concurrence, to Valley Construction Company of Rock Island, IL for the Veterans Memorial Parkway Project from Jersey Ridge Road to Interstate 74. The bid amount was \$6,086,559.09, to be funded from CIP #02418. [Ward 6]

5. Resolution approving an Inspection Contract for the Veterans Memorial Parkway Project from Jersey Ridge Road to 500' east of Elmore Avenue, CIP #02418, with Veenstra and Kimm, Inc. of Rock Island, IL in an amount not-to-exceed \$147,580. [Ward 8]
6. Motion approving a contract amendment to the FY2017 sidewalk repair program with Kelly Construction in the amount of \$70,000, CIP #28014. [All Wards]
7. Motion granting permission to waive assessment of abutting property owners of the alley adjacent to Saint Paul's Catholic Church. [Ward 5]
8. Motion accepting the Skate Park Renovation Project completed by Spohn Ranch, Inc of Los Angeles, CA. This project was satisfactorily completed with a final contract amount of \$89,950 budgeted in CIP #64006. [Ward 3]
9. Motion awarding a contract for hot asphalt mix to McCarthy Improvement Company of Davenport. CIP #35013. [All Wards]
10. Motion awarding a professional services contract for a facility assessment for the RiverCenter to IMEG Corp of Rock Island, IL in the amount of \$78,000, CIP #69014. [Ward 3]

#### Finance

1. First Consideration: Ordinance 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. Resolution approving the purchase of a used dump truck with plow from Volvo Trucks of Omaha, NE in the amount of \$141,900. [All Wards]
3. Motion awarding a contract for the new seating at Junior Theatre to Davis Furniture Company of Black River Falls, WI in a not-to-exceed amount of \$55,000. CIP #64034 [Ward 5]
4. Motion awarding a three-year elevator maintenance contract to KONE, Inc. of Moline, IL. [All Wards]

#### XIII. Other Ordinances, Resolutions and Motions

#### XIV. Public with Business

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

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

XV. Reports of City Officials

XVI. Adjourn

City of Davenport

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

**Action / Date**  
**6/14/2017**

Subject:  
Approval of the City Council Meeting Minutes for May 24, 2017

ATTACHMENTS:

| Type         | Description      |
|--------------|------------------|
| ▯ Cover Memo | CCMinutes 052417 |

REVIEWERS:

| Department | Reviewer       | Action   | Date                |
|------------|----------------|----------|---------------------|
| City Clerk | Admin, Default | Approved | 6/7/2017 - 11:49 AM |

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, May 24, 2017---The Council observed a moment of silence. Pledge of Allegiance. The Council met in regular session at 5:30 PM with Mayor Klipsch presiding and all aldermen present.

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

The report of the Committee of the Whole was as follows: COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, May 17, 2017---The Council observed a moment of silence. Pledge of Allegiance. The Council met in Committee of the Whole at 5:30 PM with Mayor Klipsch presiding and all alderman present. The following Public Hearings were held: Community Development: 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; Public Works: on the proposed conveyance of parcel F0053-05, 844 Charlotte Street to adjacent property owner; on the FY 2018 Iowa Department of Transportation State Transit Assistance (STA) Grant application for \$504,139; on the plans, specifications, form of contract and estimated cost of \$359,000 for the West 5th Street & Western Avenue Intersection Improvements project, CIP #10548; Finance: for the purpose of amending the FY 2017 Operating and Capital Improvement budgets. The following Proclamation was issued: Drug Abuse Awareness Day, 215. Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development: Ald. Gripp reviewed all items listed. On motion by Ald. Dickmann, second by Ald. Ambrose all items moved to the Consent Agenda. Public Safety: Ald. Matson reviewed all items listed. On motion by Ald. Dickmann, second by Ald. Ambrose all items moved to the Consent Agenda. Public Works: Ald. Ambrose reviewed all items listed. On motion by Ald. Dunn, second by Ald. Rawson all items moved to the Consent Agenda. Finance: Ald. Gordon reviewed all items listed. On motion by Ald. Tompkins, second by Ald. Gripp all items moved to the Consent Agenda. On motion by Ald. Ambrose, second by Ald. Justin the rules were suspended and the following motions were passed: approving Jimmie O's Saloon (Oldham Enterprises LLC) - 2735 Telegraph Rd. - Outdoor Area May 20, 2017 'Beer Olympics' - License Type: C Liquor, 216; approving a noise variance for the Figge Art Museum, 225 West 2<sup>nd</sup> Street, Glow Media Movie

May 24, 2017

Screening Event, Thursday, May 18, 2017 from 6:00 p.m. to 9:00 p.m., Over 50 dBa, 217.  
Council adjourned at 6:33 p.m.

The following Proclamation was issued: School Board Recognition Month, May 2017; National Foster Care Month, May 2017; Butterfly Month, June 2017, 218.

The following Presentations were held: Local Business "The Foundation of Our Community" to Cobham Life Support; DavenportU Spring 2017 Cohort Graduation.

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

Community Development: The following ordinance was moved to second consideration: 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.

Public Safety: The following ordinance was moved to second consideration: closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s), 219.

The following motions were passed: approving the Special Occurrence Permit for COWORKQC, 102 East 2nd Street to allow a food truck to operate outside this business, Monday, Tuesday and Thursdays from 10:00 a.m. to 2:00 p.m., May 1, 2017 through October 31, 2017, 220; approving the Special Occurrence Permit for Mac's Tavern, 316 West Third Street to allow a food truck to operate outside this business, Monday through Thursday from 9:00 p.m. to 1:00 a.m. and Friday through Saturday from 10:00 p.m. to 1:00 a.m. through December 31, 2017, 221; approving all submitted beer and liquor licenses, 222.

Public Works: conveying city parcel F0053-05, 844 Charlotte Street to adjacent property owner, 223; approving change orders #6 and #7 to Valley Construction Company in the amount of \$55,000 and \$200,000 respectively for the Veteran's Memorial Parkway Paving project from Utica Ridge to the west tie-in to the new I-74 crossover bridge, 224; approving the contract for the 1930's Interceptor Flow Diversion project - design and preparation of bid documents to Veenstra & Kimm not-to exceed \$300,654. Budgeted in CIP #30038 in bonds abated by sewer funds, 225; approving the FY2018 Iowa Department of Transportation State

Transit Assistance (STA) Grant application for \$504,139, 226; on the plans, specifications, form of contract and estimated cost of \$359,000 for the West 5th Street & Western Avenue Intersection Improvements project, 227; approving the plans, specifications, form of contract and estimated cost for the FY 2018 Sanitary Sewer Lateral Repair program, 228.

The following motions were passed: to approve the contract for the East 6th Street Boulevard Improvements Phase II project (Grand Ave. to 500' West) to Needham Excavating, Inc. of Walcott, IA in the amount of \$305,555.65 (BG250), 229; approving a contract amendment to the FY 2017 Sanitary Sewer Lateral Repair program with Tappendorf Plumbing in the amount of \$50,000, 230; to award a contract for the FY 2018 sanitary sewer lining to Visi-Sewer of Pewaukee, WI in the amount of \$979,942.55, 231.

Finance: The following resolutions were adopted: amending the FY 2017 Operating and Capital Improvement budgets, 232; approving the Downtown Davenport Streetscape Improvement Plan as established and approved by the City of Davenport and the Downtown Davenport Partnership, 233.

The following motions were passed: approving a lease agreement with the Quad Cities Convention and Visitors Bureau to relocate their office space to the RiverCenter, 234; awarding a contract for airport hangar repairs to Olde Town Roofin of Moline, IL in the amount of \$63,500, 235.

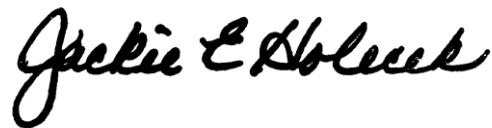
The following is a summary of revenue received for the month of April 2017:

|                          |            |
|--------------------------|------------|
| Property taxes           | 25,944,795 |
| Other City taxes         | 1,866,633  |
| Special assessments      | -0-        |
| Licenses & permits       | 95,617     |
| Intergovernmental        | 4,574,213  |
| Charges for services     | 3,195,673  |
| Use of monies & property | 145,564    |
| Fines & Forfeits         | 115,376    |
| Bonds/Loan Proceeds      | 64,339     |
| Miscellaneous            | 610,609    |

May 24, 2017

The following Civil Service Lists were received and filed: *Fire Captain*: Andrew Burken, James Woods, James Morris, John Fuller, Kurt Blackburn, Thomas Schmidt, Gary Said, Brian Mohr; *Plant Operate II*: Mark Sanders; *Police Officer*: Robert Farra, Jordan Youngerman, Kevin Carver, Mason Roth, Nicklaus Hunter, Murphy Simms, Lucas Rusk, Brandon Askew, Andrew Tuisl; Derek Stoddard, Dwight Swartz, Jared Nimrick, Daniel Melnick; *Senior Bus Mechanic*: Kyle Hamilton; *Senior Clerk*: Stephanie Tomlinson, Samantha Torres, Barbara Archer, Tracy Harmeyer, Anna Iverson, Jessica Rhoads, Christina Hartman, Nikki De Mars Noel, Julie Graham, Kathy LaFrenz, Amy Stevens, Melanie Hullinger, Sherry Jones, Hilary Betz, Nancy Graves, Janece Hicks, Alama Latchaw, Hayley McDowell, Linda Roberts; *Street Division Manager*: Ben Merta, Richard Oswald, XXX.

On motion Council adjourned at 6:17 P.M.

A handwritten signature in black ink, reading "Jackie E. Holecek". The signature is written in a cursive, flowing style with a large initial "J".

Jackie E. Holecek, MMC  
Deputy City Clerk

City of Davenport

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

**Action / Date**  
**6/14/2017**

Subject:  
Approval of the Report of the Committee of the Whole for June 7, 2017

ATTACHMENTS:

| Type         | Description       |
|--------------|-------------------|
| ▢ Cover Memo | COW Report 060717 |

REVIEWERS:

| Department | Reviewer       | Action   | Date                |
|------------|----------------|----------|---------------------|
| City Clerk | Admin, Default | Approved | 6/7/2017 - 11:51 AM |



COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, June 7, 2017---The Council observed a moment of silence. Pledge of Allegiance. The Council met in Committee of the Whole at 5:30 PM with Mayor Klipsch presiding and all alderman present. The following Public Hearings were held: Community Development: for the 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; for the 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. Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development: Ald. Gripp reviewed all items listed. On motion by Ald. Dickmann, second by Ald. Ambrose all items moved to the Consent Agenda. Public Safety: Ald. Matson reviewed all items listed. On motion by Ald. Dickmann, second by Ald. Ambrose item #4 moved to the Discussion Agenda; all other items moved to the Consent Agenda. Public Works: Ald. Ambrose reviewed all items listed. On motion by Ald. Dunn, second by Ald. Rawson item #10 moved to the Discussion Agenda; all items moved to the Consent Agenda. Finance: Ald. Gordon reviewed all items listed. On motion by Ald. Tompkins, second by Ald. Gripp all items moved to the Consent Agenda. On motion by Ald. Gordon, second by Ald. Rawson the following item was deleted from the agenda: resolution closing the street for Juneteenth, June 9-10, 2017 for relocation of the festival to 14<sup>th</sup> Street. On motion by Ald. Rawson, second by Ambrose, with all alderman present voting aye, the rules were suspended the following items were added to the agenda and adopted: Ordinance amending Chapter 2.36.240 entitled "Permit Fees" that sets forth various fees related to Fire Department issued permits (published in the Quad City Times on June 8, 2017), 237; amending and establishing various Fire Department permit and service fees as set forth in Ordinance 2.36.240, 238. Council adjourned at 6:26 p.m.

City of Davenport

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

**Action / Date**  
**6/14/2017**

Subject:  
Davenport - Corporation of the Year  
Lee Vazquez, Greater Quad Cities Hispanic Chamber of Commerce

REVIEWERS:

| Department          | Reviewer       | Action   | Date                 |
|---------------------|----------------|----------|----------------------|
| Office of the Mayor | Admin, Default | Approved | 5/17/2017 - 10:50 AM |

City of Davenport

Agenda Group:  
Department: Public Safety  
Contact Info: Jackie E Holecek, 6163  
Wards: 3

**Action / Date**  
**5/17/2017**

**Subject:**

Motion approving the Special Occurrence Permit for the River Music Experience (RME), 131 West 2nd Street to allow a food truck to operate outside this business in the RME Courtyard, in front of the Skybridge and along the street on the following Fridays from 4:00 p.m. to 8:00 p.m. June 16, 23, 30 and July 7, 14, 21, August 4, 11, 18, 25, 26 and September 1, 8, 15, 22, 29 and Tuesday, July 25. [Ward 3]

**Background:**

Per ordinance requirements notices were sent to property owners and/or tenants with a 200' radius of this location. Eight notices were sent and none of those were returned.

**ATTACHMENTS:**

| Type         | Description |
|--------------|-------------|
| ▣ Cover Memo | Notice      |

**REVIEWERS:**

| Department | Reviewer       | Action   | Date                |
|------------|----------------|----------|---------------------|
| City Clerk | Admin, Default | Approved | 5/19/2017 - 9:18 AM |



## NOTICE OF APPLICATION FOR SPECIAL OCCURRENCE LICENSE



TO ALL PROPERTY OWNERS WITHIN 200 FEET OF THE SUBJECT PROPERTY LOCATED AT:  
**131 West 2nd Street.**

The City Council at its Committee of the Whole meeting on JUNE 7, 2017 at 5:30 P.M. in Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa to consider the Request of River Music Experience (RME) to have a food truck present outside their premise on public right-of-way. As a neighboring property owner, you have the opportunity to submit written comments, and/or to appear at the meeting, to express your views on the request described below. If you intend to send in written comments, it is appreciated if those comments could be received by the City Clerk no later than 12:00 PM, June 5m 2017.

### **The Request is described as follows:**

**Request of River Music Experience, 131 West 2nd Street, to allow a food truck to operate outside this business in the RME Courtyard, in front of the Skybridge along the street on the following dates: Most Fridays, June – September on June 16, 23, 30 and July 7, 14, 21, 25, August 4, 11, 18, 25, 26 and September 1, 8, 15, 22, 29 from 4:00 p.m. to 8:00 p.m.**

*Please feel free to comment on this request. Comments to the City Clerk must be presented in writing/email.*

To submit written comments send email to **specialevents@ci.davenport.ia.us** or mail a letter to:  
City Clerk/City Hall, 226 West Fourth Street, Davenport, IA 52801

### **Contact the City Clerk:**

Email: [specialevents@ci.davenport.ia.us](mailto:specialevents@ci.davenport.ia.us) • Phone: 326-6163

Address sent notice to:

Tenant  
111 W 2<sup>nd</sup> Street  
Davenport, IA 52801

Tenant  
101 Main St  
Davenport, IA 52801

Tenant  
201 W 2nd Street  
Davenport, IA 52801

Tenant  
203 W 2nd Street  
Davenport, IA 52801

Tenant  
205 W 2nd Street  
Davenport, IA 52801

Tenant  
209 W 2nd Street  
Davenport, IA 52801

Tenant  
217 W 2<sup>nd</sup> Street  
Davenport, IA 52801

Tenant  
214 W 2<sup>nd</sup> Street  
Davenport, IA 52801E

City of Davenport

Agenda Group:  
Department: Public Works - Admin  
Contact Info: Nick Schmuecker - 326-5168  
Wards: 1, 3, 5, & 7

**Action / Date**  
**6/7/2017**

**Subject:**

Motion to award the contract for the street resurfacing program to Hawkeye Paving Corporation of Bettendorf, IA in the amount of \$1,964,943. CIP #35011 [Wards 1, 3, 5 & 7]

**Recommendation:**

Approve the Motion.

**Relationship to Goals:**

Financially responsible City government.

**Background:**

A Request for Bid was issued on May 9, 2017 and was sent to 301 contractors. On May 23, 2017 the Purchasing Division received and opened three responsive and responsible bids. Hawkeye Paving Corporation was the low bidder and is recommended for the contract.

The proposed improvements include milling off the existing asphalt surface, full depth patching, Hot Mix Asphalt (HMA) resurfacing, fixture adjustments, lateral and sewer repairs, pavement markings, and ADA compliant curb ramps on: 1.) Waverly Road/N. Lincoln Road from Telegraph Road to Cimarron Drive, 2.) E. 39th Street from Eastern Avenue to approximately 300 feet west of Davenport Avenue, 3.) Eastern Avenue from approximately 200 feet north of E. 29th Street to the north side of the railroad overpass bridge near E. Rusholme Street, and 4.) Bridge Avenue from Kirkwood Avenue to E. 12th Street.

Funding for this program is from CIP# 35011.

**ATTACHMENTS:**

| Type              | Description    |
|-------------------|----------------|
| ▢ Backup Material | Bid Tabulation |

**REVIEWERS:**

| Department             | Reviewer           | Action   | Date               |
|------------------------|--------------------|----------|--------------------|
| Public Works - Admin   | Lechvar, Gina      | Approved | 6/1/2017 - 1:01 PM |
| Public Works Committee | Lechvar, Gina      | Approved | 6/1/2017 - 1:01 PM |
| City Clerk             | Thorndike, Tiffany | Approved | 6/1/2017 - 2:38 PM |

CITY OF DAVENPORT, IOWA  
REQUEST FOR BIDS RESPONDENTS

DESCRIPTION: 2017 GENERAL STREET RESURFACING

BID NUMBER: 17-114

OPENING DATE: MAY 23, 2017

RECOMMENDATION: AWARD THE CONTRACT HAWKEYE PAVING CORPORATION  
OF BETTENDORF, IA

| <u>VENDOR NAME</u>                | <u>LOCATION</u>       | <u>AMOUNT</u>      |
|-----------------------------------|-----------------------|--------------------|
| <b>HAWKEYE PAVING CORPORATION</b> | <b>BETTENDORF, IA</b> | <b>\$1,964,943</b> |
| LANGMAN CONSTRUCTION, INC         | ROCK ISLAND, IL       | \$2,341,374        |
| MCCARTHY IMPROVEMENT CO.          | DAVENPORT, IA         | \$2,475,607        |

Prepared By Cindy Whitaker  
Purchasing

Approved By [Signature]  
Department Director - Acting

Approved By Brandi Coe  
Budget/CIP

Approved By [Signature]  
Finance Director

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn, 888-2286

Wards: 8

**Action / Date**

**5/17/2017**

Subject:

Second 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](http://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.

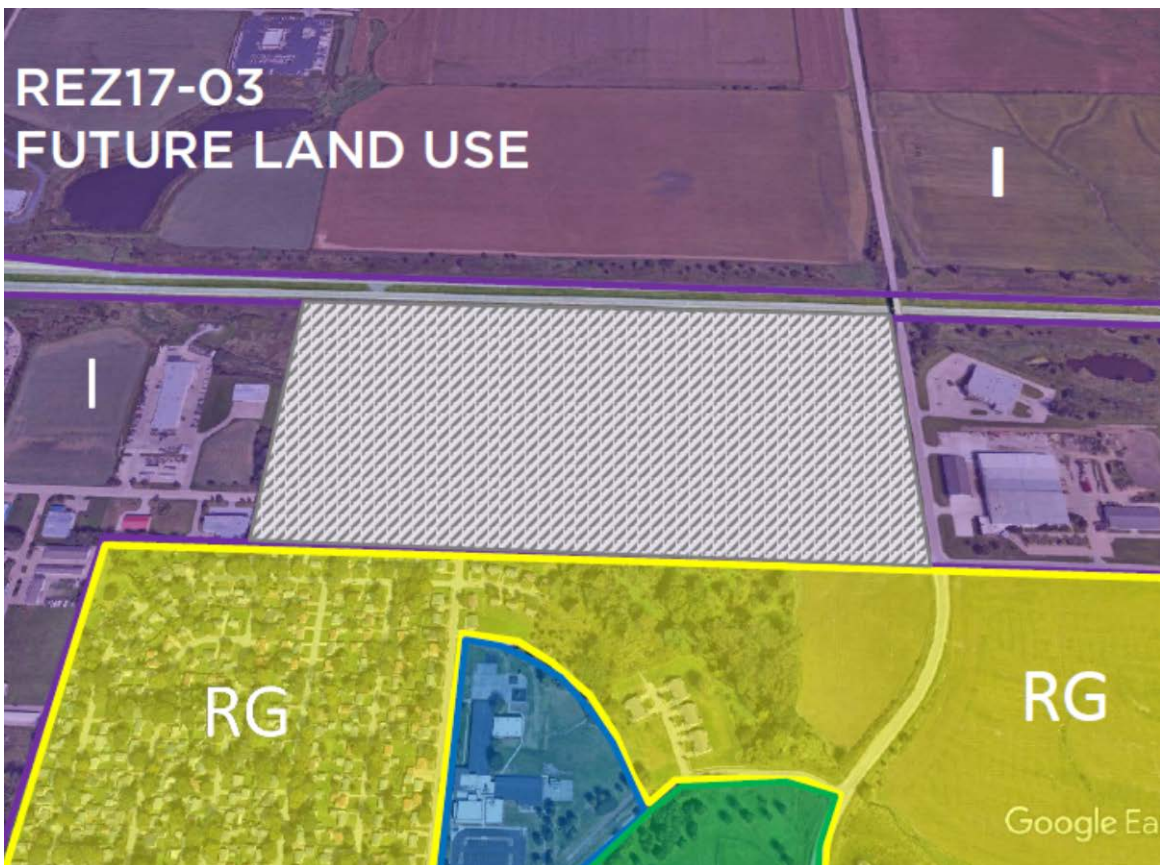
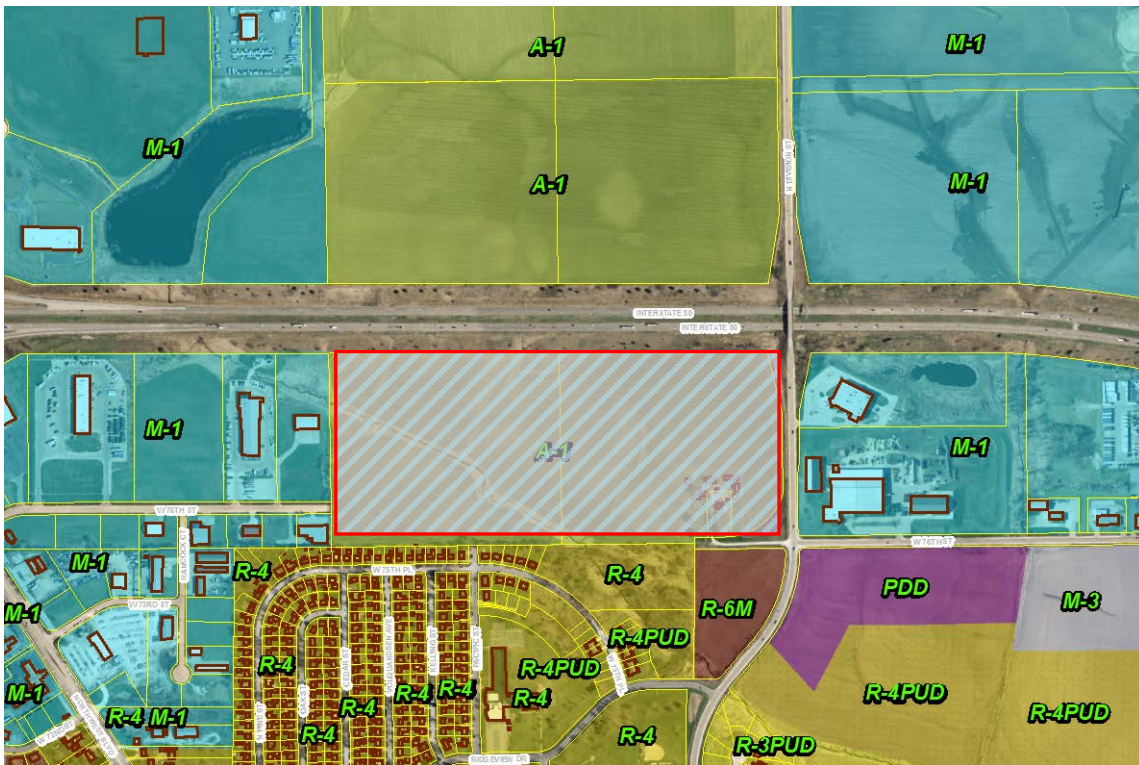
### **Introduction:**

This property is adjacent to the soon to be constructed 76<sup>th</sup> 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 76<sup>th</sup> 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](mailto: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 * |

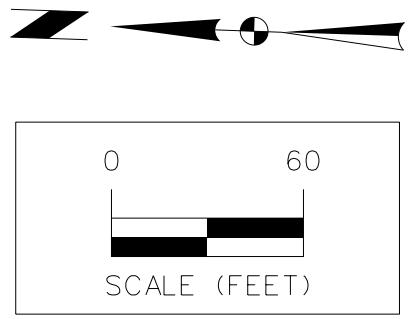
\* plus \$10.00 per sign; 1 or more signs required depending upon the size of the subject property





|                                  |                                                                     |
|----------------------------------|---------------------------------------------------------------------|
| m:\2018 projects\III 0686_dunort | 76th st\northholmes\002 STEEFEN ADO DUNORT                          |
| Snyder<br>1/1/2016<br>1:09:27 PM | Y:\open\data\ls<br>V:\nrt_drivers\Black Crow\VRP\Wholesale\ElecInfo |

|                                                                                                                                        |             |                |                  |
|----------------------------------------------------------------------------------------------------------------------------------------|-------------|----------------|------------------|
| <b>PART SW 1/4 OF SEC. 34-79-03</b>                                                                                                    |             |                |                  |
| <b>RIGHT OF WAY ACQUISITION PLAT</b>                                                                                                   |             |                |                  |
| <b>SNYDER &amp; ASSOCIATES, INC.</b><br>5005 BOWLING STREET S.W.<br>CEDAR RAPIDS, IA 52404<br>319-362-9394   www.snyder-associates.com |             |                |                  |
| MARK                                                                                                                                   | REVISION    | DATE           | BY               |
| Engineer:                                                                                                                              | Checked By: | EM             | Scale: 1" = 200' |
| Technician:                                                                                                                            | TWF         | Date: 10/26/16 | Field Bk:        |
| Project No: 1110686                                                                                                                    |             | Sheet 2 of 3   |                  |

[illegible]

| <u>CURVE NO.</u> | <u>DELTA</u>  | <u>RADIUS</u> | <u>ARC LENGTH</u> | <u>TANGENT</u> | <u>CHORD BEARING/DISTANCE</u> |        |
|------------------|---------------|---------------|-------------------|----------------|-------------------------------|--------|
| 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' |

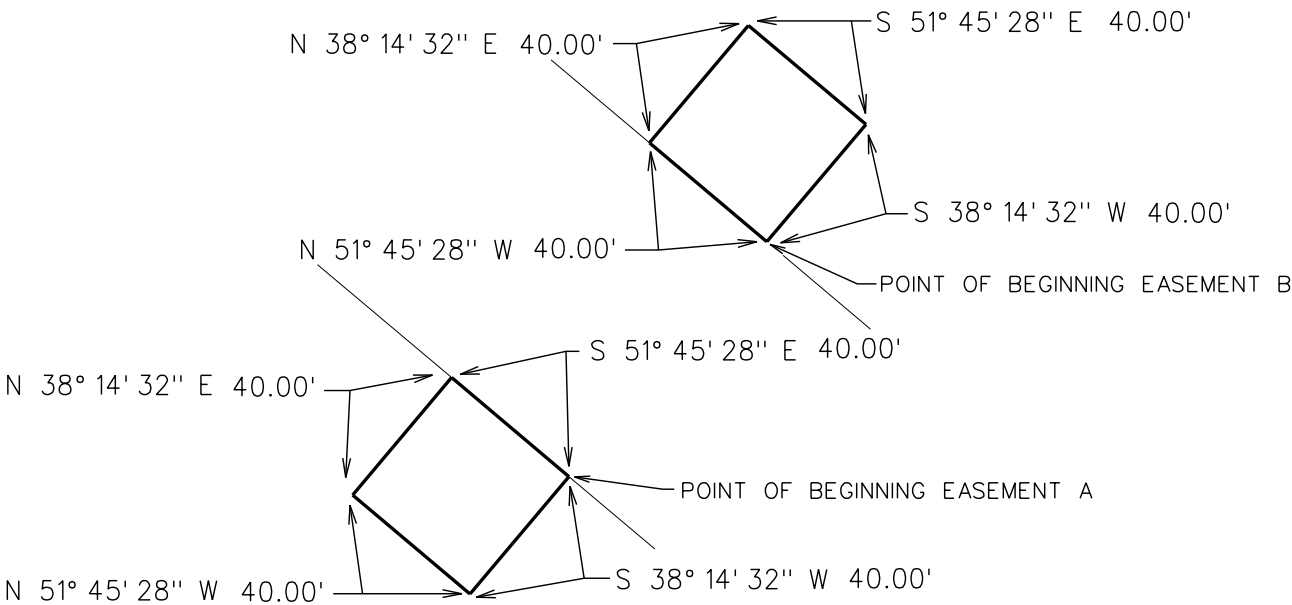
|                                                                                                                                                  |          |                                                                                                                                                     |          |
|--------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>S</b>                                                                                                                                         |          | Project No:      1110686<br>Sheet    3   of    3                                                                                                    |          |
| <p style="font-size: 2em; margin: 0;">PART SW 1/4 OF SEC. 34-79-03</p> <p style="font-size: 1.5em; margin: 0;">RIGHT OF WAY ACQUISITION PLAT</p> |          | <p><b>SNYDER &amp; ASSOCIATES, INC.</b></p> <p>5005 BOWLING STREET S.W.<br/>CEDAR RAPIDS, IA 52404<br/>319-362-9394   www.snyder-associates.com</p> |          |
| MARK:                                                                                                                                            | REVISION | Checked By:                                                                                                                                         | EM       |
| Engineer:                                                                                                                                        |          | Date:                                                                                                                                               | 10/26/16 |
| Technician:                                                                                                                                      | TWF      | Field Bk:                                                                                                                                           | Pg:      |



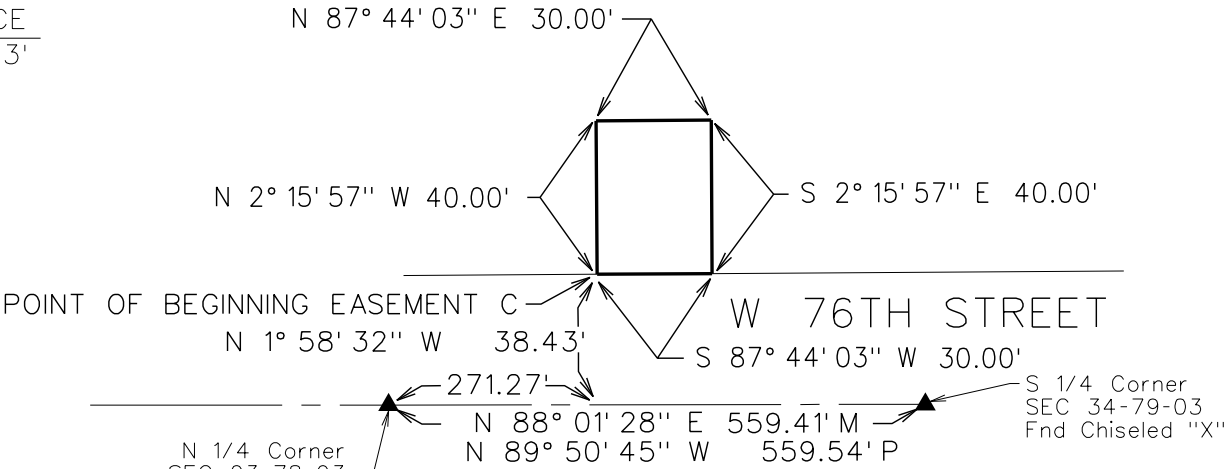
STORMWATER DRAINAGE EASEMENT

CURVE TABLE

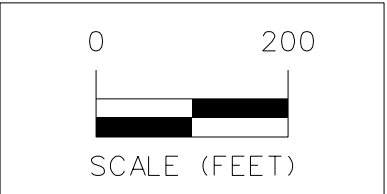
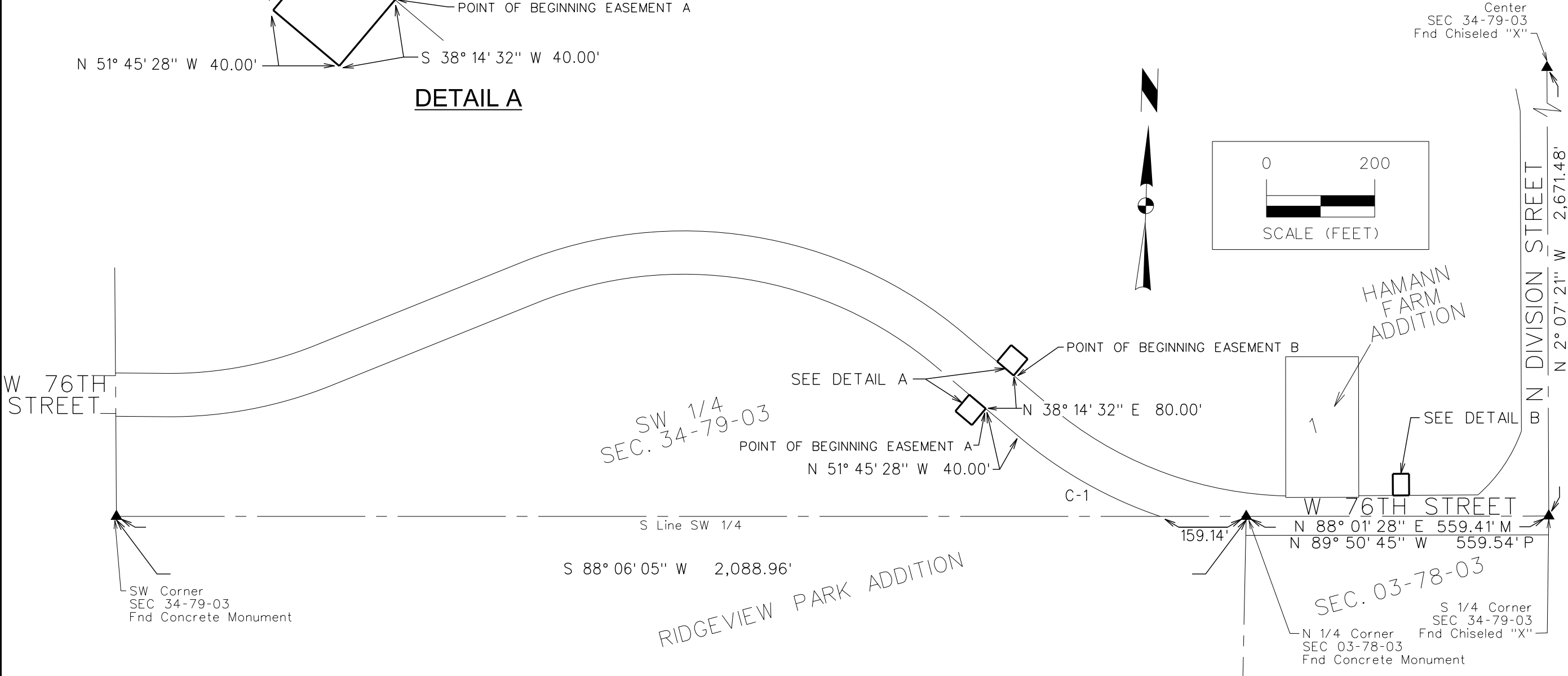
| CURVE NO. | DELTA          | RADIUS  | ARC LENGTH | TANGENT | CHORD BEARING/DISTANCE  |
|-----------|----------------|---------|------------|---------|-------------------------|
| C-1       | 14° 35' 49" RT | 842.00' | 214.51'    | 107.84' | N 59° 03' 23" W 213.93' |



DETAIL A



DETAIL B



|             |             |          |           |
|-------------|-------------|----------|-----------|
| MARK        | REVISION    | DATE     | BY        |
| Engineer:   | Checked By: | 11/26/16 | 11/26/16  |
| Technician: | TWF         | Date:    | Field Bk: |
| Project No: |             |          | 1110686   |
| 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

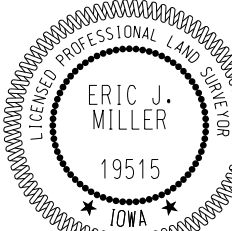
10-26-2016

OWNER

RANDY HAMANN

LEGEND

| Survey                                                     | Found | Set |
|------------------------------------------------------------|-------|-----|
| Section Corner                                             | ▲     | △   |
| 1/2" Rebar, Orange Cap # 19515<br>(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

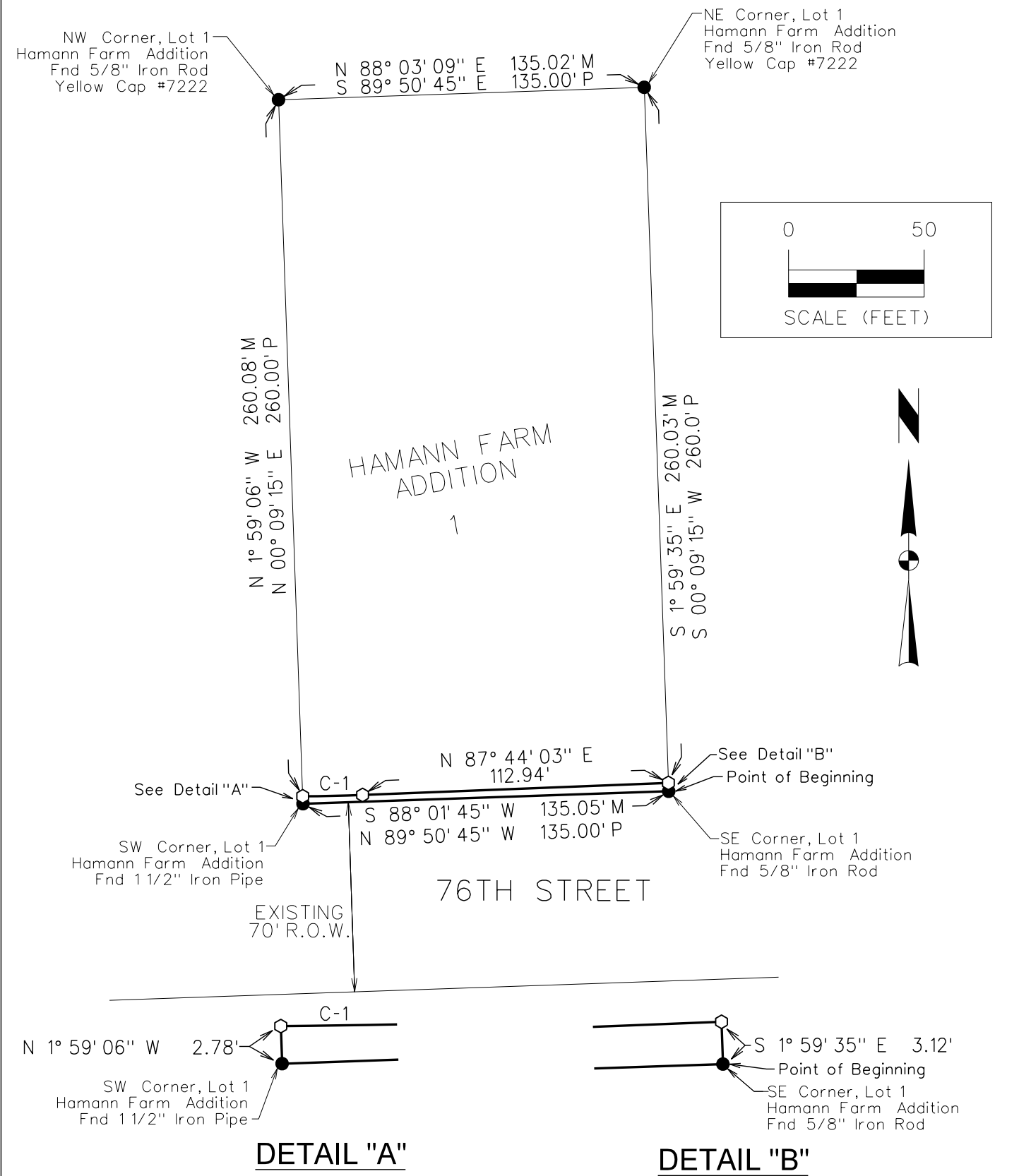
PN: 1110686

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

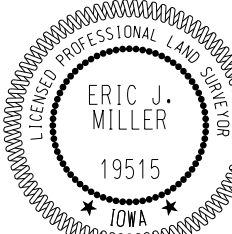
10-26-2016

## OWNER

EARL GLAUS

## LEGEND

| Survey                                                     | Found | Set |
|------------------------------------------------------------|-------|-----|
| Section Corner                                             | ▲     | △   |
| 1/2" Rebar, Orange Cap # 19515<br>(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 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

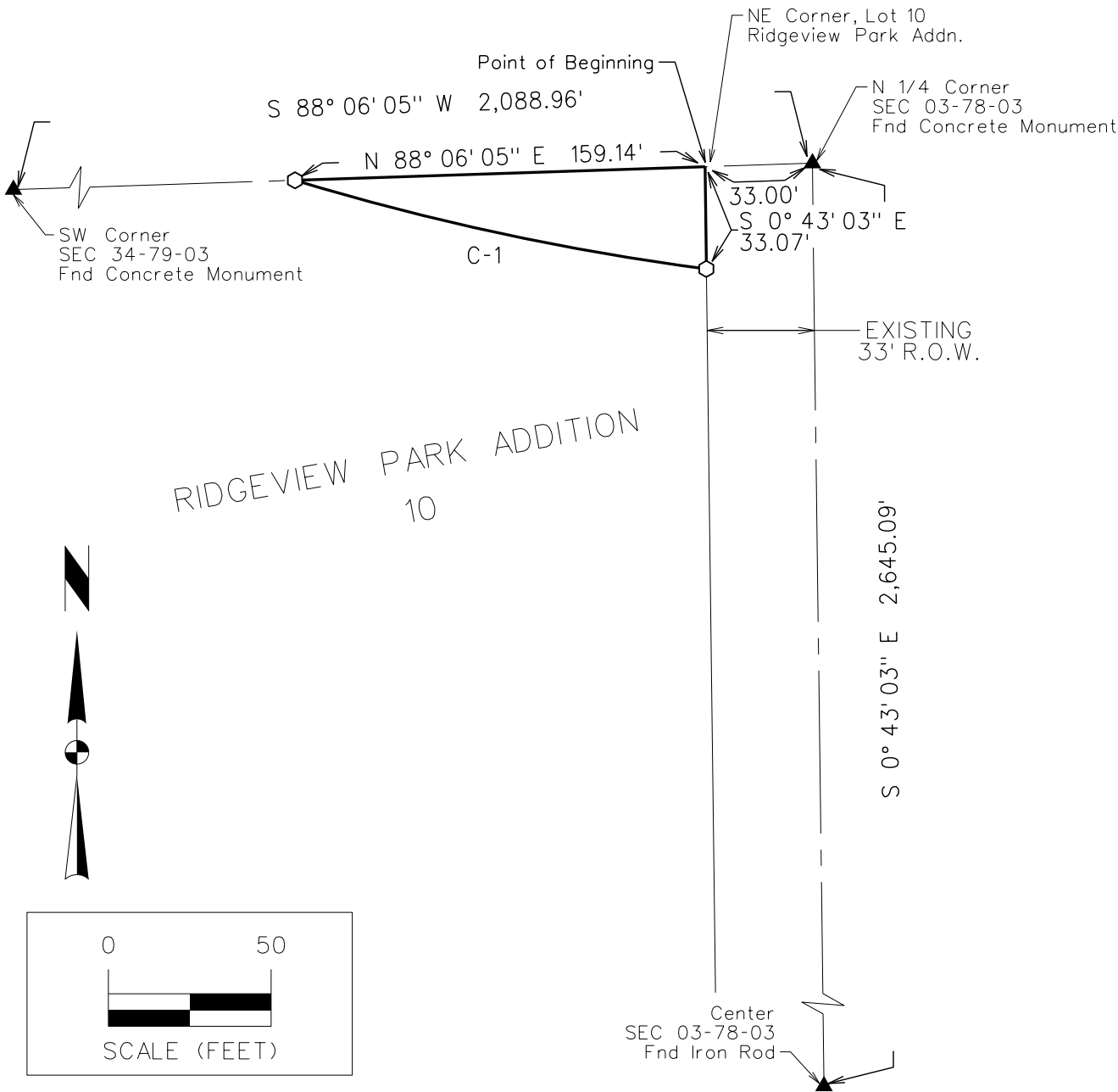
TECH: TWF



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

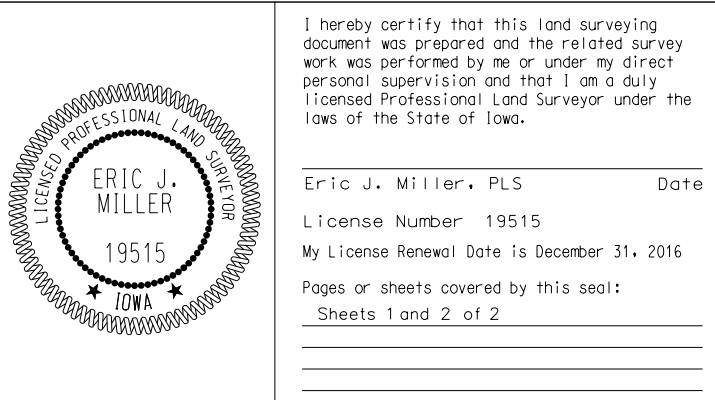
| <u>Survey</u>                                              | <u>Found</u> | <u>Set</u> |
|------------------------------------------------------------|--------------|------------|
| Section Corner                                             | ▲            | △          |
| 1/2" Rebar, Orange Cap # 19515<br>(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

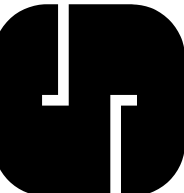
SB REAL ESTATE LLC



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

# RIGHT OF WAY ACQUISITION PLAT

**SNYDER & ASSOCIATES, INC.**



Project No: 111068

Sheet 1 of

5005 BOWLING STREET S.W.  
CEDAR RAPIDS, IA 52404  
319-362-9394 | [www.snyder-associates.com](http://www.snyder-associates.com)

319-362-9394 | [www.snyder-associates.com](http://www.snyder-associates.com)

110686

Project No:

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10769

**SNYDER & ASSOCIATES, INC.**

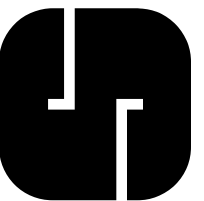
Project No: 111068

Sheet 1 of

|                                                                       |                          |                  |                                                 |
|-----------------------------------------------------------------------|--------------------------|------------------|-------------------------------------------------|
| m\2011\projects\111.0686...svnrpl_761n...s\code\plots\005_A05_A01.DCN | 11/17/2016<br>3:09:34 PM | Spolder<br>E:\00 | Y:\open\spole...<br>Y:\8B8B\WinPath\FDF...lting |
|-----------------------------------------------------------------------|--------------------------|------------------|-------------------------------------------------|



| CURVE NO. | DELTA          | RADIUS  | ARC LENGTH | TANGENT | CHORD BEARING/DISTANCE  |
|-----------|----------------|---------|------------|---------|-------------------------|
| C-1       | 92° 15' 15" RT | 25.00'  | 40.25'     | 26.00'  | S 45° 50' 55" E 36.04'  |
| C-2       | 37° 45' 28" RT | 778.00' | 512.73'    | 266.07' | S 19° 08' 01" W 503.51' |
| C-3       | 21° 27' 19" LT | 873.80' | 327.21'    | 165.54' | N 23° 00' 14" E 325.30' |
| C-4       | 15° 09' 14" LT | 666.00' | 176.15'    | 88.59'  | N 0° 00' 54" W 175.64'  |
| C-5       | 7° 25' 52" RT  | 802.00' | 104.02'    | 52.08'  | N 88° 33' 01" W 103.94' |
| C-6       | 13° 15' 41" LT | 420.50' | 97.33'     | 48.88'  | S 81° 24' 20" W 97.11'  |
| C-7       | 53° 45' 55" LT | 45.50'  | 42.70'     | 23.07'  | S 47° 53' 32" W 41.15'  |
| C-8       | 1° 16' 12" LT  | 859.00' | 19.02'     | 9.51'   | N 0° 34' 50" E 19.02'   |
| C-9       | 88° 04' 18" RT | 25.00'  | 38.42'     | 24.17'  | N 43° 58' 56" E 34.76'  |

[illegible]



Project No: 1110686

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Sheet 2 of 2

m:\2011\_projects\1110686\_snyder\_76th\_41\cad\plots\002\_STEPPEN\_ACO.DGN 1/11/2016 1:06:52 PM 5005 Bowling Street S.W., Cedar Rapids, IA 52404 (319)362-9394

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

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

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

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

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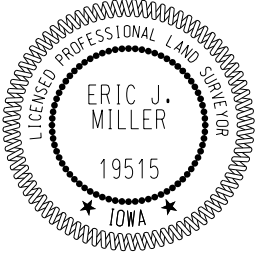
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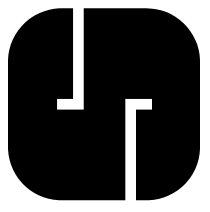
## DATE OF SURVEY

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:<br>Sheets 1 - 3 of 3<br>_____<br>_____<br>_____                                                                                                                                                                 |

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

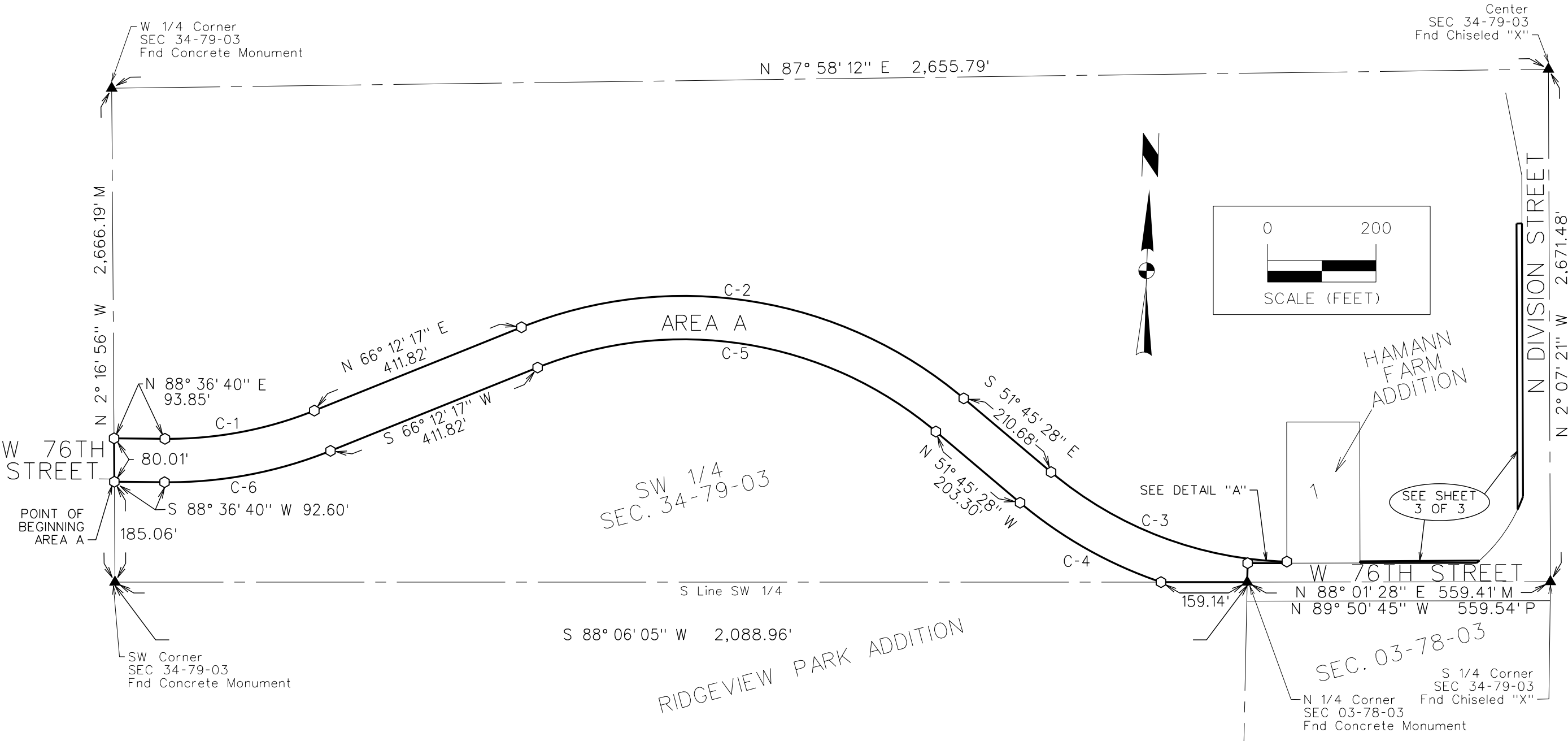
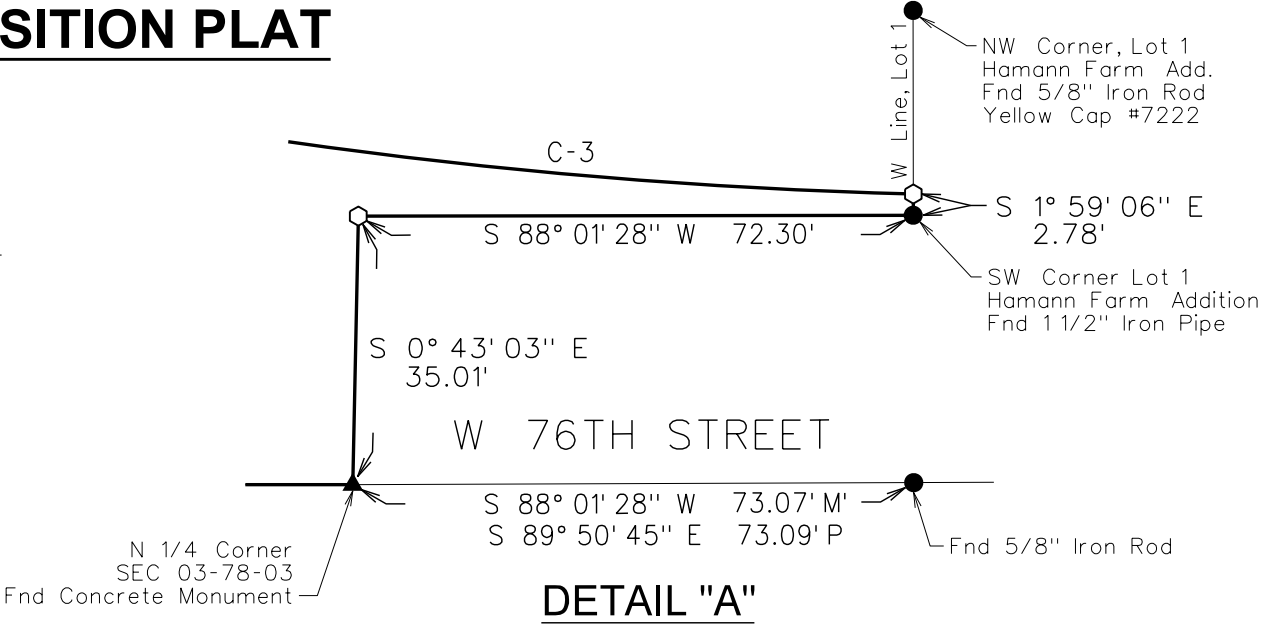


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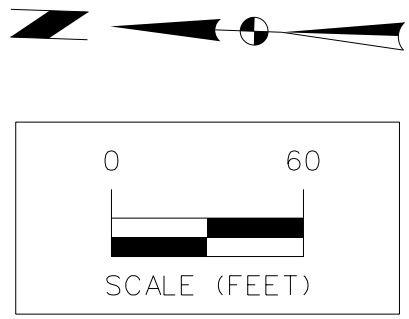
RIGHT OF WAY ACQUISITION PLAT

CURVE TABLE

| CURVE NO. | DELTA       |    | RADIUS  | ARC LENGTH | TANGENT | CHORD           | BEARING/DISTANCE |
|-----------|-------------|----|---------|------------|---------|-----------------|------------------|
| C-1       | 22° 24' 22" | LT | 722.00' | 282.35'    | 143.00' | N 77° 24' 28" E | 280.55'          |
| C-2       | 62° 02' 14" | RT | 802.00' | 868.37'    | 482.25' | S 82° 46' 36" E | 826.57'          |
| C-3       | 38° 42' 10" | LT | 702.00' | 474.20'    | 246.54' | S 71° 06' 34" E | 465.23'          |
| C-4       | 21° 26' 57" | RT | 802.00' | 300.23'    | 151.90' | N 62° 28' 57" W | 298.48'          |
| C-5       | 62° 02' 14" | LT | 722.00' | 781.75'    | 434.14' | N 82° 46' 36" W | 744.12'          |
| C-6       | 22° 24' 22" | RT | 802.00' | 313.63'    | 158.85' | S 77° 24' 28" W | 311.64'          |



|                                                                                                |    |          |    |        |         |           |          |             |         |       |        |
|------------------------------------------------------------------------------------------------|----|----------|----|--------|---------|-----------|----------|-------------|---------|-------|--------|
| DATE                                                                                           | BY | REVISION | EM | Scale: | 1"=200' | Field Bk: | 10/26/16 | Project No: | 1110686 | Sheet | 2 of 3 |
| PART SW 1/4 OF SEC. 34-79-03                                                                   |    |          |    |        |         |           |          |             |         |       |        |
| RIGHT OF WAY ACQUISITION PLAT                                                                  |    |          |    |        |         |           |          |             |         |       |        |
| SNYDER & ASSOCIATES, INC.                                                                      |    |          |    |        |         |           |          |             |         |       |        |
| 5005 BOWLING STREET S.W.<br>CEDAR RAPIDS, IA 52404<br>319-362-9394   www.snyder-associates.com |    |          |    |        |         |           |          |             |         |       |        |
| Project No: 1110686                                                                            |    |          |    |        |         |           |          |             |         |       |        |
| Sheet 2 of 3                                                                                   |    |          |    |        |         |           |          |             |         |       |        |

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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' |

|                                                                                                                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                     |  |  |  |  |  |  |  |  |  |              |  |  |  |  |                 |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|---------------------|--|--|--|--|--|--|--|--|--|--------------|--|--|--|--|-----------------|--|--|--|--|
| <div></div>                                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  | Project No: 1110686 |  |  |  |  |  |  |  |  |  | Sheet 3 of 3 |  |  |  |  |                 |  |  |  |  |
| <div><div>PART SW 1/4 OF SEC. 34-79-03</div><div>RIGHT OF WAY ACQUISITION PLAT</div><div><div>SNYDER &amp; ASSOCIATES, INC. I</div><div>5005 BOWLING STREET S.W.<br/>CEDAR RAPIDS, IA 52404<br/>319-362-9394   <a href="http://www.snyder-associates.com">www.snyder-associates.com</a></div></div></div> |  |  |  |  |  |  |  |  |  |                     |  |  |  |  |  |  |  |  |  |              |  |  |  |  |                 |  |  |  |  |
| MARK                                                                                                                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  | REVISION            |  |  |  |  |  |  |  |  |  | DATE         |  |  |  |  | BY              |  |  |  |  |
| Engineer:                                                                                                                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  | Checked By:         |  |  |  |  |  |  |  |  |  | EM           |  |  |  |  | Scale: 1"= 200' |  |  |  |  |
| Technician: TWf                                                                                                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  | Date:               |  |  |  |  |  |  |  |  |  | 10/26/16     |  |  |  |  | Fig:            |  |  |  |  |
| Project No:                                                                                                                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  | 1110686             |  |  |  |  |  |  |  |  |  | Sheet 3 of 3 |  |  |  |  |                 |  |  |  |  |

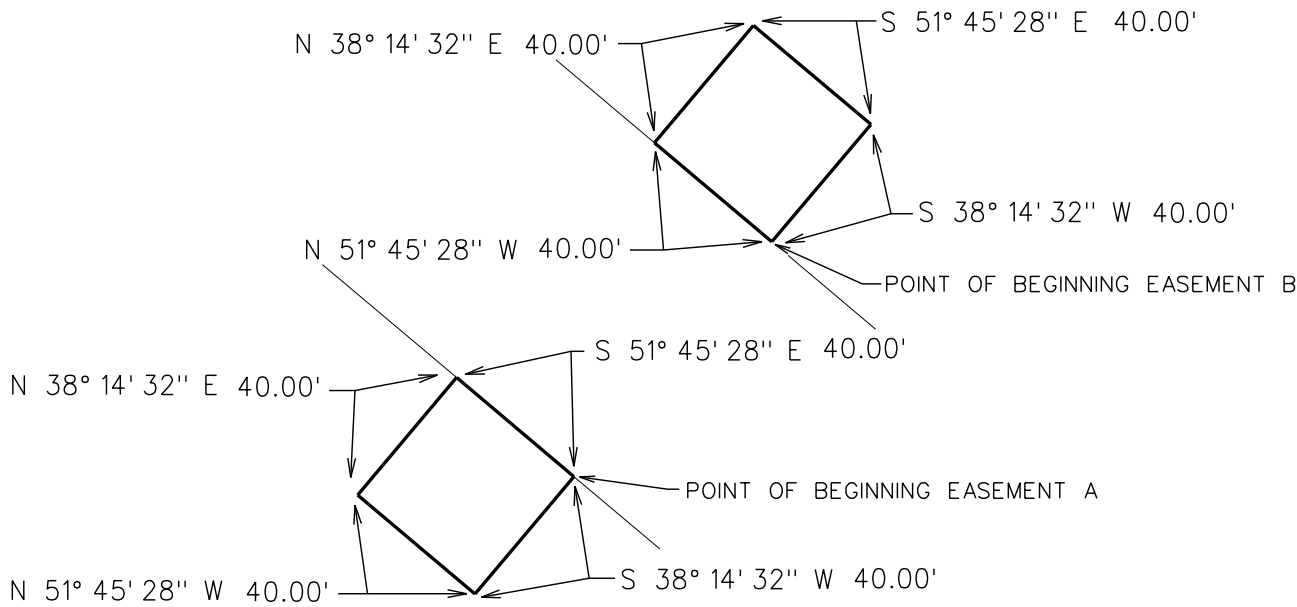




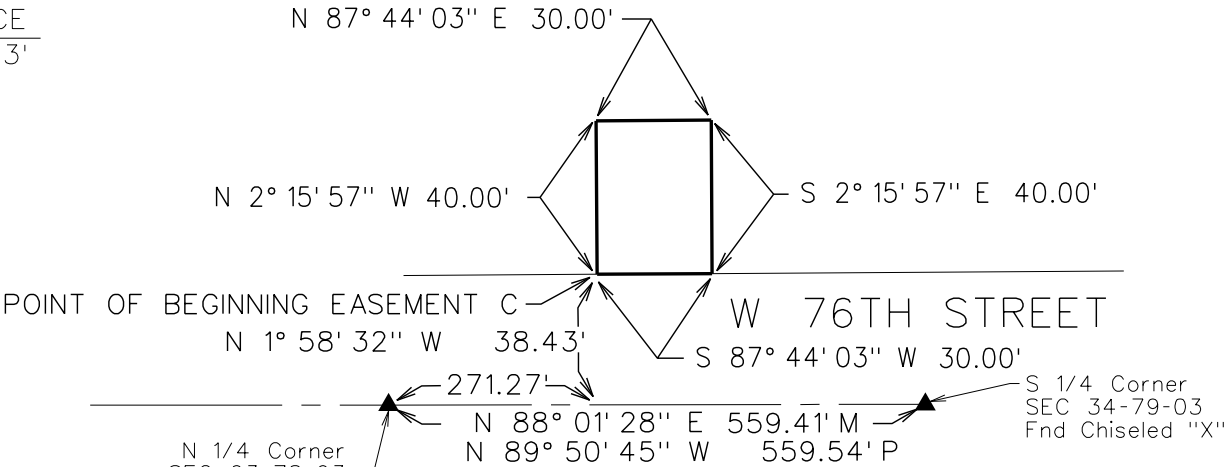
STORMWATER DRAINAGE EASEMENT

CURVE TABLE

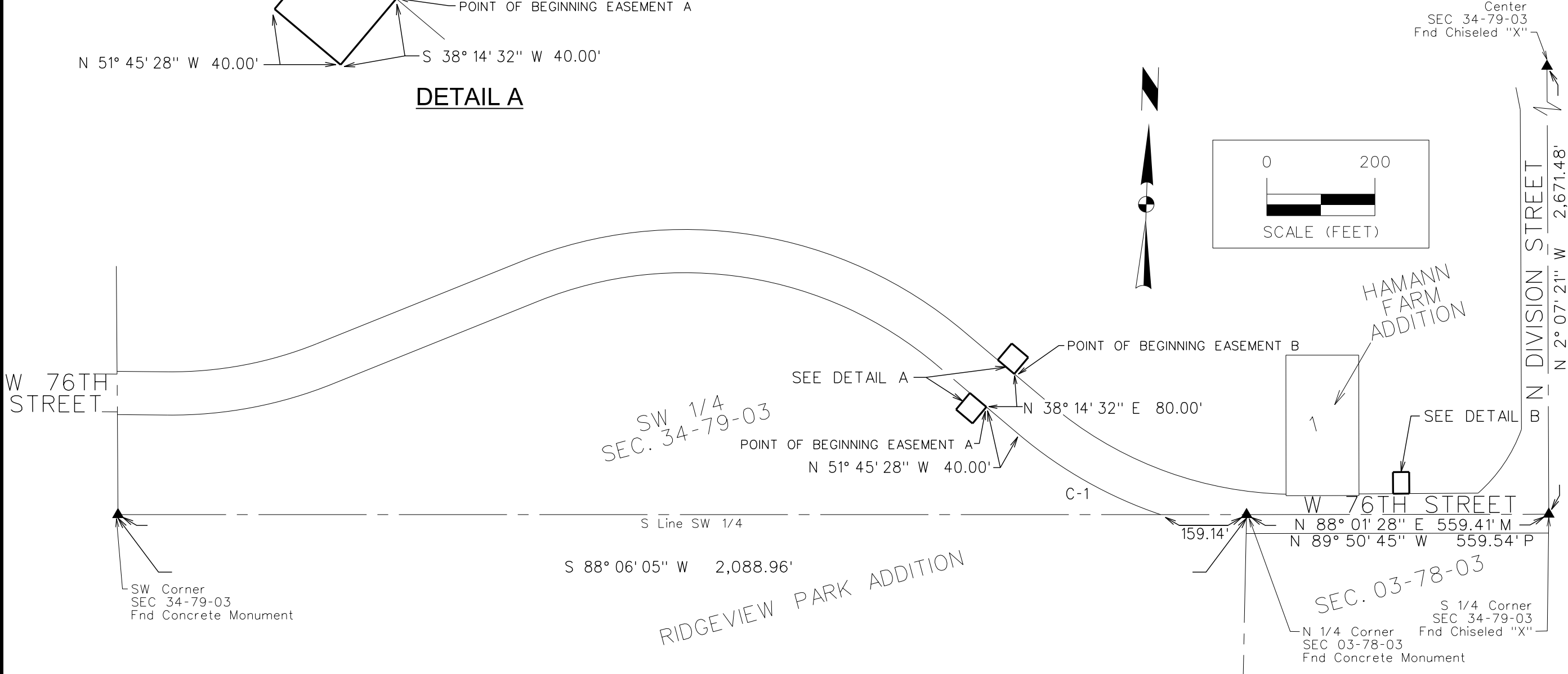
| CURVE NO. | DELTA          | RADIUS  | ARC LENGTH | TANGENT | CHORD BEARING/DISTANCE  |
|-----------|----------------|---------|------------|---------|-------------------------|
| C-1       | 14° 35' 49" RT | 842.00' | 214.51'    | 107.84' | N 59° 03' 23" W 213.93' |



DETAIL A



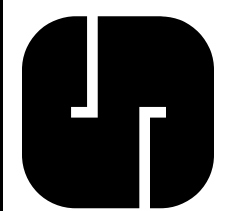
DETAIL B



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

STORMWATER DRAINAGE EASEMENT

SNYDER & ASSOCIATES, INC.



| MARK        | REVISION   | DATE     | BY       |
|-------------|------------|----------|----------|
| Engineer    | Checked By | 11/16/16 | 11/16/16 |
| Technician  | TWF        | Date     | Field Bk |
| Project No: | 1110686    | 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

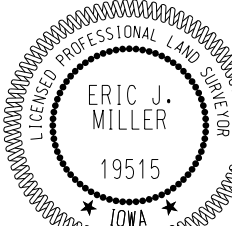
10-26-2016

## OWNER

RANDY HAMANN

## LEGEND

| Survey                                                     | Found | Set |
|------------------------------------------------------------|-------|-----|
| Section Corner                                             | ▲     | △   |
| 1/2" Rebar, Orange Cap # 19515<br>(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

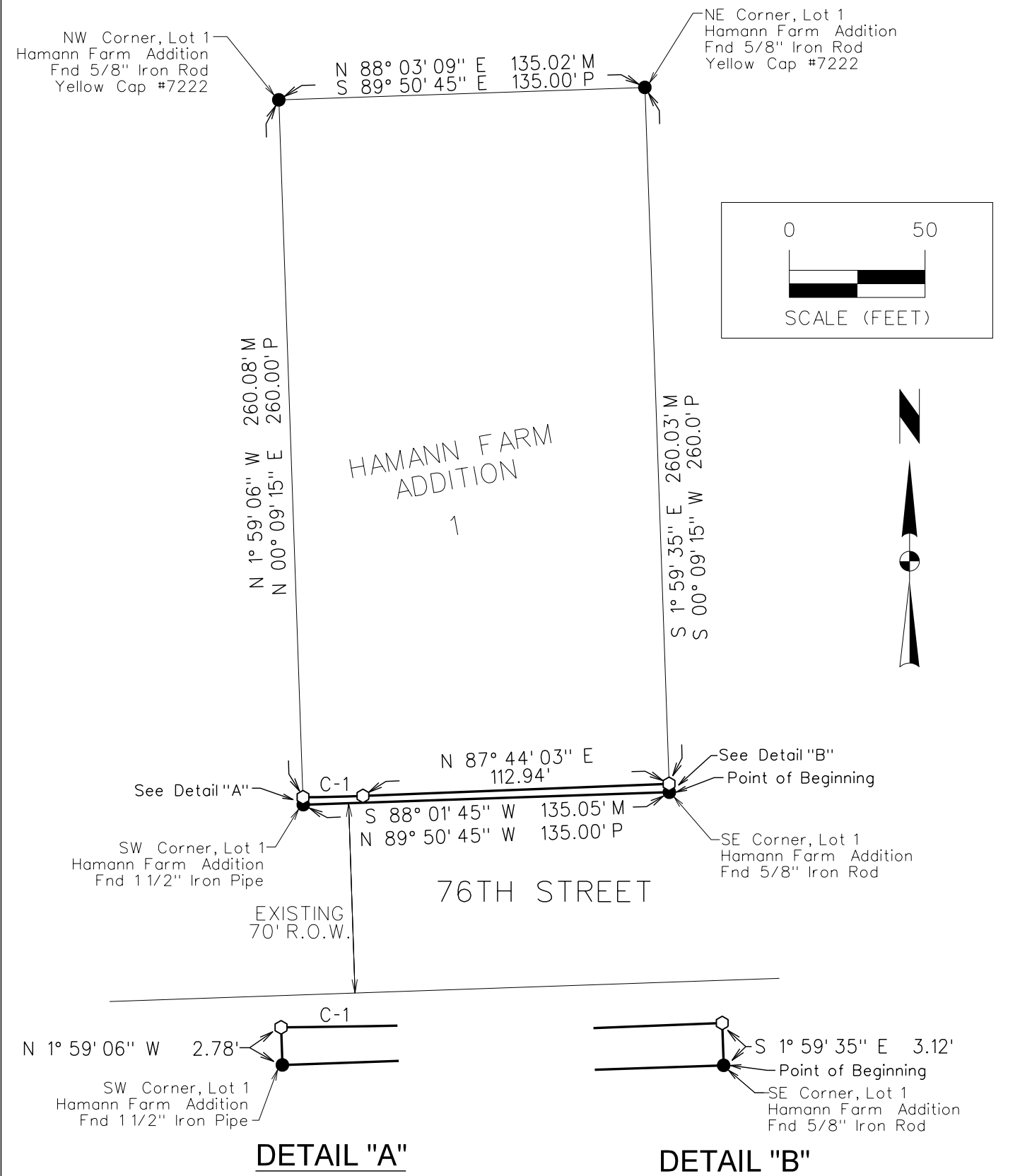
PN: 1110686

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

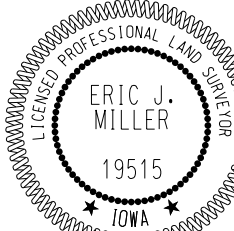
10-26-2016

## OWNER

EARL GLAUS

## LEGEND

| Survey                                                     | Found | Set |
|------------------------------------------------------------|-------|-----|
| Section Corner                                             | ▲     | △   |
| 1/2" Rebar, Orange Cap # 19515<br>(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

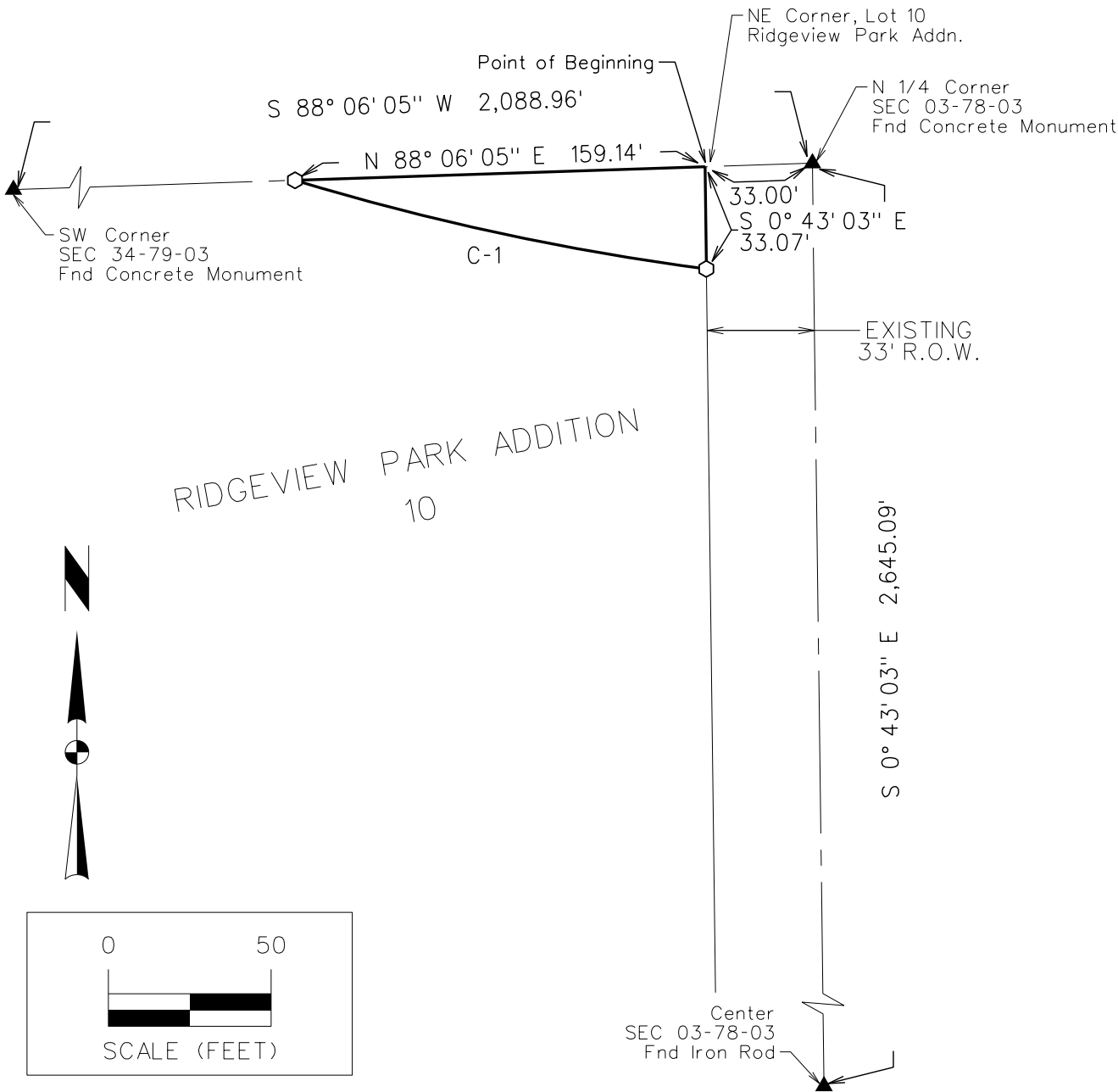
DATE: 10/27/16

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

# 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

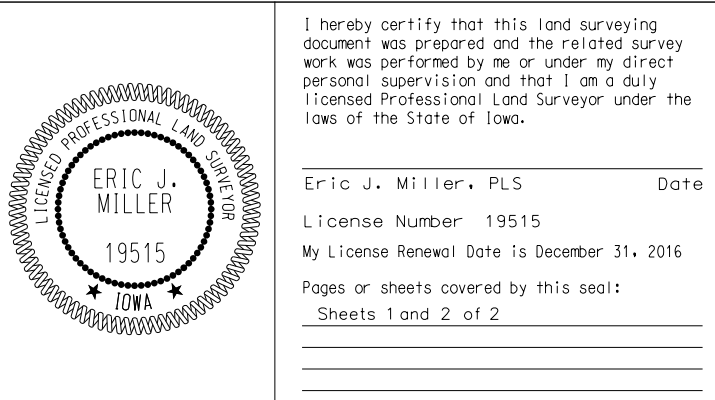
| <u>Survey</u>                                              | <u>Found</u> | <u>Set</u> |
|------------------------------------------------------------|--------------|------------|
| Section Corner                                             | ▲            | △          |
| 1/2" Rebar, Orange Cap # 19515<br>(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

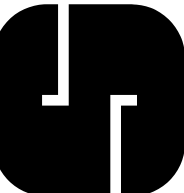
SB REAL ESTATE LLC



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

# RIGHT OF WAY ACQUISITION PLAT

**SNYDER & ASSOCIATES, INC.**



Project No: 111068

Sheet 1 of

5005 BOWLING STREET S.W.  
CEDAR RAPIDS, IA 52404  
319-362-9394 | [www.snyder-associates.com](http://www.snyder-associates.com)

319-362-9394 | [www.snyder-associates.com](http://www.snyder-associates.com)

110686

Project No:

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10769

**SNYDER & ASSOCIATES, INC.**

Project No: 111068

Sheet 1 of

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0 60

SCALE (FEET)



| 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. [8<sup>th</sup> 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 4<sup>th</sup> 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

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(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 4<sup>TH</sup> Street  
Davenport, Iowa 52801

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
DATE \_\_\_\_\_  
*(please print legibly)*

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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

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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 [8<sup>th</sup> 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](mailto: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 76<sup>th</sup> 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

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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 [8<sup>th</sup> 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](mailto:planning@ci.davenport.ia.us) PHONE: 563-326-7765

## City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn, 888-2286

Wards: 5

**Action / Date**

**6/7/2017**

Subject:

First 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. [5<sup>th</sup> 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 4<sup>th</sup> 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<br>Genesis<br>E Lombard St | ROW17-03<br>Genesis<br>E Denison Ave | FDP17-02<br>Genesis<br>3200 W<br>Kimberly Rd | FDP17-03<br>Build to Suit<br>Lot 9 Utica<br>Corners 6th | F17-10<br>I-80 Airport Indus<br>Pk 10th | P17-02<br>Inverness<br>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<br>0-NO<br>0-ABSTAIN          | 7-YES<br>0-NO<br>0-ABSTAIN           | 7-YES<br>0-NO<br>0-ABSTAIN                   | 7-YES<br>0-NO<br>0-ABSTAIN                              | 7-YES<br>0-NO<br>0-ABSTAIN              | 6-YES<br>0-NO<br>1-ABSTAIN     |  |  |



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

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

**Action / Date**  
**6/7/2017**

**Subject:**

First 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.. [5<sup>th</sup> 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 4<sup>th</sup> 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<br>Genesis<br>E Lombard St | ROW17-03<br>Genesis<br>E Denison Ave | FDP17-02<br>Genesis<br>3200 W<br>Kimberly Rd | FDP17-03<br>Build to Suit<br>Lot 9 Utica<br>Corners 6th | F17-10<br>I-80 Airport Indus<br>Pk 10th | P17-02<br>Inverness<br>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<br>0-NO<br>0-ABSTAIN          | 7-YES<br>0-NO<br>0-ABSTAIN           | 7-YES<br>0-NO<br>0-ABSTAIN                   | 7-YES<br>0-NO<br>0-ABSTAIN                              | 7-YES<br>0-NO<br>0-ABSTAIN              | 6-YES<br>0-NO<br>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:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn, 888-2286

Wards: 1

**Action / Date**

**6/7/2017**

Subject:

Resolution approving Case No. F17-01 being the final plat of Westport Addition, located along the south side of West Locust Street between Wisconsin and Utah Avenues, containing fifty-four (54) residential lots on 17.58 acres. [Ward 1]

Recommendation:

Findings:

The plat conforms to the comprehensive plan.

The plat provides infill and connectivity between two existing developments.

The Plan and Zoning Commission accepts the findings and forwards Case No. F17-01 to the City Council for approval subject to the following conditions:

1. That the surveyor sign the plat.
2. Utility signature blocks are added to the plat.
3. That the utility companies sign the plat when their easement needs have been met and that all easements are shown on the plat and labeled as to their use.
4. That Stoughton Place be renamed Austin Place.
5. That the detention basins and the outfall from the detention basin be placed within a stormwater drainage easement.
6. A note is added to the plat stating that sidewalks shall be constructed along the right of way of each property prior to occupancy permits being issued.
7. The owner and entity responsible for maintenance of each outlot is shown on the plat.
8. Although the non-standard dead ends of Alec Avenue and Stoughton Place have been previously reviewed and approved on the staff level, the dead end of Westport Drive is too long for this type of treatment. A standard cul-de-sac or other approved turnaround is required at this location.
9. Storm and sanitary sewers be located within easements dedicated as sewer easements. Currently sewers are shown to be located within utility easements. Sewer easements have a minimum width of 15' or twice the depth of the sewer. When located adjacent to dedicated right-of-way the right-of-way can be counted as that distance needed beyond the 15' minimum. The easement along the south side of lot #39 is to be at least 15' or twice the depth.
10. The sanitary sewer south of lot #39 continues thru an existing easement previously dedicated for storm sewer, drainage and utilities. A separate easement should be dedicated for the sanitary sewer. Due to the steep terrain, sewer depth and remote location this easement is to have a minimum width of 35'.
11. Stormwater design calculations for storm sewer and catch basin design are submitted to Public Works for review and approval.
12. Plans for public improvements have been submitted and are under review. Comments on the plans will be sent to the developer under separate correspondence.

The Commission vote for approval was 7-yes, 0-no and 2-abstentions.

## Relationship to Goals:

Grow tax base

## Background:

The property represents an area of infill along West Locust Street between two existing residential subdivisions. The plat generally conforms to the preliminary plat. Davenport's Public Works Department and the developer have agreed to the layout of the street pattern including hammer-head turn-around areas and how the out lots are handled.

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

## ATTACHMENTS:

| Type                | Description            |
|---------------------|------------------------|
| ▣ Resolution Letter | F17-01 Resolution Only |
| ▣ Backup Material   | F17-01 Background      |

## REVIEWERS:

| Department                                | Reviewer           | Action   | Date                |
|-------------------------------------------|--------------------|----------|---------------------|
| Community Planning & Economic Development | Berger, Bruce      | Approved | 5/31/2017 - 3:33 PM |
| Community Development Committee           | Berger, Bruce      | Approved | 5/31/2017 - 3:33 PM |
| City Clerk                                | Thorndike, Tiffany | Approved | 5/31/2017 - 3:43 PM |

Resolution No. \_\_\_\_\_

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. F17-01 being the final plat of Westport Addition, located along the south side of West Locust Street between Wiscons and Utah Avenues, containing fifty-four (54) residential lots on 17.58 acres. [1<sup>st</sup> Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final plat of Westport 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 January 03, 2017 and as follows:

1. That the surveyor sign the plat.
2. Utility signature blocks are added to the plat.
3. That the utility companies sign the plat when their easement needs have been met and that all easements are shown on the plat and labeled as to their use.
4. That Stoughton Place be renamed Austin Place.
5. That the detention basins and the outfall from the detention basin be placed within a stormwater drainage easement.
6. A note is added to the plat stating that sidewalks shall be constructed along the right of way of each property prior to occupancy permits being issued.
7. The owner and entity responsible for maintenance of each outlot is shown on the plat.
8. Although the non-standard dead ends of Alec Avenue and Stoughton Place have been previously reviewed and approved on the staff level, the dead end of Westport Drive is too long for this type of treatment. A standard cul-de-sac or other approved turnaround is required at this location.
9. Storm and sanitary sewers be located within easements dedicated as sewer easements. Currently sewers are shown to be located within utility easements. Sewer easements have a minimum width of 15' or twice the depth of the sewer. When located adjacent to dedicated right-of-way the right-of-way can be counted as that distance needed beyond the 15' minimum. The easement along the south side of lot #39 is to be at least 15' or twice the depth.
10. The sanitary sewer south of lot #39 continues thru an existing easement previously dedicated for storm sewer, drainage and utilities. A separate easement should be dedicated for the sanitary sewer. Due to the steep terrain, sewer depth and remote location this easement is to have a minimum width of 35'.

11. Stormwater design calculations for storm sewer and catch basin design are submitted to Public Works for review and approval.
  12. Plans for public improvements have been submitted and are under review. Comments on the plans will be sent to the developer under separate correspondence.
- 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

January 04, 2017

Honorable Mayor and City Council  
City Hall  
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of January 03, 2017, the City Plan and Zoning Commission considered Case No. F17-01 being the final plat of Westport Addition, located along the south side of West Locust Street between Wisconsin and Utah Avenues containing 54 residential lots on a 17.58 acres, more or less.

**Findings:**

- The plat conforms to the comprehensive plan.
- The plat provides infill and connectivity between two existing developments.

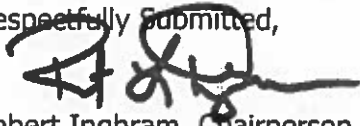
The Plan and Zoning Commission accepts the findings and forwards Case No. F17-01 to the City Council for approval subject to the following conditions:

1. That the surveyor sign the plat.
2. Utility signature blocks are added to the plat.
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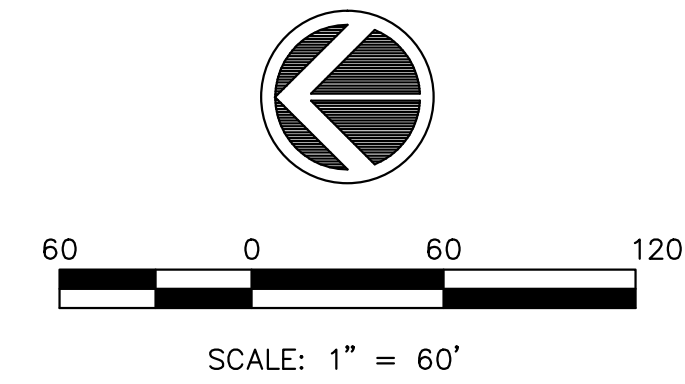
Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'R. Inghram', with a long horizontal flourish extending to the right.

Robert Inghram, Chairperson  
City Plan and Zoning Commission

|          |           |                            |  |  |  |  |  |  |  |
|----------|-----------|----------------------------|--|--|--|--|--|--|--|
|          |           | F17-01<br>Westport Add'n   |  |  |  |  |  |  |  |
| Name:    | Roll Call |                            |  |  |  |  |  |  |  |
| Connell  | P         | Y                          |  |  |  |  |  |  |  |
| Hepner   | P         | ABSTAIN                    |  |  |  |  |  |  |  |
| Inghram  | P         |                            |  |  |  |  |  |  |  |
| Kelling  | P         | Y                          |  |  |  |  |  |  |  |
| Lammers  | P         | Y                          |  |  |  |  |  |  |  |
| Maness   | Ex        |                            |  |  |  |  |  |  |  |
| Martinez | Ex        |                            |  |  |  |  |  |  |  |
| Medd     | P         | Y                          |  |  |  |  |  |  |  |
| Quinn    | P         | ABSTAIN                    |  |  |  |  |  |  |  |
| Reinartz | P         | Y                          |  |  |  |  |  |  |  |
| Tallman  | P         | Y                          |  |  |  |  |  |  |  |
|          |           | 6-YES<br>0-NO<br>2-ABSTAIN |  |  |  |  |  |  |  |





BASIS OF BEARING  
IOWA STATE PLANE COORDINATE SYSTEM,  
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)

#### LEGEND

- REBAR, FOUND
- CHISELED "X" IN CONC., FOUND
- CHISELED "X" IN CONC., SET
- REBAR WITH CAP # \_\_\_\_\_, SET
- REBAR WITH CAP # \_\_\_\_\_, FOUND
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- PROPOSED R.O.W. LINE
- EXISTING R.O.W. LINE
- SETBACK LINE
- SEWER & UTILITY EASEMENT (S&UE)
- DRAINAGE, SEWER & UTILITY EASEMENT (DS&UE)

## FINAL PLAT OF WESTPORT ADDITION A RE-SUBDIVISION OF LOT 30 OF WESTFIELD ADDITION, BEING PART OF THE NORTH HALF OF SECTION 30, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF DAVENPORT, COUNTY OF SCOTT, STATE OF IOWA 17.58 AC.±

ENGINEER  
**MISSMAN, INC.**  
1717 STATE STREET  
BETTENDORF, IOWA 52722  
ATTN: JASON HOLDORF  
PHONE: (563) 344-0260

SURVEYOR  
**MISSMAN, INC.**  
1717 STATE STREET  
BETTENDORF, IOWA 52722  
ATTN: DARYL A. BRICKNER  
PHONE: (563) 344-0260

OWNER / SUBDIVIDER  
**McB Development Corporation**  
5401 VICTORIA AVENUE - SUITE 700  
DAVENPORT, IOWA 52807  
ATTN: DAVE FALK  
PHONE: (563) 359-0321

#### SURVEYOR'S NOTES

This subdivision plat was prepared at the request of McB Development Corporation, 5401 Victoria Avenue - Suite 700, Davenport, IA 52807. Contact: Dave Falk (563) 359-0321.

It should be noted that in the performance of this survey, the courses and distances of the survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the survey of this property.

This property is subject to any and all easements, drainage areas and roadways that a complete title search would disclose.

No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this survey.

No investigation was made as apart of this survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-6989

No part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0345F, with an Effective Date February 18, 2011.

Distances are listed in feet and decimal part of a foot.

#### GENERAL NOTES

Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service, and cable T.V. to individual structures and street lights.

Zoning setback lines are based on Zoning requirements as of the date of City Council approval. In case of conflict between lines shown and future code requirements the code requirements shall govern.

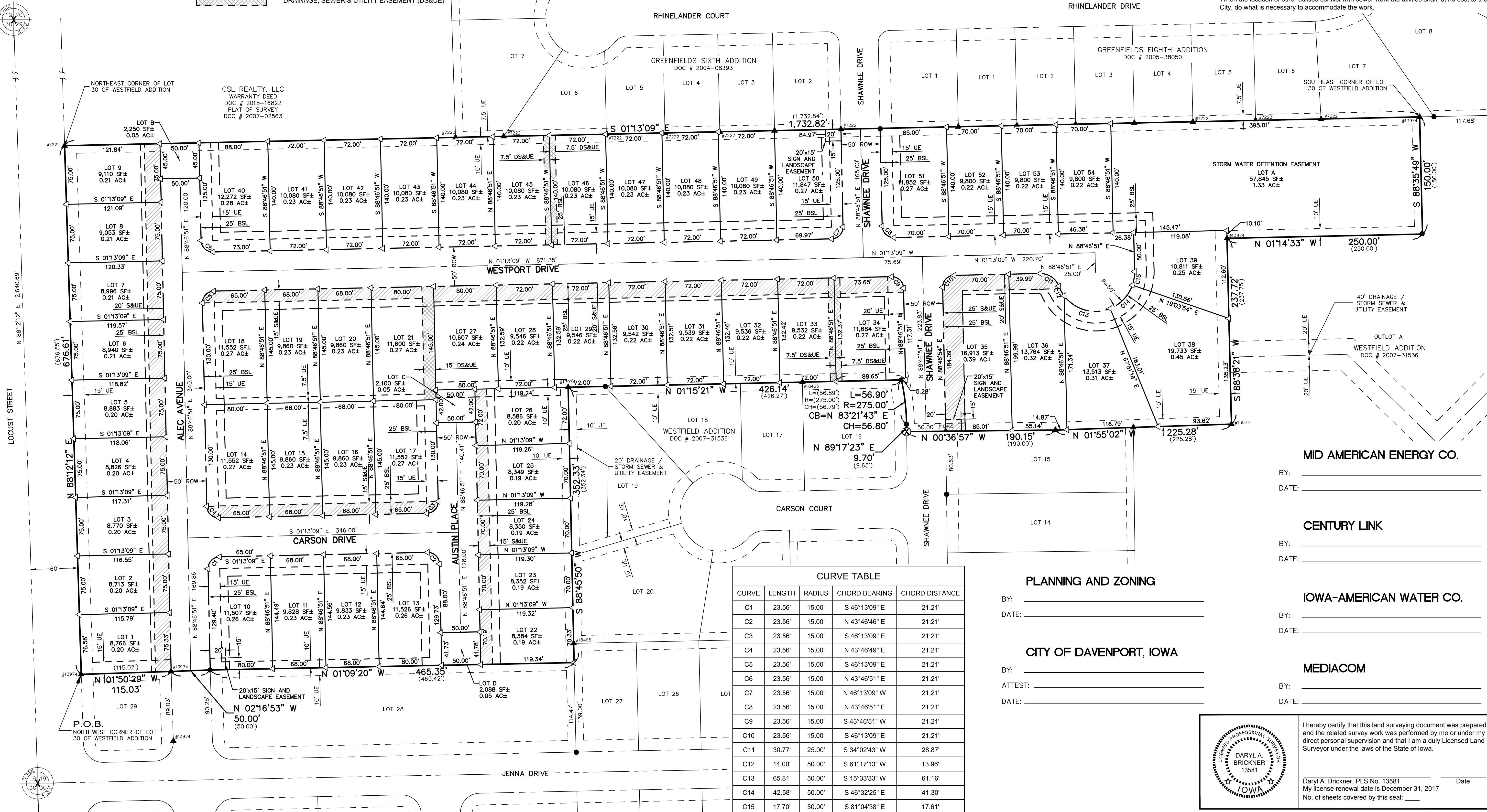
This subdivision is currently zoned R-5M and R-4.

Lot "A" is designated as a Storm Water Detention Easement. Lots "B", "C", "D" and "E" are reserved for snow storage and landscape buffering. These outlots shall be owned and maintained by the Westport Addition Homeowner's Association.

Driveway access for Lots 9, 13, 17, 22, 26, 39, and 40 shall be restricted to the Right-of-Way frontage and shall not use any part of Lots B, C, D or E.

Sidewalks shall be constructed along the right of way of each property prior to occupancy permits being issued.

Easements designated as Sewer and Utility Easements may contain both City owned storm and sanitary sewer along with other utilities approved by the City. Within these easements the City sewers shall have the right of way and the other utilities shall locate accordingly. When the location of other utilities conflict with sewer work the utilities shall, at no cost to the City, do what is necessary to accommodate the work.



| CURVE TABLE |        |        |               |                |
|-------------|--------|--------|---------------|----------------|
| CURVE       | LENGTH | RADIUS | CHORD BEARING | CHORD DISTANCE |
| C1          | 23.56' | 15.00' | S 46°13'09\"  | 21.21'         |
| C2          | 23.56' | 15.00' | N 43°46'46\"  | 21.21'         |
| C3          | 23.56' | 15.00' | S 46°13'09\"  | 21.21'         |
| C4          | 23.56' | 15.00' | N 43°46'49\"  | 21.21'         |
| C5          | 23.56' | 15.00' | S 46°13'09\"  | 21.21'         |
| C6          | 23.56' | 15.00' | N 43°46'51\"  | 21.21'         |
| C7          | 23.56' | 15.00' | N 46°13'09\"  | 21.21'         |
| C8          | 23.56' | 15.00' | N 43°46'51\"  | 21.21'         |
| C9          | 23.56' | 15.00' | S 43°46'51\"  | 21.21'         |
| C10         | 23.56' | 15.00' | S 46°13'09\"  | 21.21'         |
| C11         | 30.77' | 25.00' | S 34°02'43\"  | 28.87'         |
| C12         | 14.00' | 50.00' | S 61°17'13\"  | 13.96'         |
| C13         | 65.81' | 50.00' | S 15°33'33\"  | 61.16'         |
| C14         | 42.58' | 50.00' | S 46°32'25\"  | 41.30'         |
| C15         | 17.70' | 50.00' | S 81°04'38\"  | 17.61'         |

#### PLANNING AND ZONING

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

#### CITY OF DAVENPORT, IOWA

BY: \_\_\_\_\_

ATTEST: \_\_\_\_\_

DATE: \_\_\_\_\_

#### MID AMERICAN ENERGY CO.

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

#### CENTURY LINK

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

#### IOWA-AMERICAN WATER CO.

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

#### MEDIACOM

BY: \_\_\_\_\_

DATE: \_\_\_\_\_



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

Daryl A. Brickner, PLS No. 13581 \_\_\_\_\_ Date \_\_\_\_\_  
My license renewal date is December 31, 2017  
No. of sheets covered by this seal: \_\_\_\_\_

REVISIONS

| NO. | DESCRIPTION                                      | DATE      |
|-----|--------------------------------------------------|-----------|
| 1   | Added note regarding utility and sewer easements | 3/21/2017 |

WESTPORT ADDITION  
DAVENPORT, IOWA

FINAL PLAT

Missman, Inc.  
Professional Engineers & Land Surveyors

Rock Island, IL • Bettendorf, IA • Rockford, IL • DeKalb, IL  
(563) 344-0260 • (815) 965-6400 • (815) 748-5543  
www.missman.com

Missman Project No:  
C16S014

File Name:  
C16S014-Final Plat.dwg

© COPYRIGHT 2017  
ALL RIGHTS RESERVED

Field Book No:

Drawn By: JDL

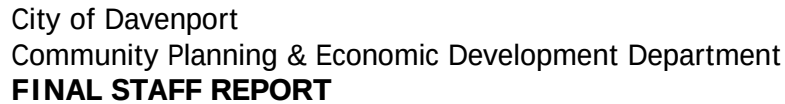
Checked By: DAB

Date: 3/09/2017

1

Sheet 1 of 1





**Recommendation:**

## Introduction:

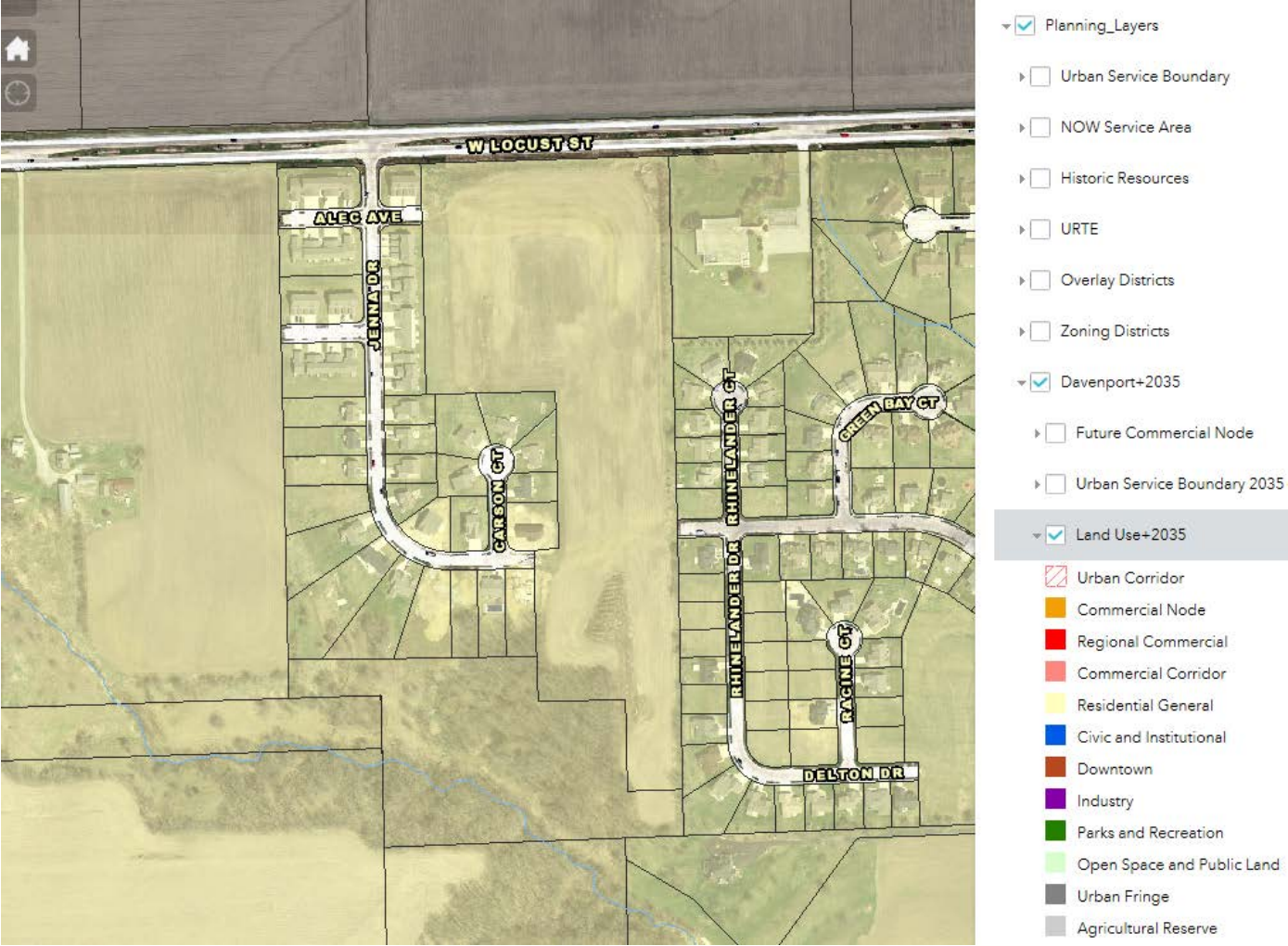
**AREA CHARACTERISTICS:**

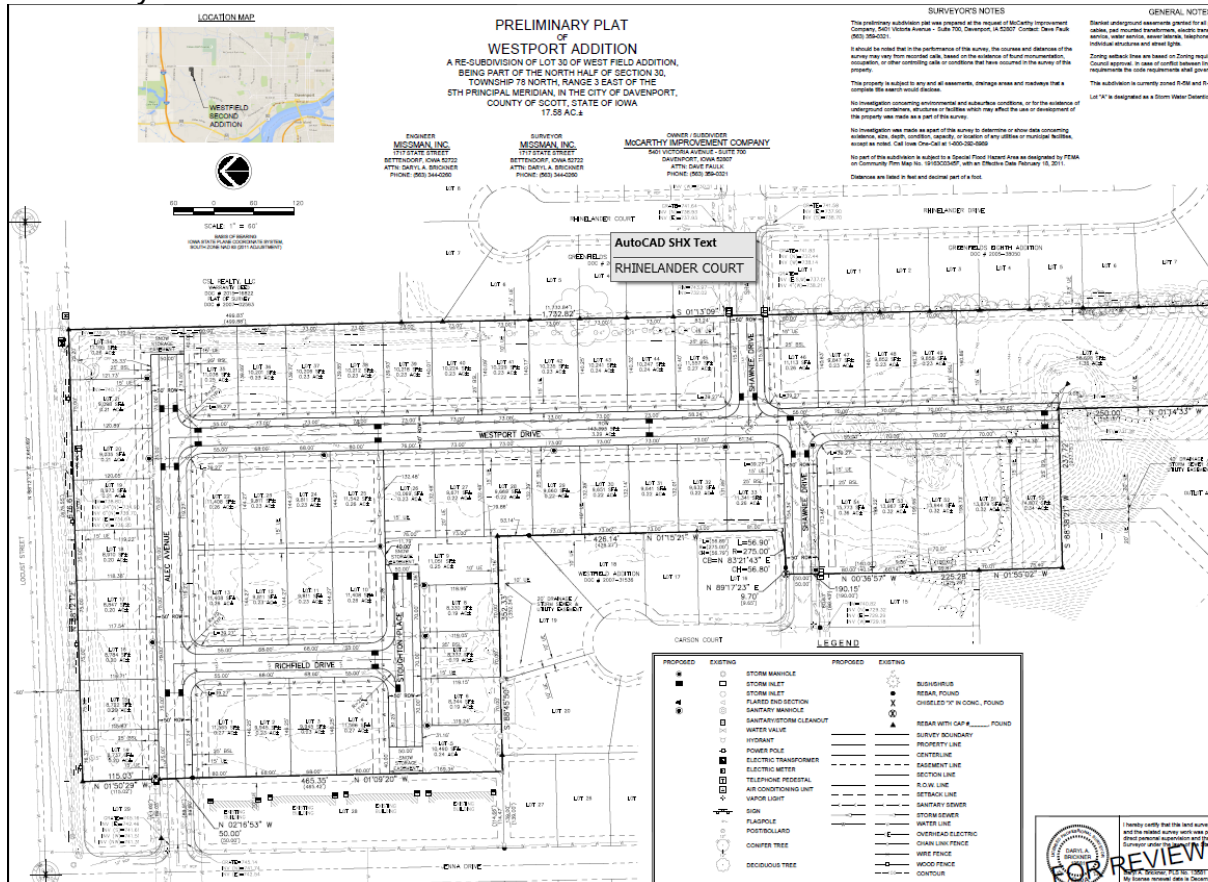
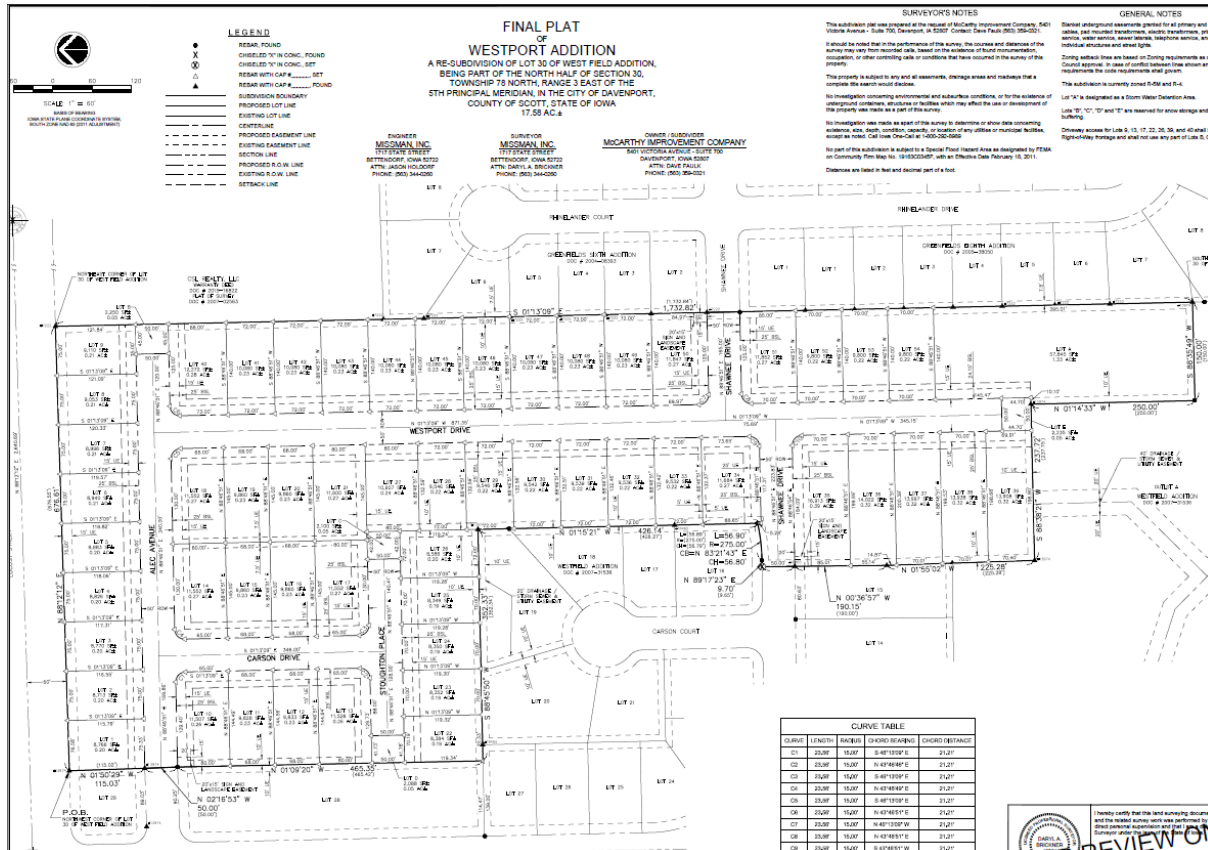
**ZONING**  
 R-5M Medium Density Dwelling  
 R-4 Moderate Density Dwelling  
 R-1 Low Density Dwelling  
 A-1 Agricultural

0 125 250 500 Feet

N  
S

Land Use





**Background:****Comprehensive Plan:**

Within Urban Service Boundary Davenport+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:

Identify and reserve land for current and future development – *encourage a full range of development.*

**Zoning:**

The area of the plat contains two zoning classifications:

R-5M Medium Density Dwelling District along Locust Street and R-4 Moderate Density Dwelling further to the south. Both residential districts allow for single family development.

**Technical Review:**

Streets. The subject property is located along West Locust Street, an arterial street, and will interconnect with the adjacent residential developments to the east and west through Alec Avenue and Shawnee Drive. Stoughton Place should be named Austin Place since it's aligned with Austin Ave to the west of Westport Addition.



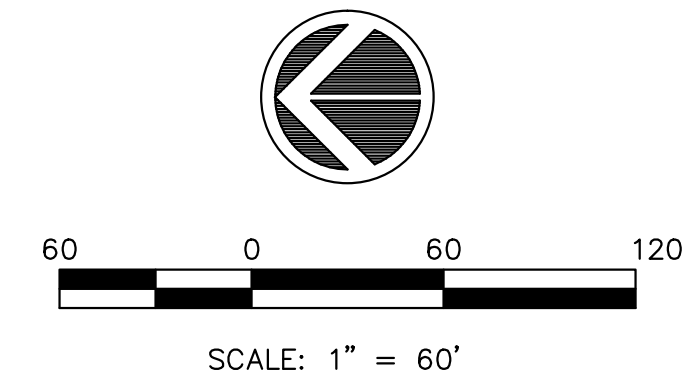
Storm Water. Stormwater infrastructure will be internal and drain to a detention area at the south end of the property. Including the required detention infiltration (capture of the at least the first 1.25-inches of rain) is required along with topsoil management requirements. The detention basin area needs to be in an easement. Another drainage easement needs to actually fall in line with the outlet of the basin. Right now there is a sewer/drainage/utility easement that does not conform to the actual drainage path leaving the site/basin, though it does serve as a current drainage path for other surface flow.



1. That the surveyor sign the plat.
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3. That the utility companies sign the plat when their easement needs have been met and that all easements are shown on the plat and labeled as to their use.
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Prepared by:  
Wayne Wille, CFM - Planner II  
Community Planning Division



- LEGEND**
- REBAR, FOUND
  - ⊗ CHISELED "X" IN CONC., FOUND
  - △ CHISELED "X" IN CONC., SET
  - ▲ REBAR WITH CAP # \_\_\_\_\_, SET
  - REBAR WITH CAP # \_\_\_\_\_, FOUND
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  - - - EXISTING LOT LINE
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  - - - PROPOSED EASEMENT LINE
  - - - EXISTING EASEMENT LINE
  - - - SECTION LINE
  - - - PROPOSED R.O.W. LINE
  - - - EXISTING R.O.W. LINE
  - - - SETBACK LINE

**FINAL PLAT**  
OF  
**WESTPORT ADDITION**  
A RE-SUBDIVISION OF LOT 30 OF WEST FIELD ADDITION,  
BEING PART OF THE NORTH HALF OF SECTION 30,  
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE  
5TH PRINCIPAL MERIDIAN, IN THE CITY OF DAVENPORT,  
COUNTY OF SCOTT, STATE OF IOWA  
17.58 AC.±

ENGINEER  
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OWNER / SUBDIVIDER  
**MCCARTHY IMPROVEMENT COMPANY**  
5401 VICTORIA AVENUE - SUITE 700  
DAVENPORT, IOWA 52807  
ATTN: DAVE FAULK  
PHONE: (563) 359-0321

**SURVEYOR'S NOTES**

This subdivision plat was prepared at the request of McCarthy Improvement Company, 5401 Victoria Avenue - Suite 700, Davenport, IA 52807. Contact: Dave Faulk (563) 359-0321.

It should be noted that in the performance of this survey, the courses and distances of the survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the survey of this property.

This property is subject to any and all easements, drainage areas and roadways that a complete title search would disclose.

No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this survey.

No investigation was made as apart of this survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-8989

No part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0345F, with an Effective Date February 18, 2011.

Distances are listed in feet and decimal part of a foot.

**GENERAL NOTES**

Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service, and cable T.V. to individual structures and street lights.

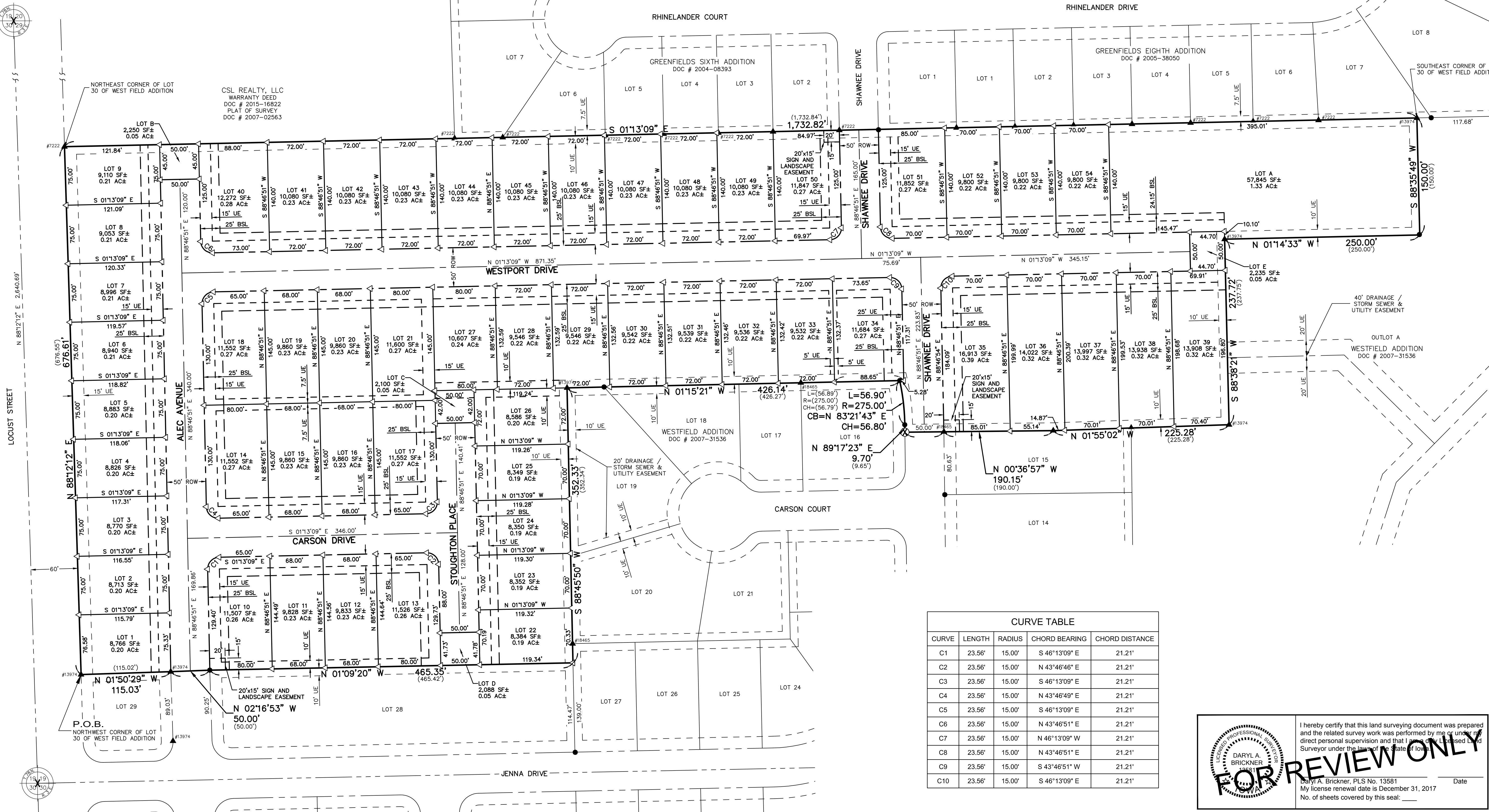
Zoning setback lines are based on Zoning requirements as of the date of City Council approval. In case of conflict between lines shown and future code requirements the code requirements shall govern.

This subdivision is currently zoned R-5M and R-4.

Lot "A" is designated as a Storm Water Detention Area.

Lots "B", "C", "D" and "E" are reserved for snow storage and landscape buffering.

Driveway access for Lots 9, 13, 17, 22, 26, 39, and 40 shall be restricted to the Right-of-Way frontage and shall not use any part of Lots B, C, D or E.



| CURVE TABLE |        |        |               |                |
|-------------|--------|--------|---------------|----------------|
| CURVE       | LENGTH | RADIUS | CHORD BEARING | CHORD DISTANCE |
| C1          | 23.56' | 15.00' | S 46°13'09" E | 21.21'         |
| C2          | 23.56' | 15.00' | N 43°46'46" E | 21.21'         |
| C3          | 23.56' | 15.00' | S 46°13'09" E | 21.21'         |
| C4          | 23.56' | 15.00' | N 43°46'49" E | 21.21'         |
| C5          | 23.56' | 15.00' | S 46°13'09" E | 21.21'         |
| C6          | 23.56' | 15.00' | N 43°46'51" E | 21.21'         |
| C7          | 23.56' | 15.00' | N 46°13'09" W | 21.21'         |
| C8          | 23.56' | 15.00' | N 43°46'51" E | 21.21'         |
| C9          | 23.56' | 15.00' | S 43°46'51" W | 21.21'         |
| C10         | 23.56' | 15.00' | S 46°13'09" E | 21.21'         |

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

Daryl A. Brickner, PLS No. 13581  
My license renewal date is December 31, 2017  
No. of sheets covered by this seal: \_\_\_\_\_

Date: \_\_\_\_\_

**FOR REVIEW ONLY**

**REVISIONS**

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

**WESTPORT ADDITION**  
DAVENPORT, IOWA

**FINAL PLAT**

Missman Project No: C16S014  
File Name: C16S014-Final Plat.dwg  
© COPYRIGHT 2016 ALL RIGHTS RESERVED  
Field Book No: \_\_\_\_\_  
Drawn By: JDL  
Checked By: DAB  
Date: 12/9/2016

1  
Sheet 1 of 1

**Missman, Inc.**  
Professional Engineers & Land Surveyors

Rock Island, IL • Bettendorf, IA • Davenport, IA • DeKalb, IL  
(563) 344-0260 • (815) 965-6400 • (309) 788-7644 • (815) 748-5543  
www.missman.com

Century Link: CTL has fiber at the NE corner of the PLAT and can serve in the available PUE with developer involvement.

MidAmerican Energy-Gas: No issues with the plat, we have facilities in the area and YU look good.

City GIS: My suggestion is that Stoughton Place should be named Austin Place since it's aligned with Austin Ave to the west of Westport Addition.

City Stormwater: Billy had mentioned in an email back to Missman that the detention basin area needs to be in an easement. In addition to that we would like to see another drainage easement actually fall in line with the outlet of the basin. Right now there is a sewer/drainage/utility easement that does not conform to the actual drainage path leaving the site/basin, though it does serve as a current drainage path for other surface flow.

City Public Works:

1. The surveyor signs the plat.
2. Utility signature blocks are added to the plat.
3. The utility companies sign the plat when their easement needs have been met.
4. A note is added to the plat stating that sidewalks shall be constructed along the right of way of each property prior to occupancy permits being issued.
5. The owner and entity responsible for maintenance of each outlot is shown on the plat.
6. Although the non-standard dead ends of Alec Avenue and Stoughton Place have been previously reviewed and approved on the staff level, the dead end of Westport Drive too long for this type of treatment. A standard cul de sac or other approved turnaround is required at this location.
7. Storm and sanitary sewer are to be located within easements dedicated as sewer easements. Currently sewers are shown to be located within utility easements. Sewer easements are to have a minimum width of 15' or twice the depth of the sewer. When located adjacent to dedicated ROW the ROW can be counted as the distance needed beyond the 15' minimum. The easement along the south side of lot 39 is to be at least 15' or twice the depth.
8. The sanitary sewer south of lot #39 continues thru an existing easement previously dedicated for storm sewer, drainage and utilities. A separate easement should be dedicated for the sanitary sewer. Due to the steep terrain, sewer depth and remote location this easement is to have a minimum width of 35'.
9. Stormwater design calculations for storm sewer and catchbasin design are submitted to Public Works for review and approval.
10. Plans for public improvements have been submitted and are under review. Comments on the plans will be sent to the developer under separate correspondence.



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

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

SUBDIVISION NAME: Westport Addition

LOCATION: Southeast of West Locust Street & Jenna Drive

DEVELOPER: Name: Same as Owner  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ FAX: \_\_\_\_\_  
Mobile Phone: \_\_\_\_\_ Email: \_\_\_\_\_

ENGINEER: Name: Jason Holdorf, P.E. - Missman, Inc.  
Address: 1717 State St., Suite 201, Bettendorf, IA 52722  
Phone: 563-344-0260 FAX: 563-344-0263  
Mobile Phone: 563-340-9885 Email: jasonh@missman.com

ATTORNEY: Name: Sam Skorepa, Lane & Waterman  
Address: 220 North Main St., Davenport, IA 52801  
Phone: 563-333-6646 FAX: \_\_\_\_\_  
Mobile Phone: \_\_\_\_\_ Email: sskorepa@l-wlaw.com

OWNER: Name: Pete Bush - McCarthy Bush Corporation  
Address: 5401 Victoria Ave., Suite 700, Davenport, IA 52807  
Phone: 563-359-0500 FAX: \_\_\_\_\_  
Mobile Phone: \_\_\_\_\_ Email: pbush@mcb-corp.com

NUMBER OF LOTS: 55 ACRES: 17.58  
SF 2F MF & EST. UNITS COMM IND

STREETS ADDED: 5 Roads - 2,980 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<br>Prior to City Council review) | \$150 per 50 feet of<br>lineal lot frontage |

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

City of Davenport

Agenda Group:  
Department: Community Planning & Economic Development  
Contact Info: Matt Flynn 326-7743  
Wards: 8th

**Action / Date**  
**6/7/2017**

**Subject:**

Resolution approving Case No. F17-06: the final plat of Quinn's Outlots Second Addition being a replat of part of Lot 5 of the Replat of Quinn's Outlots, located east of Pine Street and south of West 49th Street (4821 N Pine St), containing two (2) single family lots. [Ward 8]

**Recommendation:**

**Findings:**

- The plat conforms to the comprehensive plan
- The plat conforms (or will conform) to subdivision/zoning requirements

**Recommendation:** The Plan and Zoning Commission accepts the listed findings and forward Case No. F16-02 to the City Council with a recommendation for approval subject to the following:

1. All utility easements shall be shown; at a minimum, a 15' utility easement shall be shown along all street frontages.
2. No additional driveway access points shall be allowed.

The Commission vote for approval was 7-yes, 1-no and 0-abstentions.

**Relationship to Goals:**

Grow tax base

**Background:**

The plat divides this lot creating an additional residential building site.

**ATTACHMENTS:**

| Type                | Description           |
|---------------------|-----------------------|
| ▣ Resolution Letter | F17-06 Resolutio only |
| ▣ Backup Material   | F17-06 Background     |

**REVIEWERS:**

| Department                                | Reviewer           | Action   | Date                 |
|-------------------------------------------|--------------------|----------|----------------------|
| Community Planning & Economic Development | Berger, Bruce      | Approved | 5/30/2017 - 11:41 AM |
| Community Development Committee           | Berger, Bruce      | Approved | 5/31/2017 - 3:31 PM  |
| City Clerk                                | Thorndike, Tiffany | Approved | 5/31/2017 - 3:44 PM  |

Resolution No. \_\_\_\_\_

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. F17-06: the final plat of Quinn's Outlots Second Addition being a replat of part of Lot 5 of the Replat of Quinn's Outlots, located east of Pine Street and south of West 49<sup>th</sup> Street(4821 N pine St), containing two (2) single family lots. [8<sup>th</sup> Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final plat of Quinn's Outlots Second 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 April 05, 2017 and as follows:

1. All utility easements shall be shown; at a minimum, a 15' utility easement shall be shown along all street frontages;
  2. No additional driveway access points shall be allowed;
- 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



City of Davenport

---

226 West Fourth Street • Davenport, Iowa 52801  
Telephone: 563-326-7711 TDD: 563-326-6145  
[www.cityofdavenportiowa.com](http://www.cityofdavenportiowa.com)

April 6, 2017

Honorable Mayor and City Council  
City Hall  
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of April 04, 2017, the City Plan and Zoning Commission considered Case No. F17-06 the final plat of Quinn's Outlots Second Addition, being a replat of Lots A and B in the Replat of Lot 5 of Auditor's Plat of Quinn's Out Lots, located at the southeast corner of North Pine Street and West 49<sup>th</sup> Street containing 0.37 acres, more or less, and two (2) residential lots.

The Plan and Zoning Commission accepts the staff's recommendation and forwards Case No. F17-06 to the City Council for approval subject to the following conditions:

- 1) All utility easements shall be shown; at a minimum, a 15' utility easement shall be shown along all street frontages.
- 2) No additional driveway access points shall be allowed.

Respectfully submitted,

Robert Inghram, Chairperson  
City Plan and Zoning Commission



|          |           | APPROVED                                     | APPROVED                         |  |  |  |  |  |  |
|----------|-----------|----------------------------------------------|----------------------------------|--|--|--|--|--|--|
| Name:    | Roll Call | F17-05<br>Villas at<br>Pheasant Creek<br>2nd | F17-06<br>Quinn's Outlots<br>2nd |  |  |  |  |  |  |
| Connell  | P         | Y                                            | Y                                |  |  |  |  |  |  |
| Hepner   | P         | Y                                            | N                                |  |  |  |  |  |  |
| Inghram  | P         |                                              |                                  |  |  |  |  |  |  |
| Kelling  | P         | Y                                            | Y                                |  |  |  |  |  |  |
| Lammers  | EX        |                                              |                                  |  |  |  |  |  |  |
| Maness   | P         | Y                                            | Y                                |  |  |  |  |  |  |
| Martinez | P         | Y                                            | Y                                |  |  |  |  |  |  |
| Medd     | Ex        |                                              |                                  |  |  |  |  |  |  |
| Quinn    | P         | Y                                            | Y                                |  |  |  |  |  |  |
| Reinartz | P         | Y                                            | Y                                |  |  |  |  |  |  |
| Tallman  | P         | Y                                            | Y                                |  |  |  |  |  |  |
|          |           | 8-YES<br>0-NO<br>0-ABSTAIN                   | 7-YES<br>1-NO<br>0-ABSTAIN       |  |  |  |  |  |  |



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

## PLAN AND ZONING COMMISSION

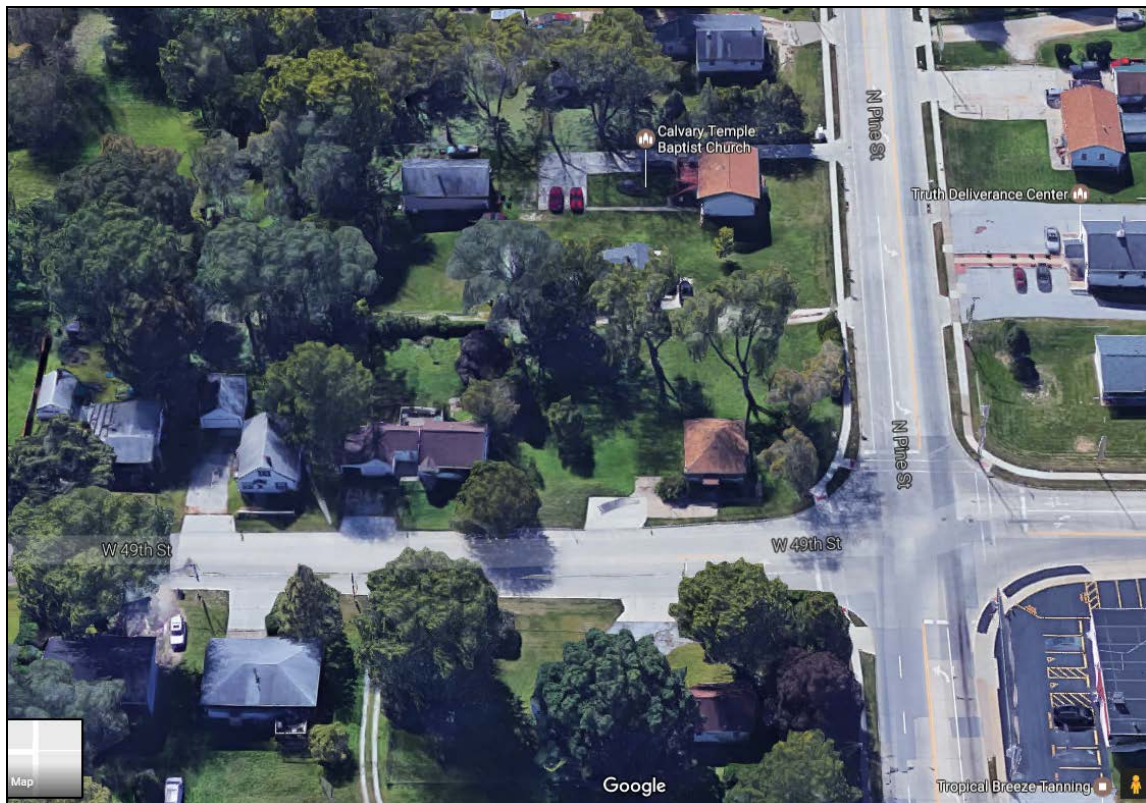
**Meeting Date:** April 4, 2017  
**Request:** Final Plat Quinn's Outlot's 2<sup>nd</sup> Addition  
**Address:** 4821 N Pine St (SE corner of Pine and W 49<sup>th</sup> St)  
**Case No.:** F17-06  
**Applicant:** Matt Hirsch

### INTRODUCTION

Request of Matt Hirsch for a two lot final plat on 0.37 acres, more or less, located at the southeast corner of North Pine Street and West 49<sup>th</sup> Street. The proposed addition is a replat of Quinn's Outlot Addition. The property is zoned "R-4" Moderate Density Dwelling District.

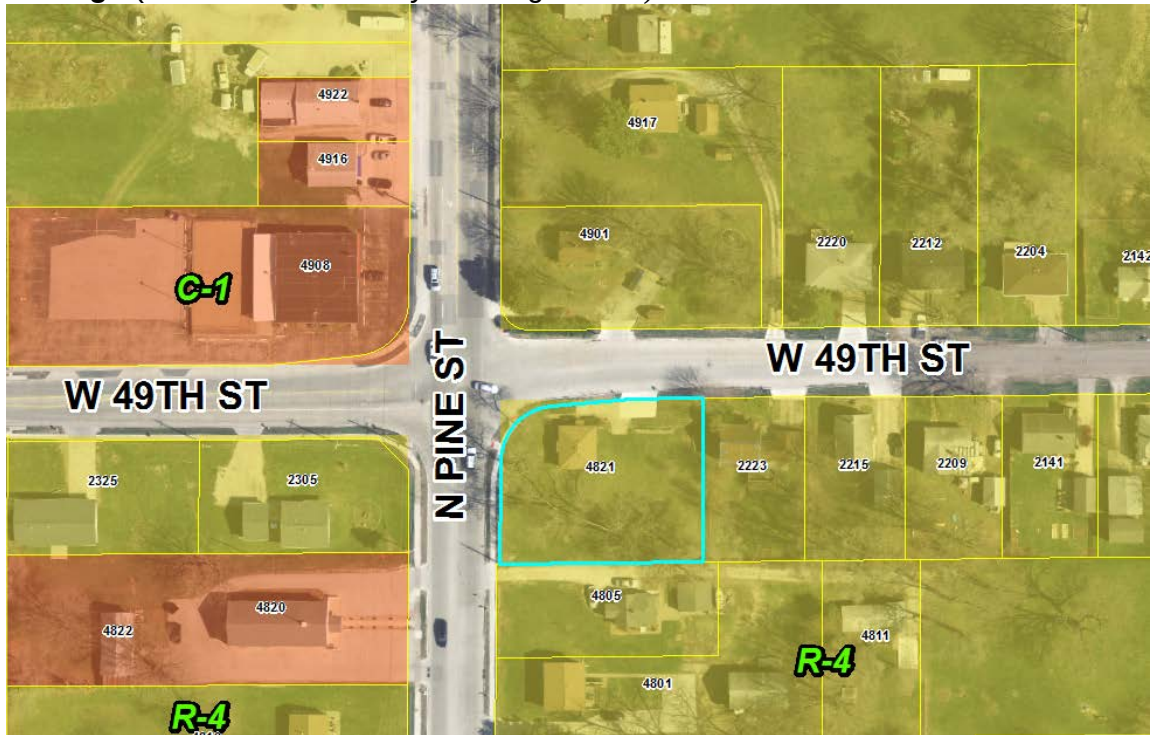
**Recommendation:** Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F17-06 to the City Council for approval subject to the listed conditions.

### Aerial Photo:

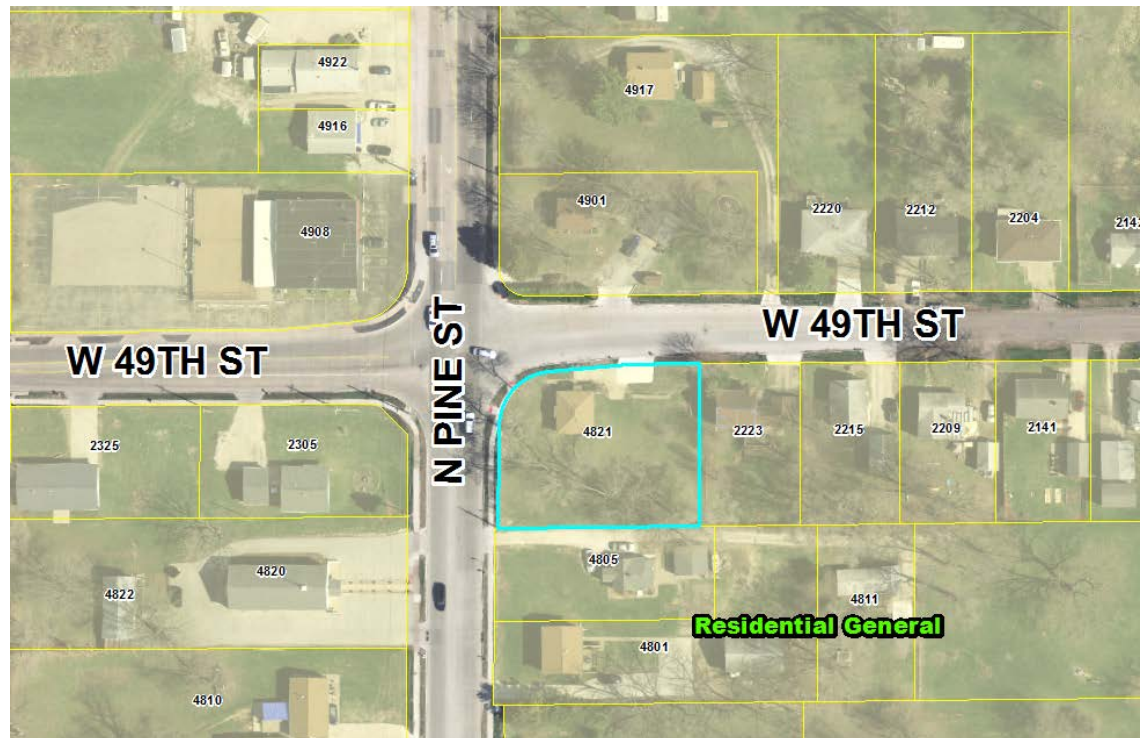




**Zoning** (R-4 Moderate Density Dwelling District)



**Land Use 2035** (Residential General)



378.25'

(10')

(30')

49TH STREET (50')

(149')

(90°)

90°25'44"

(S87° 56' 31"E) (94.11')

(134')

(S83° 05' 09"W) (58.18')

N85° 00' 48"E 58.18'

N89° 51' 20"E 51.46' (51.9±)

35'

18.68'

DRIVEWAY EASEMENT

15'

(12')

(67')

(N01° 25' 43" W) (44.26')

25' BUILDING SETBACK LINE

△ = 84° 19' 35"

RAD = 40.00' (40.00')

ARC = 58.87' (58.94')

CHD = 53.70' (53.75')

BRG = (N42° 44' 24"E

(S40° 53' 23"W)

115.23'

N00° 27' 59"E

LOT A

(134')

LOT B

S00° 23' 32"W 116.86'

(127')

PINE STREET (66')

(30')

(66')

(3')

N00° 17' 04"E 72.52' (72.75±)

LOT 1

8169 S.F.

75.22'

7.5' UTILITY EASEMENT

(149')

70.21'

S89° 53' 04"W 145.43' (146')

DRIVEWAY & UTILITY EASEMENT

(5')

(5')

SW CORNER OF LOT B IN QUINN'S OUTLOTS

### Comprehensive Plan:

Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc generally oriented along Urban Corridors (UC).



Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant *Davenport 2025* Goals and Objectives:

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

### **Iowa Smart Planning Principles:**

#### ***Revitalization***

*Planning, zoning, development, and resource management should facilitate the revitalization of established town centers and neighborhoods by promoting development that conserves land, protects historic resources, promotes pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas.*

### **Technical Review:**

Streets. No new streets are proposed with this request.

Storm Water. There is existing stormwater infrastructure in the local street system. New retention requirements should not be applicable.

Sanitary Sewer. Sanitary sewer service is located at this site. Extension of the line will not be necessary.

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

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

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

### **DISCUSSION**

The plat divides this lot creating an additional residential building site.

### **STAFF FINDINGS & RECOMMENDATION**

Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. F17-06 to the City Council for approval subject to the following conditions:

- 1) All utility easements shall be shown; at a minimum, a 15' utility easement shall be shown along all street frontages.
- 2) No additional driveway access points shall be allowed.

Prepared by:



Scott Koops, AICP  
Planner II

FINAL PLAT OF:  
QUINN'S OUTLOTS  
SECOND ADDITION

TO THE CITY OF DAVENPORT, IOWA, BEING A REPLAT  
OF LOTS A AND B IN THE REPLAT OF LOT 5 OF  
AUDITOR'S PLAT OF QUINN'S OUT LOTS. LOCATED IN  
THE SW QUARTER OF SECTION 10, TOWNSHIP 78  
NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL  
MERIDIAN, SCOTT COUNTY, IOWA.

PLAT INFORMATION

- Area of Subdivision-  
0.375 Acres +/-  
16,349 Sq. Ft. +/-
- Owner:  
Matt Hirsch  
14310 - 115th Street  
Davenport, Iowa 52804
- Engineer:  
Townsend Engineering  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236
- Surveyor:  
Michael D. Richmond  
2224 East 12th Street  
Davenport, Iowa 52803  
Ph: (563) 386-4236
- Attorney:  
TBD

MEDIACOM \_\_\_\_\_ DATE: \_\_\_\_\_

IOWA - AMERICAN WATER COMPANY \_\_\_\_\_ DATE: \_\_\_\_\_

CENTURY LINK \_\_\_\_\_ DATE: \_\_\_\_\_

MIDAMERICAN ENERGY \_\_\_\_\_ DATE: \_\_\_\_\_  
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

APPROVED BY:  
CITY OF DAVENPORT, IOWA

BY: \_\_\_\_\_

DATE: \_\_\_\_\_ ATTEST: \_\_\_\_\_

CITY PLAN & ZONE COMMISSION

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

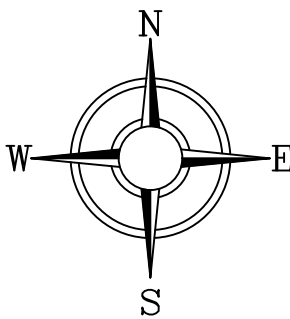
NOTES:

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR  
PUBLIC RIGHT-OF-WAY.

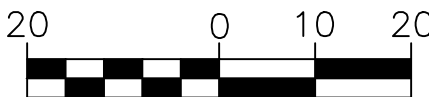
ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY  
OF DAVENPORT STANDARD SPECIFICATIONS.

SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREET FRONTAGES  
WHEN SO ORDERED BY THE CITY OF DAVENPORT.

SUBDIVISION LOCATED OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN PER  
FEMA F.I.R.M. #19163C0370F, EFFECTIVE DATE 2/18/11.



GRAPHIC SCALE



( IN FEET )

1" = 20' (18x24)

LEGEND:

FIELD DIMENSION = 0.00'  
DEED DIMENSION = (0.00')  
MONUMENTS FOUND  
AS NOTED =  
MONUMENTS SET:  
#5 REBAR W/ RED CAP  
#23503 =  
BOUNDARY LINE =  
ROAD CENTER LINE =  
EASEMENT LINE =  
SETBACK LINE =  
SECTION 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 Land Surveyor  
under the laws of the State of Iowa.

MICHAEL D. RICHMOND  
Iowa License Number: 23503  
My license renewal date is December 31, 2017  
Page or sheets covered by this seal: ONE



DATE: 3-3-2017 TE PROJECT NO:  
PINE STREET SUBDIVISION  
563 386.4236 office 386.4231 fax  
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC CHECKED BY: MDC  
DRAWING LOCATION  
S: \HIRSCH-MATT\HIRSCH.DWG

| NO. | REVISIONS:  | DATE |
|-----|-------------|------|
|     | DESCRIPTION |      |
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

PROJECT FINAL PLAT  
QUINN'S OUTLOTS 2ND ADDITION  
DAVENPORT, IOWA

DEVELOPER MATT HIRSCH  
14310 - 115TH AVENUE  
DAVENPORT, IOWA 52804

SHEET NO.  
1  
OF  
1

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn, 888-2286

Wards: 6

**Action / Date**

**6/7/2017**

Subject:

Resolution approving Case No. FDP17-03: Request of Build to Suit Inc on behalf of Family Care Solutions for a PDD final development plan for offices on 1.2 acres, more or less, being Lot 9 of Utica Corners 6th Subdivision located east of Utica Ridge Road and north of Crow Creek Road (4893 Utica Ridge Rd). [Ward 6]

Recommendation:

The City Plan and Zoning Commission forwards Case No. FDP17-03 to the City Council with a recommendation for approval.

The Commission vote for approval was 7-yes, 0-no and 0-abstention.

Relationship to Goals:

New Investment.

Background:

The proposal is to construct a two story commercial office/four-unit condominium building with attached garages.

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

**ATTACHMENTS:**

| Type                | Description           |
|---------------------|-----------------------|
| ▣ Backup Material   | Vote Result           |
| ▣ Backup Material   | P&Z Letter to Council |
| ▣ Resolution Letter | FDP17-03 Resolution   |
| ▣ Backup Material   | Application           |
| ▣ Backup Material   | Staff Report          |

**REVIEWERS:**

| Department                                | Reviewer           | Action   | Date               |
|-------------------------------------------|--------------------|----------|--------------------|
| Community Planning & Economic Development | Thorndike, Tiffany | Approved | 6/1/2017 - 5:09 PM |

## APPROVED

|          |           |                                  |  |  |  |  |  |  |  |
|----------|-----------|----------------------------------|--|--|--|--|--|--|--|
| Name:    | Roll Call | FDP17-03<br>London<br>Properties |  |  |  |  |  |  |  |
| Connell  | P         | Y                                |  |  |  |  |  |  |  |
| Hepner   | P         | Y                                |  |  |  |  |  |  |  |
| Inghram  | P         |                                  |  |  |  |  |  |  |  |
| Kelling  | EX        |                                  |  |  |  |  |  |  |  |
| Lammers  | P         | Y                                |  |  |  |  |  |  |  |
| Maness   | EX        |                                  |  |  |  |  |  |  |  |
| Martinez | EX        |                                  |  |  |  |  |  |  |  |
| Medd     | P         | Y                                |  |  |  |  |  |  |  |
| Quinn    | P         | Y                                |  |  |  |  |  |  |  |
| Reinartz | P         | Y                                |  |  |  |  |  |  |  |
| Tallman  | P         | Y                                |  |  |  |  |  |  |  |
|          |           | 7-YES<br>0-NO<br>0-ABSTAIN       |  |  |  |  |  |  |  |

May 17, 2017

Honorable Mayor and City Council  
City Hall  
226 West 4<sup>th</sup> Street  
Davenport, Iowa 52801

At its regular meeting of May 16, 2017, the City Plan and Zoning Commission considered Case No. FDP17-03 being the request of Build to Suit Inc on behalf of Family Care Solutions for a PDD final development plan for offices on 1.2 acres, more or less, being Lot 9 of Utica Corners 6<sup>th</sup> Subdivision located east of Utica Ridge Road and north of Crow Creek Road.

The City Plan and Zoning Commission forwards Case No. FDP17-03 to the City Council with a recommendation for approval.

Respectfully submitted,



Robert Inghram, Chairperson  
City Plan and Zoning Commission

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Boom

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. FDP17-03 being the petition of Build to Suit Inc on behalf of Family Care Solutions for a PDD final development plan for offices on 1.2 acres, more or less, being Lot 9 of Utica Corners 6th Subdivision located east of Utica Ridge Road and north of Crow Creek Road.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Final Development Plan for a for a two-story commercial office/condominium building at 4893 Utica Ridge Road is hereby approved and accepted pursuant to the City Plan and Zoning Commission letter dated May 17, 2017;

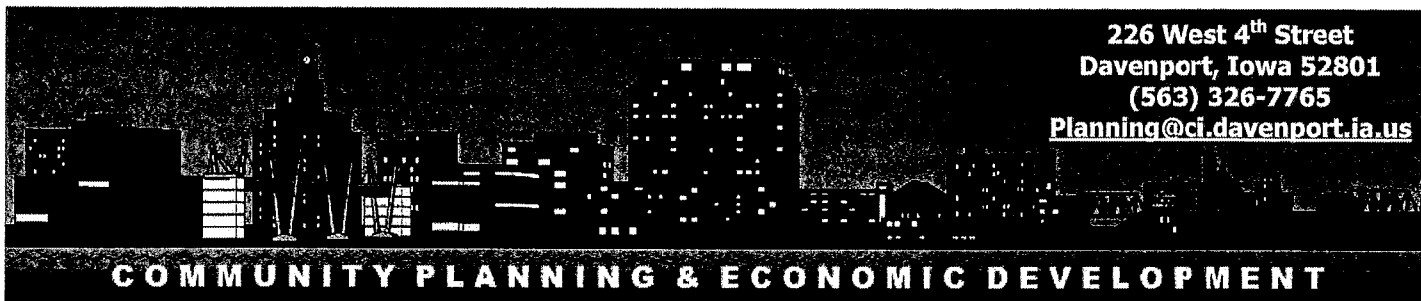
And the Mayor and Deputy City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution upon said plat as required by law.

Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, Deputy City Clerk



**Applicant\***

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

**Owner** (if different from Applicant)

Name: Ben Bowman  
Company: London Properties, LLC  
Address: 3411 Devils Glen Road  
City/State/Zip: Bettendorf, IA 52722  
Phone: 563-332-0520  
Email: bbowman@fcsqc.com

**Engineer** (if applicable)

Name: Chris Townsend  
Company: Townsend Engineering  
Address: 2224 E 12th Street  
City/State/Zip: Davenport, IA 52803  
Phone: 563-386-4236  
Email:

**Architect** (if applicable)

Name: Andrew Dasso  
Company: Design Build by Architects  
Address: 318 E 3rd Street  
City/State/Zip: Davenport, IA 52801  
Phone: 309-737-8587  
Email: andrew@bulldbyarchitects.com

**Attorney** (if applicable)

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

*Application Form Type:*

**Plan and Zoning Commission**

- Rezoning (Zoning Map Amendment) ☐  
Zoning Ordinance Text Amendment ☐  
Right-of-way or Easement Vacation ☐  
Final Development Plan ☒  
Voluntary Annexation ☐  
Subdivision ☐

**Zoning Board of Adjustment**

- Appeal from an Administrative Decision ☐  
Special Use Permit - New Cell Tower ☐  
Home Occupation Permit ☐  
Special Exception ☐  
Special Use Permit ☐  
Hardship Variance ☐

**Design Review Board**

- Certificate of Design Approval ☐  
Demolition Request in the Downtown ☐

**Historic Preservation Commission**

- Certificate of Appropriateness ☐  
Landmark Nomination ☐  
Demolition Request ☐

**Administrative**

- Floodplain Development ☐  
Cell Tower Co-Location ☐  
Identification Signs ☐  
Site Plan ☐

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

**Request:**

Approval of Final Development Plan and Site Plan Review

**Property Location:**

Lot 9 Utica Corners Sixth Subdivision Coventry South

Total Land Area: 52,276 Square Feet

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

**Submittal Requirements:**

- The completed application form.
- Required fee:
  - Less than 1 acre - \$500.
  - One acre or more - \$1,000.
- A PDF, which depict the following:
  - Building pad locations with proposed building area, number of stories, overall height, a list of the proposed uses in the structure and their gross floor area.
  - Parking lot information including the extent of paving, the proposed circulation and parking layout and the number of cars to be parked.
  - The proposed landscaping and buffering to be developed in the project. The massing and density of plant and other screening materials shall be indicated. In areas where material issues have been identified in the rezoning public hearing process, or in meetings with the city plan and zoning commission, more detailed plans shall be provided.
  - The location of loading docks, receiving areas, trash pickup areas and other areas requiring screening.
  - The location and configuration of all access points with city streets and a pedestrian circulation plan.
  - A storm water management plan.
  - The location of all proposed free standing signage including circulation signs.
  - A grading plan showing final grades, the direction of storm water flow from roof drains and parking areas and the erosion control methods to be used during construction.
  - For projects involving subdivision, the approval of the development plan shall constitute the approval of a preliminary plat provided all provisions of Chapter 16.16 of the Municipal Code have been fulfilled.
  - Note: City staff may waive any of the required plan requirements if the scale of the project, topography of the site or other reasons make them unnecessary. Please specify which waivers are being sought.

**The petitioner hereby acknowledges and agrees to the following procedure and requirements:****(1) Application:**

- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

**(2) Plan and Zoning Commission's consideration of the final development plan:**

- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

**(3) City Council's consideration of the final development plan:**

- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.



Petitioner:  KEVIN KOBELMAN Date: 05/04/2017

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

Received by:  Date:   
Planning staff

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held in City Hall Council Chambers located at 226 West 4<sup>th</sup> Street, Davenport, Iowa.



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

**Meeting Date:** May 16, 2017  
**Request:** Final Development Plan for office/medical/condo space  
**Address:** 4893 Utica Ridge Rd (Lot 9, Utica Corners 6<sup>th</sup>)  
**Case No.:** FDP17-03  
**Applicant:** Build-to-Suit, INC

**Recommendation:**

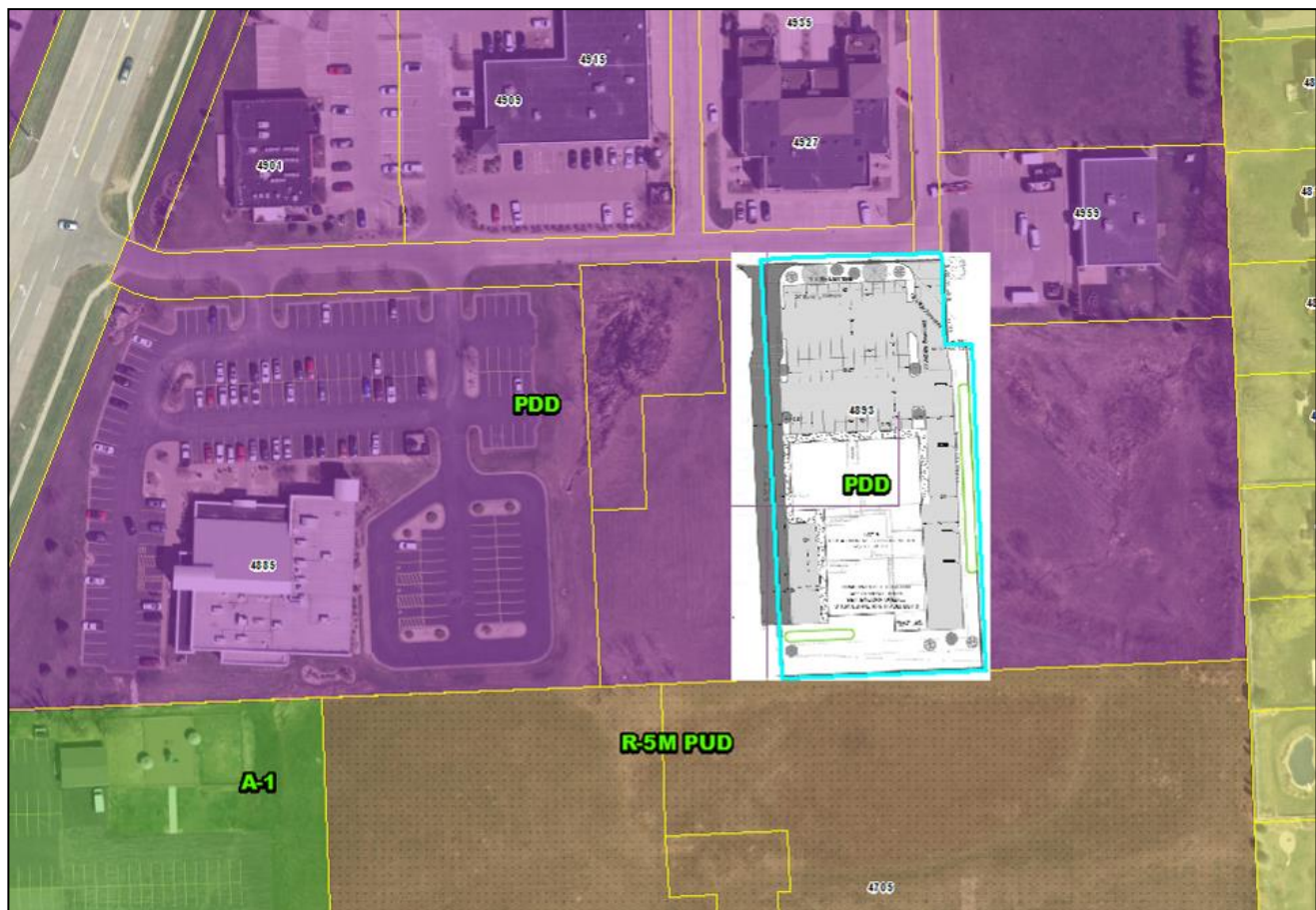
Staff recommends the Plan and Zoning Commission forward Case FDP17-03 to the City Council with a recommendation for approval.

**Introduction:**

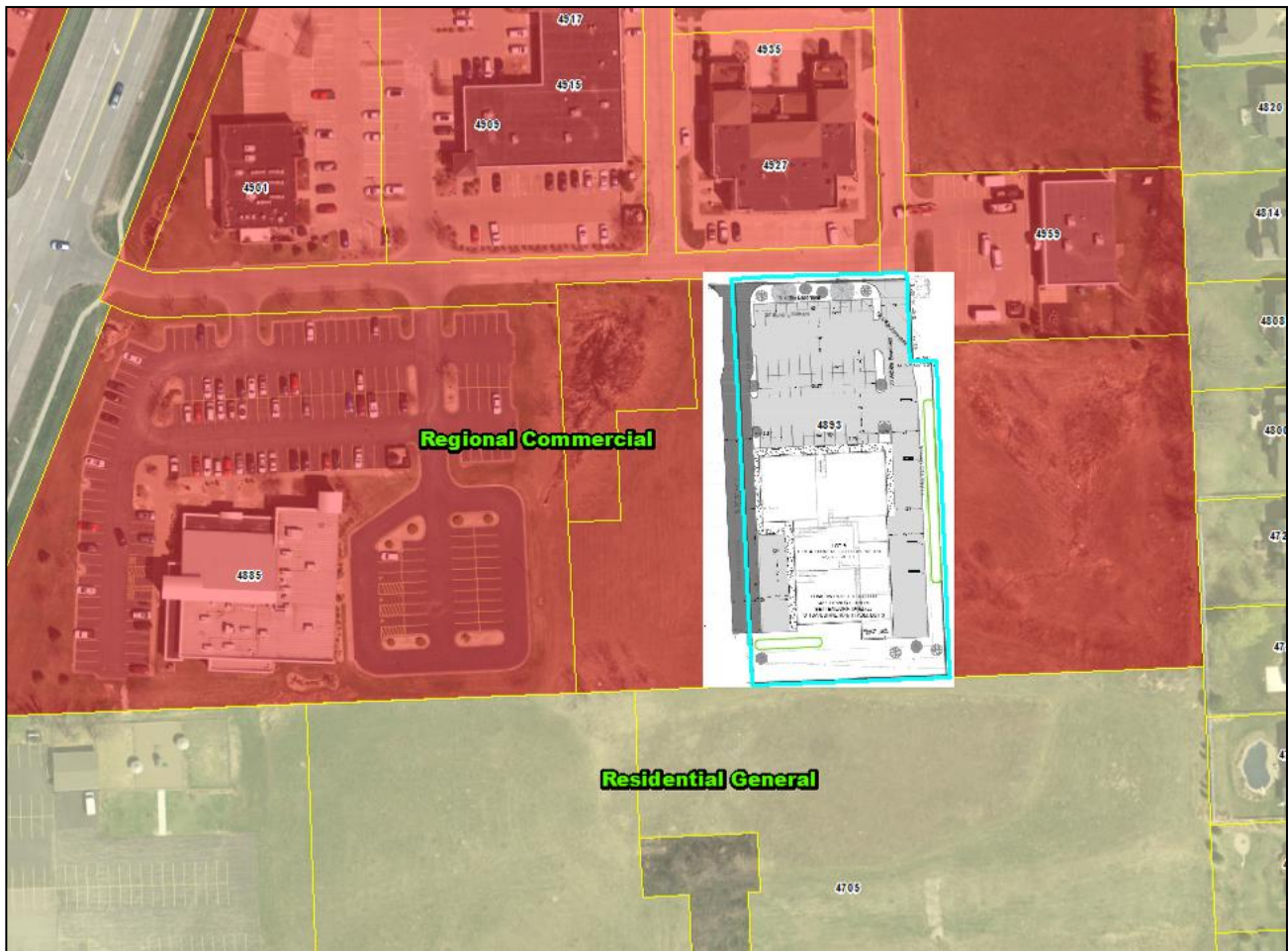
Request of Build to Suit Inc on behalf of Family Care Solutions for a PDD final development plan for offices on 1.2 acres, more or less, being Lot 9 of Utica Corners 6<sup>th</sup> Subdivision located east of Utica Ridge Road and north of Crow Creek Road.

**AREA CHARACTERISTICS:**

**Zoning Map**



### ***Land Use Map***



### **Background:**

#### **Comprehensive Plan:**

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

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

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

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

# LONDON PROPERTIES

TWO STORY MIXED-USE DEVELOPMENT

LOT 9 - UTICA CORNERS 6TH SUBDIVISION  
COVENTRY SOUTH  
DAVENPORT, IA 52807

ISSUED FOR PERMIT  
04-25-2017



1 3D View 1



2 3D View 2





**Zoning:**

The property is currently zoned "PDD" Planned Development District (Ordinance 99-494). With respect to this property the following conditions apply:

That uses allowed shall be limited to office and similar uses and residential development including condominiums, independent living, assisted living, patio homes, townhouses and apartments;

Residential and office structures shall be limited to a maximum of two stories.

The proposed development meets these conditions.

**Technical Review:**

Streets. No new streets shall be required or impacted.

Storm Water. Storm water detention and water quality treatment are already provided with this site.

Sanitary Sewer. Sanitary sewer service is located within the subject property.

Other Utilities. Other utilities are located within this area.

Emergency Services. Fire Station #8 is located approximately 1 mile from the proposed development.

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

**Public Input:**

No public hearing is required for a Final Development Plan.

**Discussion:**

The proposal is to construct an office/mixed use/condo building. There would be four (4) condo units, a chiropractic office, hair salon and other office space in the building.

**Staff Recommendation**

Finding:

The proposed Final Development Plan meets consistency with adopted ORD99-494.

Staff recommends the Plan and Zoning Commission forward Case FDP17-03 to the City Council with a recommendation for approval .

Prepared by:



Ryan Rusnak, AICP  
Planner II

City of Davenport

Agenda Group:  
Department: Community Planning & Economic Development  
Contact Info: Matt Flynn 326-7743  
Wards: 8

**Action / Date**  
**6/7/2017**

**Subject:**

Motion approving Case No. P17-02 being the preliminary plat of Inverness Estates located east of Division Street and south of West 76th Street, containing 246 residential lots and 51 outlots on 123 acres, more or less. SB Real Estate, petitioner. [Ward 8]

**Recommendation:**

**Findings:**

- The preliminary plat conforms to the comprehensive plan land use.
- The preliminary plat prepares the area for future residential development.
- The preliminary plat raises issues regarding public safety due to flooding. While approval of a preliminary plat does not constitute acceptance of the subdivision by the city, it is deemed to be an authorization to proceed with the preparation of the final plat, the developer need to be clear there are significant issues that will need to be addressed prior to or with final platting.

Recommendation The Commission sees merit in allowing the developer to begin the final platting while continuing to work out the issues. The Plan and Zoning Commission accepted the findings and forwards Case No. P17-02 to the City Council for approval.

The Commission vote for approval was 7-yes, 0-no and 0-abstention.

Relationship to Goals:  
Grow the Tax Base

**Background:**

The petitioner is proposing a significant residential development for the north central area of Davenport. This preliminary plat proposes 246 residential lots, with a majority being single family (86 percent) on approximately 123 acres. The developer has proposed a phased development of the area stating on the west adjacent to the existing residential development and moving eastward. Discussions with the developer and various department/divisions within the City have been going on and off since mid-2015.

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

**ATTACHMENTS:**

| Type                | Description       |
|---------------------|-------------------|
| □ Resolution Letter | P17-02 Motion     |
| □ Backup Material   | P17-02 Background |

**REVIEWERS:**

| Department                                | Reviewer      | Action   | Date                 |
|-------------------------------------------|---------------|----------|----------------------|
| Community Planning & Economic Development | Berger, Bruce | Approved | 5/30/2017 - 11:52 AM |

|                                    |                    |          |                     |
|------------------------------------|--------------------|----------|---------------------|
| Community Development<br>Committee | Berger, Bruce      | Approved | 5/31/2017 - 3:34 PM |
| City Clerk                         | Thorndike, Tiffany | Approved | 5/31/2017 - 3:40 PM |



## City of Davenport

Committee: CD  
Department: Community Planning & Economic Development  
Contact Info: Matt Flynn 326-7743  
Ward: 8<sup>th</sup>

Action / Date  
CD 06/07/17

### Subject:

MOTION approving Case No. P17-02 being the preliminary plat of Inverness Estates located east of Division Street and south of West 76<sup>th</sup> Street, containing 246 residential lots and 51 outlots on 123 acres, more or less. SB Real Estate, petitioner. [8<sup>th</sup> Ward]

### Recommendation:

The City Plan and Zoning Commission forwards Case No. P17-02 to the City Council with a recommendation for approval as per the Commission's letter of May 24, 2017.

### Findings

- The preliminary plat conforms to the comprehensive plan land use.
- The preliminary plat prepares the area for future residential development.
- The preliminary plat raises issues regarding public safety due to flooding.
- While approval of a preliminary plat does not constitute acceptance of the subdivision by the city, it is deemed to be an authorization to proceed with the preparation of the final plat, the developer need to be clear there are significant issues that will need to be addressed prior to or with final platting.

### Recommendation

The Commission sees merit in allowing the developer to begin the final platting while continuing to work out the issues. The Plan and Zoning Commission accepted the findings and forwards Case No. P17-02 to the City Council for approval.

The Commission vote for approval was 7-yes, 0-no and 0-abstention.

### Relationship to Goals:

Grow the tax base

### Background:

The petitioner is proposing a significant residential development for the north central area of Davenport. This preliminary plat proposes 246 residential lots, with a majority being single family (86 percent) on approximately 123 acres. The developer has proposed a phased development of the area stating on the west adjacent to the existing residential development and moving eastward. Discussions with the developer and various department/divisions within the City have been going on and off since mid-2015.

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



# City of Davenport

226 West Fourth Street • Davenport, Iowa 52801  
Telephone: 563-326-7711 TDD: 563-326-6145  
[www.cityofdavenportiowa.com](http://www.cityofdavenportiowa.com)

May 24, 2017

Honorable Mayor and City Council  
City Hall  
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of May 16, 2017, the City Plan and Zoning Commission considered Case No. P17-02 being the preliminary plat of Inverness Estates located east of Division Street and south of West 76<sup>th</sup> Street, containing 246 residential lots and 51 outlots on 123 acres, more or less.

The petitioner is proposing a significant residential development for the north central area of Davenport. This preliminary plat proposes 246 residential lots, with a majority being single family (86 percent) on approximately 123 acres. The developer has proposed a phased development of the area starting on the west adjacent to the existing residential development and moving eastward. Discussions with the developer and various department/divisions within the City have been going on and off since mid-2015.

Findings:

- The preliminary plat conforms to the comprehensive plan land use.
- The preliminary plat prepares the area for future residential development.
- The preliminary plat raises issues regarding public safety due to flooding.
- While approval of a preliminary plat does not constitute acceptance of the subdivision by the city, it is deemed to be an authorization to proceed with the preparation of the final plat, the developer needs to be clear there are significant issues that will need to be addressed prior to or with final platting.

The Commission sees merit in allowing the developer to begin the final platting while continuing to work out the issues. The Plan and Zoning Commission accepts the findings and forwards Case No. P17-02 to the City Council for approval.

Respectfully submitted,

Robert Inghram, Chairperson  
City Plan and Zoning Commission



|          |           | APPROVED                            | APPROVED                             | APPROVED                                     | APPROVED                                                | APPROVED                                | APPROVED                       |  |  |
|----------|-----------|-------------------------------------|--------------------------------------|----------------------------------------------|---------------------------------------------------------|-----------------------------------------|--------------------------------|--|--|
| Name:    | Roll Call | ROW17-02<br>Genesis<br>E Lombard St | ROW17-03<br>Genesis<br>E Denison Ave | FDP17-02<br>Genesis<br>3200 W<br>Kimberly Rd | FDP17-03<br>Build to Suit<br>Lot 9 Utica<br>Corners 6th | F17-10<br>I-80 Airport Indus<br>Pk 10th | P17-02<br>Inverness<br>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<br>0-NO<br>0-ABSTAIN          | 7-YES<br>0-NO<br>0-ABSTAIN           | 7-YES<br>0-NO<br>0-ABSTAIN                   | 7-YES<br>0-NO<br>0-ABSTAIN                              | 7-YES<br>0-NO<br>0-ABSTAIN              | 1-YES<br>0-NO<br>1-ABSTAIN     |  |  |



## **PLAN AND ZONING COMMISSION**

**Meeting Date:** 05-16-17  
**Request:** Preliminary plat: 212 single-family lots 34 multi-family lots and 51 outlots  
**Address:** East of Division Street & South of West 76<sup>th</sup> Street  
**Case No.:** P17-02  
**Applicant:** SB Real Estate

### **INTRODUCTION**

Petition of SB Real Estate for a preliminary plat on 123 acres, more or less, of property located east of Division Street and south of West 76<sup>th</sup> Street. The platted area straddles Goose Creek with 113 building lots south of the creek (South Inverness) and 133 buildable lots north of the creek (North Inverness). The plat will facilitate residential development of single and multiple family residences. The property is zoned R-3 PUD and R-4 PUD (Planned Unit Development).

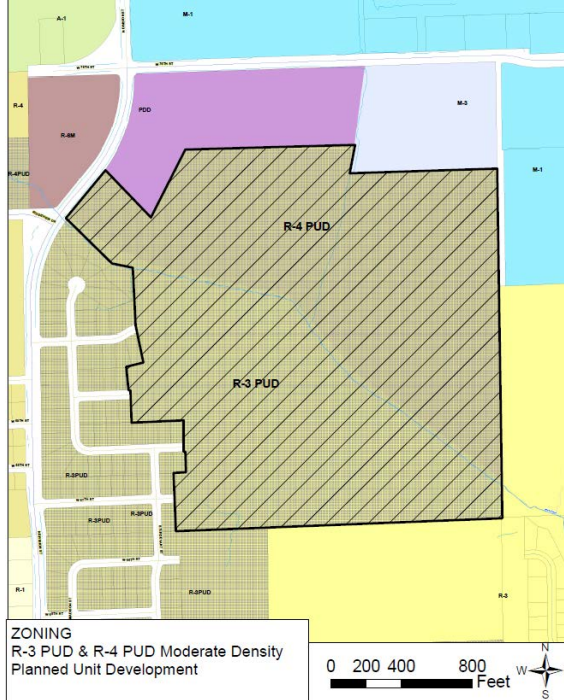
#### **16.16.030 Conformance with minimum standards.**

The city plan and zoning commission shall study such preliminary plat to see if it conforms with the minimum standards and requirements as outlined in this chapter. The commission shall submit its recommendation to the city council for approval within forty-five days after the submission of the preliminary plat. *The approval of the preliminary plat does not constitute acceptance with the subdivision by the city, but is deemed to be an authorization to proceed with the preparation of the final plat. (Italics added)*

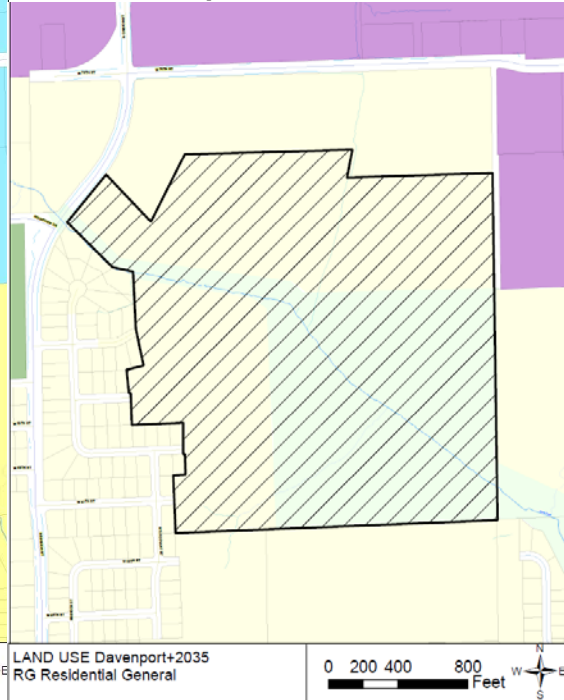
**Recommendation:** Staff recommends the Plan and Zoning Commission accept the findings and forward the preliminary plat Case No. P17-02 to the City Council for approval.

## AREA CHARACTERISTICS:

Existing Zoning: R-3 & R-4 PUD



Davenport+2035: RG



Surrounding zoning is as follows:

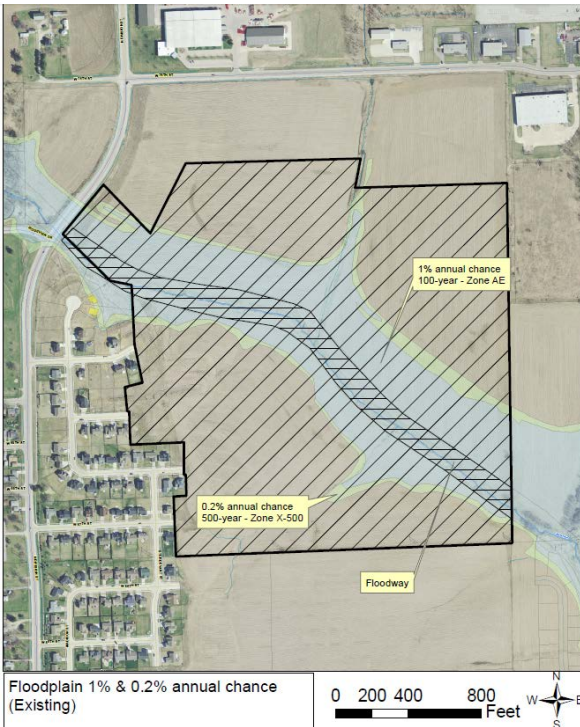
East: M-1 Light Industrial & R-3 Moderate Density Dwelling

South: R-3 Moderate Density Dwelling and R-3 PUD Planned Unit Development

West: R-3 PUD Planned Unit Development & R-6M High Density Dwelling

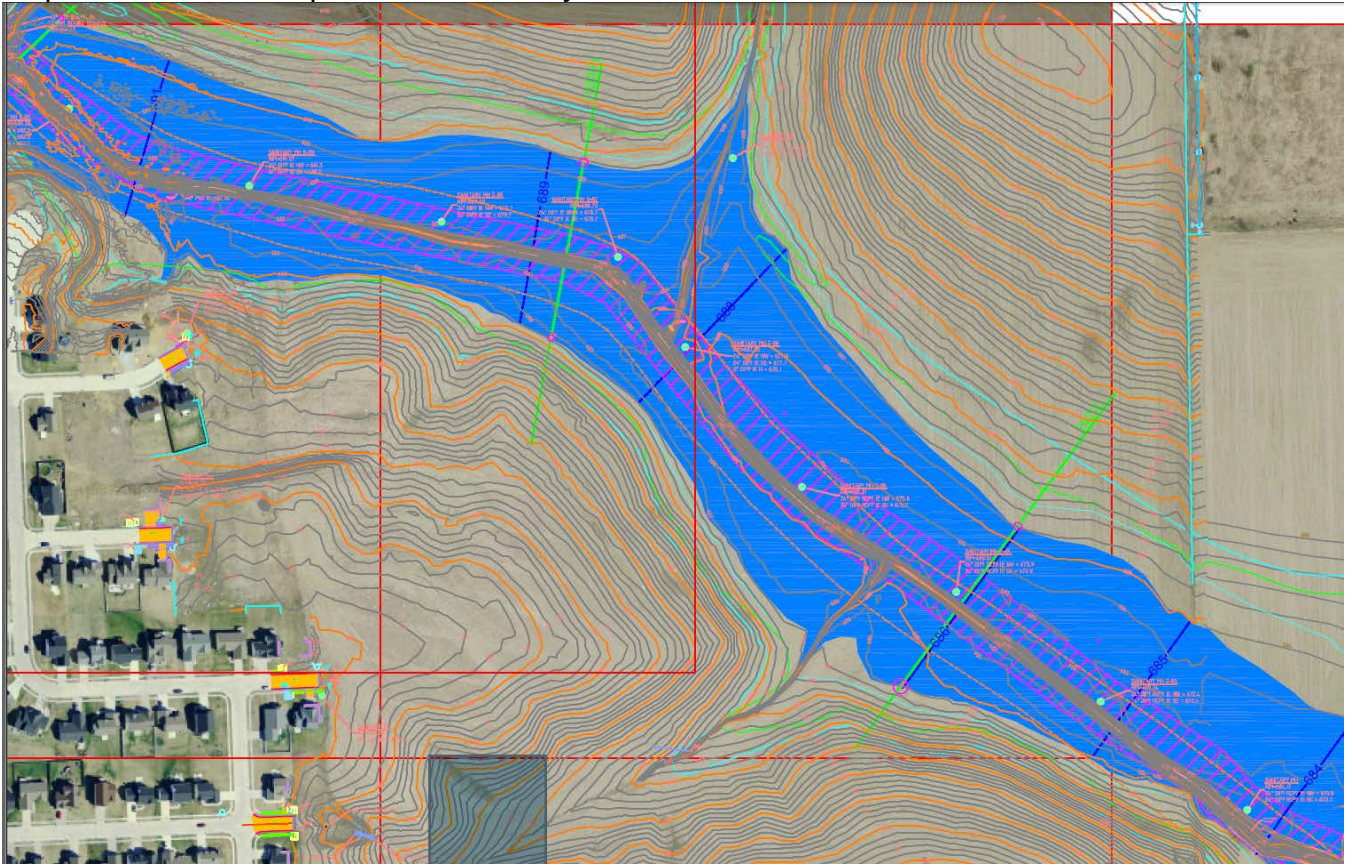
North: PDD Planned Development & M-3 Planned Industrial

## Aerial Photos:

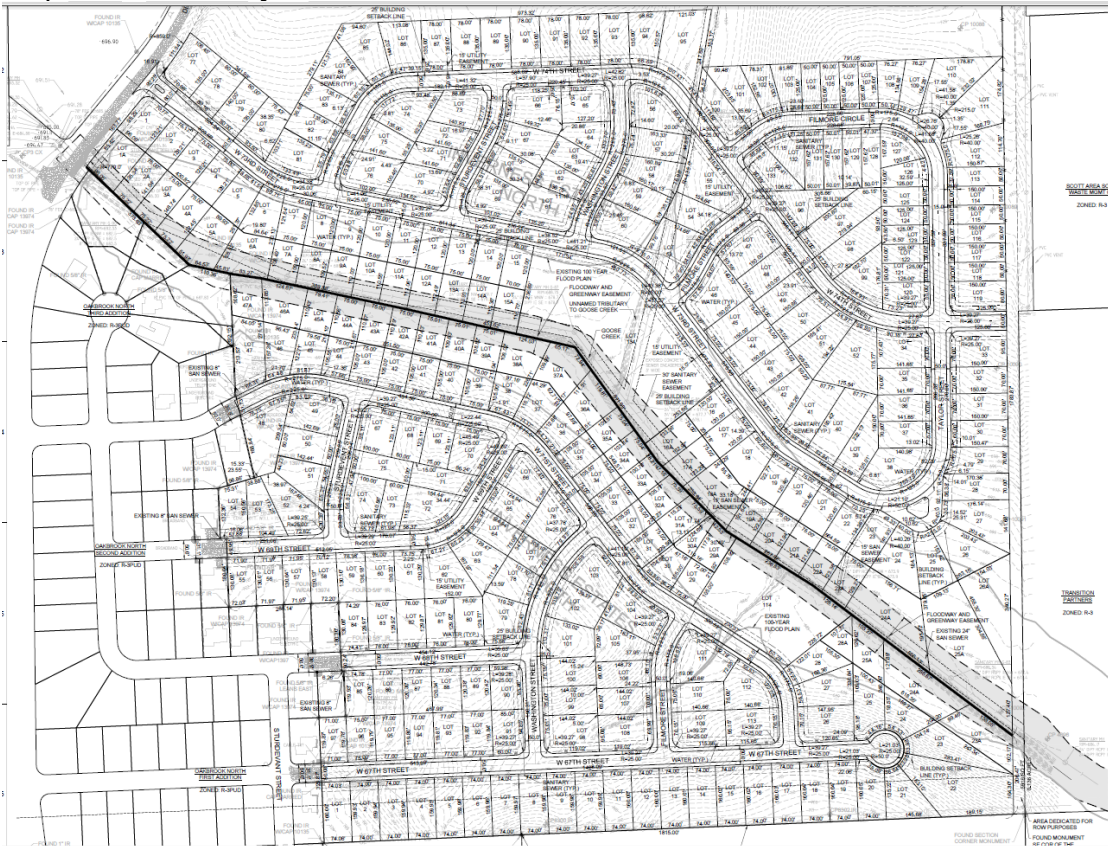




## Proposed Revised Floodplain – Effective May 18, 2017



## Proposed Preliminary Plat



## **BACKGROUND**

### **Comprehensive Plan:**

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

### **Technical Review:**

Streets. Access to the portion of the plat south of Goose Creek (South Inverness) is through the existing street network in the Oakbrook North additions. From Division Street these are West 67<sup>th</sup> and West 71<sup>st</sup> Streets. North of Goose Creek (North Inverness) access is being proposed from Division and Marquette Streets. No interconnection across Goose Creek is being proposed. Also no extension of the street grid is proposed to connect to the undeveloped residentially zoned property to the south.

Marquette Street: Neither the width of the existing nor the proposed right-of-way of Marquette Street is shown. The developer will need to accommodate for the eventual full right-of-way of Marquette Street on this preliminary plat; either by showing the entire proposed right-of-way within the platted area or by showing (including) the area to be dedicated on the adjacent property.

Two conditions may cause a shift in the right-of-way of Marquette Street: one being the sight distances at Marquette Street and 76<sup>th</sup> Street due to the curve in 76<sup>th</sup> Street; the second being the old Scott County landfill which abuts the plat on the east. Since utility work within the right-of-way and abutting easement are typical, this second condition will likely cause the shift of right-of-way west placing the right-of-way fully on the developers land for a significant portion. However, the actual dedication of right-of-way and paving of the street usually occurs with the final plat. Since it is likely that development will move from the west to the east the developer should be made aware that the City requires the full width right-of-way to be dedicated. The future grades for the site will need to accommodate the full width right-of-way for Marquette Street and proposed connections from off site, such as Hoover Road. Marquette Street will cross Goose Creek so that sufficient right-of-way should be shown to accommodate the crossing (bridge and abutments).



Additional right-of-way will likely be needed at the intersections of Marquette and 76<sup>th</sup> Street as well as Division and 76<sup>th</sup> Street to accommodate turning movements created from this and future development on land currently owned by the developer.

Some street names will need to be corrected for the final plat(s).

Storm Water. The existing stormwater infrastructure contains the culverts underneath Division Street and in the existing Oakbrook North Additions. Goose Creek bisects the property from northwest to southeast. The existing FEMA floodplain for this portion of Goose Creek will likely be modified within the next month (effective map date 05-18-17) through the adoption of a Letter of Map Revision (LOMR). The effect of this LOMR is to lower the Base Flood Elevations (BFE) also known as the 1% chance annual or 100-year base flood elevations by an average of two (2) to three (3) feet. This will modify the extent for the floodplain as currently shown on the plat. This revision to the floodplain area should be shown on the preliminary plat. A top-of-bank buffer will be required along Goose Creek to reduce the stream from becoming further incised.

Significant detention and infiltration (retention) management practices will likely be required. The requirements of the Flood Damage Prevention ordinance will also need to be met for any development within the 1% annual chance (100-year) floodplain. The floodplain should be put into a drainage easement. It is unclear as to the preliminary location of detention/retention areas as well as areas of compensatory storage for the removal of floodplain volume by filling for housing sites. It appears the developer is proposing detention within the floodplain which removes floodplain storage capacity which will require additional compensatory storage.

There will need to be a drainage easement surrounding the tributary coming from the north, as well as a drainage easement along the north and east sides to convey run-on from the adjacent field around the new lots. They may also be necessary between lots depending on what they come up with for the proposed final grades.

Sanitary Sewer. Sanitary sewer service is located along Goose Creek (18" increasing to 24" line) and in the northerly bearing tributary (12" line). Existing sanitary sewers and drainage ways within the platted area need to be maintained. Easement widths and relative locations of the sewers and drainage need to be reviewed in detail to insure there is room to and maintain each and that separation and cover are adequate.

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

Emergency Services. The property is located approximately one (1) mile from Fire Station No. 7, which is located at 2302 West 67<sup>th</sup>.

Parks/Open Space. There will be a requirement for the community requested greenway trail along Goose Creek. The area of the floodway is fairly limited and may require additional area for the active trail system. Additional pedestrian access may also be required as connection to the future commercial development to the north.

## **PUBLIC INPUT**

This is a preliminary plat and does not require notification.



## **DISCUSSION**

The petitioner is proposing a significant residential development for the north central area of Davenport. This preliminary plat proposes 246 residential lots, with a majority being single family (86 percent) on approximately 123 acres. The developer has proposed a phased development of the area starting on the west adjacent to the existing residential development and moving eastward. Discussions with the developer and various department/divisions within the City have been going on and off since mid-2015.

The developer owns the property abutting to the north up to 76<sup>th</sup> Street that will materially affect the proposed preliminary plat and development since none of this area is platted. This area should be included in the preliminary plat. Even though this land is not residentially zoned it does allow for the developer to fully think through how the entire property should develop.

The area of the preliminary plat is zoned R-3 PUD south of Goose Creek and R-4 PUD north of the creek. The R-4 PUD zoning occurred in 2004 as City Ordinance 2004-588 and the R-3 PUD also occurred in 2004 as City Ordinance 2004-180. The requirements of these ordinances apply to this area and development within (see attachments).

The Scott County Waste Commission has forwarded some best practices for development adjacent that apply to this development:

- control on utility corridors within 50ft of the landfill property boundary to mitigate the potential for horizontal migration of landfill gases.
- control on basement structures within 100ft of the landfill property boundary to limit possibility of vapor intrusion via sub-slab structures.
- consider sub-slab vapor barrier systems, which can serve as a two-fold human health protection mitigating vapor intrusion of landfill associated contaminants and naturally occurring radon.

## **STAFF RECOMMENDATION**

Findings:

- The preliminary plat conforms to the comprehensive plan land use.
- The preliminary plat prepares the area for future residential development.
- The preliminary plat raises issues regarding public safety due to flooding.
- While approval of a preliminary plat does not constitute acceptance of the subdivision by the city, it is deemed to be an authorization to proceed with the preparation of the final plat, the developer needs to be clear there are significant issues that will need to be addressed prior to or with final platting.

### **Recommendation**

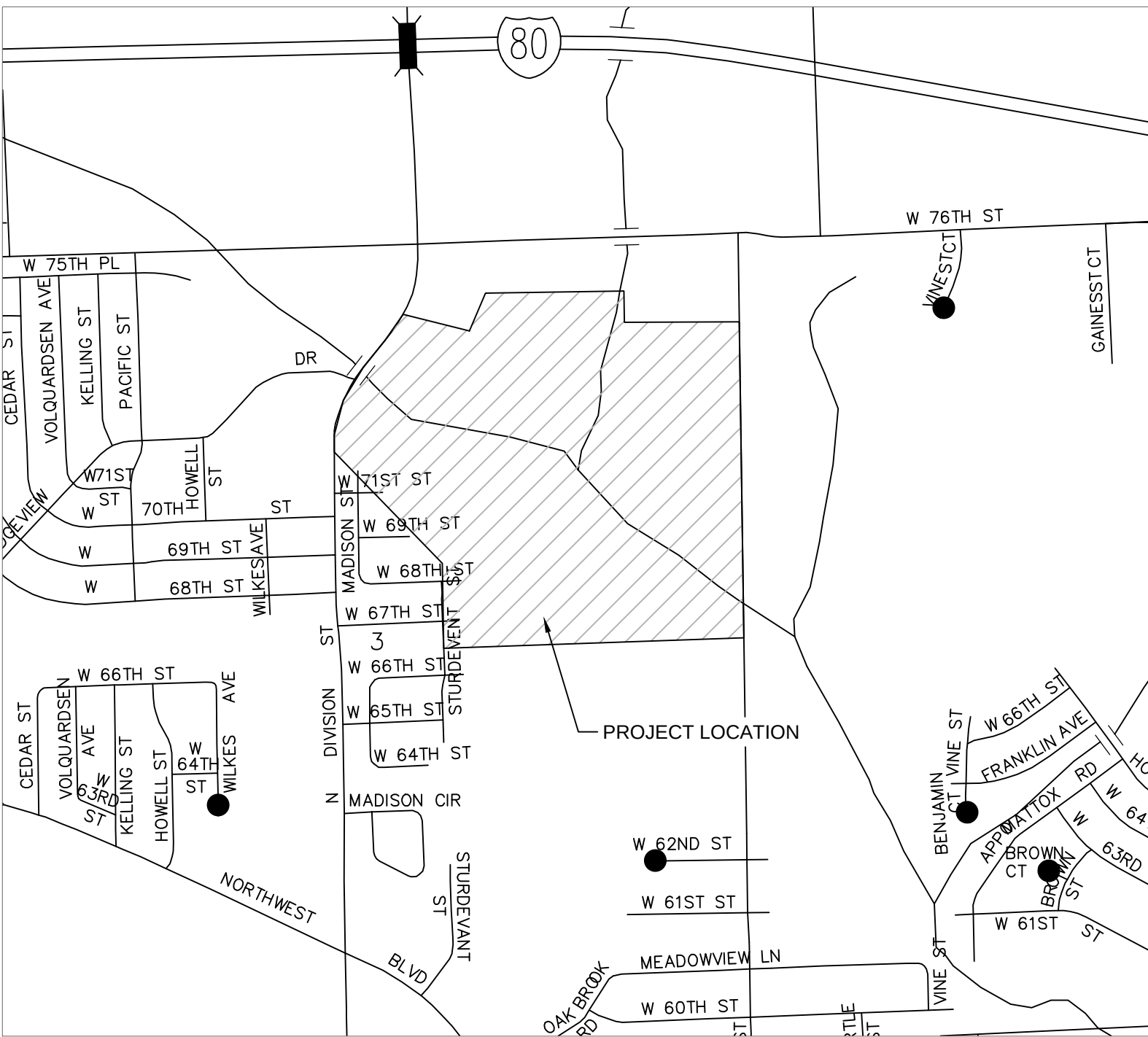
Staff sees merit in allowing the developer to begin the final platting while continuing to work out the issues. Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. P17-02 to the City Council for approval.

Prepared by:

Wayne Wille, CFM - Planner II  
Community Planning Division



PRELIMINARY PLAT  
FOR  
INVERNESS ESTATES  
TO THE CITY OF DAVENPORT, IOWA  
PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 78 NORTH, RANGE  
3 EAST OF THE 5TH P.M., IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA



LOCATION MAP  
N.T.S.

OWNER/DEVELOPER

SB REAL ESTATE  
350 JOHN DEERE ROAD  
MOLINE, IL 61265

LAND SURVEYOR

SHIVE HATTERY INC.  
1701 RIVER DRIVE, SUITE 200  
MOLINE, IL 61265  
GARY D. GROSS, PLS

FLOOD ZONE

THIS PARCEL IS LOCATED WITHIN FLOOD ZONES AE AND  
X ACCORDING TO THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY AS SHOWN ON FLOOD  
INSURANCE RATE MAP, MAP NUMBER 19163C0355F  
DATED FEBRUARY 18, 2011.

ZONING

1. THIS PARCEL IS ZONED NORTH OF CREEK R-4 PUD  
AND SOUTH OF CREEK R-3 PUD.
2. ALL RIGHT-OF-WAYS = 50' ALL STREETS = 31'

INVERNESS ESTATES LOTS

| LOCATION        | SINGLE FAMILY | MULTI FAMILY | OUTLOTS | ZONING  |
|-----------------|---------------|--------------|---------|---------|
| NORTH INVERNESS | 99 LOTS       | 34 LOTS      | 27 LOTS | R-4 PUD |
| SOUTH INVERNESS | 113 LOTS      | 0 LOTS       | 24 LOTS | R-3 PUD |

ZONING SETBACKS

| ZONE    | FRONT YARD SETBACK | REAR YARD SETBACK | SIDE YARD SETBACK |
|---------|--------------------|-------------------|-------------------|
| R-3 PUD | 23 - 29            | 30                | 7                 |
| R-4 PUD | 23 - 29            | 31                | 5                 |

NOTE: REAR AND SIDE YARD SETBACKS ARE NOT SHOWN ON PLAT FOR CLARITY PURPOSES



## Technical Review Comments

Amy Kay, CSM - Clean Water Manager - Natural Resources Division

1. We should see the flood plain as reflective in the upcoming LOMR.
2. Detention and water quality must be addressed.
3. When the 100 year flood plain is in a drainage easement, many of the lots as currently reflected would not be buildable.
4. There will need to be a drainage easement surrounding the tributary coming from the north, as well as a drainage easement along the north and east sides to convey run-on from the adjacent field around the new lots. They may also be necessary between lots depending on what they come up with for the proposed final grades.

Tom Leabhart, P.E. - Davenport Public Works

Early concerns:

- There have been a series of previous discussions with the developer and CPED to get this far, but I am not sure we are where we need to be.
- One of the top concerns on my list is Marquette Street: it's location, grade, what streets from the subdivision should or should not be connected. How do we make sure we preserve the corridor since it can't (?) be constructed at this time.
- Also at the top is clean water, the flood plain, etc. The FEMA maps have just been updated thru this reach.

Additional comments:

1. The width of neither the existing or proposed Marquette Street ROW is shown.
2. Are we going to allow only a portion of the Marquette Street ROW to be dedicated and allow the Marquette to remain unpaved? If so how, who and when will it get paved?
3. If not paved now we need to insure that the adjacent grading is compatible with the future paving. This will require an approved profile and x-sections.
4. Is enough room by ROW and or easement being provided for Marquette crossing of Goose Creek?
5. Ultimately Hoover Road is to connect with Marquette Street. We need to insure that this connection remains feasible.
6. What is the current determination from the Scott County Landfill Association, is the existing and proposed ROW along the landfill usable or does the ROW need to be moved west?
7. Additional ROW will be needed for the Marquette/76th Street intersection. It may be desirable to move the intersection westerly to avoid the curve in 76<sup>th</sup> Street.
8. Additional ROW will be needed along both Division Street and 76<sup>th</sup> Street. To the south along Division we have requested and additional 10' with subdividing.
9. Existing sanitary sewers and drainage ways within the platted area need to be maintained. Easement widths and relative locations of the sewers and drainage need to be reviewed in detail to insure there is room to and maintain each and that separation and cover are adequate.
10. The green way is to be an "active" greenway with trail. When does the trail get constructed?

Dan Bacehowski, Senior Client Manager - Foth Infrastructure & Environment, LLC for the Scott Co. Waste Commission

1. Expansion of Marquette Street right-of-way from 25ft to 50ft.
2. Develop institutional control on utility corridors within 50ft of the landfill property boundary to mitigate the potential for horizontal migration of landfill gases.
3. Develop institutional control on basement structures within 100ft of the landfill property boundary to limit possibility of vapor intrusion via sub-slab structures.
4. Consider requiring sub-slab vapor barrier systems, which can serve as a two-fold human health protection mitigating vapor intrusion of landfill associated contaminants and naturally occurring radon.
5. Consider restricting the installation drinking water or potable water wells within 500ft of the former landfill.

Zachary C. Peterson, PLA, ASLA Landscape Design Architect - Engineering Division Department of Public Works

1. What does the suffix. "A" mean behind lot number? Would it be more clearer to dedicate the entirety of the easement to the City instead?
2. Do we have any legal grounding to add trail construction as a development condition? A trail connection from this development to Ridgeview Park may provide the developer with an outstanding recreational amenity that could equate to higher lot value and improved lot sales.
3. If not, it would be advantageous for us to work with the developer to create an overlot grading plan that is more conducive to future trail development. In the past, we have secured recreation easements in spots that are not hospitable for such purposes which have made future trail construction activities cost prohibitive.
4. I would like to ensure that a future trail is a specific use within the "Greenway" easement that is shown in the plan.

Brian R. Schadt, P.E. Deputy Director of Public Works City Engineer

I request that we involve the Scott County Waste Commission in the review. Todd and I met with Kathy Morris some time ago and discussed the need to be careful about development adjacent to the former landfill. We had even discussed prohibiting basements in the lots directly adjacent. Let me know your thoughts.

Billy Fisher, CPMSM Urban Conservationist

I do not see any areas designated for stormwater. I would recommend a meeting with the engineer to discuss possible issues.

Dave Cox,

I like it! The only issue I have is that they spelled Sturdevant and Fillmore incorrectly.

Chris Johnson Davenport City Arborist

Eventually all of this development will be subject to the reforestation fee.

204-22030

\$16.00 PD  
FEES

*Art L. Vargen*  
RECORDER OF DEEDS  
SCOTT COUNTY, IOWA

2004 JUN 21 PM 2 51

ORDINANCE NO. 2004-180

ORDINANCE for the rezoning of 68.35 acres, more or less, of real property located east of Division Street and south of 76th Street from "A-1" Agricultural District to "R-3 P.U.D." Moderate Density Dwelling District Planned Unit Development to allow development of single-family residences (Jersey Roads L.C., petitioner).

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

SECTION 1. The following described unit of Scott County, Iowa real estate is hereby rezoned from from "A-1" Agricultural District to "R-3 P.U.D." Medium Density Dwelling District Planned Unit Development (Jersey Roads LC petitioner). The property has the following legal description:

Part of the Northeast Quarter of Section 3, Township 78 North, Range 3 East of the 5th P.M. being more particularly described as follows:

Commencing at the east Quarter Corner of Section 3, Township 78 North, Range 3 East of the 5th P.M., thence South 88 degrees-18'-52" West 35.02 feet to the point of beginning; thence South 88 degrees-18'-52" West 2545.19 feet to the east right-of-way line of Division Street; thence 06 degrees-42'-02" West 256.85 feet on said right-of-way line; thence North 00 degrees-00'-00" West 1075.26 feet on said east right-of-way line to the beginning of a tangent curve, concave southeasterly having a radius of 779.00 feet; thence Northeasterly 543.84 feet on the arc of said curve also being said east right-of-way line through a central angle of 39 degrees-59'-59" and a chord bearing North 19 degrees-59'-59" East 532.86 feet; thence South 40 degrees-05'-53" East 203.45 feet; thence South 65 degrees-58'-51" East 404.97 feet; thence South 77 degrees-59'-44" East 740.42 feet; thence South 39 degrees-52'-24" East 595.96 feet; thence South 54 degrees-11'-15" East 967.33 feet; thence South 00 degrees-02'-09" East 258.35 feet to the point of beginning. Tract contains 68.35 acres, more or less.

The rezoning is to accommodate residential development. The rezoning is subject to the following special conditions.

1. that housing types will be limited to single family homes, either free-standing or attached;
2. that grading plans be submitted to, and be approved by, the Engineering Division of the Public Works Department;
3. that an erosion control plan be submitted to the Engineering

Division of the Public Works Department of the City of Davenport for approval. Any erosion control plan shall be accompanied by a copy of the project's NPDES General Permit No.2. All erosion control structures shall be in place prior to the beginning of any site grading;

4. that storm water calculations and a storm water management plan for the site at full development be submitted to, and approved by, the City of Davenport prior to the issuance of building permits;
5. that the petitioner delineate on future plats and development plans the area within the 100-year flood plain of Goose Creek and dedicate to the City this area for greenway and flood plain management purposes. In addition there will be an additional 50-foot area to be dedicated as greenway adjacent to the 100-year flood plain within which primary structures will not be allowed;
6. that a thirty-foot easement be dedicated to the City of Davenport as an active public use greenway trail park along Goose Creek at a location acceptable to the City, said dedication to occur with the final plat of that portion of the subject property;
7. that a street plan for this subdivision designating collector streets be submitted to, and approval by, the City of Davenport prior to the submission of any subdivision plats or final development plans

**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

December 3, 2003

Second Consideration

December 17, 2003

Approved

April 21, 2004



Charles W. Brooke  
Mayor

Attest:

Jackie E. Holecek  
Deputy City Clerk

Published in the Quad-City Times on

May 1, 2004

CITY OF DAVENPORT

DOCUMENT : 13277

COMMITTEE : Community Development Committee

DEPARTMENT: COMMUNITY & ECONOMIC DEVELOPMENT

CONTACT : KEN OESTREICH

PHONE : 326-6170

ACTION:  
CD

DATE:

09/30/04

1. OCT 8 2004

2. OCT 20 2004

COUNCIL 11/1/04  
3. Nov 3 2004

SUBJECT:

ORDINANCE for the rezoning of 85.59 acres, more or less, of real property comprising four parcels located generally east of Division Street and south of West 76th Street from "A-1" Agricultural District to: Parcel A - "M-1" (10.122 acres) Light Industrial District; Parcel B - "PDD" (15.872 acres) Planned Development District; Parcel C - "R-6M" (7.039 acres) High Density Dwelling District; and Parcel D - "R-4 PUD" (52.562 acres) Moderate Density Dwelling District Planned Unit Development to facilitate future development (Jersey Roads L.C., petitioner).

RECOMMENDATION:

The City Plan and Zoning Commission recommends that the petition be approved subject to the following conditions:

1. that no home sites or commercial business sites will have direct access to Division Street;
2. that access to 76th Street and Marquette Street will be limited to locations approved by the City Traffic Engineer.
3. there may be a need for right-of-way for right turn lanes on Division Street. Right-of-way needs will be reviewed with the filing of subdivision plats;
4. that the City Traffic Engineer review and approve a street layout for the entire area being rezoned. This will be provided with the preliminary plat and shall include Marquette Street.

Storm water management conditions (all parcels):

5. that storm water calculations and a storm water management plan for the site at full development be submitted to, and approved by, the City of Davenport prior to the issuance of building permits;

RECOMMENDATION: - continued

6. that the petitioner delineate on future plats and development plans the area within the 100-year flood plain of Goose Creek and dedicate to the City this area for greenway and flood plain management purposes. In addition there will be an additional 50-foot area to be dedicated as greenway adjacent to the 100-year flood plain within which primary structures will not be allowed. Low water entry points shall be one-foot above the 100-year storm elevation;

7. that the developer cooperate with the City regarding the possible expansion of detention if the McClure flood study recommends additional detention on this property (at the City's expense);

Grading and erosion control conditions (all parcels):

8. that grading plans be submitted to, and be approved by, the Engineering Division of the Public Works Department;

9. that an erosion control plan be submitted to the Engineering Division of the Public Works Department of the City of Davenport for approval. Any erosion control plan shall be accompanied by a copy of the project's NPDES General Permit No. 2. All erosion control structures shall be in place prior to the beginning of any site grading;

Parcel "A" (industrial zoning):

10. that the area being proposed for "M-1" zoning be revised changing the petition to "M-3" Planned Industrial District;

11. that any development comply with the provisions of Chapter 17.41 of the Davenport Municipal Code entitled "HCOD", Highway Corridor Overlay District;

12. that a site plan be submitted complying with Chapter 17.56 of the Davenport Municipal Code entitled "Site Plans";

13. that a landscape plan shall be submitted to, and approved by, City staff prior to the issuance of any grading or building permits.

14. that parking lot lighting be limited to downcast luminaires; and reflect away from city streets and residential properties;

15. that the architectural plans, elevations and materials be submitted to the Design Review Committee of the City Plan and Zoning Commission for review and approval;

16. that project signage be submitted to the Design Review Committee of the City Plan and Zoning Commission for review and approval

17. that uses be limited to those uses allowed by the "M-3" zoning classification;

Parcel "B" (Planned Development District)

18. that any development comply with the provisions of Chapter



RECOMMENDATION: - continued

17.41 of the Davenport Municipal Code entitled "HCOD", Highway Corridor Overlay District;

19. that a site plan be submitted complying with Chapter 17.56 of the Davenport Municipal Code entitled "Site Plans";

20. that a landscape plan shall be submitted to, and approved by, City staff prior to the issuance of any grading or building permits;

21. that parking lot lighting be limited to downcast luminaires; and reflect away from city streets and residential properties;

22. that the architectural plans, elevations and materials be submitted to the Design Review Committee of the City Plan and Zoning Commission for review and approval;

23. that the project signage be submitted to the Design Review Committee of the City Plan and Zoning Commission for review and approval;

24. that uses be limited to those uses allowed in the "PDD" Planned Development District with the exception of outdoor recreation;

Parcel "C" R6M:

25. that any development comply with the provisions of Chapter 17.41 of the Davenport Municipal Code entitled "HCOD", Highway Corridor Overlay District;

26. that a site plan be submitted complying with chapter 17.56 of the Davenport Municipal Code entitled "Site Plans";

27. that a landscape plan shall be submitted to, and approved by, City staff prior to the issuance of any grading or building permits;

28. that parking lot lighting be limited to downcast luminaires;

29. that the architectural plans, elevations and materials be submitted to the Design Review Committee of the City Plan and Zoning Commission for review and approval;

30. that project signage be submitted to the Design Review Committee of the City Plan and Zoning Commission for review and approval;

Parcel "D" ("R-4" PUD Planned Unit Development):

31. that housing types will be limited to single family homes either free standing or attached;

32. that a more definitive plan showing the locations of different single-family housing types be submitted with the final development plan or plans;

Attached single-family homes:

33. that any development comply with the provisions of Chapter

**RECOMMENDATION: - continued**

17.41 of the Davenport Municipal Code entitled "HCOD", Highway Corridor Overlay District;

34. that a site plan or site plans be submitted complying with Chapter 17.56 of the Davenport Municipal Code entitled "Site Plans";

35. that the architectural plans, elevations and materials be submitted to the Design Review Committee of the City Plan and Zoning Commission for review and approval;

36. that project signage be submitted to the Design Review Committee of the City Plan and Zoning Commission for review and approval.

The Commission vote was unanimous.

**BACKGROUND:**

UPDATE (November 1, 2004): The ordinance was amended at the Committee-of-the-Whole meeting to revise Condition 1 as had been requested in the letter referenced below. The attached ordinance reflects that amendment.

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UPDATE (October 22, 2004): In the attached letter, the petitioner's attorney requested an amendment to Condition 1. This request is being reviewed by the City's Traffic Engineer. Staff will be prepared to comment on the request at the Committee Meeting.

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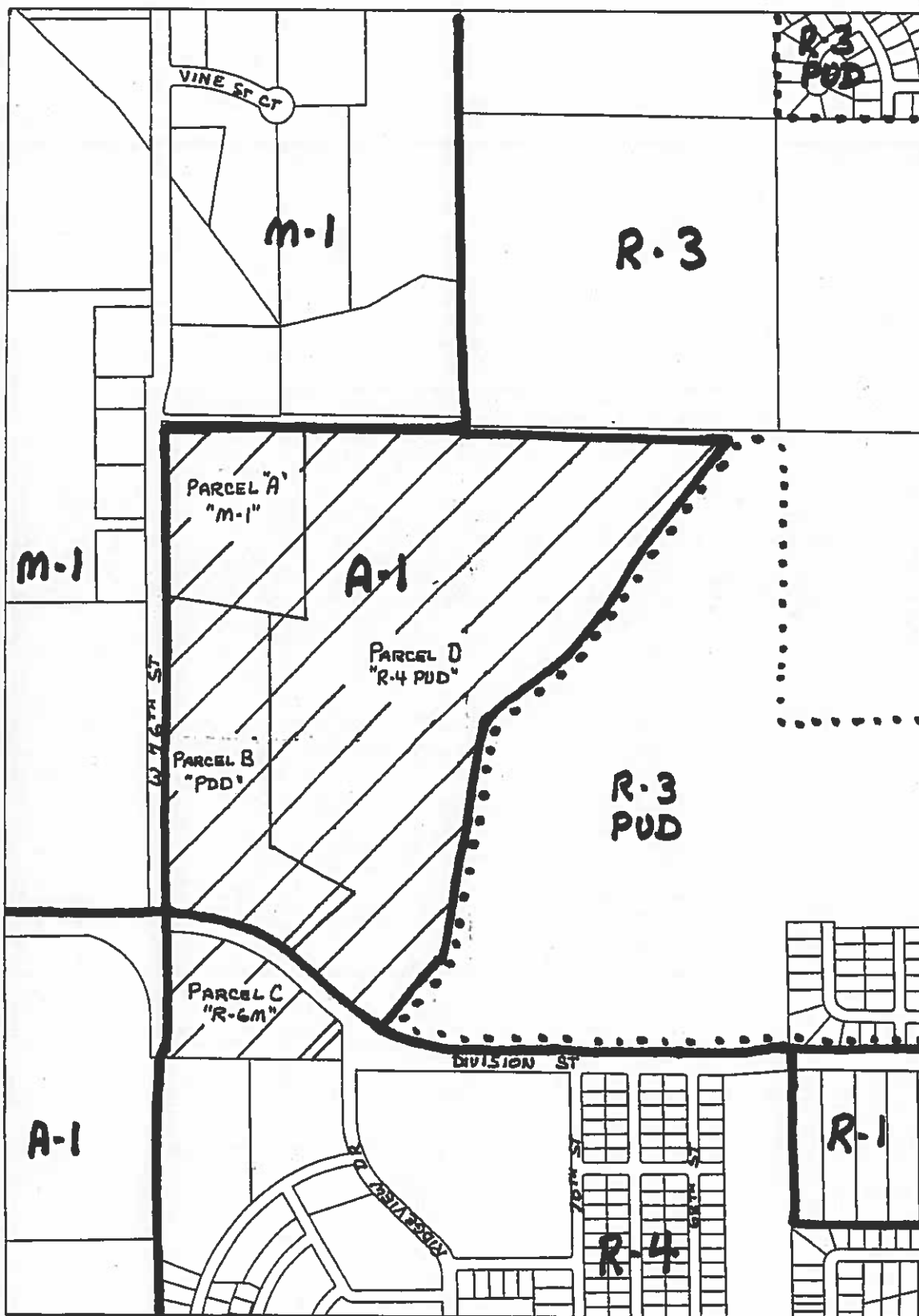
The developer is proposing four different rezonings for this approximately 85.59 acre parcel. The proposed rezonings are as follows:

|          |                                       |               |
|----------|---------------------------------------|---------------|
| Parcel A | "M-3" Planned Industrial District     | - 10.12 acres |
| Parcel B | "PDD" Planned Development District    | - 15.87 acres |
| Parcel C | "R-6M" High Density Dwelling District | - 7.04 acres  |
| Parcel D | "R-4 PUD" Planned Unit Development    | - 52.56 acres |

The developer recently rezoned the property adjacent to the south to an "R-3 PUD" Planned Unit Development status. The southern portion of this parcel similarly is proposed for residential development. The proposed "R-4 PUD" parcel would continue the existing residential development north of Goose Creek. According to the petitioner's representative, the "M-1" and "PDD" parcels would allow for buffering of the proposed lower density residential from the existing industrial development north of 76th Street and to the northeast.

Notices have been sent to the 13 owners of property within 200 feet of the subject property. One protest has been received. The protest rate is 3.8%.

For further background information on this fairly complex petition please refer to the Plan and Zoning Commission Committee report.



Petition of Jersey Roads LC (R4-10) for the rezoning of 85.59 acres, more or less, of real property comprising four parcels located east of Division Street and south of West 76<sup>th</sup> Street from "A-1" Agricultural District to: Parcel A - "M-1" (10.12 acres) Light Industrial District; Parcel B - "PDD" (15.872 acres) Planned Development District; Parcel C - "R-6M" (7.039 acres parcel C) High Density Dwelling District; and Parcel D - "R-4 PUD" (52.562 acres) Moderate Density Dwelling District Planned Unit Development to facilitate future development.

## ZONING

A-1 = AGRICULTURAL  
R-1 = LOW DENSITY DWELLING  
R-3 = MODERATE DENSITY DWELLING  
PUD = PLANNED UNIT DEVELOPMENT

R-4 = MODERATE DENSITY DWELLING  
M-1 = LIGHT INDUSTRIAL

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

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

SUBDIVISION NAME: Inverness Estates

LOCATION: Southwest corner of Division and 76th Street

DEVELOPER: Name: Dr. Sora Reddy, M.D.  
Address: 10 Timber Line Court, Rock Island, IL 61201  
Phone: \_\_\_\_\_ FAX: \_\_\_\_\_  
Mobile Phone: 309-781-7919 Email: sorareddy@yahoo.com

ENGINEER: Name: Shive-Hattery, Inc.  
Address: 1701 River Drive, Suite 200, Moline, IL 61265  
Phone: 309-764-7650 FAX: 309-764-8616  
Mobile Phone: \_\_\_\_\_ Email: plynch@shive-hattery.com

ATTORNEY: Name: Mike Gorsline, Vollertsen, Britt & Gorsline, P.C.  
Address: 5119 Utica Ridge Road, Davenport, IA 52807-3062  
Phone: 563-324-0441 FAX: \_\_\_\_\_  
Mobile Phone: \_\_\_\_\_ Email: mike@VB-Law.com

OWNER: Name: Dr. Sora Reddy, M.D.  
Address: 10 Timber Line Court, Rock Island, IL 61201  
Phone: \_\_\_\_\_ FAX: \_\_\_\_\_  
Mobile Phone: 309-781-7919 Email: sorareddy@yahoo.com

NUMBER OF LOTS: 263 34 ACRES: 96.5 AC  
SF 2F MF & EST. UNITS COMM IND

STREETS ADDED: 13,495 LINEAR FEET

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

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

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

City of Davenport

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

**Action / Date**  
**5/17/2017**

Subject:

Second Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by deleting 54<sup>th</sup> 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 54<sup>th</sup> 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: Public Safety  
Contact Info: Tiffany Thorndike x2066  
Wards: All

**Action / Date**  
**6/7/2017**

Subject:  
Resolution establishing the times and dates for the 2017 Halloween Parade and Trick-or-Treating.  
[All Wards]

Recommendation:  
Pass the resolution.

Background:  
An early declaration of the dates and times for the Halloween Parade and Trick-or-Treating is helpful to the school music programs for scheduling and participation and allows staff to begin planning events.

ATTACHMENTS:

| Type                                                                                         | Description                                  |
|----------------------------------------------------------------------------------------------|----------------------------------------------|
|  Cover Memo | Halloween Parade & Trick-or-Treat Resolution |

REVIEWERS:

| Department     | Reviewer       | Action   | Date                 |
|----------------|----------------|----------|----------------------|
| Administration | Admin, Default | Approved | 5/19/2017 - 12:29 PM |

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Matson.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION establishing the times and date for the Halloween Parade and Trick-or-Treating

WHEREAS, an early declaration of time of the Halloween Parade assists staff to plan and schedule;

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

1. The City's Annual Halloween Parade will begin at 2 PM on Saturday, October 28, 2017;
2. The City's Trick-or-Treat hours will be from 5:30 PM to 7:30 PM on Tuesday, October 31, 2017;

Attest:

Approve:

\_\_\_\_\_  
Jackie E. Holecek, MMC  
Deputy City Clerk

\_\_\_\_\_  
Frank Klipsch  
Mayor

City of Davenport

Agenda Group:  
Department: Public Safety  
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).

Genesis Medical Center, Genesis East Campus Tower Ribbon Cutting, July 14-16, 2017; July 14th at 12:00 PM through July 16 at 10:00 PM, Closure Location: Rusholme Street between Bridge and College Avenue. [Ward 5]

National Kidney Foundation, Kidney Walk, October 7th, 8:00 AM to 12:00 PM, Closure Location: Sidewalk along 11th Street & Jersey Ridge, west to Mound, north to 12th Street and east to Jersey Ridge and south to 11th Street. [Wards 5 & 6]

Lagomarcino's, Lagomarcino Cocoa Beano 5K, October 28th, 6:00 AM to 1:00 PM (Race course from 8:45 AM Only); Closure Location: Christy Street from 11<sup>th</sup>-12<sup>th</sup> Streets; 11<sup>th</sup> Street (closed 6:00 AM – 1:00 PM), Jersey Ridge Road to Middle Road, Middle Road to Eastmere to Bettendorf City Limits and River Drive from City of Davenport City Limit east to River Street to finish at 11<sup>th</sup> & Christy Street. [Wards 5 & 6]

Scott County Family Y, Turkey Trot, November 23rd, 5:30 AM to 12:00 PM, Closure Location: 2<sup>nd</sup> Street between Gaines and Main Streets; Main Street to Lombard to Brady Street to Central Park, to VanderVeer Park Road, to Central Park, south on Harrison to Lombard and south on Main Street to 2<sup>nd</sup> Street Finish. [Wards 3 & 5]

Recommendation:  
Approve the resolution.

ATTACHMENTS:

| Type         | Description |
|--------------|-------------|
| □ Cover Memo | Resolution  |

REVIEWERS:

| Department | Reviewer       | Action   | Date                 |
|------------|----------------|----------|----------------------|
| City Clerk | Admin, Default | Approved | 5/22/2017 - 10:38 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: Genesis Medical Center*

*Event: Genesis East Campus Tower Ribbon Cutting*

*Date: July 14-16, 2017*

*Time: July 14<sup>th</sup>, 12:00 pm through July 16<sup>th</sup> at 10:00 pm*

*Closure Location: Rusholme Street between Bridge and College Avenue*

*Ward: 5*

*Entity: Barrel House*

*Event: BIX Weekend*

*Dates: July 28-31*

*Time: July 28<sup>th</sup> closing at 9:00 AM through July 30<sup>th</sup> at Noon*

*Closure Location: 2<sup>nd</sup> Street between Perry and Pershing*

*Ward: 3*

*Entity: Abate District 15*

*Event: Toys for Tots Toy Run*

*Dates: October 1<sup>st</sup>*

*Time: 10:00 AM to 4:00 PM*

*Closure Location: Start from WalMart on Kimberly Rd. going east, proceed to Division St. turn south and proceed to 3rd St. Turn east on 3rd St. and proceed to Brady St. turning north, proceed to Kimberly road turning east to the parking lot of the Hobby Lobby. the parade ends here where we donate the toys to the Marine Corp.*

*Ward: 2, 3, 4, 5, 6, 7*

*Entity: National Kidney Foundation*

*Event: Kidney Walk*

*Dates: October 7th*

*Time: 8:00 AM to 12:00 PM*

*Closure Location: Sidewalk along 11<sup>th</sup> St & Jersey Ridge, west to Mound, north to 12<sup>th</sup> and east to Jersey Ridge south to 11th*

*Ward: 5*

*Entity: Lagomarcino's*

*Event: Lagomarcino Cocoa Beano 5K*

*Date: October 28th*

*Time: 6:00 AM – 1:00 PM (Race course from 8:45 AM – 10:30 AM Only)*

*Closure Location: Christy Street from 11<sup>th</sup>-12<sup>th</sup> Streets; 11<sup>th</sup> Street (closed 6:00 AM – 1:00 PM), Jersey Ridge Road to Middle Road, Middle Road to Eastmere to Bettendorf City Limits and River Drive from City of Davenport City Limit east to River Street to finish at 11<sup>th</sup> & Christy*

*Ward: 5, 6*

*Entity: Scott County Family Y*

*Event: Turkey Trot*

*Date: November 23*

*Time: 5:30 AM - Noon*

*Closure Location: 2<sup>nd</sup> Street between Gaines and Main Streets; Main Street to Lombard to Brady Street to Central Park, to VanderVeer Park Road, to Central Park, south on Harrison to Lombard and south on Main Street to 2<sup>nd</sup> Street Finish.*

*Entity:*

*Event:*

*Date:*

*Time:*

*Closure Location:*

*Ward:*

*Entity:*

*Event:*

*Date:*

*Time:*

*Closure Location:*

*Ward:*



*Entity:*

*Event:*

*Date:*

*Time:*

*Closure Location:*

*Ward:*

Approved this \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2017.

Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, MMC, Deputy City Clerk

City of Davenport

Agenda Group:  
Department: Public Safety  
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.

Thirsty's on 3rd, 2202 W 3rd Street, Motorboat Live on the Patio event, June 23, 2017; 7:00 PM - 11:00 PM, Over 50 dBa [Ward 1]

Gildas Club QC, Lindsay Park, Bags-N-Brew Tournament, August 12, 2017; 1:00 PM to 8:00 PM, Over 50 dBa [Ward 5]

Weibler's Harley Davidson, 5320 Corporate Drive, Customer Appreciation Day, September 23, 2017; 8:00 AM to 5:00 PM, Over 50 dBa [Ward 6]

REVIEWERS:

| Department | Reviewer       | Action   | Date                 |
|------------|----------------|----------|----------------------|
| City Clerk | Admin, Default | Approved | 5/22/2017 - 10:36 AM |



City of Davenport

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

**Action / Date**  
**6/7/2017**

Subject:  
Motion approving beer and liquor license applications.

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

Ward 3

Barrel House 211 (Barrelhouse LLC) - 207-211 E 2nd St. - Outdoor Area July 28-30, 2017 'Bix Event' - License Type: C Liquor

Mississippi Valley Blues Fest (Mississippi Valley Blues Society) - 400 W Beiderbecke Dr. (LeClaire Park) - Outdoor Area June 30 - July 1, 2017 'Blues Festival' - License Type: B Beer

Rubys (Infamous LLC) - 429 E 3rd St. - Outdoor Area - License Type: C Liquor 'New License'

Thunder Bay Grille - Riverfront Pops (Thunder Bay Grille LLC) - 400 W Beiderbecke Dr. (LeClaire park) - Outdoor Area August 16, 2017 'Riverfront Pops Concert' - License Type: Beer / Wine

Ward 6

Rudy's Tacos (CME 1066 Inc.) - 3944 Elmore Ave. - Outdoor Area July 8 - 9, 2017 'Taco Run' - License Type: C Liquor

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

Ward 1

K & K Food and Gas (K & K Food and Gas, Inc.) - 2365 Rockingham Rd. - License Type: C Beer

Ward 2

Hickory Garden Restaurant (Fazliu Inc.) - 3311 Hickory Grove Rd. - Outdoor Area - License Type: Beer / Wine

Ward 4

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

Washington Street Mini Mart (Nazar, LLC) - 1601 Washington St. - License Type: E Liquor / B Wine / C Beer

Ward 5

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

Ward 6

Saigon Bistro (Saigon Bistro, LLC) - 2660 E 53rd St. Suite 8 - License Type: Beer / Wine

Ward 7

Hi Ho Mongolian Grill (Hi Ho Mongolian Grill, Inc.) - 901 E Kimberly Rd. Suite 15 - License Type: Beer / 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 | 5/31/2017 - 10:33 AM |
| Finance Committee | Watson-Arnould, Kathe | Approved | 5/31/2017 - 10:33 AM |
| City Clerk        | Thorndike, Tiffany    | Approved | 5/31/2017 - 11:49 AM |

City of Davenport

Agenda Group:  
Department: Public Works - Admin  
Contact Info: Jen Walker; (563) 326-6168  
Wards: 8

**Action / Date**  
**6/7/2017**

Subject:  
Resolution accepting the sanitary sewer associated with the Kraft-Heinz site improvements.  
[Ward 8]

Recommendation:  
Pass the resolution.

Relationship to Goals:  
A Growing Local Economy

**Background:**

The new Kraft-Heinz plant located in the Eastern Iowa Industrial Park required the sanitary main to be extended to serve the new facility. In an agreement with the city, approximately 2,300 linear feet of sewer and ten (10) manholes were paid for and installed by Kraft-Heinz, Inc. The developer/prime contractor was Gray Construction of Lexington, KY. Valley Construction, Rock Island, IL and Legacy Corporation of East Moline, IL were subcontractors to Gray Construction. The engineers were Luckett & Farley (Louisville, KY) and Citizen Engineering (Louisville, KY).

The Davenport Department of Public Works has inspected the work and found it to be acceptable according to City of Davenport Standard Specifications and the Iowa State Urban Design and Specifications (SUDAS) Standard Specifications. The sanitary sewer has been satisfactorily completed and is hereby formally accepted, and, as of this date, considered public infrastructure. A four-year bond in the amount of \$291,000 applies to this work, which was funded by the developer.

**ATTACHMENTS:**

| Type                | Description                                        |
|---------------------|----------------------------------------------------|
| ▣ Resolution Letter | Page 2                                             |
| ▣ Exhibit           | map of existing & proposed (now constructed) sewer |

**REVIEWERS:**

| Department                 | Reviewer           | Action   | Date                |
|----------------------------|--------------------|----------|---------------------|
| Public Works - Engineering | Lechvar, Gina      | Approved | 6/1/2017 - 10:09 AM |
| Public Works Committee     | Lechvar, Gina      | Approved | 6/1/2017 - 11:15 AM |
| City Clerk                 | Thorndike, Tiffany | Approved | 6/1/2017 - 12:12 PM |

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Ambrose

Resolution accepting the sanitary sewer associated with the new Kraft-Heinz development (Ward 8).

Whereas, 2,300 linear feet of new sanitary sewer and ten (10) new sanitary manholes were installed in the Eastern Iowa Industrial Park to accommodate the new Kraft-Heinz development;

Whereas, the sewer installation has been satisfactorily completed:

Now, therefore, be it resolved, by the City Council of the City of Davenport that the Kraft-Heinz sanitary sewer, which work was completed by Kraft-Heinz, Inc., having been satisfactorily completed, is hereby formally accepted. The City has a four year bond in the amount of \$291,000 on file.

Passed and approved this 14th day of June, 2017.

Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, City Clerk







City of Davenport

Agenda Group:  
Department: Public Works - Admin  
Contact Info: Jen Walker; (563) 326-6168  
Wards: 3

**Action / Date**  
**6/7/2017**

Subject:  
Resolution accepting the alley pavement associated with the Lafayette Square Apartments site improvements. [Ward 3]

Recommendation:  
Pass the resolution.

Relationship to Goals:  
Upgraded City Infrastructure & Public Facilities

Background:

The Lafayette Square Apartments are located on the southeast corner of 4<sup>th</sup> Street & Gaines Street. The developer is MWF IA3, LP (Minneapolis, MN). Part of the project included resurfacing the alley to the south of the apartment building. The prime contractor who performed the construction was Eagle Building Company, LLC of Minneapolis, MN.

The contractor has replaced approximately 770 square yards of pavement with concrete in the alley located in the block between Gaines St., Western Ave., 3<sup>rd</sup> St. and 4<sup>th</sup> St. Public Works has inspected the work and found it to be acceptable according to City of Davenport specifications. The alley resurfacing has been satisfactorily completed and is hereby formally accepted, and, as of this date, considered public infrastructure. A four-year bond in the amount of \$60,145 applies to this work, which was funded by the developer.

ATTACHMENTS:

| Type                | Description |
|---------------------|-------------|
| ▯ Resolution Letter | Page 2      |

REVIEWERS:

| Department                 | Reviewer           | Action   | Date                |
|----------------------------|--------------------|----------|---------------------|
| Public Works - Engineering | Lechvar, Gina      | Approved | 6/1/2017 - 10:01 AM |
| Public Works Committee     | Lechvar, Gina      | Approved | 6/1/2017 - 11:15 AM |
| City Clerk                 | Thorndike, Tiffany | Approved | 6/1/2017 - 12:12 PM |

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Ambrose

Resolution accepting the pavement associated with the Lafayette Square Apartment development (Ward 3).

Whereas, the alley located in the block between Gaines Street to the west, Western Avenue to the east, 3rd Street to the south, and 4th Street to the north has been resurfaced using concrete pavement;

Whereas, the pavement installation has been satisfactorily completed:

Now, therefore, be it resolved, by the City Council of the City of Davenport that the Lafayette Square alley improvement, which work was completed by Eagle Building Company, LLC of Minneapolis, MN, having been satisfactorily completed, is hereby formally accepted. The City has a four year bond in the amount of \$60,145 on file.

Passed and approved this 14<sup>th</sup> day of June, 2017.

Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, City Clerk



City of Davenport

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

**Action / Date**  
**6/7/2017**

Subject:  
Resolution approving and confirming plans, specifications, form of contract and estimated cost associated with the FY 2017 Alley Resurfacing Program, CIP #35017 [Ward 5]

Recommendation:  
Pass the resolution.

Relationship to Goals:  
Enhance quality of life.

Background:  
The City accepted an alley resurfacing petition, signed by over 50% of owner occupied properties abutting the alley between East Colorado Street and East Dover Court, from Tremont Avenue to Carey Avenue.

Half of the alley resurfacing program cost is paid for by the City and the other half is assessed to the abutting property owners based on the size of their lot. The current estimate of \$14,500 is budgeted in CIP #35017.

State law requires that certain Council actions regarding the assessment procedure must precede the bid letting date. This resolution confirms approval the plans, specifications and cost.

**ATTACHMENTS:**

| Type                | Description       |
|---------------------|-------------------|
| ▯ Resolution Letter | Resolution Page 2 |

**REVIEWERS:**

| Department                 | Reviewer           | Action   | Date                |
|----------------------------|--------------------|----------|---------------------|
| Public Works - Engineering | Lechvar, Gina      | Approved | 6/1/2017 - 10:07 AM |
| Public Works Committee     | Lechvar, Gina      | Approved | 6/1/2017 - 11:15 AM |
| City Clerk                 | Thorndike, Tiffany | Approved | 6/1/2017 - 12:12 PM |

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION finally approving and confirming plans, specifications, form of contract and estimated cost associated with the 2017 Alley Resurfacing Program.

WHEREAS, this Council has heretofore approved preparation of the plans, specifications and form of contract for the proposed construction of the 2017 Alley Resurfacing Program in the City, as described in the Resolution of Necessity finally passed and approved on May 10, 2017; and

WHEREAS, the proposed plans, specifications, form of contract, and cost for said Program were prepared, determined and filed with the City Clerk as required, and the estimated cost threshold thereof precludes the public hearing requirement per Section 26, Code of Iowa;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the plans, specifications, form of contract and cost are hereby approved, and prior action of the Council approving them is hereby finally confirmed.

Passed and approved this 14th day of June, 2017.

Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, City Clerk

## City of Davenport

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

**Action / Date**  
**6/7/2017**

### Subject:

Resolution awarding the contract and conditionally approving the contract and bond, subject to Iowa DOT concurrence, to Valley Construction Company of Rock Island, IL for the Veterans Memorial Parkway Project from Jersey Ridge Road to Interstate 74. The bid amount was \$6,086,559.09, to be funded from CIP #02418. [Ward 6]

### Recommendation:

Pass the resolution.

### Relationship to Goals:

Upgraded City Infrastructure & Public Facilities

### Background:

This project is the final phase to complete Veterans Memorial Parkway (VMP) from Brady St to the east city limits. The contract is specific to VMP from Jersey Ridge Road to 500 feet east of Elmore Avenue, completing the connection over Interstate 74. The project includes a traffic signal at the intersection of VMP and Elmore Avenue, and a roundabout at the intersection of VMP and Jersey Ridge Road.

The project will be completed in three phases from east to west. By completing the connection between Elmore and the Interstate 74 bridge first, coupled with construction finishing this fall for the existing VMP contract between Interstate 74 and Utica Ridge Road, it is anticipated VMP will be open to traffic between Elmore and the Davenport/Bettendorf city limits this fall.

The project is primarily funded by the Federal Highway Authority through an STP grant (\$3,146,696) and by a grant through Revitalize Iowa's Sound Economy (RISE) (\$2,975,000). The Iowa DOT administers and lets the contract. There were four bidders, with the low bidder being Valley Construction Company of Rock Island, Illinois with a bid amount of \$6,086,559.09. Subject to Iowa DOT concurrence, public works recommends awarding the above said work to Valley Construction Company.

### ATTACHMENTS:

| Type                | Description     |
|---------------------|-----------------|
| ▣ Resolution Letter | Page 2          |
| ▣ Exhibit           | project phasing |

### REVIEWERS:

| Department                 | Reviewer           | Action   | Date                |
|----------------------------|--------------------|----------|---------------------|
| Public Works - Engineering | Lechvar, Gina      | Approved | 6/1/2017 - 10:38 AM |
| Public Works Committee     | Lechvar, Gina      | Approved | 6/1/2017 - 11:15 AM |
| City Clerk                 | Thorndike, Tiffany | Approved | 6/1/2017 - 12:13 PM |

Resolution No. \_\_\_\_\_

RESOLUTION offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION awarding the contract and conditionally approving the contract and bond, subject to Iowa DOT concurrence, to Valley Construction Company of Rock Island, IL for the Veterans Memorial Parkway Project from Jersey Ridge Road to Interstate 74. The bid amount was \$6,086,559.09, to be funded from CIP #02418.

WHEREAS, the Veterans Memorial Parkway Project was duly advertised and published according to state law; and

WHEREAS, four responsible and responsive bids were received at the appointed time and place for the bid opening:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that, subject to Iowa DOT concurrence, the contract for the above said work be awarded to the low bidder, Valley Construction Company of Rock Island, Illinois.

BE IT FURTHER RESOLVED: that the mayor is hereby authorized and directed to sign said contract on behalf of the City of Davenport, Iowa.

BE IT FURTHER RESOLVED: that, upon approval by City staff and the Iowa DOT, the executed contract and bond are hereby approved.

Passed and approved this 14<sup>th</sup> day of June, 2017.

Approved:

Attest:

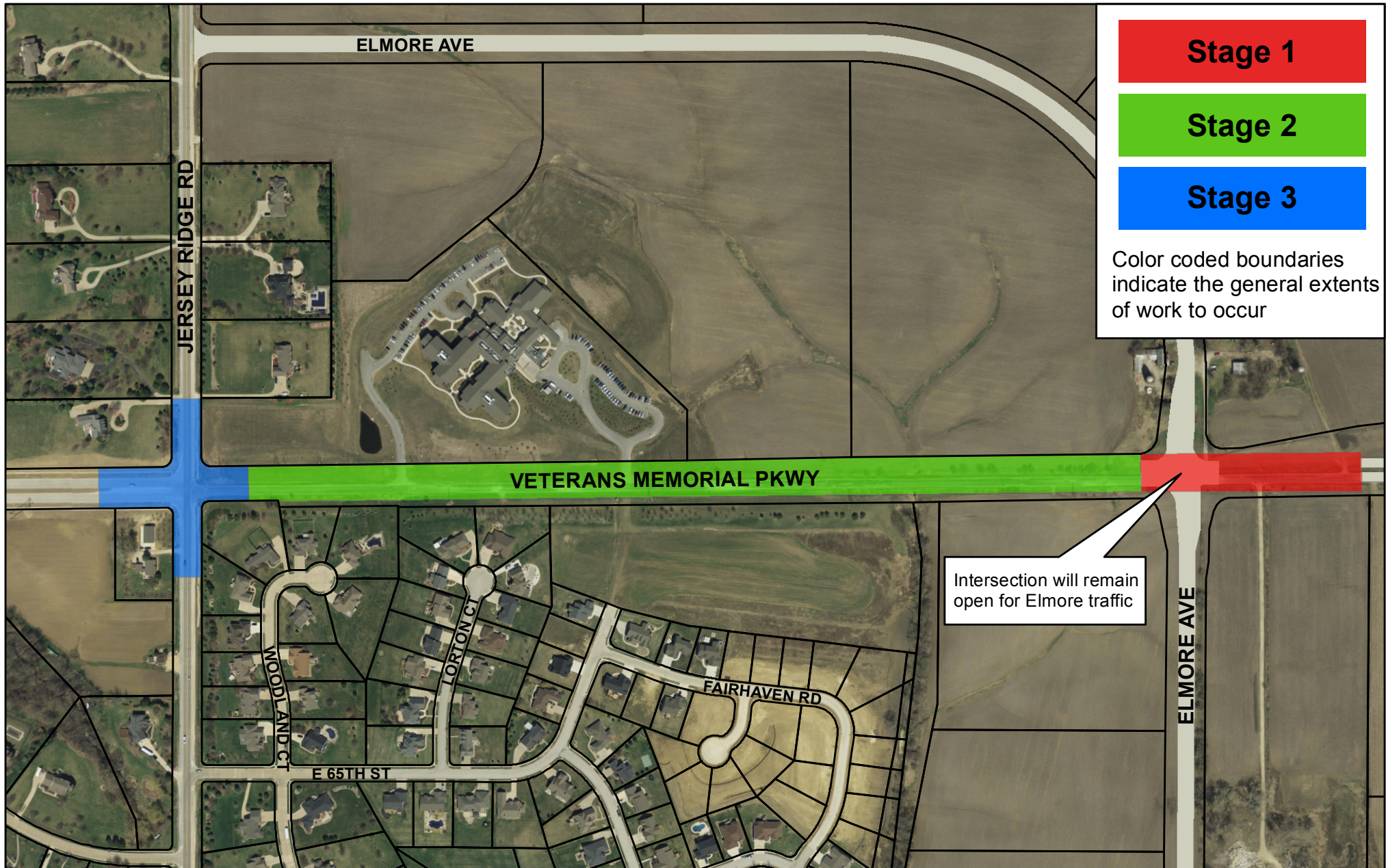
\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, Deputy City Clerk

# Veteran's Memorial Pkwy

Improvements from Jersey Ridge Rd to East of Elmore Ave

Work to Commence July 2017



City of Davenport

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

**Action / Date**  
**6/7/2017**

Subject:  
Resolution approving an Inspection Contract for the Veterans Memorial Parkway Project from Jersey Ridge Road to 500' east of Elmore Avenue, CIP #02418, with Veenstra and Kimm, Inc. of Rock Island, IL in an amount not-to-exceed \$147,580. [Ward 8]

Recommendation:  
Pass the resolution.

Relationship to Goals:  
Upgraded City Infrastructure & Public Facilities

Background:  
The city has multiple current and upcoming State and Federally funded projects which require expansive reporting requirements. Public works recommends hiring Veenstra and Kimm to oversee the Construction Inspection Reporting for the VMP Project from Jersey Ridge Rd to I-74.-Project Administration will be completed by the Engineering Division.

ATTACHMENTS:

| Type                | Description   |
|---------------------|---------------|
| ▣ Resolution Letter | Page 2        |
| ▣ Backup Material   | V&K Agreement |

REVIEWERS:

| Department                 | Reviewer           | Action   | Date                |
|----------------------------|--------------------|----------|---------------------|
| Public Works - Engineering | Lechvar, Gina      | Approved | 6/1/2017 - 11:16 AM |
| Public Works Committee     | Lechvar, Gina      | Approved | 6/1/2017 - 11:16 AM |
| City Clerk                 | Thorndike, Tiffany | Approved | 6/1/2017 - 12:13 PM |

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Ambrose

Resolved by the City Council of the City of Davenport.

Resolution approving an Inspection Contract for the Veterans Memorial Parkway Project from Jersey Ridge Road to 500 Feet East of Elmore Avenue, CIP #02418, with Veenstra and Kimm, Inc.

Whereas, V&K inspection staff hold the proper Iowa DOT inspection certifications;

Whereas, the work is to be performed at agreed upon prices;

Whereas, the total fees shall not exceed One Hundred Forty-Seven Thousand Five Hundred Eighty Dollars (\$147,580.00) unless properly authorized;

Now, therefore, be it resolved, by the City Council of the City of Davenport, Iowa that the Inspection Contract is hereby approved.

Passed and approved this 14th day of June, 2017.

Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, Deputy City Clerk





**VEENSTRA & KIMM, INC.**

1800 5th Avenue • Rock Island, Illinois 61201-8119

309-786-7590 • 309-797-0996 (fax) • 877-241-8010 (WATS)

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May 31, 2017

City of Davenport  
Attn: Clay Merritt  
Engineering Division  
1200 E. 46<sup>th</sup> Street  
Davenport, IA 52807

DAVENPORT, IOWA  
VETERANS MEMORIAL PARKWAY  
JERSEY RIDGE TO I-74  
AGREEMENT FOR CONSTRUCTION ENGINEERING SERVICES

Attached are two copies of the Agreement for Professional Services regarding Veterans Memorial Parkway, Jersey Ridge to I-74. This contract is to provide construction engineering services for the project.

Please return one copy of the signed contract to this office for our records. If you have any questions regarding this project, please contact the undersigned at 309-786-7590.

VEENSTRA & KIMM, INC.

  
Leo F. Foley, P.E.

LFF:gfd  
Enclosures  
cc: Jen Walker, City of Davenport

## AGREEMENT FOR PROFESSIONAL SERVICES

### CITY OF DAVENPORT, IOWA VETERANS MEMORIAL PARKWAY JERSEY RIDGE TO I-74 CONSTRUCTION ENGINEERING SERVICES

WHEREAS, the CITY OF DAVENPORT, IOWA, a municipal corporation organized and existing pursuant to the laws of the State of Iowa, hereinafter referred to as the "CITY," is desirous of obtaining construction engineering services in connection with the Veterans Memorial Parkway, Jersey Ridge to I-74, hereinafter referred to as the "Project," and

WHEREAS, the CITY OF DAVENPORT has determined that it would be desirous to perform construction engineering services on the above mentioned project, and

WHEREAS, VEENSTRA & KIMM, INC., hereinafter referred to as the "CONSULTANT," being a corporation organized and existing under the laws of the State of Iowa; and

WHEREAS, the CONSULTANT is desirous of performing professional services for the CITY in connection with the Veterans Memorial Parkway, Jersey Ridge to I-74 project.

NOW, THEREFORE, it is mutually agreed as follows:

### SECTION I - GENERAL

#### A. PERFORMANCE

The performance of the CONSULTANT shall be limited to the scope of services outlined as hereinafter set forth.

#### B. CONFERENCES

Conferences shall be held from time to time as the performance of this Agreement progresses at a mutually convenient location at the request of the CITY. The CONSULTANT shall prepare and present such information as may be pertinent or necessary to enable the CITY to pass critical judgment on the features and progress of services under this Agreement. The CONSULTANT shall make such changes, amendments, or revisions in the detail of any phase of services under this Agreement as may be required by the CITY. If alternates or alternatives are to be considered, the CITY shall have the right of selection. The CONSULTANT shall, at the request of the CITY, appear personally, prepare and present such documents and/or explanations to the Davenport City Council as may be requested.

C. INDEMNIFICATION

The CONSULTANT shall and hereby agrees to hold and save the CITY harmless from any and all claims, settlements, and judgments, to include all reasonable investigative fees, attorneys' fees, suit and court costs for personal injury, property damage, and/or death arising out of the CONSULTANT's or any of its agents', servants', and employees' errors, omissions or negligent acts for services under this Agreement, and for all injury and/or death to any and all of the CONSULTANT's personnel, agents, servants, and employees occurring under the Worker's Compensation Act of the State of Iowa.

D. INSURANCE

The CONSULTANT shall furnish the CITY with a certificate or certificates of insurance by an insurance company licensed to do business in the State of Iowa, in compliance with "Professional Services Insurance".

E. PROGRESS REPORTS

The CONSULTANT shall furnish the CITY with monthly progress reports which shall indicate the percentage of engineering services completed on the project to the date of the report, together with a description of the status of services in progress during the CONSULTANT's performance under this Agreement. The CONSULTANT shall also, upon request of the CITY, furnish the necessary documentation to verify the reported progress in the performance of said services.

F. ACCESS TO CONSULTANT'S RECORDS

The CONSULTANT shall maintain all books, documents, papers, accounting records and other evidence pertaining to cost incurred in performing work covered by this contract. The CITY or any of its duly authorized representatives shall have access to all such books, records, documents and other evidence for the purpose of inspection, audit and copying during normal business hours. All such books, records, and documents shall be retained for three years from the date of final payment under the contract.

G. OWNERSHIP OF DOCUMENTS

All survey notes, reports, design plans, specifications, special studies, records and other data prepared under this Agreement shall become the property of the CITY upon completion or termination of the services of the CONSULTANT.

H. FEDERAL REQUIREMENTS

Not applicable.

## I. TERMINATION

If the CITY should desire to suspend or terminate the services to be rendered by the CONSULTANT under this Agreement, such suspension or termination may be effected by the CITY giving the CONSULTANT written notice. Payment shall be made by the CITY for services rendered by the CONSULTANT to date of termination.

## J. CHANGES IN SCOPE OF SERVICES

### 1. Extra Work

Authorization for extra work shall be evidenced by the CITY in writing, in the form of a Supplemental Agreement. Extra work will usually be of limited extent and may consist of, but is not necessarily limited to, the introduction of new items of work beyond the stated or implied scope of the Agreement.

At the option of the CITY, payment for extra work may be made on a fixed price; a cost plus a fixed fee, time and materials; or other mutually agreed basis.

If the CONSULTANT is of the opinion that any work the CONSULTANT has been directed to perform is beyond the scope of this Agreement and constitutes extra work, the CONSULTANT shall promptly notify the CITY in writing of that fact. In the event the CITY determines that such work does constitute extra work, the CITY shall provide extra compensation to the CONSULTANT as provided for above. No extra work shall be performed by the CONSULTANT without receiving a written agreement from the CITY in advance.

### 2. Deletion of Work

Authorization for deletion of work shall be evidenced by the CITY in writing.

At the discretion of the CITY, work items listed in Section 2 - Scope of Work, or parts thereof, may be deleted from the project.

Reduction to the CONSULTANT's compensation as a result of deletion of work shall be based on the cost estimate of the work deleted. In the event that the CONSULTANT had performed authorized work on the items deleted prior to deletion, the cost of such work shall be retained in the CONSULTANT's compensation.

## K. NONDISCRIMINATION

Attachment 1 titled "Special Provisions Section III Nondiscrimination In Employment by Contractors/Subcontractors and Suppliers" shall be signed by the CONSULTANT and shall become a part of this Agreement. In Attachment 1 the contractor/supplier is the CONSULTANT for terms of this Agreement.



L. CONTRACT COMPLIANCE PROGRAM

The CONSULTANT agrees to comply with the City of Davenport Special Provisions.

M. SUBLETTING OR ASSIGNMENT

The CONSULTANT shall not sublet, assign or otherwise dispose of any portion of the services to be provided by this Agreement without a written permission to sublet signed by the City Engineer and approved by the City Council. Requests for permission to sublet shall be in writing and shall name the organization which will perform the work, the work to be performed, and the dollar amount of the work to be performed. Subconsultants which are shown as part of this Agreement shall be deemed to be approved when this Agreement is executed.

A "City of Davenport Consultant Cost Summary for Subagreements" or equal shall be provided on each organization showing Hourly rates and Overhead and Fringe Benefit rates that will be applied to services to be sublet.

When requested by the City Engineer, the CONSULTANT shall provide a written report showing that the organization which will perform the work is particularly experienced and equipped for such work. Consent by the CITY for the CONSULTANT to sublet, assign or otherwise dispose of any portion of this Agreement shall not relieve the CONSULTANT of any responsibility for fulfillment of this Agreement, nor shall it in any way create a contractual relationship between the CITY and the SUBCONSULTANT. The CONSULTANT agrees to include in and make a part of all subagreements all portions of this Agreement which relate to the subconsultants' work including the Nondiscrimination portions of this Agreement.

N. CLOSE-OUT OF AGREEMENT

Upon completion or termination of services under this Agreement, the CONSULTANT shall provide the CITY the following documents:

1. Documents as stated in Section 1.G of the Agreement.
2. Statement of Final Billing.
3. Written report showing the actual amounts paid by the CONSULTANT for services under this Agreement to MBE/WBE Firms.

O. LAWS, REGULATIONS AND CODES

The CONSULTANT hereby agrees that all work done as part of this Agreement which is subject to current Federal, State or Local Laws, Regulations and/or Codes shall comply with such applicable Laws, Regulations and/or Codes.

P. CITY POLICY AND PROCEDURES

The CONSULTANT hereby agrees to conform to CITY policy and procedures as they relate to this Agreement. Such policy and procedure shall include but is not limited to the following:

1. Invoice and billings for service.
2. Engineering Department Design Standards.
3. Engineering Department standard format for reports, plans, and/or specifications.
4. Plan-review process including site-plan and architectural review.
5. Include CITY Work Order Number and Contract Number on all documents related to this Agreement if appropriate.

Q. NOTICE TO PROCEED

The CONSULTANT shall not begin work until a written notice to proceed is issued by the City Engineering Department.

SECTION 2 - SCOPE OF SERVICES

**VETERANS MEMORIAL PARKWAY, JERSEY RIDGE TO I-74 CONSTRUCTION  
ENGINEERING SERVICES**

A. CONSTRUCTION ENGINEERING SERVICES PROVIDED BY CONSULTANT

The scope of the services for which construction services are to be performed under this Agreement shall include:

1. Construction Engineering Services will be in accordance with the Iowa DOT Construction Manual, DOT Standard Specifications and Material Instructional Memorandums (I.M.s).
2. It is understood by the City of Davenport and the CONSULTANT that the level and frequency of Progress Reporting shall be mutually established for each project, taking into account the complexity and duration of the work to be performed. For this specific project it is agreed that progress reporting will be provided on a monthly basis.

3. The CONSULTANT will monitor and review updates to the Iowa DOT's I.M.s, Road Design Manual, Standard Road Plans, Road Design Details. Updates requiring no additional effort on the part of the CONSULTANT will be incorporated into the work by the CONSULTANT. If the CONSULTANT is of the opinion additional effort will be required, the CONSULTANT will so notify the CITY. The CITY will provide written approval or disapproval for the CONSULTANT to incorporate said update into the work and indicate how payment for such work will be addressed.

#### B. OBLIGATIONS OF CITY TO CONSULTANT

1. Provide available information, such as project plans, GIS information, mapping, and other information that mutually is agreed upon as pertinent to the project.
2. Designate a liaison officer from the CITY who will work directly with the CONSULTANT to coordinate the collection of CITY-supplied data, arrange for meetings, and be responsible for the general coordination between the CITY and the CONSULTANT.
3. Provide the services of the City Solicitor experienced in legal matters pertaining to this type of project. The CONSULTANT shall cooperate with the City Solicitor and comply with the requirements of the City Solicitor as to form of contract documents and procedures relative to them.

#### C. DELIVERABLES

The scope of the services shall be considered to be complete upon delivery of the following items to the satisfaction of the CITY.

The documents provided to the CITY by the CONSULTANT shall include but may not be limited to the following in accordance with each project type:

- Daily reports
- Miscellaneous construction site review reports required by the CITY

### SECTION 3 - COMPENSATION AND PAYMENT

#### A. COMPENSATION

1. The total fee for all engineering design services for the Project shall not exceed the lump sum of One Hundred Forty Seven Thousand Five Hundred Eighty and 00/100 Dollars (\$147,580.00) based on estimated fees. Veenstra & Kimm, Inc. will provide a primary inspector with IDOT Concrete Certification (PCC Level 1). See Attachment 2 for a work breakdown of personnel and associated costs. This cost estimate is based on 220 working days at 10 hours per day. Overtime costs would include any hours over 40 hours per week. If additional services require more staff, the costs per hour will be based on the attached rate sheet.



SECTION 4 - COMPLETION OF WORK

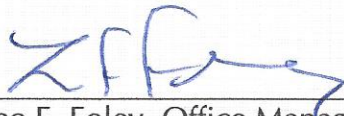
- A. The CONSULTANT shall complete all services outlined in this Agreement, based on agreed amount of time to be negotiated.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

CITY OF DAVENPORT, IOWA

VEENSTRA & KIMM, INC.

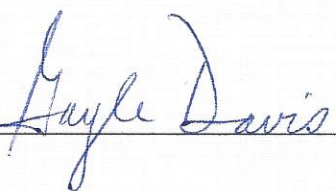
By \_\_\_\_\_

By   
Leo F. Foley, Office Manager

ATTEST:

WITNESS:

By \_\_\_\_\_

By 

Title \_\_\_\_\_

Title Administrative Assistant

## **SPECIAL PROVISIONS**

### **SECTION III -**

#### **Nondiscrimination in Employment by Contractors/Subcontractors and Suppliers**

##### **Contractor's Agreement**

During the performance of this contract, the Contractor agrees as follows:

- (1) The Contractor will not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, national origin or ancestry, age, marital status, physical or mental disability, or political beliefs and affiliations. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, creed, religion, sex, national origin or ancestry, age, marital status, physical or mental disability, or political beliefs and affiliations. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
- (2) The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, creed, religion, sex, national origin or ancestry, age, marital status, physical or mental disability, or political beliefs and affiliations.
- (3) The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice advising the labor union or workers' representative of the Contractor's commitments under the Davenport Affirmative Action Plan, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- (4) The Contractor will comply with all provisions of the Davenport Affirmative Action Plan and procedures developed by the City's Compliance Officer in pursuit of that plan.
- (5) The Contractor will furnish all information and reports required by the Davenport Affirmative Action Plan and procedures developed by the City's Compliance Officer in pursuit of that plan, and will permit access to his/her books and accounts by the contracting department and the Compliance Officer for purposes of investigation to ascertain compliance with the City's Affirmative Action Plan.
- (6) In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any implementing procedures or orders, this contract may be cancelled, terminated or suspended in whole or in part and the Contractor may be declared ineligible for further City contracts in accordance with procedures authorized in

The Davenport Affirmative Action Plan and such other sanctions may be imposed and remedies invoked as provided in the Davenport Affirmative Action Plan, or as otherwise provided by law.

(7) The Contractor will include the provisions of Paragraphs (1) through (7) in every subcontract or purchase order in the amount of \$5,000 or more, so that such provisions will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the Contractor becomes involved in, or is threatened with litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the Contractor may request the City of Davenport to enter into such litigation to protect the interests of the City of Davenport.

|          |                                                  |
|----------|--------------------------------------------------|
| CLIENT:  | City of Davenport, Iowa                          |
| PROJECT: | Veterans Memorial Parkway - Jersey Ridge to I-74 |

Construction Engineering Services (inspection) for IDOT Funded Roadway Project

| TASK                                                                            | STAFF HOUR ESTIMATE                 |            |             |          |            |                  |
|---------------------------------------------------------------------------------|-------------------------------------|------------|-------------|----------|------------|------------------|
|                                                                                 | Engineer I-C                        | Engineer V | Tech V      | Tech V   | Clerical I | Total            |
|                                                                                 | PM - LFF                            | RE - EWL   | RMJ         | RMJ      | GFD        |                  |
|                                                                                 | Office                              | Office     | Inspections | OT       | Office     |                  |
| <b>VETERANS MEMORIAL PARKWAY - JERSEY RIDGE TO I-74 - CONSTRUCTION SERVICES</b> |                                     |            |             |          |            |                  |
| 220 working days field observation only at 10 hrs per day                       |                                     |            |             |          |            |                  |
|                                                                                 |                                     |            |             |          |            |                  |
| V&K Construction Inspector                                                      |                                     |            |             |          |            |                  |
| 220 days at 8 hrs/ day                                                          |                                     |            | 1760        |          |            | 1760             |
| 220 days a 2 hrs/day at overtime wage                                           |                                     |            |             | 440      |            | 440              |
|                                                                                 |                                     |            |             |          |            |                  |
| Phase IV Estimated Hours Subtotal                                               |                                     |            | 1760        | 440      |            | 2200             |
| Hourly Rate                                                                     | \$165.05                            | \$80.00    | \$59.00     | \$88.50  | \$49.04    |                  |
| Phase IV Estimated Salary Subtotal                                              |                                     |            | \$103,840   | \$38,940 |            | \$142,780        |
|                                                                                 |                                     |            |             |          |            |                  |
|                                                                                 |                                     |            |             |          |            |                  |
| Expenses                                                                        |                                     |            |             |          |            |                  |
| Mileage Inspector                                                               | 220 Trips X 15 Miles @ \$0.535/Mile |            |             |          |            | \$3,300          |
| Misc Expenses                                                                   |                                     |            |             |          |            | \$1,500          |
|                                                                                 |                                     |            |             |          |            |                  |
|                                                                                 |                                     |            |             |          |            |                  |
| <b>ESTIMATED PHASE IV SUBTOTAL</b>                                              |                                     |            |             |          |            | <b>\$147,580</b> |
|                                                                                 |                                     |            |             |          |            |                  |
|                                                                                 |                                     |            |             |          |            |                  |
|                                                                                 |                                     |            |             |          |            |                  |
|                                                                                 |                                     |            |             |          |            |                  |

Staff hour estimate figures provided are grouped into generalized work categories, and are used as a basis for estimating total engineering effort for the project. No guarantee is intended or implied that the staff hours actually expended for individual items, individual tasks, or individual employee categories will be exactly as shown on this staff hour estimate.

City of Davenport

Agenda Group:  
Department: Public Works - Admin  
Contact Info: Clay Merritt; (563) 888-3055  
Wards: All

**Action / Date**  
**6/7/2017**

Subject:  
Motion approving a contract amendment to the FY2017 sidewalk repair program with Kelly Construction in the amount of \$70,000, CIP #28014. [All Wards]

Recommendation:  
Approve the motion

Relationship to Goals:  
Sustainable Infrastructure

Background:  
This contract amendment will provide funding for additional sidewalk to be repaired throughout the city utilizing the sidewalk repair contract.

Summary Contract Amount:

|                         |                     |
|-------------------------|---------------------|
| Original Contract:      | \$372,873.50        |
| Previous Change Orders  | \$ .00              |
| This Change Order       | <u>\$ 70,000.00</u> |
| Amended Contract Amount | \$442,873.50        |

ATTACHMENTS:

| Type    | Description  |
|---------|--------------|
| Exhibit | Change Order |

REVIEWERS:

| Department                 | Reviewer           | Action   | Date                |
|----------------------------|--------------------|----------|---------------------|
| Public Works - Engineering | Lechvar, Gina      | Approved | 6/1/2017 - 9:59 AM  |
| Public Works Committee     | Lechvar, Gina      | Approved | 6/1/2017 - 11:14 AM |
| City Clerk                 | Thorndike, Tiffany | Approved | 6/1/2017 - 12:11 PM |



**City of Davenport**  
**Public Works Department**

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

APPROVALS

ENGINEERING ADMIN MNG \_\_\_\_\_  
(Work is Needed)

CAPITAL MANAGER \_\_\_\_\_  
(Funds are Available)

CHIEF OF DESIGN/CONSTR \_\_\_\_\_  
(Work is Necessary)

DEPUTY PW DIRECTOR/CITY ENGINEER \_\_\_\_\_  
(Approval)

CONTRACTOR: Kelly Construction  
ADDRESS:

PROJECT TITLE: FY 2017 Sidewalk Repair Program

Description to Contractor

CHANGE ORDER DESCRIPTION:

1. Additional services in order to provide repair of sidewalks throughout the City.

Cost: 70,000  
Working Days Adjustment: 0

SUMMARY OF CONTRACT AMOUNT:

|                                |                     |
|--------------------------------|---------------------|
| Original Contract:             | \$ 372,873.50       |
| Previous Additions to Contract | \$ 0                |
| <u>This Change Order</u>       | <u>\$ 70,000.00</u> |

Amended Contract Amount: \$ 442,873.50

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

Date: \_\_\_\_\_

Recommend/Approved: \_\_\_\_\_  
Contractor

Date: \_\_\_\_\_

Recommend/Approved: \_\_\_\_\_  
(Up to \$15,000) Nicole Gleason, Public Works Director

Date: \_\_\_\_\_

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

Date: \_\_\_\_\_

Recommend/Approved: \_\_\_\_\_  
(Up to \$100,000) Chair, Public Works Committee

Date: \_\_\_\_\_

Required: Green Sheet Motion to Approve Council Meeting Date: \_\_\_\_\_

Recommend/Approved: \_\_\_\_\_  
(Over \$100,000) City Clerk, City of Davenport

Date: \_\_\_\_\_

Required: Green Sheet Resolution to Approve Council Meeting Date: \_\_\_\_\_

City of Davenport

Agenda Group:  
Department: Public Works - Admin  
Contact Info: Nick Schmuecker; (563) 327-5162  
Wards: 5

**Action / Date**  
**6/7/2017**

Subject:  
Motion granting permission to waive assessment of abutting property owners of the alley adjacent to Saint Paul's Catholic Church. [Ward 5]

Recommendation:  
Approve the motion.

Relationship to Goals:  
Enhanced Quality of Life.

Background:  
Saint Paul's Catholic Church would like to enter an agreement with the city to replace the alley between E. Denison Ave. and E. Rusholme St. as well as between Tremont Ave. and Carey Ave. Traditionally half of the Alley Resurfacing Program cost is paid for by the City and the other half is assessed to the abutting property owners in accordance with state code. Saint Paul's Catholic Church has requested to pay the entire fifty percent resident share.

Saint Paul's has sent a letter agreeing to be responsible for the fifty percent of the Alley Resurfacing Program, for their alley, which is not covered by the City.

The current total estimate for the alley reconstruction is \$50,887.10 and is budgeted in CIP #35017.

ATTACHMENTS:

| Type      | Description  |
|-----------|--------------|
| ▣ Exhibit | Alley Aerial |

REVIEWERS:

| Department                 | Reviewer           | Action   | Date                |
|----------------------------|--------------------|----------|---------------------|
| Public Works - Engineering | Lechvar, Gina      | Approved | 6/1/2017 - 9:54 AM  |
| Public Works Committee     | Lechvar, Gina      | Approved | 6/1/2017 - 11:14 AM |
| City Clerk                 | Thorndike, Tiffany | Approved | 6/1/2017 - 12:11 PM |





# Alley 50/50 Program



City of Davenport

Agenda Group:  
Department: Public Works - Admin  
Contact Info: Eric Gravert (563) 327-5125  
Wards: 3

**Action / Date**  
**5/17/2017**

Subject:  
Motion accepting the Skate Park Renovation Project completed by Spohn Ranch, Inc of Los Angeles, CA. This project was satisfactorily completed with a final contract amount of \$89,950 budgeted in CIP #64006. [Ward 3]

Recommendation:  
Approve the motion.

Relationship to Goals:  
Financially Responsible City Government.

Background:  
Davenport's skatepark is ten years old. The deteriorating concrete was a safety hazard for the users.

This project was satisfactorily completed with a final contract amount of \$89,950.00 budgeted in CIP #64006.

REVIEWERS:

| Department                 | Reviewer       | Action   | Date                 |
|----------------------------|----------------|----------|----------------------|
| Public Works - Engineering | Admin, Default | Approved | 5/19/2017 - 12:29 PM |

City of Davenport

Agenda Group:  
Department: Public Works - Admin  
Contact Info: Nicole Gleason x5150  
Wards: All

**Action / Date**  
**6/7/2017**

Subject:  
Motion awarding a contract for hot asphalt mix to McCarthy Improvement Company of Davenport.  
CIP #35013. [All Wards]

Recommendation:  
Approve the Motion.

Relationship to Goals:  
Financially Responsible City Government.

Background:  
An Invitation to Bid was issued on May 9, 2017, and sent to 115 vendors. On May 23, 2017, the Purchasing Division opened three (3) responsive and responsible bids. McCarthy Improvement Company was the lowest bidder, and is being recommended for this contract.

There are multiple projects performed simultaneously during the construction season and one vendor may not be able to supply all of the hot asphalt mix required in one day. The Street Division is asking to award the other two companies as back-up when McCarthy cannot supply all the needed product. They would be contacted in next lowest price order, Tri-City Blacktop Inc was the second lowest, and then General Asphalt Construction Company. (See the attached bid tab.)

In rare instances where a project is located on the far west side of town, it may make sense to purchase from General Asphalt Construction, which is located at 5400 Rockingham Rd, rather than use man and equipment time to drive to Victoria Ave. on the east side of town.

The Hot Asphalt Mix is used for the Street Maintenance 101 program. These materials are needed for small street patching jobs. This contract would be in effect during FY18.

Last fiscal year the city purchased 10,230 tons at \$52.00 per ton, for a total of \$531,960. This year the approximate quantity being purchased is 10,000 tons at \$51.22 average, for an approximate total of \$512,150.

Funding for these purchases are budgeted in CIP 35013 Street Maintenance 101, funded from Local Sales Tax (LST).

ATTACHMENTS:

| Type         | Description       |
|--------------|-------------------|
| ▢ Cover Memo | Bid Tab CIP 35013 |

REVIEWERS:

| Department | Reviewer | Action | Date |
|------------|----------|--------|------|
|------------|----------|--------|------|

City Clerk  
City Clerk

Thorndike, Tiffany  
Thorndike, Tiffany

Approved  
Approved

5/31/2017 - 10:52 AM  
5/31/2017 - 10:52 AM

CITY OF DAVENPORT, IOWA  
BID TABULATION

DESCRIPTION: HOT ASPHALT MIX PURCHASE

RFP NUMBER: 17- 94

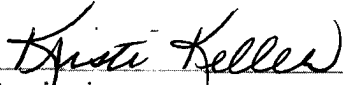
OPENING DATE: MAY 23, 2017

GL ACCOUNT NUMBER: 70039675 530350 35013

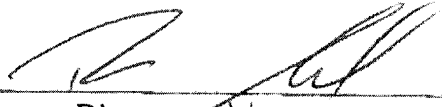
RECOMMENDATION: AWARD THE CONTRACT TO MCCARTHY  
IMPROVEMENT CO. OF DAVENPORT IA AS THE PRIME  
CONTRACTOR. IF MATERIALS AREN'T AVAILABLE, TRI CITY  
BLACKTOP INC AND GENERAL ASPHALT CONSTRUCTION WILL  
BY THE NEXT IN LINE ACCORDINGLY, PER PRICE.

| <u>VENDOR NAME</u>                                | <u>PRICE PER TON</u> |
|---------------------------------------------------|----------------------|
| McCarthy Improvement Company of Davenport         | \$50.00              |
| Tri City Blacktop Inc. of Bettendorf, IA          | \$52.43              |
| General Asphalt Construction Company of Davenport | \$54.91              |

Approved By

  
Purchasing

Approved By

  
Department Director - Acting

Approved By

  
Budget/CIP

Approved By

  
Finance Director

City of Davenport

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

**Action / Date**  
**6/21/2017**

Subject:  
Motion awarding a professional services contract for a facility assessment for the RiverCenter to IMEG Corp of Rock Island, IL in the amount of \$78,000, CIP #69014. [Ward 3]

Recommendation:  
Approve the Motion

Relationship to Goals:  
Sustainable Infrastructure

Background:  
A facility assessment is required to determine the existing conditions of the RiverCenter's structure, exterior, interior, electrical, mechanical and elevator systems prior to the facility's renovation project that is scheduled to take place in FY 2018-2019. This study will assist in determining necessary capital repairs to undertake within the RiverCenter Renovation CIP project.

ATTACHMENTS:

| Type              | Description                                   |
|-------------------|-----------------------------------------------|
| ▣ Backup Material | PW_MOT_Rivercenter IMEG Proposal for Services |

REVIEWERS:

| Department                 | Reviewer       | Action   | Date               |
|----------------------------|----------------|----------|--------------------|
| Public Works - Engineering | Admin, Default | Approved | 6/5/2017 - 3:02 PM |



April 21, 2017

Mr. Andy Dibbern  
City of Davenport  
1200 East 46<sup>th</sup> Street  
Davenport, Iowa 52807

RE: Proposal for Engineering Services  
Facility Assessment Study - RiverCenter Buildings  
Davenport, Iowa

Dear Andy:

Thank you for the opportunity to submit a Proposal for architectural, structural, mechanical, electrical, and technology engineering services for a Facility Assessment Study of the RiverCenter buildings in Davenport. The intent of the facility report is to be utilized for future programming of capital improvement projects.

We understand the scope of work is as follows:

#### STUDY SERVICES

1. Perform a facility assessment of the existing north and south RiverCenter Buildings. The attached Scope of Services from the City of Davenport describes the level of detail and systems to be reviewed. The Adler Theater is not a part of the facility assessment.
2. Attend a kickoff meeting to discuss data gathering procedure, time requirements, design team needs, project requirements and expectations.
3. Conduct a meeting to discuss known building issues with the Project Team. This would include all architectural, structural, mechanical, electrical and technology infrastructure issues.
4. Conduct a building walkthrough with the Project Team to discuss specific building needs.
5. Conduct one meeting to discuss our findings and recommendations.
6. Review the existing MidAmerican Energy building energy study for inclusion into the report. Additional building water and energy conservations items will be added to the study as viewed during the building walkthroughs and meetings.
7. Prepare a report presenting our findings and recommendations.
8. Prepare an opinion of probable construction cost for the reviewed systems.
9. Make formal presentation to the RiverCenter Project Team.



### ASSUMPTIONS

1. Drawings of the existing architectural, structural, mechanical, and electrical systems, which accurately represent the existing conditions, will be provided to IMEG. Copies and/or scans of existing drawings will be considered reimbursable costs.
2. Prior studies or reviews will be provided as background information.
3. AutoCAD files requiring only freezing of layers to be suitable for use as backgrounds for building and site will be provided to IMEG.
4. IMEG standard format for reports will be used.
5. IMEG's opinion of probable construction costs will be based on the firm's experience and qualifications and represents our judgment as Design Professionals. IMEG makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from our opinion of probable cost. IMEG has no control over 1) the cost of labor, material, or equipment; 2) the means, methods and procedures of the Contractor's work; or 3) the competitive bidding market at the time the project goes out to bid.

### COMPENSATION

We propose to provide the services described above on a time and material basis using our standard hourly billing rates (attached), with a fee not to exceed \$78,000 which includes Studio 483's NTE of \$28,000.

### PROJECT EXPENSES

The following reimbursable expenses **are not** included in the above fee and will be invoiced with a 1.1 multiplier of actual cost:

1. Reproduction costs of drawings, specifications, and reports.
2. Postage and delivery charges.

The following expenses **are** included in the above fee.

1. Travel expense.

### ADDITIONAL SERVICES

IMEG can include the following as additional services. Additional services will be performed on a time and material basis using IMEG's standard hourly rates in effect at the time the service is performed, or for a negotiated fee, and only after approved in writing.

1. Detailed field takeoff of utilities and dimensioning of existing and/or new equipment.
2. Detailed takeoff cost estimating or review of detailed cost estimates prepared by others.



3. Energy modeling.
4. Life cycle cost analysis.
5. Architectural, structural, mechanical, electrical, and technology engineering design and preparation of construction documents for recommended items.
6. Bidding and construction phase services.

**GENERAL**

The attached Terms and Conditions dated April 3, 2017 are made a part of this Proposal. This Proposal is valid for 45 days from the date of this offer.

We will begin our services following acceptance of this Proposal for Engineering Services. We look forward to working with you and your staff on this project and appreciate this opportunity to be of service. Acceptance may be conveyed via e-mail to the address listed below, by fax, or by signing this offer and returning it to our office.

Sincerely,

IMEG CORP.



Wade C. Ross  
Associate Principal  
wade.c.ross@imegcorp.com

WCR/jlm

\\ad.kjwww.com\kjwww\Teams\A30\Proposals\\_wade ross\River Center\fee proposal\_RiverCenter\_wadros20170421.docx

**CITY OF DAVENPORT**

Accepted:

---

Signature

---

Title

---

Date



## **Project Schedule**

The approximate completion schedule is as follows and is subject to change:

Project Kickoff Meeting ..... April, 2017  
Preliminary Draft Assessment & Presentation .... May, 2017  
Final Facility Assessment ..... July, 2017  
Project Completion ..... August, 2017

## **Contact Information**

Andy Dibbern  
Facilities Project/Condition Manager  
563-326-7967  
aed@ci.davenport.ia.us

City of Davenport

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

**Action / Date**  
**6/7/2017**

Subject:

First Consideration: Ordinance 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                              |
|-------------|------------------------------------------|
| ▣ Ordinance | Ordinance 1.04.100 Suspension of license |

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 NEW ORDINANCE SUBSECTION 1.04.100 ENTITLED "Suspension of issuing licenses and permits"

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 be paid 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 Holecek, CMC, Deputy City Clerk

Published in the Quad City Times on \_\_\_\_\_

City of Davenport

Agenda Group:  
Department: Finance  
Contact Info: Jon Meeks - 326-7922  
Wards: All

**Action / Date**  
**6/7/2017**

Subject:  
Resolution approving the purchase of a used dump truck with plow from Volvo Trucks of Omaha, NE in the amount of \$141,900. [All Wards]

Recommendation:  
Approve the resolution.

Relationship to Goals:  
Financially Responsible City Government.

Background:  
The Fleet Division has located a used 2015 Volvo VHD Dump Truck that will be used for a plow and dump unit for the Street Division. The truck was a demonstration unit and will come with full warranty beginning when the City takes ownership.

This unit will replace a 1997 International 4900 tandem axle dump truck. It will go to auction after the new truck has been put into service.

Funding for this purchase is from account 54702031-530302.

**ATTACHMENTS:**

| Type                | Description |
|---------------------|-------------|
| □ Resolution Letter | Resolution  |

**REVIEWERS:**

| Department        | Reviewer              | Action   | Date                 |
|-------------------|-----------------------|----------|----------------------|
| Finance           | Watson-Arnould, Kathe | Approved | 5/31/2017 - 10:32 AM |
| Finance Committee | Watson-Arnould, Kathe | Approved | 5/31/2017 - 10:32 AM |
| City Clerk        | Thorndike, Tiffany    | Approved | 5/31/2017 - 10:48 AM |



Resolution No. \_\_\_\_\_

Resolution offered by Alderman Gordon

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the purchase of a used dump truck with plow from Volvo Trucks of Omaha, NE in the amount of \$141,900.

WHEREAS, the City of Davenport has need of purchasing a dump truck with plow for Public Works Department operations; and

WHEREAS, City staff has procured a used dump truck with plow from Volvo Trucks of Omaha, NE consistent with the City's Purchasing Policy and recommends approval by the Davenport City Council.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that this Resolution approving the purchase of a used dump truck with plow from Volvo Trucks of Omaha, NE in the amount of \$141,900 is hereby approved.

Approved:

Attest:

\_\_\_\_\_  
Frank Klipsch, Mayor

\_\_\_\_\_  
Jackie E. Holecek, MMC, City Clerk

City of Davenport

Agenda Group:  
Department: Finance  
Contact Info: Scott Hock 326-7817  
Wards: 5

**Action / Date**  
**6/7/2017**

Subject:  
Motion awarding a contract for the new seating at Junior Theatre to Davis Furniture Company of Black River Falls, WI in a not-to-exceed amount of \$55,000. CIP #64034 [Ward 5]

Recommendation:  
Approve the motion.

Relationship to Goals:  
Financially Responsible City Government.

Background:  
On April 6, 2017 a Request for Proposals was issued and sent to 45 vendors. On May 1, 2017, the Purchasing Division opened and read three responses.

An evaluation committee consisting of Parks and Recreation staff and Public Works staff evaluated the proposals submitted on the following criteria: (1) Scope of Work - 25%; (2) Experience, qualifications, expertise - 25%; (3) Proposed pricing; (4) References - 15%; and (5) Quality and thoroughness of proposal - 10%. All three submitting companies were interviewed and were asked to bring a sample of the seat being recommended to the interview. Davis Furniture Company scored the highest in the evaluation process and were unanimously recommended after the interview process.

The seating at Junior Theatre is being replaced due to age, wear and tear, and lack of available repair parts. Prior to the installation of the new seats, the theatre will receive a new coat of interior paint and new carpeting.

Funding for this project is from funds raised by the Friends of Junior Theatre and a CIP account 64034, with a current balance of \$70,000. The source of CIP funds are from the sale of General Obligation Bonds.

ATTACHMENTS:

| Type         | Description               |
|--------------|---------------------------|
| □ Cover Memo | Tabulation for Greensheet |

REVIEWERS:

| Department        | Reviewer              | Action   | Date                |
|-------------------|-----------------------|----------|---------------------|
| Finance           | Watson-Arnould, Kathe | Approved | 5/30/2017 - 2:46 PM |
| Finance Committee | Watson-Arnould, Kathe | Approved | 5/30/2017 - 2:46 PM |
| City Clerk        | Thorndike, Tiffany    | Approved | 5/31/2017 - 9:59 AM |

CITY OF DAVENPORT, IOWA  
PROPOSAL TABULATION

DESCRIPTION: JR THEATRE SEATING REPLACEMENT

RFP NUMBER: 17-102

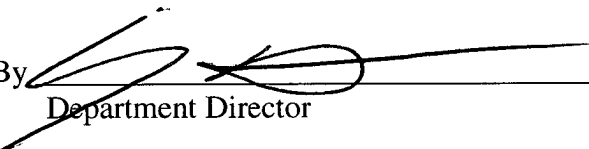
OPENING DATE: MAY 1, 2017

GL ACCOUNT NUMBER: 74048697 530350 64034

RECOMMENDATION: AWARD THE CONTRACT TO DAVID FURNITURE CO  
OF BLACK RIVER FALLS WI

| <u>VENDOR NAME</u>             | <u>LOCATION</u>             |
|--------------------------------|-----------------------------|
| <b>David Furniture Company</b> | <b>Black River Falls WI</b> |
| Iowa Direct Equipment          | Cedar Falls IA              |
| Sedia Systems Inc              | Chicago IL                  |

Approved By  5-24-17  
Purchasing

Approved By  5-24-17  
Department Director

Approved By  5-24-17  
Budget/CIP

Approved By  5-24-2017  
Finance Director

City of Davenport

Agenda Group:  
Department: Finance  
Contact Info: Chris Dibbern 326-7891  
Wards: All

**Action / Date**  
**6/7/2017**

Subject:  
Motion awarding a three-year elevator maintenance contract to KONE, Inc. of Moline, IL. [All Wards]

Recommendation:  
Approve the motion.

Relationship to Goals:  
Financially Responsible City Government.

Background:  
A Request for Proposals was issued on March 10, 2017 and was sent to 12 companies. On April 4, 2017 the Purchasing Division received and opened two proposals. KONE, Inc. was the highest scoring proposal and is recommended for the award.

The proposals were evaluated on the following criteria: (1) Proposed pricing - 30%; (2) Company experience/references - 20%; (3) Personnel training/experience -15%; (4) Locations firm/parts - 15%; (5) Number of qualified personnel - 10%; (6) Thoroughness of proposal - 5%; and (7) Safety record - 5%.

The contract will be used to inspect, service, and perform preventive maintenance on elevating equipment located in various City-owned properties.

Funding for this service will come from various department operational maintenance accounts.

**ATTACHMENTS:**

| Type            | Description    |
|-----------------|----------------|
| Backup Material | Bid Tabulation |

**REVIEWERS:**

| Department        | Reviewer              | Action   | Date                |
|-------------------|-----------------------|----------|---------------------|
| Finance           | Watson-Arnould, Kathe | Approved | 5/31/2017 - 1:50 PM |
| Finance Committee | Watson-Arnould, Kathe | Approved | 5/31/2017 - 1:50 PM |
| City Clerk        | Thorndike, Tiffany    | Approved | 5/31/2017 - 3:45 PM |

CITY OF DAVENPORT, IOWA  
PROPOSAL TABULATION

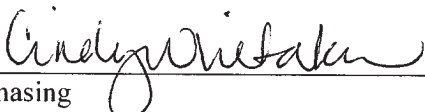
DESCRIPTION: ELEVATOR MAINTENANCE CONTRACT

RFP NUMBER: 17-82

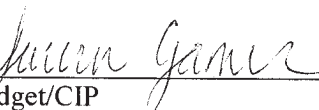
OPENING DATE: APRIL 4, 2017

RECOMMENDATION: AWARD THE CONTRACT TO KONE, INC. OF MOLINE, IL.

| <u>VENDOR NAME</u>          | <u>LOCATION</u> |
|-----------------------------|-----------------|
| KONE, INC                   | MOLINE, IL      |
| SCHUMACHER ELEVATOR COMPANY | DENVER, IA      |

Prepared By   
Purchasing

Approved By   
Department Director

Approved By   
Budget/CIP

Approved By   
Finance Director