LEVEE IMPROVEMENT COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, MAY 23, 2017; 5:30 PM

POLICE DEPARTMENT COMMUNITY ROOM, 416 NORTH HARRISON STREET, DAVENPORT, IOWA

I. Call to Order

II. Approval of Minutes

A. Approve minutes from the April 25, 2017 meeting - ACTION

III. Finance

A. Approve the disbursements - ACTION

IV. Leases

A. Restaurants at Union Station - PRESENTATION

B. Kraft Semi-trailer Parking Lot Renewal - DISCUSSION

V. Projects

A. Draft Levee Commission Governance Ordinance - ACTION

B. Front Street Brewery Tap Room Modified Storefront - ACTION

C. River Heritage Park Signage - DISCUSSION

VI. Staff Report

A. Parks & Recreation Advisory Council Report

VII. Other Business

A. Public With Business

VIII. Adjournment

IX. Next Meeting Date:

A. Tuesday, June 27, 2017 at 5:30 p.m.

City of Davenport
Levee Improvement Commission

Department: Levee Improvement Commission **Date**
Contact Info: Steve Ahrens 888-2235 **5/23/2017**

Subject:
Approve minutes from the April 25, 2017 meeting - ACTION

ATTACHMENTS:

	Type	Description
	Cover Memo	Minutes4-25-17

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	5/19/2017 - 1:27 PM

DAVENPORT
LEVEE IMPROVEMENT
COMMISSION

Levee Improvement Commission

Mission Statement:
The Davenport Levee Improvement Commission enhances the quality of life in our community by improving the riverfront through stewardship, innovative planning and management of resources.

Strategic Goal 1: Actively collaborate with stakeholders.

(COLLABORATION)

Strategic Goal 2: Implement a bi-annual planning process that prioritizes Levee Commission activities to meet community needs.

(PLANNING)

Strategic Goal 3: Develop and maintain funding to meet the established goals of the Levee Commission and assure the financial viability of the Levee Improvement Fund and to maintain an appropriate fund balance.

(FUNDING)

Strategic Goal 4: Utilize staff and Commission members to efficiently and effectively carry out the duties and responsibilities assigned to the Levee Commission.

(ADMINISTRATION)

Strategic Goal 5: Implement riverfront development projects.

(RIVERFRONT PROJECTS)

Levee Improvement Commission
Minutes
April 25, 2017

Present: Mayor Klipsch; Bill Ashton, Shelley Chambers, Frank Clark, Karl Rhomberg, Mike Veal, and Pat Walton

Others Present: Ald. Rita Rawson, Council Liaison; Ald. Rick Dunn, City Council; Maureen Lemek, Parks Liaison; Scott Hock, Parks; Richard Thomas, Parks Advisory Council; Tom Warner, City Legal; Tim Baldwin and Ashton Mixer, Front Street Brewery; Kathy Wine, River Action; Pat Driscoll, City Communications; Devan Patel, QC Times, Multiple Media Outlets; Multiple Citizens; and Steve Ahrens, Levee Improvement Commission

Mayor Klipsch called the meeting to order at 5:30 p.m. Clark moved to approve the minutes of the March 28 regular meeting. Veal seconded the motion and it carried.

Finance

Ahrens presented the month's disbursements, aged receivables report and the FY2017 Lease Report. Chambers moved to approve the disbursements. Walton seconded the motion and it carried.

Projects

With Corporation Counsel, Tom Warner, the Commission reviewed the draft governance ordinance prepared by the Legal Department regarding the organizational recommendations stemming from the joint meeting held with the Parks and Recreation Advisory Council and presented to the City Council. After much discussion, no action was taken, but Warner and Chambers were asked to meet to reconcile the two drafts, providing the product to the Commission, and preparing to take action on the draft ordinance at the next Commission meeting.

Ahrens introduced Tim Baldwin and Ashton Mixer, with Front Street Brewery, who made a presentation regarding its request to modify its storefront at the Freight House Tap Room to accommodate enhanced production and distribution. The proposal is to replace a section of the glass storefront with an overhead door for forklift access. In addition, FSB would replace a section of the decking with concrete, while using the existing sidewalk to the parking lot during non-peak hours. Also, for symmetry purposes, it is proposed to add a second section of concrete to the immediate west and along the deck. Ashton moved to approve the concept and return to the Commission once the proposal has been reviewed by the Design Review Board. Walton seconded the motion and it carried, with Rhomberg voting no. The matter goes to the Design Review Board next Monday.

Kathy Wine with River Action provided an update regarding its activities, including a presentation and discussion of an upcoming hydropower workshop on July 18, for which she encouraged everyone to attend.

Staff Report

Ahrens provided updates on a variety of topics, including:

- Casino Barge Removal by May 31 – per Council/Management 4/18 meeting
  - After discussion, Ashton moved to recommend to the City Council that if there is no action taken by May 31, the City Council introduce a docking fee. Rhomberg seconded the motion and it was approved, with Clark abstaining.
- Friday's Fresh Market – Freight Farm & Grow Wall
- Centennial Park (Marquette Street/River Drive) parking lot and new riverfront website
- QCCVB relocation to the River Center (South Building) by 6/30

Other Business

Commissioner Rhomberg asked about River Heritage Park street signage. Staff was asked to return with ideas.

Following comments from the public, and with no further business, the meeting was adjourned at 7:30 p.m.

_____

Karl Rhomberg, Secretary

City of Davenport
Levee Improvement Commission

Department: Levee Improvement Commission **Date**
Contact Info: Steve Ahrens 888-2235 **5/23/2017**

Subject:
Approve the disbursements - ACTION

ATTACHMENTS:

	Type	Description
	Cover Memo	May17Disbursements

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	5/19/2017 - 1:28 PM

FOR 2017 11

JOURNAL DETAIL 2017 10 TO 2017 10

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4740 LEVEE IMPROVEMENT							
00000 UNDEFINED							
450110 INTEREST POOLED INVESTMENTS	-150	0	-150	-50.00	.00	-100.00	33.3%
450404 LEVEE COMMISSION RENT	-195,000	0	-195,000	-214,625.33	.00	19,625.33	110.1%
480165 RIVERBOAT DEVELOPMENT AUTH	0	-24,000	-24,000	-24,000.00	.00	.00	100.0%
480690 MISCELLANEOUS	-55,000	0	-55,000	-22,999.32	.00	-32,000.68	41.8%
489491 TRANSFER LOCAL OPTION SALES	-41,000	0	-41,000	.00	.00	-41,000.00	.0%
490865 FUND BALANCE APPROPRIATION	-11,045	0	-11,045	.00	.00	-11,045.39	.0%
TOTAL UNDEFINED	-302,195	-24,000	-326,195	-261,674.65	.00	-64,520.74	80.2%
10130 PROJECT MANAGEMENT							
510101 FULL TIME SALARIES	70,000	0	70,000	60,685.35	.00	9,314.97	86.7%
510120 RETIREMENT-FICA	5,355	0	5,355	4,833.74	.00	521.28	90.3%
510130 RETIREMENT-IPERS	6,440	0	6,440	5,419.15	.00	1,020.88	84.1%
510140 EMPLOYEE INSURANCE	8,900	0	8,900	8,661.70	.00	238.30	97.3%
510161 DEFERRED COMP	3,500	0	3,500	3,034.31	.00	465.71	86.7%
510162 RETIREMENT HEALTH SAVINGS	700	0	700	606.82	.00	93.18	86.7%
520201 OFFICE SUPPLIES	200	0	200	248.35	.00	-48.35	124.2%
520205 UTILITY SERVICES	75,000	0	75,000	78,265.31	.00	-3,265.31	104.4%
520215 TECHNICAL SERVICES	100	0	100	.00	.00	100.00	.0%
520217 PROFESSIONAL SERVICES	5,000	0	5,000	.00	.00	5,000.00	.0%
520225 MAINTENANCE-BLDGS & GRNDS	37,000	0	37,000	32,497.51	4,665.00	-162.51	100.4%
520297 PROJECT EXPENSE	20,000	24,000	44,000	11,906.90	1,500.00	30,593.10	30.5%
560606 TELEPHONE EXPENSE	450	0	450	367.76	.00	82.24	81.7%
560623 FACILITIES MAINTENANCE	17,050	0	17,050	8,533.73	.00	8,516.27	50.1%
TOTAL PROJECT MANAGEMENT	249,695	24,000	273,695	215,060.63	6,165.00	52,469.76	80.8%
88000 TRANSFERS OUT							
550501 TRANSFERS OUT	52,500	0	52,500	.00	.00	52,500.00	.0%
TOTAL TRANSFERS OUT	52,500	0	52,500	.00	.00	52,500.00	.0%

FOR 2017 11

JOURNAL DETAIL 2017 10 TO 2017 10

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL LEVEE IMPROVEMENT	0	0	0	-46,614.02	6,165.00	40,449.02	100.0%
TOTAL REVENUES	-302,195	-24,000	-326,195	-261,674.65	.00	-64,520.74	
TOTAL EXPENSES	302,195	24,000	326,195	215,060.63	6,165.00	104,969.76	
GRAND TOTAL	0	0	0	-46,614.02	6,165.00	40,449.02	100.0%

** END OF REPORT - Generated by STEVE D AHRENS **

FOR 2017 11

JOURNAL DETAIL 2017 11 TO 2017 11

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4740 LEVEE IMPROVEMENT							
10130 PROJECT MANAGEMENT							
510101 FULL TIME SALARIES							
54741013 510101 FULL TIME SALARIES	70,000	0	70,000	60,685.35	.00	9,314.97	86.7%
2017/11/110522 05/12/2017 PRJ	2,746.16 REF 051217				WARRANT=051217	RUN=1 BI-WEEKL	
TOTAL FULL TIME SALARIES	70,000	0	70,000	60,685.35	.00	9,314.97	86.7%
510102 PART TIME SALARIES							
54741013 510102 PART TIME SALARIES	0	0	0	.00	.00	.00	.0%
54741013 510102 USDA PART TIME SALA	0	0	0	.00	.00	.00	.0%
TOTAL PART TIME SALARIES	0	0	0	.00	.00	.00	.0%
510103 TEMPORARY SALARIES							
54741013 510103 TEMPORARY SALARIES	0	0	0	.00	.00	.00	.0%
TOTAL TEMPORARY SALARIES	0	0	0	.00	.00	.00	.0%
510105 OVERTIME PAY							
54741013 510105 OVERTIME PAY	0	0	0	.00	.00	.00	.0%

FOR 2017 11

JOURNAL DETAIL 2017 11 TO 2017 11

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL OVERTIME PAY	0	0	0	.00	.00	.00	.0%
510120 RETIREMENT-FICA							
54741013 510120 RETIREMENT-FICA	5,355	0	5,355	4,833.74	.00	521.28	90.3%
2017/11/110522 05/12/2017 PRJ	217.58 REF 051217				WARRANT=051217	RUN=1 BI-WEEKL	
54741013 510120 USDA RETIREMENT-FIC	0	0	0	.00	.00	.00	.0%
TOTAL RETIREMENT-FICA	5,355	0	5,355	4,833.74	.00	521.28	90.3%
510130 RETIREMENT-IPERS							
54741013 510130 RETIREMENT-IPERS	6,440	0	6,440	5,419.15	.00	1,020.88	84.1%
2017/11/110522 05/12/2017 PRJ	245.23 REF 051217				WARRANT=051217	RUN=1 BI-WEEKL	
54741013 510130 USDA RETIREMENT-IPE	0	0	0	.00	.00	.00	.0%
TOTAL RETIREMENT-IPERS	6,440	0	6,440	5,419.15	.00	1,020.88	84.1%
510140 EMPLOYEE INSURANCE							
54741013 510140 EMPLOYEE INSURANCE	8,900	0	8,900	8,661.70	.00	238.30	97.3%
TOTAL EMPLOYEE INSURANCE	8,900	0	8,900	8,661.70	.00	238.30	97.3%
510150 POLICE RETIREMENT							
54741013 510150 POLICE RETIREMENT	0	0	0	.00	.00	.00	.0%

FOR 2017 11

JOURNAL DETAIL 2017 11 TO 2017 11

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL POLICE RETIREMENT	0	0	0	.00	.00	.00	.0%
510161 DEFERRED COMP							
54741013 510161 DEFERRED COMP	3,500	0	3,500	3,034.31	.00	465.71	86.7%
2017/11/110522 05/12/2017 PRJ	137.31 REF 051217				WARRANT=051217	RUN=1 BI-WEEKL	
TOTAL DEFERRED COMP	3,500	0	3,500	3,034.31	.00	465.71	86.7%
510162 RETIREMENT HEALTH SAVINGS							
54741013 510162 RETIREMENT HEALTH	700	0	700	606.82	.00	93.18	86.7%
2017/11/110522 05/12/2017 PRJ	27.46 REF 051217				WARRANT=051217	RUN=1 BI-WEEKL	
TOTAL RETIREMENT HEALTH SAVINGS	700	0	700	606.82	.00	93.18	86.7%
510175 CLOTHING EXPENSE							
54741013 510175 CLOTHING EXPENSE	0	0	0	.00	.00	.00	.0%
TOTAL CLOTHING EXPENSE	0	0	0	.00	.00	.00	.0%
520201 OFFICE SUPPLIES							
54741013 520201 OFFICE SUPPLIES	200	0	200	248.35	.00	-48.35	124.2%*
TOTAL OFFICE SUPPLIES	200	0	200	248.35	.00	-48.35	124.2%
520205 UTILITY SERVICES							

FOR 2017 11

JOURNAL DETAIL 2017 11 TO 2017 11

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
54741013 520205 UTILITY SERVICES	75,000	0	75,000	78,265.31	.00	-3,265.31	104.4%*
2017/11/110076 05/03/2017 API	512.77 VND 007669 VCH		CENTERPOINT ENERGY	MARCH SERVICES			160012
2017/11/110369 05/08/2017 UBB	15.11 REF 0526-4 04-052617		1000	UB AR GEN			
2017/11/110369 05/08/2017 UBB	674.24 REF 0526-4 04-052617		1100	UB AR GEN			
2017/11/110434 05/10/2017 API	957.82 VND 001322 VCH		IOWA AMERICAN WAT	APRIL 2017			160399
TOTAL UTILITY SERVICES	75,000	0	75,000	78,265.31	.00	-3,265.31	104.4%
520210 TRAVEL EXPENSES							
54741013 520210 TRAVEL EXPENSES	0	0	0	.00	.00	.00	.0%
TOTAL TRAVEL EXPENSES	0	0	0	.00	.00	.00	.0%
520215 TECHNICAL SERVICES							
54741013 520215 TECHNICAL SERVICES	100	0	100	.00	.00	100.00	.0%
TOTAL TECHNICAL SERVICES	100	0	100	.00	.00	100.00	.0%
520217 PROFESSIONAL SERVICES							
54741013 520217 PROFESSIONAL SERVI	5,000	0	5,000	.00	.00	5,000.00	.0%
54741013 520217 USDA PROFESSIONAL S	0	0	0	.00	.00	.00	.0%
TOTAL PROFESSIONAL SERVICES	5,000	0	5,000	.00	.00	5,000.00	.0%
520225 MAINTENANCE-BLDGS & GRNDS							
54741013 520225 MAINTENANCE-BLDGS	37,000	0	37,000	32,497.51	4,665.00	-162.51	100.4%*

FOR 2017 11

JOURNAL DETAIL 2017 11 TO 2017 11

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
2017/11/110080 05/03/2017 API	80.00 VND 024588 VCH		PREMIER PEST MGT SVS	INV #32308 FREIGHTHOUSE PEST			160177
2017/11/110080 05/03/2017 API	233.40 VND 004423 VCH		WHITE ROOFING	REPAIRS AT UNION STATION INVOI			160246
2017/11/110080 05/03/2017 API	170.49 VND 004423 VCH		WHITE ROOFING	NO TAX/REPAIRS AT FRT HOUSE			160246
2017/11/110434 05/10/2017 API	126.75 VND 005175 VCH		JOHNSON CONTRACT	FREIGHT HOUSE THERMOSTAT			160406
TOTAL MAINTENANCE-BLDGS & GRNDS	37,000	0	37,000	32,497.51	4,665.00	-162.51	100.4%
520245 PAYMENT TO OTHER AGENCY							
54741013 520245 PAYMENT TO OTHER A	0	0	0	.00	.00	.00	.0%
TOTAL PAYMENT TO OTHER AGENCY	0	0	0	.00	.00	.00	.0%
520262 INTERDEPARTMENT SERVICE CHG							
54741013 520262 INTERDEPARTMENT SE	0	0	0	.00	.00	.00	.0%
TOTAL INTERDEPARTMENT SERVICE CHG	0	0	0	.00	.00	.00	.0%
520297 PROJECT EXPENSE							
54741013 520297 PROJECT EXPENSE	20,000	24,000	44,000	11,906.90	1,500.00	30,593.10	30.5%
2017/11/110075 05/03/2017 API	37.70 VND 012311 VCH		AHRENS, STEVEN	REIMBURSEMENT			159970
2017/11/110951 05/17/2017 API	450.00 VND 022178 VCH		LAWNSCAPERS INC	FREIGHT HOUSE SNOW AND ICE REM			160693
2017/11/110961 05/17/2017 API	445.00 VND 014884 VCH		NUTREND ACCESSIBILIT	ANNUAL SAFETY TEST FREIGHT HOU			160730
TOTAL PROJECT EXPENSE	20,000	24,000	44,000	11,906.90	1,500.00	30,593.10	30.5%
520298 OTHER SUPPLIES & SERVICES							
54741013 520298 OTHER SUPPLIES & S	0	0	0	.00	.00	.00	.0%

FOR 2017 11

JOURNAL DETAIL 2017 11 TO 2017 11

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL OTHER SUPPLIES & SERVICES	0	0	0	.00	.00	.00	.0%
530303 OPERATING EQUIPMENT							
54741013 530303 USDA OPERATING EQUI	0	0	0	.00	.00	.00	.0%
TOTAL OPERATING EQUIPMENT	0	0	0	.00	.00	.00	.0%
560606 TELEPHONE EXPENSE							
54741013 560606 TELEPHONE EXPENSE	450	0	450	367.76	.00	82.24	81.7%
TOTAL TELEPHONE EXPENSE	450	0	450	367.76	.00	82.24	81.7%
560622 DATA PROCESSING							
54741013 560622 DATA PROCESSING	0	0	0	.00	.00	.00	.0%
TOTAL DATA PROCESSING	0	0	0	.00	.00	.00	.0%
560623 FACILITIES MAINTENANCE							
54741013 560623 FACILITIES MAINTEN	17,050	0	17,050	8,533.73	.00	8,516.27	50.1%
TOTAL FACILITIES MAINTENANCE	17,050	0	17,050	8,533.73	.00	8,516.27	50.1%
560633 WORKERS COMPENSATION INSURANCE							
54741013 560633 WORKERS COMPENSATI	0	0	0	.00	.00	.00	.0%

FOR 2017 11

JOURNAL DETAIL 2017 11 TO 2017 11

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL WORKERS COMPENSATION INSURANCE	0	0	0	.00	.00	.00	.0%
TOTAL PROJECT MANAGEMENT	249,695	24,000	273,695	215,060.63	6,165.00	52,469.76	80.8%
TOTAL LEVEE IMPROVEMENT	249,695	24,000	273,695	215,060.63	6,165.00	52,469.76	80.8%
TOTAL EXPENSES	249,695	24,000	273,695	215,060.63	6,165.00	52,469.76	
GRAND TOTAL	249,695	24,000	273,695	215,060.63	6,165.00	52,469.76	80.8%

** END OF REPORT - Generated by STEVE D AHRENS **

Aging of Account Receivables
Levee Commission

69920	**Invoice #: 65003**		**Bill Date: 12/01/2016**
WELVAERT, GERALD	935 E RIVER DR	DAVENPORT, IA 52803	
		Amount Billed	**Amount Owed**
LEVEE COMMISSION RENTAL		$2,500.00	$1,000.00
	Due Date: **12/31/2016**	**$2,500.00**	**$1,000.00**

Total Outstanding **1,000.00**

5/17/2017

Revenue/Billing Table
FY - 2017 Levee Fund #740

Lessee	Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Summary	
1 Front Street Brewery - FH	1,300.00	1,300.00	1,300.00	1,300.00	2,952.00	2,952.00	2,952.00	2,952.00	2,952.00	2,952.00	2,952.00	2,952.00	28,816.00	
2 Nostalgia Deli	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	9,999.96	
3 Nostalgia Deli - 4%	2,046.92	1,675.53	1,466.22	1,242.86	867.34	663.00	738.12	988.33	1,119.28	1,525.27	1,797.60	2,005.02	16,335.49	
4 MidAmerican Co.	5,500.00												5,500.00	
5 Lake Davenport Sailing Club										3,900.00			3,900.00	
6 LPBCLindsay Park Boat Club							5,000.00						5,000.00	
7 CHS, Inc / Harvest States Coop	2,500.00			2,500.00			2,500.00			2,500.00			10,000.00	
8 One River Place	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00	
9 Driftwood	1,889.72	1,967.47	1,220.97	788.69	564.11	523.73	352.76	531.48	554.90	0.00	303.20	1,418.88	10,115.91	
10 River's Edge												2,500.00	2,500.00	
11 QCCVB-Union Station	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	2,583.33	30,999.96	
12 MVBS-Union Station	150.00	150.00	150.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	1,890.00	
13 Bix Society-Union Station	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	875.00	875.00	875.00	875.00	10,300.00	
14 Oneida Landing Marina	500.00	500.00			1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	2,500.00	2,500.00	12,000.00	
15 Front Street Brewery	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	3,180.00	
16 Freight House Farmers Market	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,375.00	1,416.67	1,416.67	1,416.67	1,416.67	16,666.68	
17 Rock River Family Office	2,202.51	2,202.51	2,202.51	2,202.51	2,202.51	2,202.51	2,202.51	2,202.51	2,202.51	2,268.59	2,268.59	2,268.59	26,628.36	
18 Oscar Mayer - SemiParkingLot	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	8,100.00	Renew
19 Nordby - Generosity Coaching	120.00	120.00	120.00	120.00	120.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,475.00	
20 Package Express													0.00	
Subtotal	23,015.81	14,922.17	13,266.36	15,120.72	14,672.62	14,432.90	21,837.05	14,765.98	14,987.02	21,304.19	16,979.72	20,802.82	206,107.36	
Miscellaneous														
1 LPBC Addendum	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	1,000.00	
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	1,000.00	
Total	23,015.81	14,922.17	13,266.36	15,120.72	14,672.62	14,432.90	22,837.05	14,765.98	14,987.02	21,304.19	16,979.72	20,802.82	207,107.36	

City of Davenport
Levee Improvement Commission

Department: Levee Improvement Commission **Date**
Contact Info: Steve Ahrens 888-2235 **5/23/2017**

Subject:
Restaurants at Union Station - PRESENTATION

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	5/19/2017 - 1:28 PM

City of Davenport
Levee Improvement Commission

Department: Levee Improvement Commission **Date**
Contact Info: Steve Ahrens 888-2235 **5/23/2017**

Subject:
Kraft Semi-trailer Parking Lot Renewal - DISCUSSION

ATTACHMENTS:

	Type	Description
🗋	Cover Memo	KraftRenewal

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	5/19/2017 - 1:28 PM

LICENSE AGREEMENT

This License Agreement (the "Agreement") is made as of the 27th day of June, 2017 between KRAFT FOODS GROUP, INC., a Virginia corporation ("Licensee"), and City of Davenport, Iowa, through its Levee Improvement Commission ("Licensor").

Recitals

A. Licensor is the owner of certain real property commonly known as 1607 West River Drive, Davenport, Iowa (the "Licensor Property"). The Licensor Property is improved with a 177,000 square foot parking lot.

B. Licensee desires to obtain an exclusive license to use that portion of Licensor's parking lot depicted on EXHIBIT A attached hereto and made a part hereof (the "Licensed Premises") for the parking of approximately 50 trailers, and Licensor desires to grant such license, on the terms and conditions set forth in this Agreement.

Agreements

In consideration of the Recitals set forth above, which by this reference are made a part of this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Licensor and Licensee agree as follows:

1. **Grant of License.** Licensor hereby grants Licensee an exclusive license (the "License") to use the Licensed Premises solely for the parking of approximately 50 trailers and for no other purpose. The License, and Licensee's use of the Licensed Premises, shall be subject to such reasonable rules that Licensor may adopt from time to time upon notice to Licensee. In consideration of the License, Licensee shall pay Licensor a license fee as follows: **$675 / Month**. Payments shall be made monthly, on or before the first day of each month.

2. **Term of Agreement.** This License shall be in effect on a month-to-month basis, beginning on July 1, 2017, and exercised until after a (30) thirty day written notice to terminate the agreement has been exercised by either party.

3. **Condition of Licensed Premises; Repairs.** Licensee agrees that Licensor has provided Licensee the opportunity to inspect the Licensed Premises, and that, except as set forth below, Licensee accepts the Licensed Premises in "as-is" condition. Licensee shall keep the Licensed Premises in good condition and repair, ordinary wear and tear excepted.

4. **Insurance and Indemnity.** Licensee shall at all times during the term of the License, at its own expense, maintain, keep in effect, furnish and deliver to Licensor certificates of liability insurance policies, insuring against all liability for injuries to persons and damage

to property arising from Licensee's use of the Licensed Premises. The amount of such liability insurance shall be $1,000,000 for injury to one person, $2,000,000 for injuries arising out of any one accident and $500,000 for property damage. Licensee shall indemnify, defend and hold Licensor harmless of, from and against any and all claims, demands, suits, judgments, costs and expenses (including court costs and reasonable attorneys' fees and expenses) arising from the negligent or willful acts or omissions of Licensee, its employees, agents, servants, contractors, guests, licensees or invitees in connection with the use or occupancy of the Licensed Premises.

5. **Waiver of Claims.** To the fullest extent permitted by law, Licensee hereby waives all claims against Licensor for any loss injury or damage suffered by Licensee, its employees, agents, servants, contractors, guests, and invitees relating to (a) loss or theft of, or damage to, property of Licensee or others, (b) injury or damage to persons or property resulting from fire, explosion, electricity, water, rain or snow, or (c) damage caused by other persons. The foregoing waiver shall not apply to the extent of Licensor's negligence or willful misconduct.

6. **Default.** In the event Licensee defaults hereunder, Licensor may at its option terminate this Agreement if Licensee does not cure such default within thirty (30) days after receipt of notice from Licensor.

7. **Compliance with Laws.** Licensee shall comply with all laws and regulations concerning the Licensed Premises and Licensee's use thereof.

8. **Attorneys' Fees.** If Licensor or Licensee becomes a party to any litigation concerning this Agreement or the Licensed Premises, by reason of any act or omission of the other party (the "indemnifying party"), its employees, agents, servants, contractors, guests, licensees or invitees, the indemnifying party shall be liable for court costs and reasonable attorneys' fees and expenses incurred by the indemnified party in connection with any such litigation. If either party commences an action against the other party arising out of or in connection with enforcement of this Agreement, the prevailing party shall be entitled to have and recover from the other party court costs and reasonable attorneys' fees and expenses incurred by the prevailing party in connection with any such enforcement action.

9. **Miscellaneous.**

(a) The unenforceability, invalidity, or illegality of any provision shall not render the other provisions unenforceable, invalid or illegal.

(b) All notices, waivers, demands, requests or other communications required or permitted hereunder shall, unless otherwise expressly provided, be in writing and be deemed to have been property given, served and received (i) if delivered by messenger, when delivered, (ii) if mailed, on the third business day after in the United States Mail, certified or registered, postage prepaid, return receipt requested, or (iii) if delivered by

reputable overnight express courier, freight prepaid, the next business day after delivery of such courier, in every case addressed to the party to be notified as follows:

If to Licensee:

Kraft Foods Global, Inc.
Three Lakes Drive
Northfield, Illinois 60093
Attention: Director of Corporate Real Estate

If to Licensor:

Levee Improvement Commission
Davenport City Hall
226 West Fourth Street
Davenport, Iowa 52801

or to such other address(es) or addressee(s) as any party entitled to receive notice hereunder shall designate to the other in the manner provided herein for the service of notices. Rejection or refusal to accept, or inability to deliver because of changed address or because no notice of changed address was given, shall be deemed receipt.

Licensor and Licensee have executed this Agreement as of the date first above written.

KRAFT FOODS GROUP, INC.

By: _____

LEVEE IMPROVEMENT COMMISSION

By: _____

City of Davenport
Levee Improvement Commission

Department: Levee Improvement Commission **Date**
Contact Info: Steve Ahrens 888-2235 **5/23/2017**

Subject:
Draft Levee Commission Governance Ordinance - ACTION

ATTACHMENTS:

	Type	Description
	Cover Memo	LICGovOrdinance

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	5/19/2017 - 1:28 PM

ORDINANCE NO.___

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

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

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

Chapter 2.62 RIVERFRONT IMPROVEMENT COMMISSION

Sections:

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

2.62.010 Created.

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

2.62.020 Membership -Term.

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

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

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

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

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

2.62.030 Purpose.

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

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

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

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

2.62.050 Meetings.

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

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

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

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

2.62.060 Adoption of rules or bylaws.

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

2.62.070 Riverfront defined - Jurisdiction.

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

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

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

2.62.080 Area improvements and maintenance - Encumbrances - Approval.

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

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

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

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

2.62.090 Police powers.

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

2.62.100 Control of funds.

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

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

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

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

First Consideration _____,
Second Consideration _____,
Third Consideration _____,

_____
Frank Klipsch
Mayor

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

Published in the Quad-City Times on _____.

City of Davenport
Levee Improvement Commission

Department: Levee Improvement Commission **Date**
Contact Info: Steve Ahrens 888-2235 **5/23/2017**

Subject:
Front Street Brewery Tap Room Modified Storefront - ACTION

ATTACHMENTS:

	Type	Description
	Cover Memo	FSBModStorefront

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	5/19/2017 - 1:28 PM

City of Davenport
Design Review Board

Department: Community Planning and Economic Development Department
Contact Info: Ryan Rusnak (563) 888-2022
rrusnak@ci.davenport.ia.us

Date
4/24/2017

Subject:
Case No. DR17-21: Certificate of Design Approval – "DDOD" Downtown Design Overlay District – 421 West River Drive. Removal of a portion of wooden deck and installation of a new concrete deck, modification of a section of storefront to accommodate an overhead garage door and new concrete for a loading zone. Ashton Mixer, petitioner.

Recommendation:
Approve DR17-21 subject to the following conditions:

1. Replacement concrete deck be expanded to the west and the new concrete and relocated ADA Parking be omitted;
2. That the overhead door be at the height as the existing storefront glass.

Background:
The petitioner is seeking to remove a portion of the wooden deck and replace it with a concrete deck to facilitate loading of kegs and materials. Loading would be via a forklift, which would utilize the concrete walkway during non-peak hours. The glass storefront would be modified with an overhead garage door.

Staff questions the need for additional concrete and relocation of the ADA Parking for the loading zone. Staff presumes that a loading truck could back up to the existing curb and the forklift could load via the existing concrete walkway. It is staff's opinion that the concrete deck should be expanded to the adjacent storefront, such that it would be symmetrical with the existing concrete ramp. See Drawing with Staff Markup

ATTACHMENTS:

Type	Description
Backup Material	DR17-21 - Application
Backup Material	Photo Showing Location of Proposed Garage Door
Backup Material	Drawing with Staff Markup
Backup Material	Photographs

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	4/21/2017 - 3:21 PM

Print Email

CERTIFICATE OF DESIGN APPROVAL (CDA) APPLICATION
Design Review Board
City of Davenport, Iowa

Date: April 19, 2017

Property Address: 421 W River Drive

	Owner	Petitioner* (If not owner)
Name:	Tim Baldwin	Ashton Mixer
Address (Including Zip):	111 Perry Street Davenport 52	
Daytime Phone:	(309)781-7686	(309) 509-3762
Email Address:	tpbaldwin@gmail.com	ashtonfsb@gmail.com

***If the petitioner is different from the property owner, please submit a letter signed by the property authorizing the applicant**

Applicable District:

- [x] Downtown Design Overlay District
- [ ] Hilltop Campus Village Overlay District
- [ ] Historic Shopping District
- [ ] Residential Infill Design Overlay District

Not sure which district you are in? You can click here for a map of the districts or you can contact Community Planning and Economic Development staff at (563) 326-7765 or planning@ci.davenport.ia.us and we can help you.

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

What type of activity requires the approval of a certificate of design approval?
Downtown Design Overlay District:

- The construction of a building, structure, improvement or sign and which affects the exterior appearance
- Any substantial external appearance charges not requiring a building permit where changes are visible from the public right-of-way.
- Encroachments into and over the public right-of-way.
- The demolition of structures.

Hilltop Campus Village Overlay District

- Alteration or the construction of a new building, structure, parking lot or fence.

Historic Shopping District

- Alteration or the construction of a new building, structure, parking lot or fence.

Residential Infill Design Overlay District

- Any new dwelling or an addition to a dwelling which is visible from a street and exceeds twenty-five percent of the square footage of the original structure and is located within the R-1, R-2, R-3, R-4, R-5, R-5M and R-6M zoning districts (generally south of Duck Creek).

Submission requirements

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

All types of requests:

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

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

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

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

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

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

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

Determination of the request by the Design Review Board

- The applicant's attendance is required at the meeting.
- Only work described in the application may be approved by the Board.
- The Board may continue the Certificate of Design approval until its next meeting, if it feels there is insufficient information to make a proper judgment on the proposed activity. It shall not continue any application more than three regularly scheduled consecutive meetings unless the applicant requests additional continuances. If the continuances are based on the petitioner's failure to provide required information, the board may make a decision on the information available, or it may return the petition to the party submitting it for future resubmission. Notwithstanding the provisions described above and provided the application submitted is complete, the petition shall be considered approved if the board should fail to take action within sixty days of the complete application having been submitted.
- The owner(s) of record may appeal the board's decision to the city council by filing a written appeal with the city clerk's office within thirty calendar days of the official notification of determination.

The applicant hereby acknowledges and agrees to the following requirements:

(1) No Application for a Certificate of Design Approval will be presented to the Design Review Board for consideration until the applicant has submitted all requested information to the Board Secretary.

(2) No work subject to Design Review Board approval may commence until the Design Review Board has issued a Certificate of Design Approval approving said work.

(3) All work shall be in accordance with Design Review Board approval. Changes not in accordance with the approval may require a subsequent Design Review Board approval.

(4) Once commenced, all work must be completed within a timely manner. If the work is not in accordance with the Design Review Board approval, the applicant may be required to remove the improvements or vacate the premises until compliance with the approval is achieved.

(5) Design Review Board approval would not vest against other required land development regulations or other regulatory approvals that may apply. The applicant must contact the City's Office of Construction Code Enforcement located in the Public Works Facility at East 46th Street and Tremont Avenue (1200 Tremont) to apply for all necessary permits prior to the commencement of said work.

(6) If the Design Review Board denies the Application for a Certificate of Design Approval, the applicant may file a written appeal with the City Clerk within 30 calendar days to bring the issue before the City Council.

(7) In the event work has been completed without the required Certificate of Design Approval, the applicant and persons performing may be subject to a municipal infraction. Every day each said violation shall continue to exist shall constitute a separate violation.

Owner(s) of Record or Authorized Agent — *Date*

Ashton Mixer — 4/19/2017

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

Received by: Ryan Rusnak — 4/19/2017

Commission Secretary or Designee — *Date*

Date of Downtown Design Review Board Public Meeting: 4/24/2017

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

Hand delivered applications may be submitted to:

Design Review Board
C/O Community Planning and Economic Development Department
226 W. 4th Street
Davenport, Iowa 52801

Work Plan

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

Update the boardwalk with concrete in front of the banquet room, as well as put in an overhead door so we are able to move product with a fork truck out of the banquet room and down the ramp.

Front Street Brewery @ Freight House Renovation

Davenport, Iowa

2003 INTERNATIONAL BUILDING CODE

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES THAT APPLY TO THIS CLASS OF WORK.
2. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR THE BUILDING PERMIT.
3. ALL ITEMS AND MATERIALS INDICATED ON THE DRAWINGS OR REQUIRED FOR A COMPLETE INSTALLATION BUT NOT HEREIN SPECIFIED SHALL BE FURNISHED AND INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURERS RECOMMENDATIONS.
4. THE GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING IN WALLS AS REQUIRED FOR ALL MOUNTED EQUIPMENT, ACCESSORIES, FIXTURES, ETC.
5. PATCH AND REPAIR ALL WALLS, CEILINGS, FLOORS, ETC. DAMAGED PRIOR TO OWNER MOVE-IN.
6. ALL TIMBER USED SHALL BE AS SPECIFIED UNDER THE STRUCTURAL SPECIFICATIONS. ALL LUMBER USED AT ROOF OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPB STD LF-2.
7. ALL CUTTING AND PATCHING SHALL BE DONE IN A NEAT AND WORKMAN LIKE MANNER BY MECHANICS SKILLED IN THE VARIOUS TRADES INVOLVED. NO EXCESSIVE CUTTING WILL BE PERMITTED, NOR SHALL ANY STRUCTURAL MEMBER BE CUT WITHOUT THE CONSENT OF THE STRUCTURAL ENGINEER.

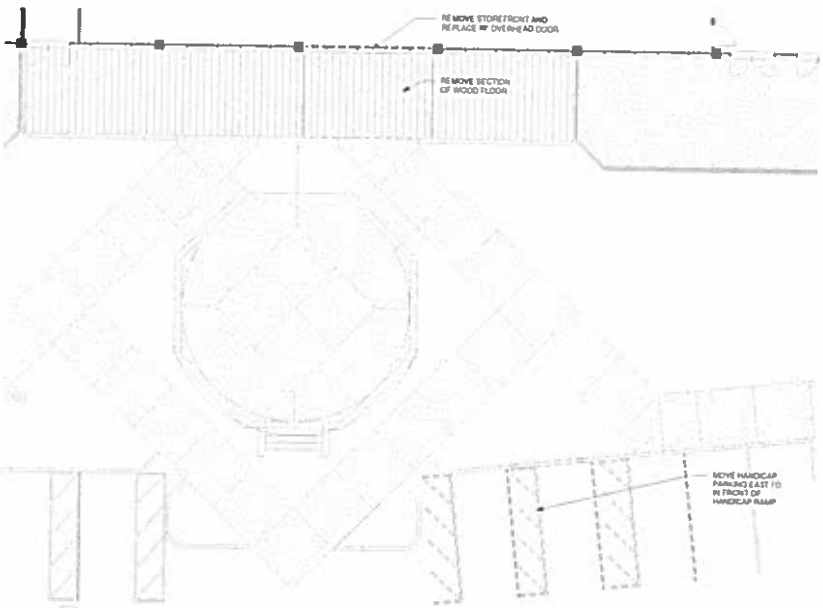
MECHANICAL, ELECTRICAL, PLUMBING

1. ALL MECHANICAL, ELECTRICAL & PLUMBING WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL CODES.
2. EACH CONTRACTOR IS RESPONSIBLE FOR ANY FEES, TAPS, AND PERMITS NECESSARY FOR THEIR PARTICULAR WORK.
3. ANY ADDITIONAL DRAWINGS, DIAGRAMS, DETAILS, ENGINEERING STAMPS, ETC. REQUIRED TO OBTAIN MECHANICAL, ELECTRICAL OR PLUMBING PERMIT IS UP TO THE INDIVIDUAL CONTRACTOR.
4. WORK TO INCLUDE ANY AND ALL FINAL CONNECTIONS TO EQUIPMENT, INCLUDING EQUIPMENT FURNISHED BY OTHERS.

Sheet Number	Sheet Name
A1	COVER
A2	FLOOR PLAN

COMMON ABBREVIATIONS

AC.	ACRE
A F F	ABOVE FINISH FLOOR
ASPH	ASPHALT
B O	BOTTOM OF
C L	CENTER LINE
C T	CERAMIC TILE
CONC.	CONCRETE
CPT	CARPET
EXIST	EXISTING
F E.	FIRE EXTINGUISHER
F F E.	FINISH FLOOR ELEVATION
FTG.	FOOTING
GYP BD	GYPSUM BOARD
N I C.	NOT IN CONTRACT
N T S.	NOT TO SCALE
P LAM	PLASTIC LAMINATE
T O.	TOP OF
TYP	TYPICAL
U N O	UNLESS NOTED OTHERWISE
V C T	VINYL COMPOSITION TILE
V I F	VERIFY IN FIELD
V W C.	VINYL WALL COVERING



2 / A1 DEMOLITION PLAN
1/8" = 1'-0"

1 / A1 SITE
1" = 80'-0"

JOSEPH ARCHITECTURAL GROUP, P.C.

REVISIONS

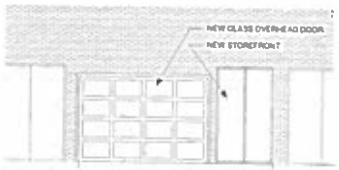
Preliminary Documents for:
Freight House Renovation
421 W River Dr, Davenport, Iowa

COVER

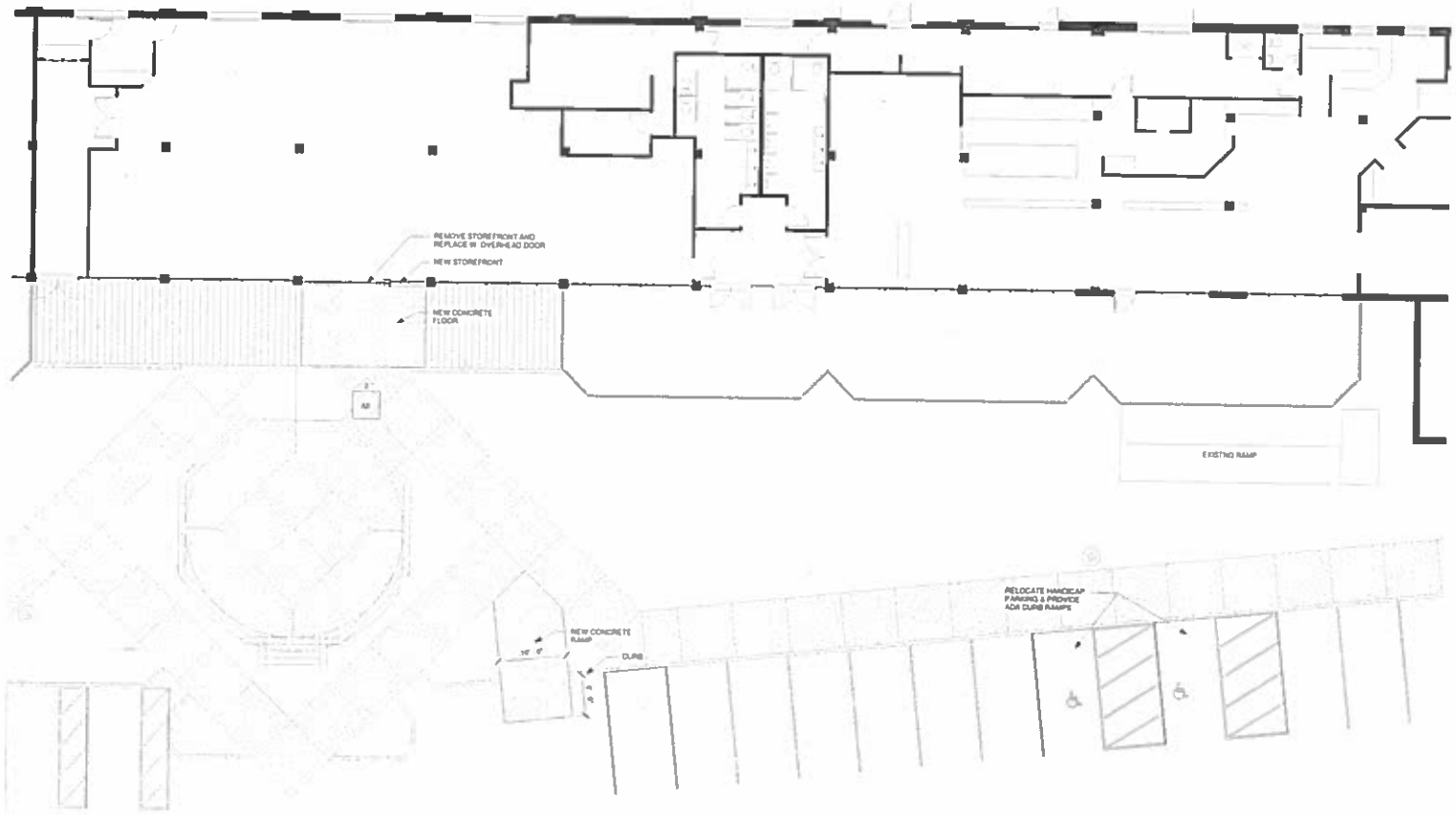
DATE
13 April 2017

A1

PROJECT NO
#02717



2 A2 SOUTH ELEVATION
3/16" = 1'-0"



1 A2 FLOOR PLAN
1/8" = 1'-0"

JOSEPH ARCHITECTURAL GROUP, P.C.

REVISIONS

Preliminary Documents for:

Freight House Renovation

421 W River Dr, Davenport, Iowa

FLOOR PLAN

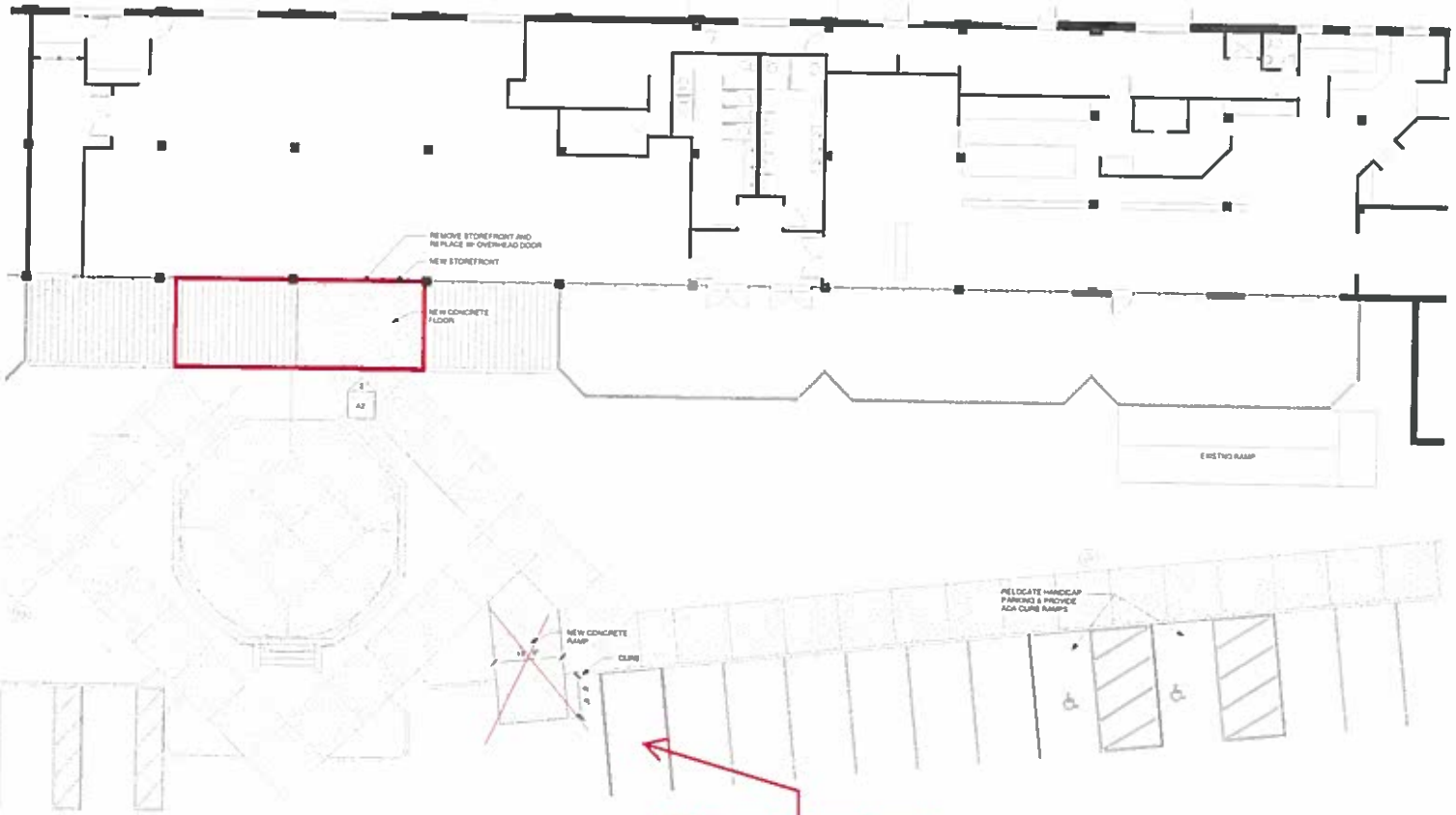
DATE
13 April 2017

A2

PROJECT NO.
#02717

17
15
Garage Door

2 A2 SOUTH ELEVATION
3/16" = 1'-0"



1 A2 FLOOR PLAN
1/8" = 1'-0"

JOSEPH ARCHITECTURAL GROUP, P.C.

REVISIONS

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Freight House Renovation

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FLOOR PLAN

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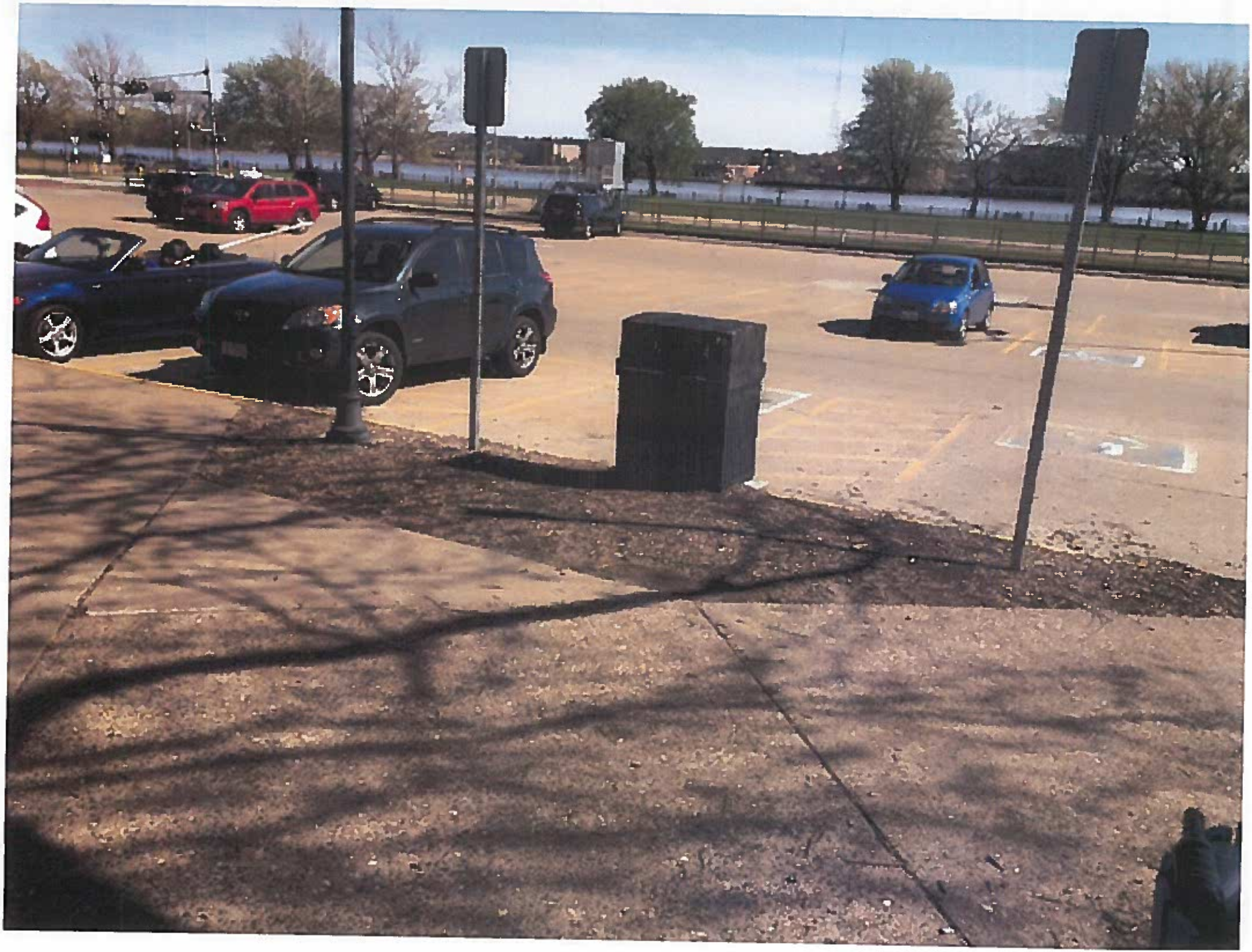
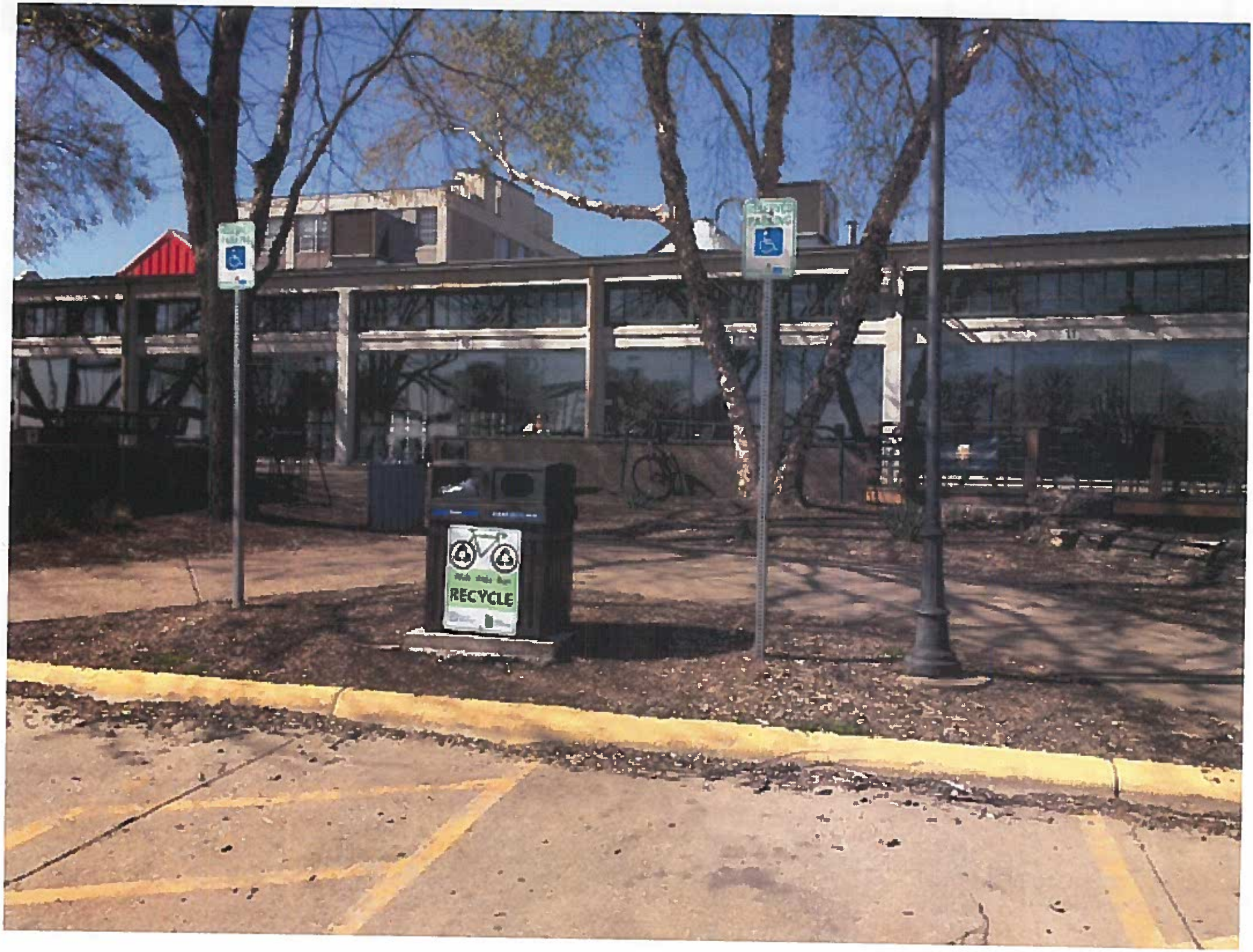
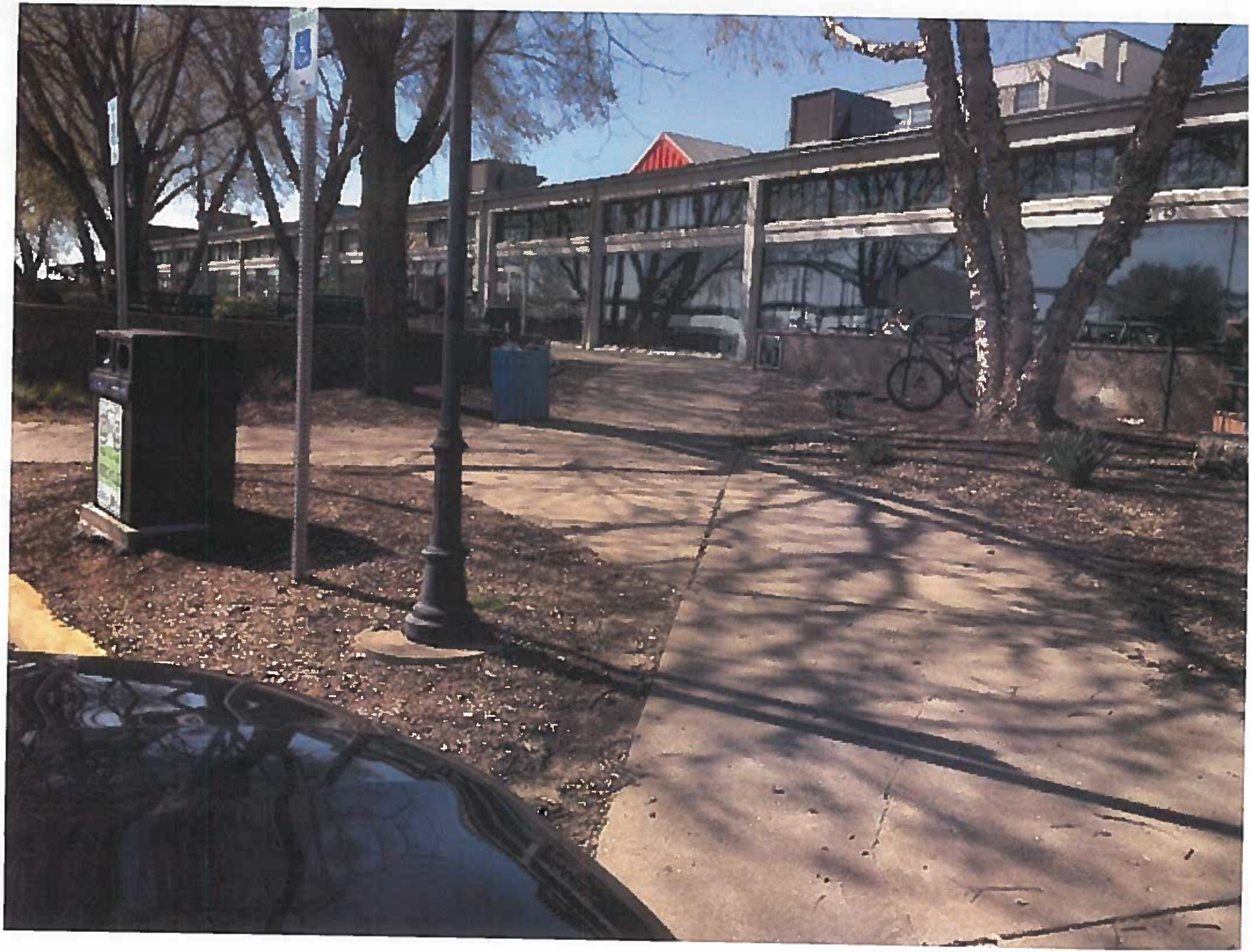



RECYCLE



City of Davenport
Levee Improvement Commission

Department: Levee Improvement Commission **Date**
Contact Info: Steve Ahrens 888-2235 **5/23/2017**

Subject:
River Heritage Park Signage - DISCUSSION

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	5/19/2017 - 1:29 PM

City of Davenport
Levee Improvement Commission

Department: Levee Improvement Commission **Date**
Contact Info: Steve Ahrens 888-2235 **5/23/2017**

Subject:
Parks & Recreation Advisory Council Report

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	5/19/2017 - 1:29 PM

City of Davenport
Levee Improvement Commission

Department: Levee Improvement Commission **Date**
Contact Info: Steve Ahrens 888-2235 **5/23/2017**

Subject:
Public With Business

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	5/19/2017 - 1:28 PM

City of Davenport
Levee Improvement Commission

Department: Levee Improvement Commission **Date**
Contact Info: Steve Ahrens 888-2235 **5/23/2017**

Subject:
Tuesday, June 27, 2017 at 5:30 p.m.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	5/19/2017 - 1:28 PM