

COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, May 19, 2021; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

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

B. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Johnson Avenue Reconstruction (Fairmount to Gayman) project, CIP #35047. [Ward 1]
2. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the West 54th Street Reconstruction (Davie to Howell) project, CIP #35047. [Ward 8]
3. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the CDBG Replenishment - Group 1: Hoover Road, Appomattox Road, and North Ripley Street project, #BG250. [Ward 8]
4. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the FY 2022 Sanitary Sewer Lateral Repair Program, CIP #30055. [All Wards]

C. Finance

1. Public Hearing to amend the FY 2021 Operating and Capital Improvement Budgets. [All Wards]

VII. Petitions and Communications from Council Members and the Mayor

VIII. Action items for Discussion

COMMUNITY DEVELOPMENT

Kyle Gripp, Chair; Judith Lee, Vice Chair

I. COMMUNITY DEVELOPMENT

1. Second Consideration: Ordinance for Case ORD21-01 amending various sections of Chapter 17 of the Municipal Code of Davenport, Iowa entitled "Zoning." [All Wards]
2. First Consideration: Ordinance for case REZ21-02 being the request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road, containing 5.37 acres more or less, from C-2 Corridor Commercial to C-3 General Commercial District to allow heavy retail of commercial electronic components. [Ward 7]
3. Resolution placing a moratorium upon establishing car washes, enclosed and outdoor self-storage facilities, and vehicle dealerships with outdoor display in the area bound by Brady Street, Kimberly Road, Northwest Boulevard, and 46th Street until November 27, 2021. [Ward 7]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ben Jobgen, Chair; Maria Dickmann, Vice Chair

III. PUBLIC SAFETY

1. First Consideration: Ordinance amending Subsection 9.40.030(D) of the Davenport Municipal Code providing penalties for fireworks violations. [All Wards]

STAFF RECOMMENDS SUSPENSION OF THE RULES AND PASSAGE OF SECOND AND THIRD CONSIDERATIONS.

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

Jennifer Beecher; End of School Neighborhood Block Party; 4600 block of Amesbury Drive; Friday, June 4, 2021 4:00 p.m. - 10:00 p.m.; **Closure:** Amesbury Drive between East 48th Street and Crow Creek Road. [Ward 6]

St. Paul the Apostle Catholic Church; Celebrate St. Paul; 916 East Rusholme Street; Saturday, June 12, 2021 12:00 p.m. - 10:00 p.m.; **Closure:** East Rusholme Street between Carey Avenue and Arlington Avenue. [Ward 5]

Cornbelt Running Club; Bix at 6 Training Runs; Thursday, June 24, 2021 5:00 p.m. - 9:00 p.m.; Thursday, July 1, 2021 5:00 p.m. - 9:00 p.m.; and Thursday, July 8, 2021 5:00 p.m. - 9:00 p.m.; **Closure:** E 4th St from Pershing Ave to River Dr; Pershing Ave from E 4th St to Kirkwood Blvd; Kirkwood Blvd from Pershing Ave to Jersey Ridge Rd; Jersey Ridge Rd from Kirkwood Blvd to Middle Rd; McClellan Blvd from Middle Rd to River Dr. [Wards 3, 5, & 6]

St. Anthony Catholic Church; Kermes (Carnival); 417 North Main Street; Sunday,

September 12, 2021 10:00 a.m. - 6:00 p.m.; **Closure:** Main Street between 4th Street and 5th Street. [Ward 3]

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

Riverfront Improvement Commission; Music on the River; Petersen Pavilion | LeClaire Park; 7:00 p.m. - 9:00 p.m. (unless otherwise noted) on various dates June 2021 through August 2021 (see attached list); Outdoor music, over 50 dBA. [Ward 3]

City of Davenport Parks and Recreation; Party in the Park; Lafayette Park | 700 West 4th Street on Thursday, July 8, 2021 5:30 p.m. - 7:30 p.m.; Garfield Park | 1224 East 29th Street on Thursday, July 22, 2021 5:30 p.m. - 7:30 p.m.; Glen Armit Park | 2355 Lillie Avenue on Thursday, July 29, 2021 5:30 p.m. - 7:30 p.m.; Van Buren Park | 201 South Elmwood Avenue on Thursday, August 12, 2021 5:30 p.m. - 7:30 p.m.; Northwest Park | 3400 North Division Street on Thursday, August 19, 2021 5:30 p.m. - 7:30 p.m.; Goose Creek Park | 6000 Scott Street on Thursday, September 16, 2021 5:30 p.m. - 7:30 p.m.; and Junge Park | 3250 Western Avenue on Thursday, September 23, 2021 5:30 p.m. - 7:30 p.m.; Outdoor music, over 50 dBA. [Wards 1, 2, 3, 4, 7, & 8]

Front Street Brewery; Luau at the Freight House; 421 West River Drive; Saturday, July 10, 2021 4:00 p.m. - 9:00 p.m.; Outdoor music, over 50 dBA. [Ward 3]

St. Anthony Catholic Church; Kermes (Carnival); 417 North Main Street; Sunday, September 12, 2021 10:00 a.m. - 4:00 p.m.; Outdoor music, over 50 dBA. [Ward 3]

4. Motion approving beer and liquor license applications.

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

Ward 3

RME Courtyard (River Music Experience) - Main St between River Dr and 2nd St - Temporary Location Transfer June 8-9, 2021 "QCCT Donor Reception"- License Type: Class C Liquor

Ward 6

New Ground Theatre (New Ground Theatre) - 2113 E 11th St - License Type: Class C Liquor

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

Ward 1

Frackies (Frackie's Pub, Inc) - 2820 Rockingham Rd - License Type: Class C Liquor

Ward 2

Applebee's Neighborhood Grill & Bar (Apple Corps, LP) - 3005 W Kimberly Rd - License Type: Class C Liquor

Express Lane Gas & Food Mart # 83 (ExpressLane, Inc) - 3636 Hickory Grove Rd - License Type: Class C Beer

Hy-Vee Food & Drugstore #2 (Hy-Vee, Inc) - 2200 W Kimberly Rd - License Type: Class E Liquor

Hy-Vee Wine and Spirits (Hy-Vee, Inc) - 3301 W Kimberly Rd - License Type: Class E Liquor

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

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

Ward 3

Sippis Restaurant (Sippis, Inc) - 406 W 2nd St - Outdoor Area - License Type: Class C Liquor

Thirsty's on 3rd (T on Third, Inc) - 2202 W 3rd St - Outdoor Area - License Type: Class C Liquor

Ward 4

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

Ward 6

Granite City Food & Brewery (Granite City, Inc) - 5270 Utica Ridge Rd - Outdoor Area - License Type: Class C Liquor

Homewood Suites (Davenport Lodging Group, LLC) - 4750 Progress Dr - License Type: Beer/Wine

Hy-Vee #4 (Hy-Vee, Inc) - 4064 E 53rd St - License Type: Class E Liquor

Pints (Pub @ Utica, LLC) - 5268 Utica Ridge Rd - Outdoor Area - License Type: Class C Liquor

Ward 7

CVS Pharmacy #8658 (Iowa CVS Pharmacy, LLC) - 1655 W Kimberly Rd - License Type: Class E Liquor

Ward 8

Dollar General Store #19449 (DolGenCorp, LLC) - 7510 NW Blvd - License Type:
Class C Beer

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Matthew Dohrmann, Vice Chair

V. PUBLIC WORKS

1. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Johnson Avenue Reconstruction (Fairmount to Gayman) project, CIP #35047. [Ward 1]
2. Resolution approving the plans, specifications, form of contract, and estimate of cost for the West 54th Street Reconstruction (Davie to Howell) project, CIP #35047. [Ward 8]
3. Resolution approving the plans, specifications, form of contract, and estimate of cost for the CDBG Replenishment - Group 1: Hoover Road, Appomattox Road, and North Ripley Street project, #BG250. [Ward 8]
4. Resolution approving the plans, specifications, form of contract, and estimate of cost for the FY 2022 Sanitary Sewer Lateral Repair Program, CIP #30055. [All Wards]
5. Resolution awarding the contract for the Marquette Street and West 12th Street Replacement projects to CDMI Concrete Contractors of Port Byron, Illinois in the amount of \$1,658,802.80, CIP #35046. [Ward 3]
6. Resolution approving a purchase agreement with Phelps Family, LLC in the amount of \$50,050 for the acquisition of land necessary for the Goose Creek Trail project, CIP #28019. [Ward 8]
7. Resolution awarding the contract for the Sunderbruch Park Bridge Over Black Hawk Creek Replacement project to General Constructors Inc of Bettendorf, Iowa in the amount of \$252,871.80, CIP #21005. [Ward 1]
8. Motion approving a waiver (temporary deferral) of sidewalk installation for a proposed warehouse and distribution facility at 2022 Research Parkway. [Ward 8]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

JJ Condon, Chair; Patrick Peacock, Vice Chair

VII. FINANCE

1. Resolution appointing Joseph Miller to fill the 7th Ward Alderman vacancy until the winner of this fall's regular City election is determined and sworn in. [Ward 7]
2. Resolution amending the FY 2021 Operating and Capital Improvement Budgets [All Wards]

3. Resolution approving the purchase of three (3) full size SUVs for the Fire Department from Stivers Ford of Waukee, Iowa in the amount of \$107,631, CIP #24022. [All Wards]
4. Resolution approving the purchase of a van for the Police Department and two pickup trucks for the Sewer Division in the amount of \$139,812.50 from Stew Hansen's Dodge City of Des Moines, Iowa using a state contract. [All Wards]
5. Motion directing the completion of various parks projects in the FY 2022 Park Development Program in the amount of \$350,000. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

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

1. Klinger & Associates PC - engineering services - Amount: \$15,000
2. Galls - body armor replacement for Police - Amount: \$21,715
3. Tolar Manufacturing Company - parts for Transit - Amount: \$29,315
4. Superior Industrial Equipment Co - stationary centrifugal pumps - Amount: \$44,118.84

X. Other Ordinances, Resolutions and Motions

XI. Public with Business

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

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

XII. Reports of City Officials

XIII. Adjourn

City of Davenport

Department: Community Planning & Economic Development
Contact Info: Laura Berkley | 563-888-3553

Action / Date
5/19/2021

Subject:

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

Recommendation:

Hold the Hearing.

Background:

The City Plan and Zoning Commission has forwarded case REZ21-02 to the City Council with a recommendation for approval at its May 4, 2021 meeting, subject to the following conditions:

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

The Commission vote was 6 yes, 0 no, and 0 abstentions.

Purpose of the rezoning:

- Relocate an existing retail sales business (3E) of commercial electronic components.
- 3E sells/leases diesel generators which cannot legally be stored inside a commercial building per fire code.
- Generators and conduit will be stored outdoors within an 8-foot solid privacy fence enclosure measuring 50' x 50'.
- Heavy Retail allows for limited outdoor storage if approved with a Special Use from the ZBA in the C-3 district.
- Without outdoor storage, this use would be allowed by right in any C-2 District No rezoning would be needed.

Findings

1. The zoning map amendment is consistent with Davenport 2035+ which identifies the property as Residential General (RG) which allows for commercial uses along corridors and edges. The neighborhood is compatible with RG as is the proposed retail use with outdoor storage at the subject property which was built in 1987.
2. The proposed C-3 General Commercial District is compatible with the zoning of nearby property along Marquette Street and Kimberly Road, as well as other C-3 zoning located in

the vicinity.

3. Rezoning the property to C-3 General Commercial District does not create any nonconformities.
4. Required Special Use approval for some of the additional uses allowed in the C-3 District offers further levels of review for the protection of adjacent properties.

Public Input:

Type of Notice	Date Sent
Public Hearing Notice Mailed	4-6-2021
Legal Notice Published In QCT	4-10-2021
Neighborhood Meeting	4-12-2021
P&Z Public Hearing	4-20-2021

ATTACHMENTS:

Type	Description
▣ Exhibit	Ordinance
▣ Exhibit	Zoning Analysis Staff Report
▣ Exhibit	Vicinity Map
▣ Exhibit	Zoning Map
▣ Exhibit	Davenport 2035+ Land Use Map
▣ Exhibit	Application
▣ Exhibit	Concept Plan
▣ Exhibit	COW Neighborhood Notice Letter
▣ Exhibit	QC Times Notice
▣ Exhibit	P&Z Public Notices
▣ Exhibit	Public Comment

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Koops, Scott	Approved	5/11/2021 - 3:20 PM

ORDINANCE NO. 2021-

ORDINANCE for Case REZ21-01 being the request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]

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

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

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

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

Findings:

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

Conditions:

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

as there are abutting residential uses and/or districts, so that all portions of these abutting properties are screened with privacy fencing.

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

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Mike Matson, Mayor

Attest: _____
Brian Krup, Deputy City Clerk

Published in the *Quad City Times* on _____

COW Zoning Analysis | May 19, 2021
Development & Neighborhood Services

Subject:

Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]

Recommendation:

P&Z forwarded Case REZ21-02 to City Council with a recommendation for approval subject to the listed findings and conditions.

Background:

The petitioner has requested the zoning map amendment to accommodate a retail use that will require an outdoor storage area. If the business did not need outdoor storage, this retail use would have been allowed by right with the existing C-2 zoning.

Additional background is provided in the following attachments: Vicinity Map, Zoning Map, and Davenport 2035+ Land Use Map.

The following information is provided for case history of the property only and is in no way related to a previously attempted rezoning (REZ13-02). This background to illustrate that this previously denied request was for a use unlike the one proposed by this applicant and would not become permitted if the request was approved.

In 2013 a rezoning request by Murray Warehousing to allow a warehousing/distribution center at this site failed at City Council. Under the former zoning code, the request was to rezone the property to Planned Development "PDD" which would have allowed for a distribution warehousing and trucking operation.

Comprehensive Plan:

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

Future 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. Staff is not proposing a Davenport 2035+ future land use change for this area at this time.

Zoning:

Existing

The property is currently zoned C-2 Corridor Commercial District. This district is intended to address the commercial corridors that are primarily oriented toward a mix of retail, personal

service, and office uses along arterial streets and collector streets. The C-2 District accommodates auto-oriented development – both individual businesses and retail centers – and mixed-use development, with the intent of improving the pedestrian environment along Davenport’s commercial corridors.

Proposed

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

Technical Review:

The proposed rezoning is for a retail use in an existing building commercial/retail building. No new construction is require other than an enclosure on the existing parking lot. As such no comments where received through the technical review process.

Streets. The State of Iowa classification for Kimberly Road is principal arterial and Marquette Street is classified as a minor arterial. No changes to the existing streets are needed.

The site has two ingress/egress drives, one located on West Kimberly Road and one off of Marquette Street. Left turn movements from Marquette Street can be limited/lowed with the utilization of the Kimberly Road access drive, should such movements ever become an issue.

Storm Water. The site will remain as it is today, with no new impervious surfaces proposed or needed. There shall be no impact to the stormwater system.

Sanitary Sewer. Sewer is existing on this site and in the area; there shall be no impact to the sewer system.

Other Utilities. All utilities are available at this site and in the area; there will be no impact to these services.

Emergency Services. The subject property is located approximately one (1) mile west of Fire Station No. 3 (3506 Harrison Street).

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

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the April 12th, 2021 Neighborhood Meeting and the April 20th Plan and Zoning Commission Public Hearing.

A neighborhood meeting was held on Tuesday, April 12, 2021 at the site. Eight (8) residents/neighbors attended. Issues brought up at meeting were the following: the timing, number and size of trucks for used for deliveries, required fencing on west and north property line, and the storm drain.

Staff has not received any written comments (in favor or against) regarding the proposed rezoning.

Discussion:

The petitioner is requesting a rezoning to C-3 General Commercial to accommodate an electrical component retail sales business that has limited need (50' x 50') of an outdoor storage enclosure. The storage area proposed would be screened by an 8'-tall solid privacy fence with gates and be located near the north property line adjacent to the post office property. The present zoning (C-2) does not allow for any outdoor storage. The need for outdoor storage by the petitioner is the only part of the proposed operation that cannot be supported by the existing C-2 zoning.

Approval Standards for Map Amendments (Chapter 17.14.040)

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

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

Residential General (RG) is the Davenport 2035+ classification for this site. The RG designation allows for a mix of uses along the edges and transition areas where higher intensity uses are allowed, such as the uses at the intersection of Marquette and West Kimberly Road, where there are medical offices, personal service businesses, restaurants, a post office and 'big box' retail (on the subject property). This area is an example of the type of development allowed in transition and edge areas allowed by the Residential General classification.

Staff's opinion is that the proposed rezoning of this property does not necessitate a comprehensive plan change.

b. The compatibility with the zoning of nearby property.

The subject property is a retail site with has been in existence since 1987. Other uses in the area date to 1970 for the post office, 1975 for the medial office, and 1977 for the building at the northwest corner of Marquette and Kimberly Road which is presently a pest control business.

Staff's opinion is that the proposed rezoning is compatible with the existing uses and the existing zoning near the site. The site is developed with a 'big-box' retail commercial building and it has various retail and personal service establishments inside the partitioned building. The C-2 Corridor Commercial District allows for generally the same uses. The C-2 Zoning District is geared toward an urban walkable environment which is not dominated by auto-oriented uses (but does accommodate them) and as such the lot sizes are generally much smaller than the lots which are typically found in the C-3 district. The size of this commercial building and this lot, the amount of parking provided, and the character of the neighborhood

all are generally more compatible with the proposed C-3 zoning than the existing pedestrian oriented C-2 District.

c. The compatibility with established neighborhood character.

The subject property was developed as a commercial development along a commercial corridor. The use is compatible with the commercial neighborhood character. The Zoning code does require a landscaped and fenced buffer where commercial abuts residential. The potential for expansion of the existing building where abutting residential districts is minimal due to stormwater and parking regulations and existing easements on the property. Several of the new uses associated with a C-3 Zoning District require a Special Use Permit through the Zoning Board of Adjustment. Those uses will be evaluated on a case by case basis to determine impacts to neighborhood character with the ability to add conditions to the Special Use Permit.

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

Staff does not foresee any situation where the public health or welfare will be negatively impacted by the proposed rezoning or any of the uses which are allowed by the C-3 District provided the conditions of this request are approved and the ordinances of the city are upheld.

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

This site can be and is developed with retail uses. The proposed use is also a retail use; however said use requires outdoor storage, which has necessitated the need for this request.

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

All existing structures on this site meet the C-2 and the C-3 setback requirements. Only single and two-family uses are allowed by the C-2 district but not the proposed C-3 district. The site has no single/two-family dwellings so there shall not be any nonconformities created due to the proposed rezoning.

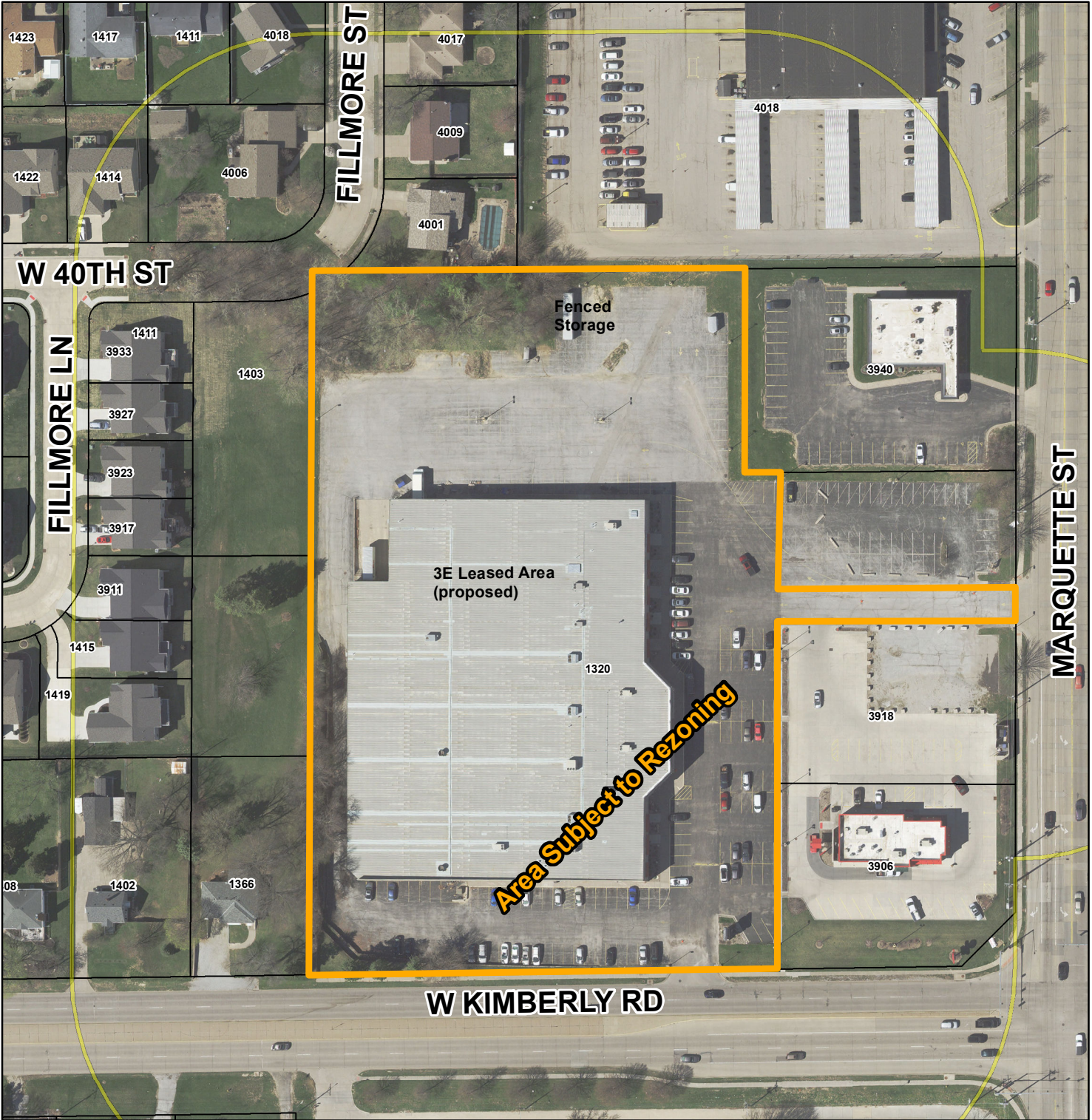
Recommendation and Conditions:

P&Z forwarded Case REZ21-02 to City Council with a recommendation for approval subject to the listed findings and conditions:

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

residential uses and/or districts, so that all portions of these abutting properties are screened with privacy fencing.

Aerial Photography



Subject Property

200' Notice Boundary Line

Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]

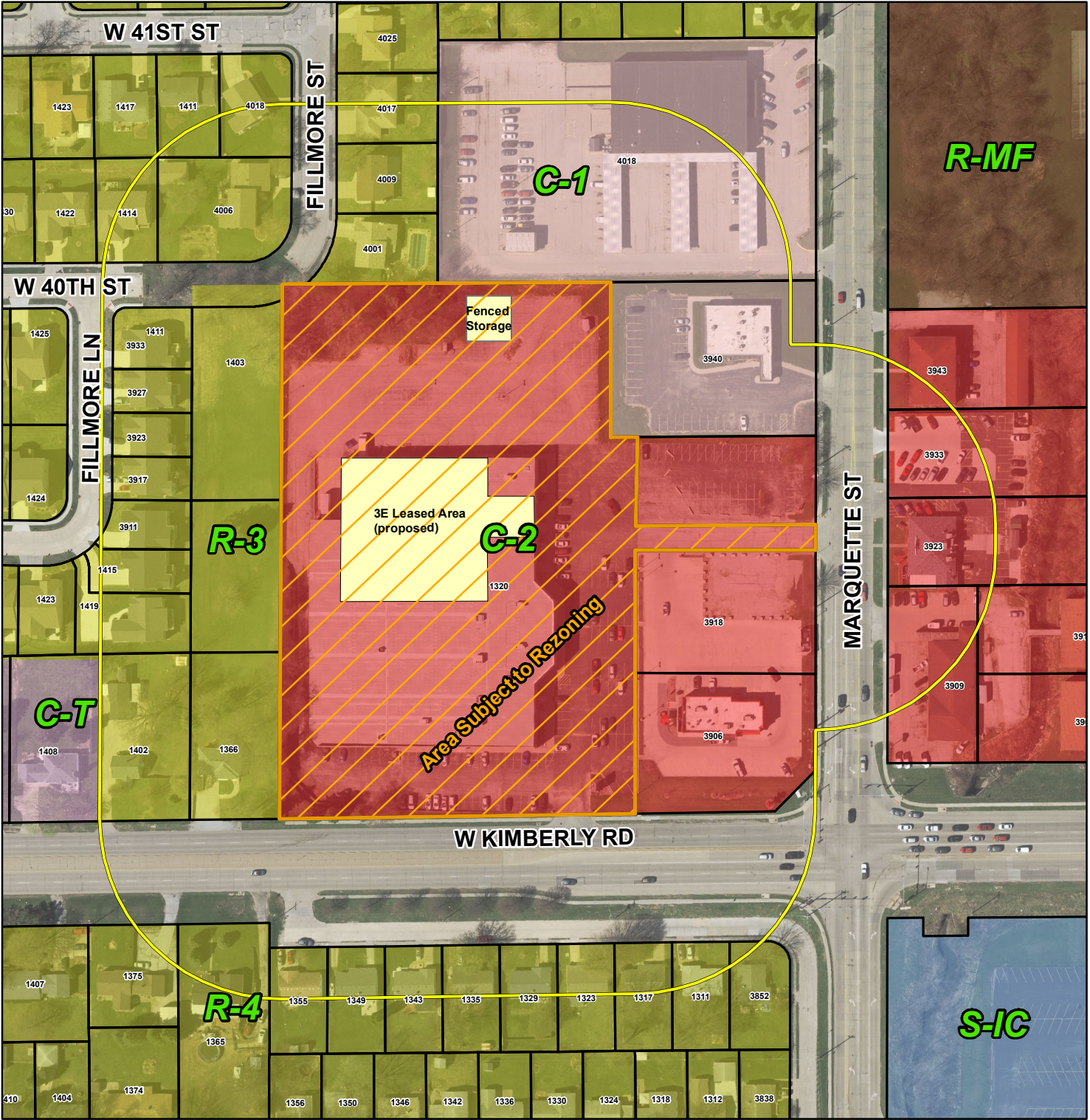


0 50 100 200 Feet

Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

Zoning Map

REZ21-02 | 1320 W. Kimbelry RD



Subject Property



200' Notice Boundary Line

Zoning District



C-2 Corridor Commercial

Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]

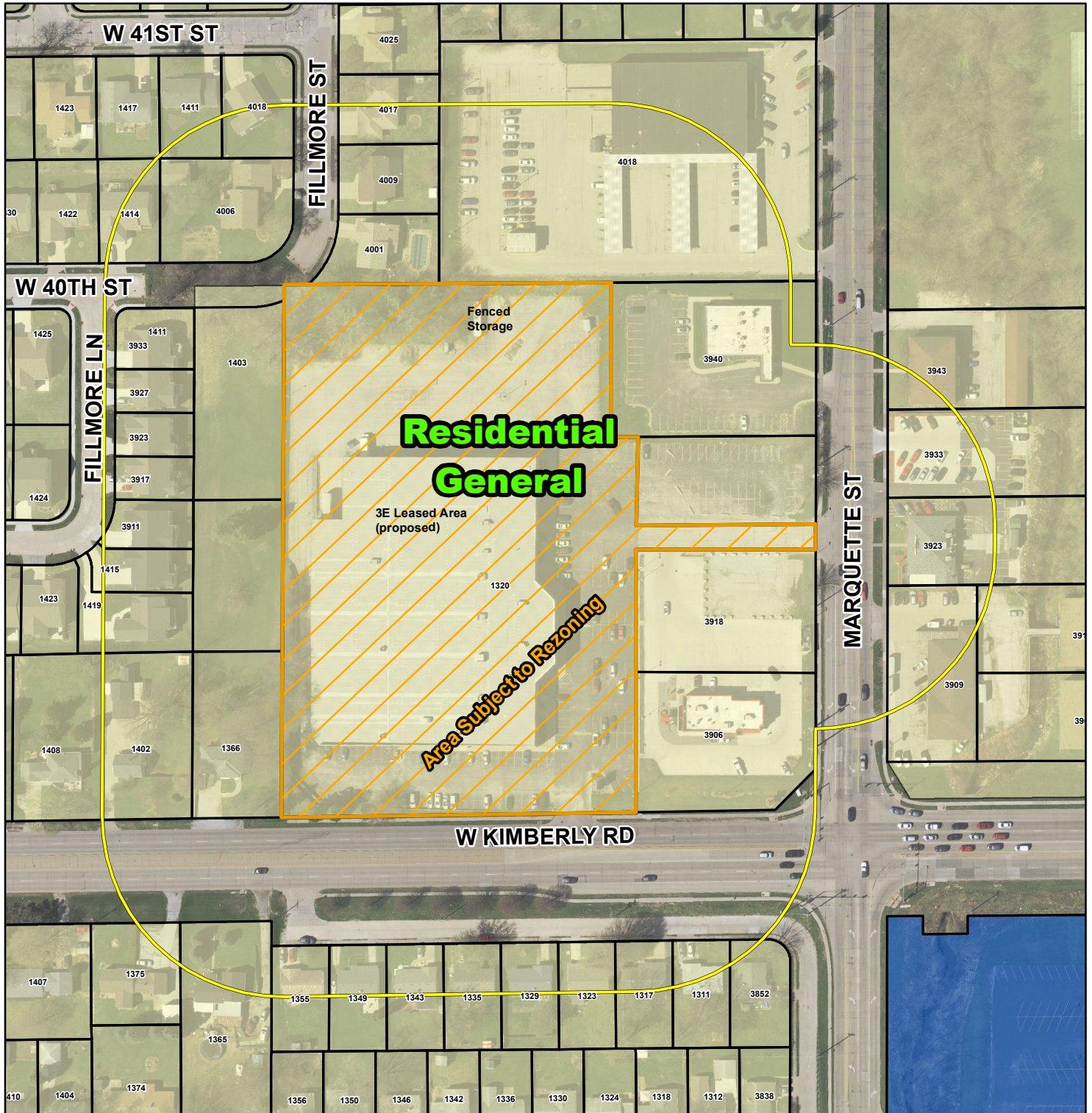


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Davenport 2035 Land Use

REZ21-02 | 1320 W. Kimberly RD



Subject Property



200' Notice Boundary Line

Land Use 2035



Residential General



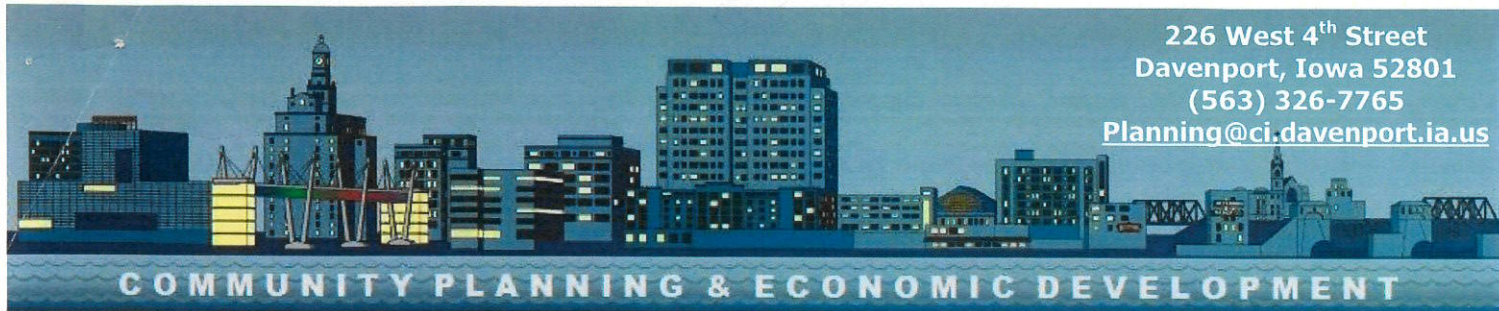
Civic and Institutional

Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]



0 50 100 200 Feet

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

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

Property Address* 1320 W. Kimberly Road, Davenport, Iowa

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

Applicant (Primary Contact)**

Name: Tom Pastrnak
Company: Pastrnak Law Firm, PC
Address: 313 W. 3rd Street
City/State/Zip: Davenport, IA 52801
Phone: 563-323-7737, ext 210
Email: tpastrnak@pastrnak.com

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

Name: Chris Belser
Company: Belser Ventures, LLC
Address: 3511 8th Street
City/State/Zip: Rock Island, IL 61201
Phone: 563-529-4951
Email: chris@bsmqc.com

Zoning Board of Adjustment

Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Design Review Board

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

Engineer (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Architect (if applicable)

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

Administrative

Administrative Exception ☐
Health Services and Congregate Living Permit ☐

Attorney (if applicable)

Name: Tom Pastrnak
Company: Pastrnak Law Firm, PC
Address: 313 W. 3rd Street
City/State/Zip: Davenport, IA 52801
Phone: 563-323-7737, ext 210
Email: tpastrnak@pastrnak.com

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

Submitted 3-25-21
REZ 21-02
Paid
Pls Public Hearing 4-20-21

PASTRNAK LAW FIRM, P.C.

Attorneys at Law
313 W. 3rd Street
Davenport IA 52801
Phone: (563) 323-7737, Ext. 210
Fax: (563) 323-7739
E-mail: tpastrnak@pastrnak.com

Thomas J. Pastrnak*
Candy K. Pastrnak*

Thomas R. Schulz – Of Counsel *
Gregory S. Jager – Of Counsel**
Dee A. Runnels – Of Counsel *

*Attorneys Admitted in Iowa and Illinois
**Attorney Admitted in Iowa Only

ILLINOIS OFFICE:
6300 75th Ave., Suite A
Milan, IL 61264

VIA HAND DELIVERY

March 25, 2021

MS LAURA BERKLEY
DEVELOPMENT AND PLANNING ADMINISTRATOR
CITY OF DAVENPORT
1200 E 46TH STREET
DAVENPORT IA 52807

RE: Rezoning Old K's Merchandise building to C-3 Heavy Retail

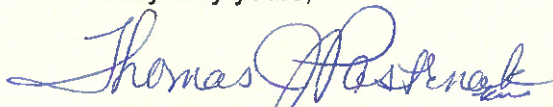
Dear Laura:

Pursuant to our discussions over the past week, enclosed please find the Petitioner's rezoning application regarding the above captioned matter, along with a draft in the sum of \$920.00 for processing.

Please place on the Public Hearing agenda before Plan & Zoning Commission for April 20th, and I'll be in touch shortly to seek to schedule the neighborhood meeting.

I look forward to working with you in connection with this rezoning matter.

Very truly yours,



THOMAS J. PASTRNAK
Attorney at Law

TJP/kkn
Enclosures

Request:Existing Zoning: C-1 C-2Proposed Zoning Map Amendment: C-3**Purpose of the Request:**

To allow Tenant, Consolidated Electrical Distributors, Inc., a Delaware Corporation, to lease and occupy 24,443 sq. ft. of the building and enable Tenant to conduct its business thereon, which consists of wholesale and retail distribution of electrical supplies and deemed a Heavy Retail Use under City of Davenport's current Zoning Code.

Total Land Area: 254.739 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.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
 - Zoning Map Amendment is less than 1 acre - \$400.
 - Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
 - Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
 - \$10.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:**(1) Application:**

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

(2) Plan and Zoning Commission public hearing:

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

(3) Plan and Zoning Commission's consideration of the request:

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

Formal Procedure (continued):

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

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

Applicant:

Date:

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

Received by:

Planning staff

Date:

Date of the Public Hearing:

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

Authorization to Act as Applicant

I, Chris Belser of Belser Ventures, LLC
authorize Tom Pastmak of Pastmak Law Firm, PC
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

X 

Signature(s)

State of Illinois,
County of Rock Island.
Sworn and subscribed to before me

This 23rd day of March 2021

Drivers License

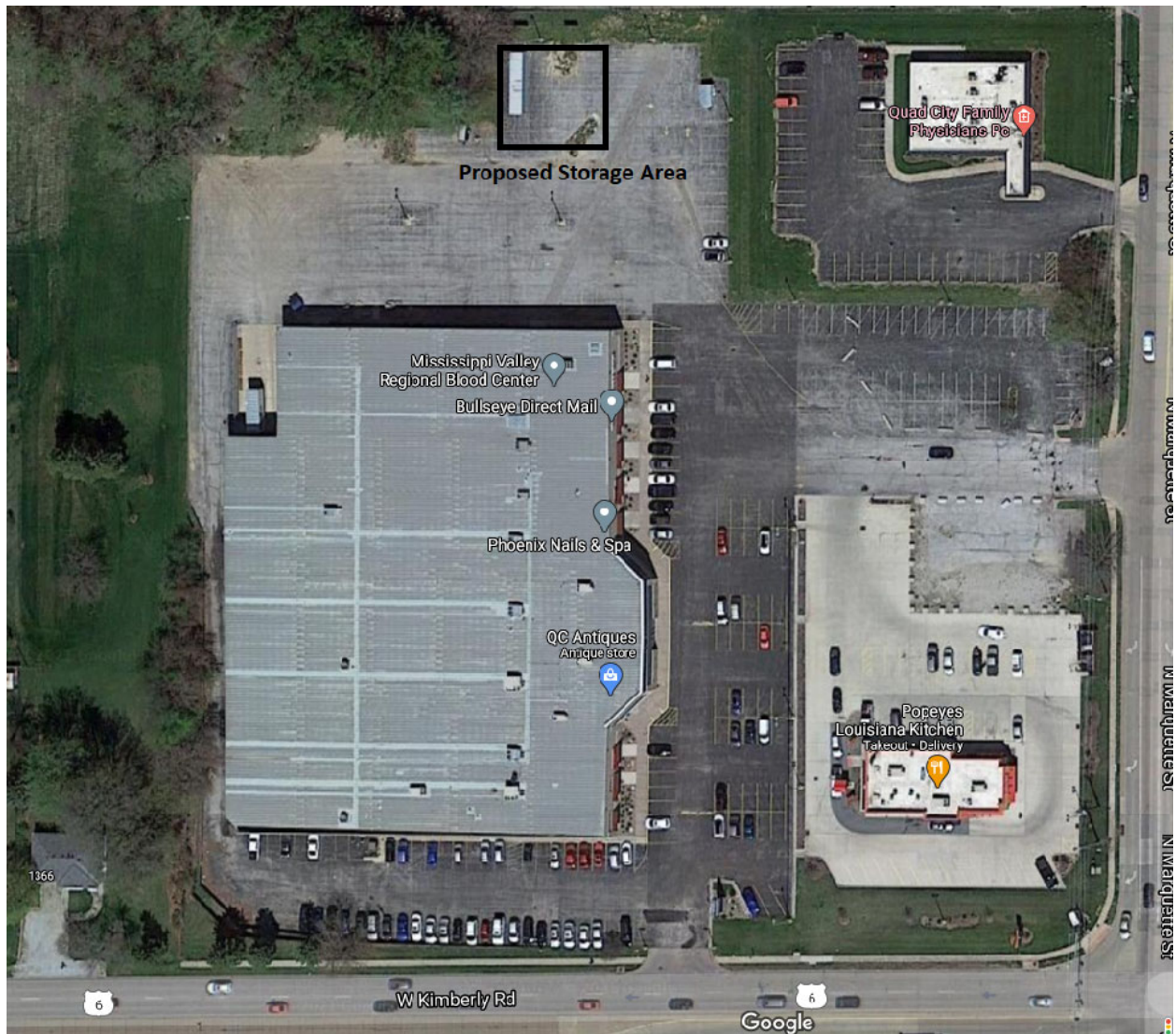
Form of Identification


Notary Public

My Commission Expires: Oct 5, 2021



Proposed Storage Area



Robin Creek Tenant Layout





Doc ID: 019845400002 Type: LAN
Recorded: 01/22/2014 at 09:08:14 PM
Fee Amt: \$1,536.20 Page 1 of 2
Revenue Tax: \$1,519.20
Scott County Iowa
Rita A. Varpas Recorder

File **2014-00001484**

Preparer Information: William T. Phares, 4500 Kennedy Drive, East Moline, IL 61244
Address Tax Statement: Chris and Lisa Belser, 3511 – 8th Street, Rock Island, IL 61201
Return To: Skorepa Law Office, 3725 Blackhawk Road, #200, Rock Island, IL 61201

WARRANTY DEED

For the consideration of one dollar and other valuable consideration,

JJZ DEVELOPMENT, LLC, an Illinois limited liability company,

hereby conveys to

BELSER VENTURES, LLC, an Iowa limited liability company,

the real estate situated in Scott County, Iowa and described as follows:

Lot 3 of the Final Plat of Old K's Subdivision, in part being a replat of Lot 1 of Victory Acres, part of the NE Quarter of Section 15, Township 78 North, Range 3 East of the 5th P.M. to the City of Davenport, Scott County, Iowa.

Grantor does hereby covenant with grantee and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; that grantor is a manager managed limited liability company and the undersigned in the ordinary course of the company's business are authorized signors to act on behalf of the Company; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

Subject to Declaration of Easements with Covenants and Restrictions Affecting Land (ECR"),
recorded 1/22/2014, as Document No. 2014-1483, in the office
of the Scott County Iowa Recorder.

Dated: January 21st, 2014.

J. B. Massa
Jayme B. Massa, Manager/Member

Zachary M. Sottos
Zachary M. Sottos, Manager/Member

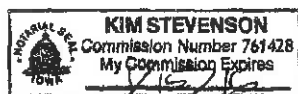
STATE OF IOWA)
) ss
COUNTY OF SCOTT)

I, the undersigned, a Notary Public, in and for the County, and State aforesaid, DO
HEREBY CERTIFY THAT,

Jayme B. Massa, Manager/Member, and Zachary M. Sottos, Manager/Member

personally known to me to be the same persons whose names are subscribed to the foregoing
instrument, appeared before me this day in person and acknowledged that they signed and
delivered said instrument as their free and voluntary act, and as the free and voluntary act of
said limited liability company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21st day of January, 2014.



Kim Stevenson
Notary Public

467724

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673480 CORP \$50.00 PATH 2 1/4/13

CERTIFICATE OF ORGANIZATION
OF
BELSER VENTURES, LLC

TO THE SECRETARY OF STATE OF THE STATE OF IOWA:

Pursuant to Iowa Code Section 489.201 of the Iowa Revised Uniform Limited Liability Company Act, the undersigned adopt the following articles of organization for the company:

ARTICLE I

Name

The name of the limited liability company is Belser Ventures, LLC (the "Company").

ARTICLE II

Initial Registered Agent and Registered Office

The name and street address of the Company's initial registered agent and office in Iowa is Nancy A. Patterson, 3910 N. Lillie Avenue, Davenport, Iowa 52806.

ARTICLE III

Principal Office

The street address of the Company's principal office is 1320 West Kimberly Road, Davenport, Iowa 52806.

ARTICLE IV

Period of Duration

The Company's existence shall commence upon the filing of the Certificate of Organization with the Office of the Iowa Secretary of State and shall continue perpetually, unless dissolved sooner in accordance with the terms of the Company's operating agreement.

(3)

ARTICLE V

Managers

A. The business and affairs of the Company shall be governed by managers elected by the members in the manner described in the Company's operating agreement. No member's action nor any other person's action shall bind the Company except as authorized by the Company's operating agreement.

B. The managers shall have all of the duties, powers, and authority as set forth in the Company's operating agreement, including but not limited to the power and authority to purchase, accept, transfer, assign, mortgage, and encumber real estate in the name of the Company and on behalf of the Company.

ARTICLE VI

Non-Liability and Indemnification

A. No member or manager of this Company shall be personally responsible or liable for any of the acts, debts, liabilities, or losses of this Company.

B. No manager of this Company shall be personally responsible or liable to the Company or its members or anyone else for monetary damages for breach of fiduciary duty as a manager, except for liability (i) for any breach of the manager's duty of loyalty to the Company or its members, (ii) for acts or omissions not in good faith or which involve intentional misconduct or knowing violation of law, (iii) for a transaction from which the manager derived an improper personal benefit or a wrongful distribution in violation of Section 489.405 of the Iowa Code.

C. Each person who is or was a manager of the Company (and the heirs, executors, personal representatives, administrators, or successors of such person) who was or is made a party to, or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that such person is or was a manager of the Company or is or was serving at the request of the Company as a manager, director, officer, partner, trustee, employee or agent of another limited liability company, corporation, partnership, joint venture, trust, employee benefit plan or other enterprise ("Indemnatee"), shall be indemnified and held harmless by the Company to the fullest extent permitted by applicable law, as the same exists or may hereafter be amended. In addition to the indemnification conferred in this Article, the Indemnatee shall also be entitled to have paid directly by the Company the expenses reasonably incurred in defending any such proceeding against such Indemnatee in advance of its final disposition, to the fullest extent authorized by applicable law, as the same exists or may hereafter be amended. The right to indemnification conferred in this Article shall be a contract right.

D. The Company may, by action of the managers, provide indemnification to such of the officers, employees and agents of the Company to such extent and to such effect as the managers shall determine to be appropriate and authorized by applicable law.

E. The rights and authority conferred in this Article shall not be exclusive of any other right which any person may have or hereafter acquire under any statute, provision of the articles of organization or operating agreement of the Company, agreement, vote of members or disinterested managers, or otherwise.

F. Any repeal or amendment of this Article by the members of the Company shall not adversely affect any right or protection of a manager or officer existing at the time of such repeal or amendment.

The existence of this Company shall commence upon the filing of the Certificate of Organization with the Office of the Iowa Secretary of State.

Dated this 12 day of November, 2013.


Christopher J. Belser

Prepared by:

Law Offices of Thomas A. Skorepa, P.C.
3725 Blackhawk Road, Suite 200
Rock Island, IL 61201
Phone: 309-788-7481
Fax: 309-788-8779
E-mail: skorepalaw2@sbcglobal.net

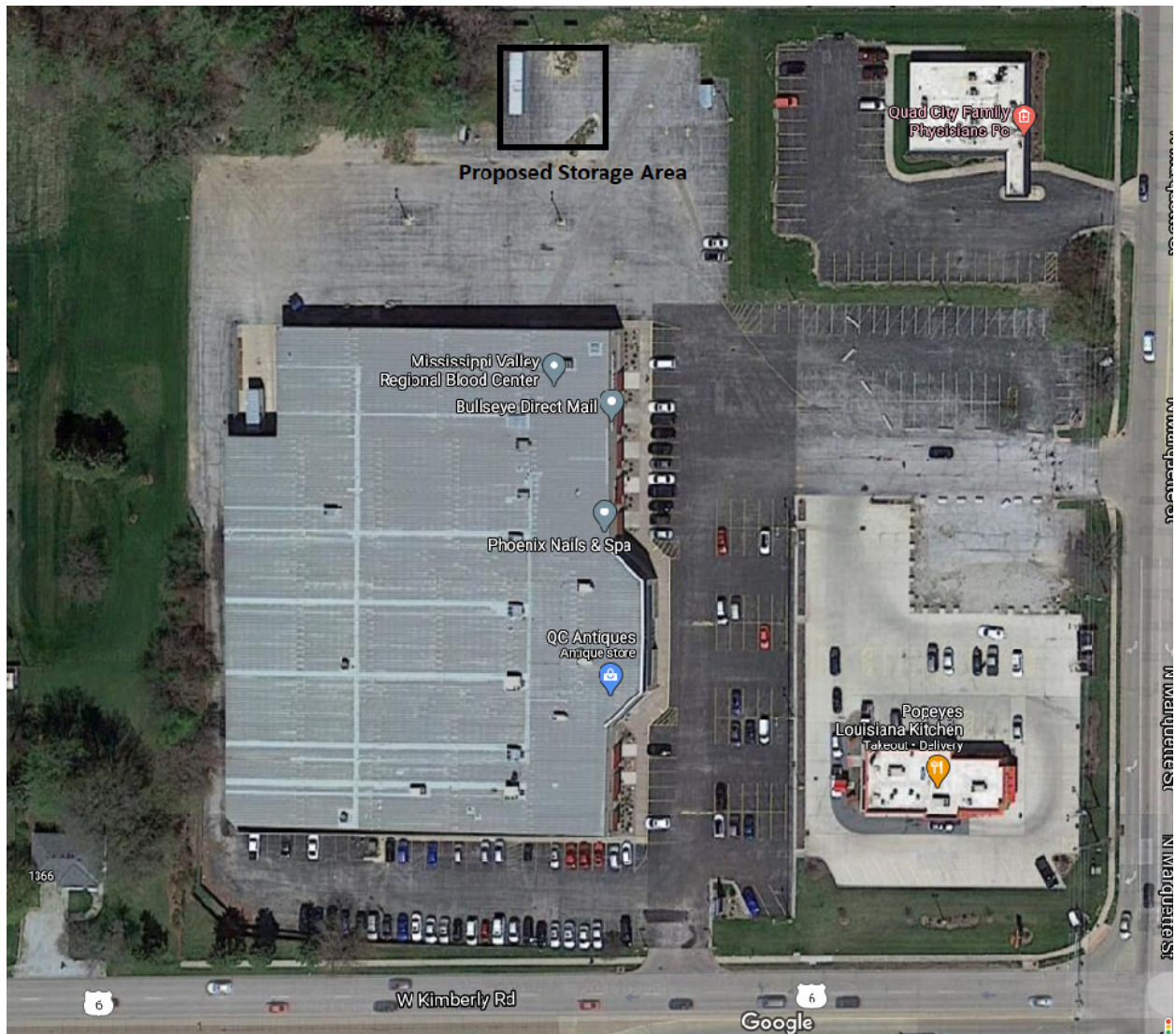
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W883011



Proposed Storage Area



Robin Creek Tenant Layout





PUBLIC HEARING NOTICE | City Council - Committee of the Whole

Date: 5/19/2021 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:30 PM Subject: Public Hearing rezoning request before the City Council - COW

[ADDRESS BLOCK]

To: All property owners within 200 feet of the subject property located at **1320 W. Kimberly RD.**

What is this About?

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

Request/Case Description

Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]

What are the Next Steps after the Public Hearing?

The City Plan and Zoning Commission forwarded case REZ21-02 to the City Council with a recommendation for approval at its May 4, 2021 meeting, subject to the following conditions:

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

Would You Like to Submit an Official Comment?

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

Do You Have Any Questions?

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

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



Wednesday, May 5, 2021

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

The PO number for this notice is: 2110662

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

**NOTICE
PUBLIC HEARING
WEDNESDAY, MAY 19, 2021 5:30 P.M.
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
CITY HALL COUNCIL CHAMBERS
226 W 4th ST – DAVENPORT, IA**

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

Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow heavy retail of commercial electronic components; containing 5.37 acres more or less [Ward 7]. Legal description of the property proposed to be rezoned is as follows: Lot 3 of the Final Plat of Old K's Subdivision. At its May 4, 2021 meeting, the Plan and Zoning Commission recommended case REZ21-02 be forwarded to City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

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

Conditions:

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

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

PO No. 2110662

Development and Neighborhood Services Department

E-MAIL: planning@davenportiowa.com PHONE: 563-326-6198



Neighborhood Meeting Invitation | Proposed Rezoning (map amendment)

Date: 4/12/2021 **Location:** 1320 W. Kimberly Rd. (former Bullseye Direct Mail office)
Time: 5:30 PM **Subject:** informal neighborhood meeting regarding a Rezoning (map amendment)

[Address Block]

You are invited to a neighborhood meeting regarding the following Rezoning (map amendment) request which will come before the Davenport City Plan and Zoning Commission later on 4/20/2021 for a public hearing and is described as:

Description of Rezoning (map amendment) Request:

Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail permitting sale of commercial electronic components from/on the premises, containing 5.37 acres more or less. [Ward 7]

The purpose of this meeting is to provide an informal setting to allow the developer to describe the proposed development, to interact with adjacent owners, and to answer any questions and concerns about the proposed action.

The purpose of the proposed request is to change the property's allowed uses by changing the zoning classification.

What are the Next Steps after the neighborhood meeting?

The next meeting will be a public hearing on 4/20/2021 at 5:00 PM in City Hall Council Chambers, at which time the City Plan and Zoning Commission will hear public comments regarding this proposal. Planning staff will send additional notices with the dates and times of additional public hearings regarding this request.

Questions Regarding this Notice or the Process?

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

Online Access?

None at this time.



PUBLIC HEARING NOTICE | Plan and Zoning Commission

Date: 4/20/2021 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:00 PM Subject: Public Hearing for rezoning request before the Plan and Zoning Commission

[ADDRESS BLOCK]

To: All property owners within 200 feet of the subject property located at **1320 W. Kimberly RD:**

What is this About?

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

Request/Case Description

Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]

What are the Next Steps after the Public Hearing?

This public hearing is the first step in the review/approval process. The Commission's recommendation regarding this request will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing as you received this notice. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

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

On-line/Telephone Participation:

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

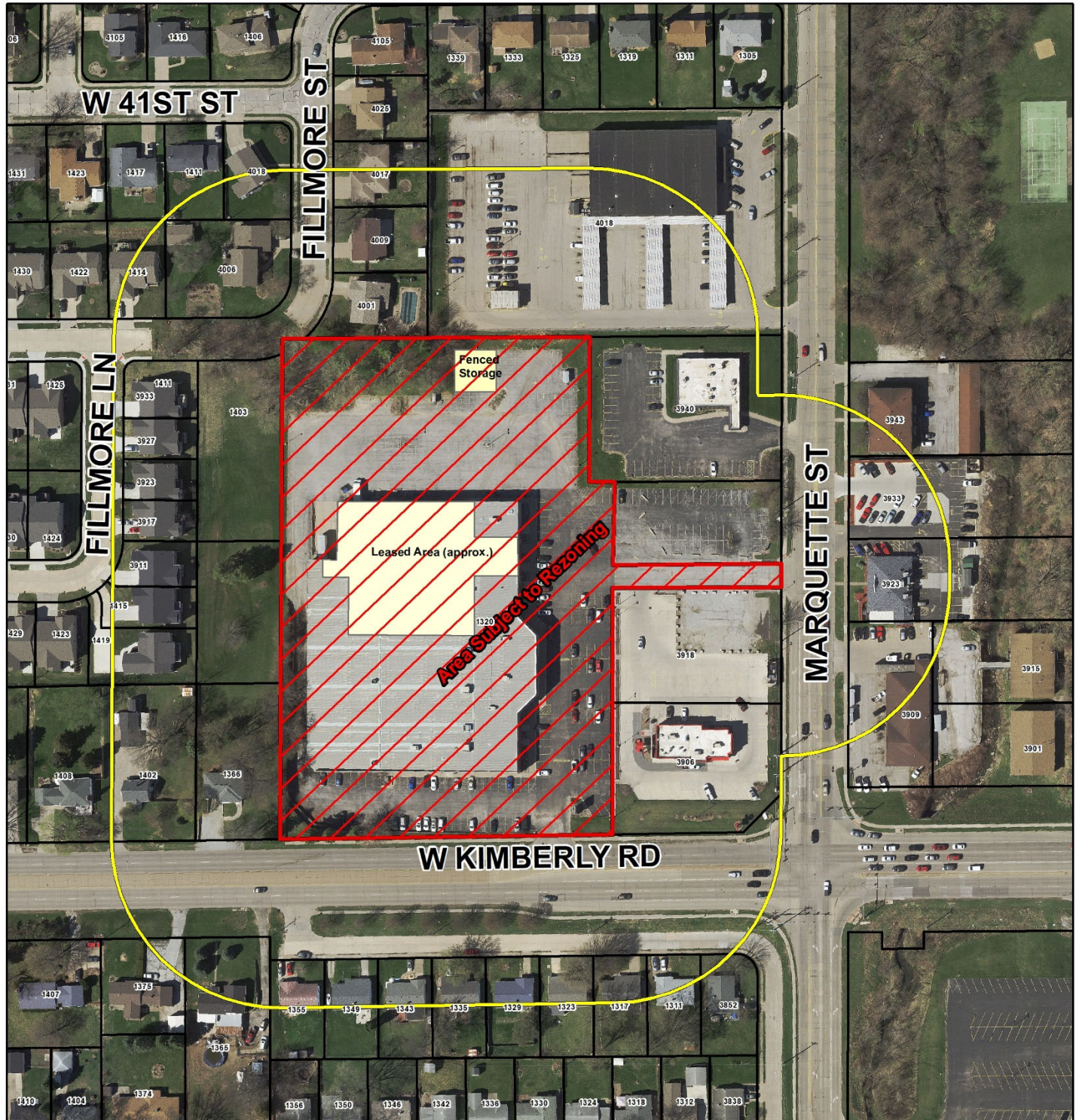
Do You Have Any Questions?

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

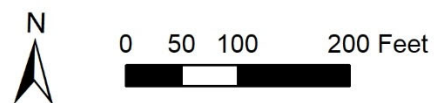
Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Adjacent Property Owner Notice Area

REZ21-02 | 1320 W. Kimberly RD



- Subject Property
- 200' Notice Boundary Line



Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]

Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

*** Proof of Publication ***

STATE OF IOWA
SCOTT COUNTY, } ss.

The undersigned, being first duly sworn, on oath does say that he/she is an authorized employee of THE QUAD-CITY TIMES, morning edition, a daily newspaper printed and published by Lee Enterprises, Incorporated, in the City of Davenport, Scott County, Iowa, and that a notice, a printed copy of which is made a part of this affidavit, was published in said THE QUAD-CITY TIMES, on the dates listed below.

CITY OF DAVENPORT

226 W 4TH ST
DAVENPORT, IA 52801

ORDER NUMBER 91623

The affiant further deposes and says that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.

[Signature]

NOTICE

NOTICE OF PUBLIC HEARING
Tuesday, April 20, 2021 – 5:00P.M.

City of Davenport
Plan and Zoning Commission
Council Chambers – Davenport City Hall
226 W. 4th Street – Davenport, Iowa

There is on file in the Development & Neighborhood Services Department (DNS), on behalf of the Plan and Zoning Commission, the following request: Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail permitting sale of commercial electronic components from/on the premises, containing 5.37 acres more or less. [Ward 7]

The public hearing on the above matter is scheduled for 5:00 p.m. on April 20, 2021, in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item or attend the public hearing to express your views, or both; only written comments will be used to calculate comment percentages. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145. Any written comments to be reported at the public hearing should be received in the Development & Neighborhood Services Department at the Public Works Building, 1200 E. 46th Street, Davenport, Iowa 52807, no later than 12:00 noon on the day of the public hearing. PO No. 2109357. Phone: 563-326-6198

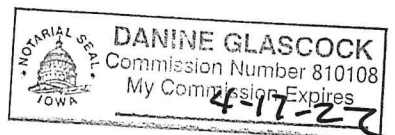
Section: Notices & Legals
Category: 2633 Zoning Notices
PUBLISHED ON: 04/12/2021

TOTAL AD COST: 27.36
FILED ON: 4/12/2021

Subscribed and sworn to before me by said affiant this 12 day of April 2021.

[Signature: Danine Glascock]

Notary Public in and for Scott County, Iowa



13 May 21

To: Davenport Planning & Zoning
Re: Case REZ21-02, Request of Belser Venture
LLC

For the Committee,

In considering the approval of the Belser request for rezoning the property adjacent to mine (1419 W. 39th Street, property owners Brad & Jackie Benson), I would like to make sure of two things:

- ① That the proposed fence that is a continuation of the existing fence on my property to the north be of the same style, material quality, and spacing of posts & that the other owner of the affected property (Ms Kathy Learn) be in agreement with the proposal (which I believe that she is).
- ② That the fencing line be placed inside the property line of Ms Learn and my bar property so as to continue the aesthetics of the fenceline itself.

I'm not sure, if the items above are agreed to, on whose property the actual fence will be? Will it belong to Belser, and be their responsibility, or will title/ownership and responsibility of its upkeep be Ms Learn and our responsibility? That should be made clear.

Respectfully Submitted, Brad Benson

City of Davenport

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

Action / Date
5/19/2021

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Johnson Avenue Reconstruction (Fairmount to Gayman) project, CIP #35047. [Ward 1]

Recommendation:

Hold the Hearing.

Background:

This project includes pavement removal, subdrain installation, new subbase, PCC paving with integral curbing, PCC sidewalk, ADA ramps, topsoil, and seeding for Johnson Avenue between South Fairmount Street and South Gayman Avenue.

The estimate of cost is \$105,000.

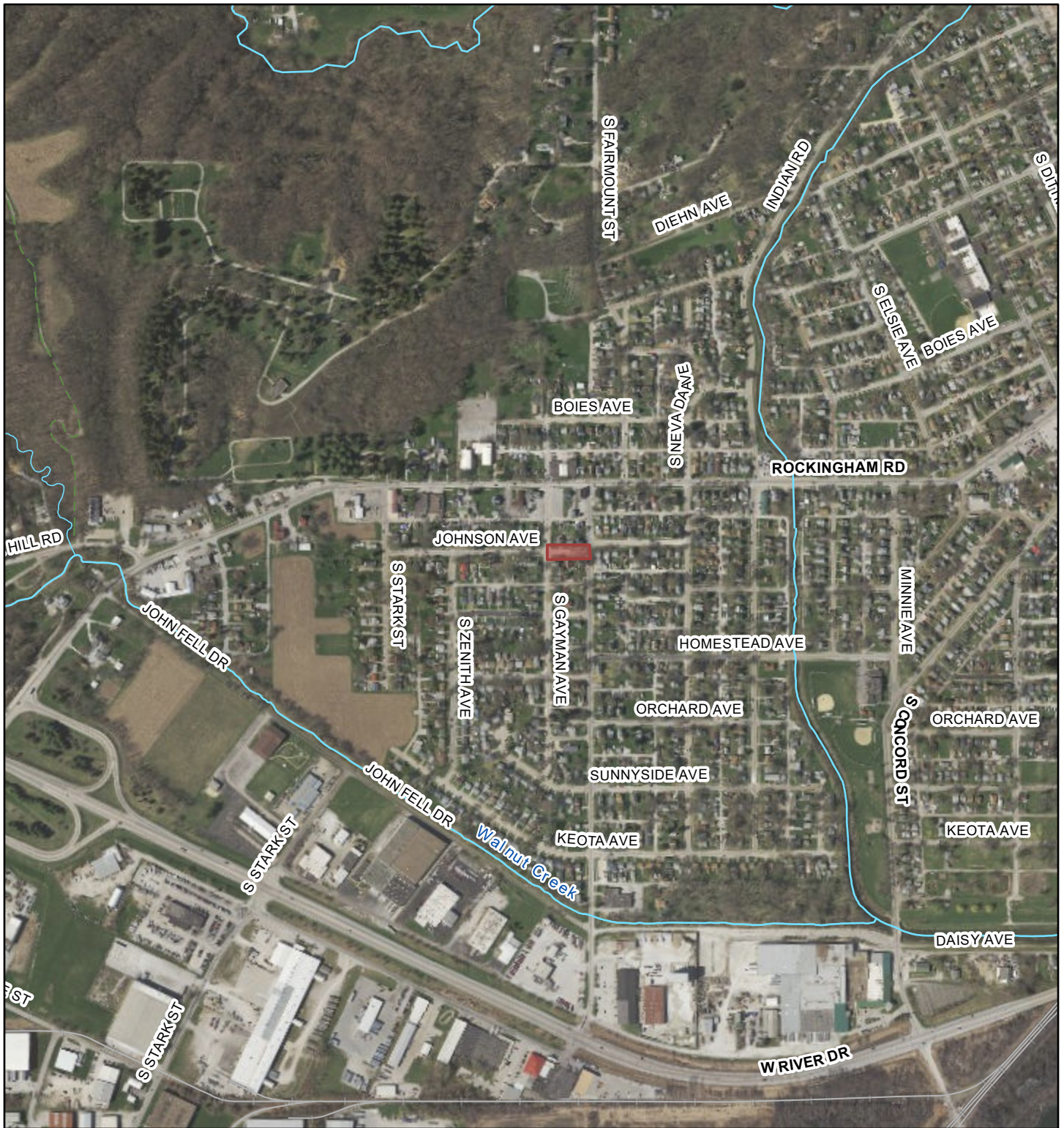
ATTACHMENTS:

Type	Description
▢ Backup Material	Location Map
▢ Backup Material	Notice of Public Hearing

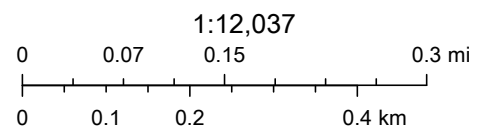
REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	5/12/2021 - 12:03 PM
Public Works Committee	Moses, Trish	Approved	5/12/2021 - 12:04 PM
City Clerk	Admin, Default	Approved	5/13/2021 - 4:39 PM

Johnson Ave Reconstruction - Fairmount to Gayman



3/22/2021, 1:43:17 PM



Notice of Hearing
on Proposed Plans, Specifications, and Proposed Contract for the
Johnson Ave Reconstruction (Fairmount to Gayman)

Notice is hereby given that at 5:30 P.M., on Wednesday May 19, 2021 at the Council Chambers, City Hall, in the City of Davenport, Iowa, there will be conducted a hearing on the proposed plans, specifications, and form of contract which the City Council has caused to be filed with the City Clerk of the City of Davenport, Iowa, and on the cost and necessity of the above project in the City of Davenport, Iowa.

At said hearing any interested person may file written objection or comments with respect to the proposed plans, specifications, form of contract or cost of and necessity for such improvements and may be heard orally with respect thereto.

Brian Krup,
Deputy City Clerk

PO 2110584

City of Davenport

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

Action / Date
5/19/2021

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the West 54th Street Reconstruction (Davie to Howell) project, CIP #35047. [Ward 8]

Recommendation:

Hold the Hearing.

Background:

This project will include pavement removal, new subbase, PCC paving with integral curbing, PCC sidewalk, PCC driveways, ADA ramps, topsoil, and seeding for West 54th Street between Davie Street and North Howell Street.

The estimate of cost is \$375,000.

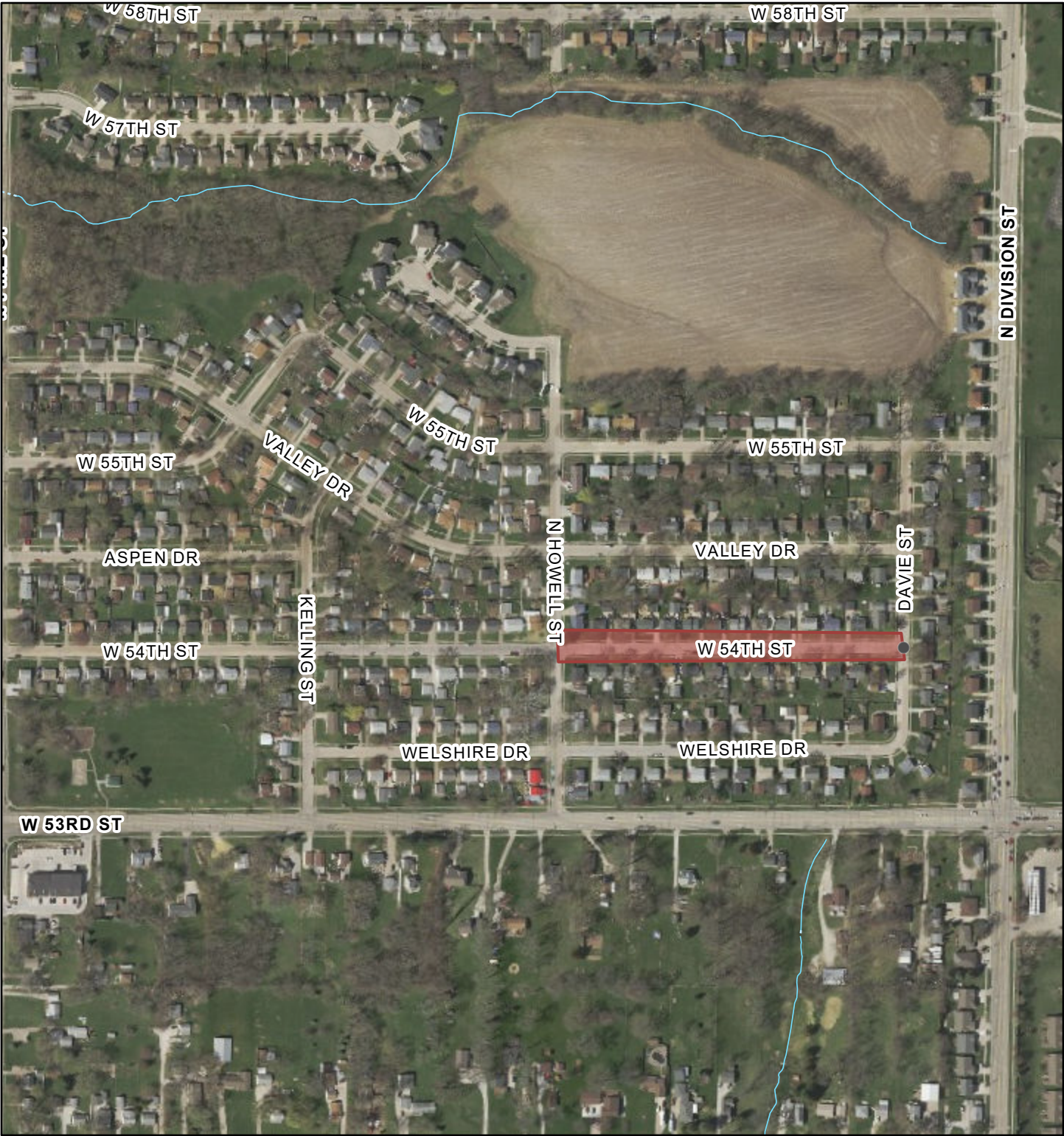
ATTACHMENTS:

Type	Description
▢ Backup Material	Location Map
▢ Backup Material	Notice of Public Hearing

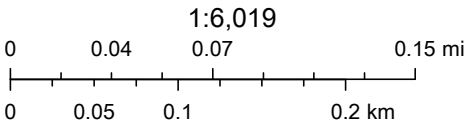
REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	5/12/2021 - 12:04 PM
Public Works Committee	Moses, Trish	Approved	5/12/2021 - 12:04 PM
City Clerk	Admin, Default	Approved	5/13/2021 - 4:41 PM

W 54th St - Davie to Howell



3/22/2021, 2:13:58 PM



Notice of Hearing
on Proposed Plans, Specifications, and Proposed Contract for the
W 54th Street Reconstruction (Davie to Howell)

Notice is hereby given that at 5:30 P.M., on Wednesday May 19, 2021 at the Council Chambers, City Hall, in the City of Davenport, Iowa, there will be conducted a hearing on the proposed plans, specifications, and form of contract which the City Council has caused to be filed with the City Clerk of the City of Davenport, Iowa, and on the cost and necessity of the above project in the City of Davenport, Iowa.

At said hearing any interested person may file written objection or comments with respect to the proposed plans, specifications, form of contract or cost of and necessity for such improvements and may be heard orally with respect thereto.

Brian Krup,
Deputy City Clerk

PO 2110583

City of Davenport

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

Action / Date
5/19/2021

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the CDBG Replenishment - Group 1: Hoover Road, Appomattox Road, and North Ripley Street project, #BG250. [Ward 8]

Recommendation:

Hold the Hearing.

Background:

This project is a full reconstruction of three roadways located within the Goose Creek Heights neighborhood:

- Hoover Road from Appomattox Road to approximately 350 feet east
- Appomattox Road from West 63rd Street to Hoover Road
- North Ripley Street from West 61st Street to West 65th Street

Project costs will be paid from the City's Community Development Block Grant (CDBG) funds.

The project estimate is \$1,039,396, which includes a contract contingency.

ATTACHMENTS:

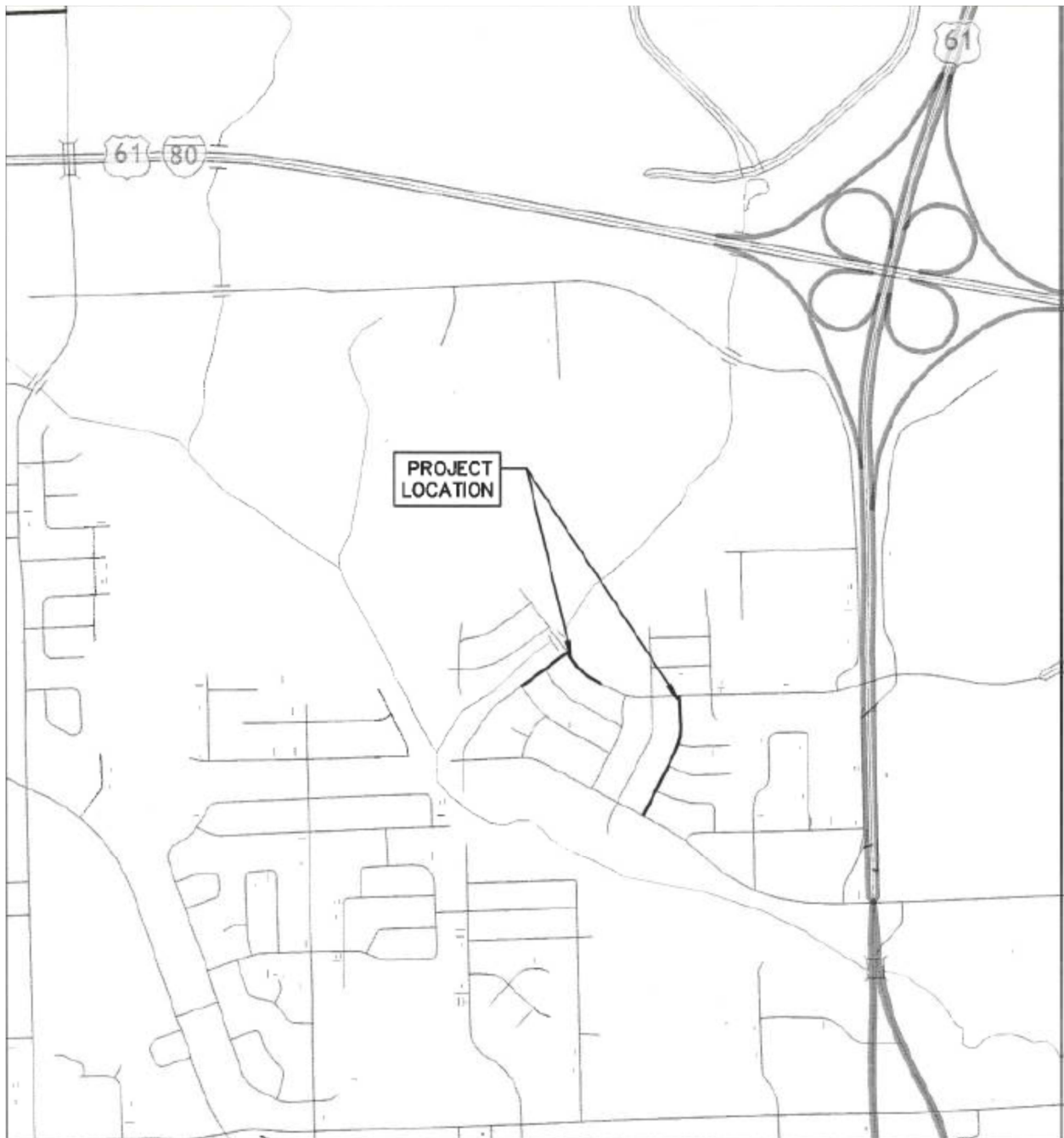
Type	Description
▣ Exhibit	project location

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	5/12/2021 - 12:02 PM
Public Works Committee	Moses, Trish	Approved	5/12/2021 - 12:03 PM
City Clerk	Admin, Default	Approved	5/13/2021 - 4:42 PM

CDBG Replenishment Group 1

Hoover Rd, Appomattox Rd, N Ripley Street



City of Davenport

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

Action / Date
5/19/2021

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the FY 2022 Sanitary Sewer Lateral Repair Program, CIP #30055. [All Wards]

Recommendation:

Hold the Hearing.

Background:

This is the continuation of a program which repairs lateral sewer connections between the City's sewer main and private residences by contract. This program will provide a more reliable sanitary sewer system by repairing pipe failures and updating old materials and connections. This program will also aid in reducing the inflow and infiltration into Davenport's sanitary collection system, as well as reducing the potential for future sink holes on private property and within the City's right-of-way.

Program management will be conducted by Capital Planning & Implementation staff.

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

ATTACHMENTS:

Type	Description
Backup Material	FY22 SLRP_AD Proof

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	5/12/2021 - 12:03 PM
Public Works Committee	Moses, Trish	Approved	5/12/2021 - 12:03 PM
City Clerk	Admin, Default	Approved	5/13/2021 - 4:43 PM

Customer Ad Proof

60035820 CITY OF DAVENPORT

Order Nbr 94242

Publication	Quad-City Times		
Contact	CITY OF DAVENPORT	PO Number	2110796
Address 1	1200 E. 46TH ST.	Rate	Legal
Address 2		Order Price	21.21
City St Zip	DAVENPORT IA 52807	Amount Paid	0.00
Phone	5633266163	Amount Due	21.21
Fax			
Section	Notices & Legals	Start/End Dates	05/13/2021 - 05/13/2021
SubSection		Insertions	1
Category	2627 Miscellaneous Notices	Size	29
Ad Key	94242-1	Salesperson(s)	Legals 211
Keywords	FY 2022 Sanitary Sewer Lateral and Nuisance	Taken By	Michelle McCoy
Notes			

Ad Proof

NOTICE
Notice of Hearing
On the Proposed Plans, Specifications
and Proposed Contract for the
FY 2022 Sanitary Sewer Lateral and
Nuisance Water Service Repair Program
For the City of Davenport, Iowa

Notice is hereby given that at 5:30 P.M.,
on Wednesday, May 19th, 2021, at the
Council Chambers, City Hall, in the City of
Davenport, Iowa, there will be conducted
a hearing on the Proposed Plans,
Specifications and Proposed Contract for
the FY 2022 Sanitary Sewer Lateral and
Nuisance Water Service Repair Program
which the City Council has caused to be
filed with the City Clerk of the City of
Davenport, Iowa, and on the cost and
necessity of the above project in the City
of Davenport, Iowa.

At said hearing any interested person
may file written objection or comments
with respect to the above mentioned
program or cost of and necessity for such
improvements and may be heard orally
with respect thereto.

Brian Krup,
Deputy City Clerk

City of Davenport

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

Action / Date
5/19/2021

Subject:
Public Hearing to amend the FY 2021 Operating and Capital Improvement Budgets. [All Wards]

Recommendation:
Hold the Hearing.

Background:

The Operating Budget is amended to incorporate new programs, budget changes in revenue estimates, budget grant funding, transfer funding between programs, close out completed capital projects, move unspent bond financing sources forward to the current year, adjust spending allocations for unanticipated costs, and adopt personnel changes. It is necessary to update the budget to include previously unanticipated revenue increases and decreases, cost increases, and the redistribution of funds.

The Capital Budget is amended to close out completed projects, fund over-expenditures in capital projects, and transfer balances between projects.

A Public Hearing is required prior to adopting the Resolution amending the budget.

ATTACHMENTS:

Type	Description
▣ Backup Material	FY 2021 Budget Amendment Packet

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	5/12/2021 - 2:50 PM
Finance Committee	Merritt, Mallory	Approved	5/12/2021 - 2:51 PM
City Clerk	Admin, Default	Approved	5/13/2021 - 2:50 PM

**NOTICE OF PUBLIC HEARING AMENDMENT
OF FY2020-2021 CITY BUDGET**

Form 653.C1

The City Council of DAVENPORT in SCOTT County, Iowa
will meet at 226 West 4th St. Davenport, IA 52801
at 5:30 PM on 5/19/2021
(hour) (Date)

,for the purpose of amending the current budget of the city for the fiscal year ending June 30, 2021
(year)

by changing estimates of revenue and expenditure appropriations in the following programs for the reasons given. Additional detail is available at the city clerk's office showing revenues and expenditures by fund type and by activity.

		Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
Revenues & Other Financing Sources				
Taxes Levied on Property	1	78,286,848	0	78,286,848
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	78,286,848	0	78,286,848
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	5,999,999		5,999,999
Other City Taxes	6	24,855,449	1,890,378	26,745,827
Licenses & Permits	7	2,019,300		2,019,300
Use of Money and Property	8	1,908,110	85,500	1,993,610
Intergovernmental	9	31,238,151	20,907,393	52,145,544
Charges for Services	10	73,208,985	766,892	73,975,877
Special Assessments	11	27,500	0	27,500
Miscellaneous	12	4,780,226	15,560,942	20,341,168
Other Financing Sources	13	37,266,000		37,266,000
Transfers In	14	49,769,747	4,822,464	54,592,211
Total Revenues and Other Sources	15	309,360,315	44,033,568	353,393,883
Expenditures & Other Financing Uses				
Public Safety	16	49,684,476	1,778,633	51,463,109
Public Works	17	19,438,812	1,052,884	20,491,696
Health and Social Services	18	0	0	0
Culture and Recreation	19	13,930,820	1,261,178	15,191,998
Community and Economic Development	20	16,145,738	6,205,679	22,351,417
General Government	21	12,263,383	663,346	12,926,729
Debt Service	22	22,584,251	6,763,916	29,348,167
Capital Projects	23	46,527,921	22,082,027	68,609,948
Total Government Activities Expenditures	24	180,575,401	39,807,663	220,383,064
Business Type / Enterprises	25	76,934,832	6,603,430	83,538,262
Total Gov Activities & Business Expenditures	26	257,510,233	46,411,093	303,921,326
Transfers Out	27	49,769,747	9,078,402	58,848,149
Total Expenditures/Transfers Out	28	307,279,980	55,489,495	362,769,475
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out for Fiscal Year	29	2,080,335	-11,455,926	-9,375,591
Beginning Fund Balance July 1	30	169,514,383	18,813,945	188,328,328
Ending Fund Balance June 30	31	171,594,718	7,358,019	178,952,737

Explanation of increases or decreases in revenue estimates, appropriations, or available cash:

The City of Davenport's FY 2021 Budget Amendment includes increases for new grant awards and other revenue adjustments, rolled over capital projects, rolled over forfeiture and seizure funds, weather related costs like road salt and flood costs, fire department personnel expenditures, and other miscellaneous operational items.

There will be no increase in tax levies to be paid in the current fiscal year named above. Any increase in expenditures set out above will be met from the increased non-property tax revenues and cash balances not budgeted or considered in this current budget. This will provide for a balanced budget.

Mallory Merritt

City Clerk/Finance Officer



DAVENPORT

FINANCE

DATE: 10 May 2021

TO: Mayor & City Council

CC: Corri Spiegel, City Administrator
Basia Gerlach, Accounting Manager
Clay Merritt, Assistant Public Works Director
Jolly Omar, Budget Analyst

FROM: Mallory L. Merritt, Assistant City Administrator/CFO

RE: FY 2021 Budget Amendment Summary

OVERVIEW

During the month of May each year, the City is required to formally amend its budget and submit the amendment to the Iowa Department of Management. The primary purpose of the budget amendment is to incorporate new programs or initiatives, budget any adjustments to revenue estimates, formally budget the receipt of any grants, transfer funds between programs, close out completed capital projects, roll unspent bonded financing sources forward to the current year, adopt full-time personnel changes, and make any other necessary financial adjustments. A summary of the FY 2021 Budget Amendment is provided below, and the full financial amendment details can be found as part of this packet.

ROLLOVER ITEMS

Some of the rollover items processed as part of the FY 2021 Budget Amendment include:

- CDBG, CED (\$1,888,953)
- HOME, CED (\$713,294)
- SSMIDs, CED (\$618,000)
- Radio/Fiber Replacement, IT (\$142,071)
- Open Access, Library (\$170,367)
- Forfeiture and Seizure, Police (\$166,150)

NEW GRANTS

Some of the new grants and revenue sources amended as part of this budget amendment include:

- CDBG CV1, CED (\$939,776)
- CDBG CV2, CED (\$1,027,142)
- AmeriCorps, Parks (\$567,058)
- DOJ COVID, Police (\$278,832)
- DOJ Crime Analytics, Public Safety (\$236,587)
- Transit Capital, Public Works (\$443,811)
- FEMA Flood/Derecho, Public Works (\$528,765)

OTHER AMENDMENT ITEMS

Highlights of other budget amendment items are provided below:

- Sewer Rate Study, Finance (\$20,000)
- GASB87 Lease Software, Finance (\$70,000)
- Overtime Expenditures, Public Safety (\$500,000)
- REDFLEX, Public Safety (\$625,000)
- Community Growth, CED (\$530,454)
- Mowing Contract, DNSD (\$120,000)
- Endloader, Public Works (\$365,000)
- Land Purchase, General (\$160,000)

Additionally, as discussed with the City Council at the beginning of FY 2021, the Hotel Motel Tax Fund required additional diligence to mitigate the impacts of the COVID-19 pandemic. The budget within this fund was reduced by \$585,122. Lastly, the increased Local Option Sales Tax revenue that must be redirected to the Debt Service Fund through a transfer is included in this amendment in the amount of \$1.2M.

CONCLUSION

Recognizing that the City's financial position and specific line items are constantly evolving, this budget amendment positions the City to maintain its current financial trajectory, continues the practice of a balanced budget, does not negatively impact the city's overall position, and moves several of the goals outlined by the City Council and City Administrator forward.

Additionally, during FY 2021, the City of Davenport has already, or will, receive a number of unanticipated revenue sources that have not been budgeted herein. Some examples include increased funds from the State of Iowa, Road Use Tax Fund, and Rescue Act funding. These items were intentionally left out to adhere to the practice of not budgeting one-time revenues until they are realized. At the close of FY 2021, a full report will be provided to the City Council on the year-end condition, and that report will include the received revenues.

Please let me know if you have any questions.

FY 2021 OPERATING BUDGET AMENDMENT



Description	Fund	FTE Inc/(Dec)	Amendment Amount	Offsetting Revenue	Fund Balance Increase/ (Decrease)
<u>Rollover Items</u>					
Community and Economic Development					
CDBG Roll	CDBG		1,888,953	1,888,953	-
HOME Roll	HOME		713,294	713,294	-
SSMIDS	SSMID Funds		618,000	-	(618,000)
Civil Rights					
Fair Housing Partnership Grant	Fair Housing		6,797		(6,797)
Roll EEOC engagement grant	General		854	-	(854)
Fire Department					
Roll Fire Safety Account	General		3,510	-	(3,510)
Roll Hazmat	General		2,078	-	(2,078)
Information Technology					
Radio/Fiber Replacement Budget	Info. Technology		142,071	-	(142,071)
Library Department					
Enrich Iowa	General		27,143	-	(27,143)
Open Access	General		170,367	-	(170,367)
Parks & Recreation Department					
Roll Arthritis Grant/NRPA Grant	General		2,963	-	(2,963)
Roll Parks Donations	General		4,999	-	(4,999)
Healthy Foods Grant	General		6,196	-	(6,196)
Roll Achieve Grant	General		1,056	-	(1,056)
Police Department					
Crime Free Multi-Housing Program	General		22,068	-	(22,068)
Bikes	General		1,680	-	(1,680)
Honor Guard Program	General		2,980	-	(2,980)
Roll Explorer Account	General		3,450	-	(3,450)
Roll K9	General		2,562	-	(2,562)
Roll new K9	General		5,019	-	(5,019)
Forfeiture & Seizure	General		166,150	-	(166,150)

Description	Fund	FTE Inc/(Dec)	Amendment Amount	Offsetting Revenue	Fund Balance Increase/ (Decrease)
Public Works Department					
Reforestation Program	General		35,477	-	(35,477)
Garage Sale Proceeds	Transit		112,211	-	(112,211)
Hanlin Creek Project	Clean Water		22,777	-	(22,777)
Roll fee in lieu of project	Clean Water		6,901	-	(6,901)
<u>New Grants/Donations</u>					
Civil Rights					
New Partnership Funds	Fair Housing		10,000	10,000	-
Community and Economic Development					
Capital Fund program	Scattered Sites		28,613	28,613	-
CDBG CV1	CDBG		939,776	939,776	-
CDBG CV2	STCD BGCV2		1,027,142	1,027,142	-
Library Department					
Enrich Iowa	General		22,510	22,510	-
Open Access	General		41,880	41,880	-
Parks & Recreation Department					
AmeriCorps Grant	General	30	567,058	567,058	-
Police Department					
DOJ Covid Grant	DOJ CESF		278,832	278,832	-
DOJ Crime Analysts	Justice CRM		236,587	236,587	-
Public Works					
Transit Capital Grants	Transit		443,811	443,811	-
FEMA Flood/Derecho	Disaster		528,765	528,765	-
<u>Other Amendment Items</u>					
Finance					
Sewer Rate Study	Sewer		20,000	-	(20,000)
GASB 87 Lease	General		70,000	70,000	-
Revenue Temporary Employee	Solid Waste		35,000	35,000	-
Credit Card Fees	Sewer		70,000	70,000	-
Fire					
Fire Safety Donations	General		950	950	-
Walmart Fire Donations	General		5,000	5,000	-
Haz Mat supply reimbursements	General		1,727	1,727	-
Covid Supplies	General		15,000	-	(15,000)
Auction sale proceeds	General		27,721	27,721	-
Fire Overtime	General		500,000	500,000	-

Description	Fund	FTE Inc/(Dec)	Amendment Amount	Offsetting Revenue	Fund Balance Increase/ (Decrease)
Police					
American Legion Donation	General		250	250	-
Bettendorf for Software	General		625	625	-
REDFLEX	General		625,000	625,000	-
K9 Donations	General		1,000	1,000	-
K9 dog purchase and training	General		25,540	25,540	-
Auction sale proceeds	LST		64,915	64,915	-
Community and Economic Development					
Budget Community Growth	COM GR Revenue		530,454	530,454	
New LST "Save" revenue	LST		90,603	90,603	-
Development and Neighborhood Services					
Mowing	General		120,000	-	(120,000)
Snow related costs	General		5,000	-	(5,000)
Human Resources					
Executive Development	General		50,000	50,000	-
Riverfront Improvement Commission					
Riverfront	General		45,000	45,000	-
Parks & Recreation					
Parks donations	General		9,900	9,900	-
Iowa American Restore Prarie Project	General		1,500	1,500	-
Decrease HMT budget	General		(185,122)	-	
Downtown Davenport Partnership Costs	General		28,000	-	(28,000)
Golf Carts	LST		20,000	20,000	-
Public Works					
Transload Rent	Transload		68,500	68,500	-
Truck bodies and plows for salt trucks	Road Use Tax		108,778	-	(108,778)
Additional Snow Related Costs	Road Use Tax		13,000	13,000	-
Endloader for Compost	WPCP EQ		365,000	-	(365,000)
Non-Departmental					
Land Purchase	General		160,000	-	(160,000)
Budget Reil	Reil Revenue		247,283	247,283	-
Increase LST and transfer	LST		1,200,000	1,200,000	-
Debt Service					
Special Debt Service Fund	Debt		6,628,927	-	(6,628,927)
Downtown TIF	TIF		(58,706)	-	58,706
North Davenport TiF	TIF		223,750	-	(223,750)
Sewer Fund	Sewer		3,388,616	-	(3,388,616)
Solid Waste Fund	Solid Waste		30,807	-	(30,807)

Description	Fund	FTE Inc/(Dec)	Amendment Amount	Offsetting Revenue	Fund Balance Increase/ (Decrease)
WPCP Fund	WPCP		42,959	-	(42,959)
Clean Water Fund	Clean Water		265,059	-	(265,059)
Airport Fund	Airport		500	-	(500)
Heritage Fund	Heritage		266	-	(266)
RiverCenter Fund	RiverCenter		2,213	-	(2,213)
			22,959,546	10,431,189	

FY 2021 OPERATING CAPITAL IMPROVEMENT BUDGET AMENDMENT



Project	Description	Program	Source	Increase	Decrease	Notes
10556	VMP - I74 TO UTICA RIDGE RD	STREETS	BOND		(149,035)	TO PROJECT 02418
02418	VMP - JERSEY RIDGE TO ELMORE	STREETS	BOND	149,035		FROM PROJECT 10556
35035	HIGH VOLUME STREET REPAIR PROGRAM	STREETS	BOND		(14,864)	TO PROJECT 35046
35044	RIVER DRIVE MEDIAN REMOVAL	STREETS	BOND		(19,194)	TO PROJECT 35046
35046	HIGH VOLUME STREET REPAIR PROGRAM	STREETS	BOND	34,058		FROM PROJECTS 35035 & 35044
10118	BALL FIELD ADA ACCESS	PARKS	BOND		(81,161)	TO PROJECT 64071
64071	PARK AMENITY ADA ACCESS PROGRAM	PARKS	BOND	81,161		FROM PROJECT 10118
23042	FREIGHT HOUSE DECK REPLACEMENT	FACILITY MAINT	BOND		(4,710)	TO PROJECT 23031
24015	BUS FLEET CAPITAL MANAGEMENT PROGRAM	FLEET	BOND		(3,820)	TO PROJECT 23031
23031	FACILITY EQUIPMENT REPLACEMENT	FACILITY MAINT	BOND	8,530		FROM PROJECTS 23042 & 24015
63006	FIRE APPARATUS & EQUIPMENT REPLACEMENT	PUBLIC SAFETY	BOND		(1,991)	TO PROJECT 23031
23031	FACILITY EQUIPMENT REPLACEMENT	FACILITY MAINT	BOND	1,991		FROM PROJECT 63006
10441	PAINT BOOTH	FLEET	BOND		(6,191)	TO PROJECT 23031
10519	PARKS INFRASTRUCTURE UPGRADE	PARKS	BOND		(8,136)	TO PROJECT 23031
23031	FACILITY EQUIPMENT REPLACEMENT	FACILITY MAINT	BOND	14,327		FROM PROJECTS 10441 & 10519
64071	PARK AMENITY ADA ACCESS PROGRAM	PARKS	BOND		(5,000)	TO PROJECT 64074
64074	PARK SHELTER REPAIR PROGRAM	PARKS	BOND	5,000		FROM PROJECT 64071
35046	HIGH VOLUME STREET REPAIR PROGRAM	STREETS	BOND		(53,000)	TO PROJECT 38009
38009	NORTHWEST BLVD LEFT TURN LANE	TRAFFIC ENG	BOND	53,000		FROM PROJECT 35046
64070	PARK DEVELOPMENT PROGRAM	PARKS	BOND		(350,000)	TO PROJECTS 64089 THRU 64100
64089	FEJ & ANNIE WITT CHANGING ROOMS	PARKS	BOND	20,000		FROM PROJECT 64070
64090	OUTDOOR MOVIE PACKAGE	PARKS	BOND	21,000		FROM PROJECT 64070
64091	THERMOSTATS AT ROOSEVELT	PARKS	BOND	8,400		FROM PROJECT 64070
64092	PRAIRIE HEIGHTS-TRACK & SOCCER	PARKS	BOND	56,000		FROM PROJECT 64070
64093	FY21 PLAYGROUND REPLACEMENT	PARKS	BOND	65,000		FROM PROJECT 64070
64094	PRAIRIE HEIGHTS-ADA PLAYGROUND	PARKS	BOND	8,000		FROM PROJECT 64070
64095	TURF EQUIPMENT	PARKS	BOND	12,000		FROM PROJECT 64070

Project	Description	Program	Source	Increase	Decrease	Notes
64096	ANNIE WITTENMYER POOL-SUN SAHDES	PARKS	BOND	30,000		FROM PROJECT 64070
64097	RED HAWK MAINT BUILDING ADDITION	PARKS	BOND	50,000		FROM PROJECT 64070
64098	FEJEVARY GREEN HOUSE	PARKS	BOND	4,000		FROM PROJECT 64070
64099	LINDSAY PARK RESTROOM UPGRADE	PARKS	BOND	25,600		FROM PROJECT 64070
64100	DUCK CREEK LODGE UPDATES	PARKS	BOND	50,000		FROM PROJECT 64070
20010	RUNWAY 15/33 RECONSTRUCTION	AIRPORT	BOND		(5,000)	TO PROJECT 20012
20012	MAINTENANCE BUILDING RENOVATION	AIRPORT	BOND	5,000		FROM PROJECT 20010
69014	RIVERCENTER RENOVATION	RC/ ADLER	BOND		(410,000)	TO PROJECT 69028
69028	RIVERCENTER SOUTH COMPLEX ROOF	RC/ ADLER	BOND	410,000		FROM PROJECT 69014
63010	STORM WARNING SIRENS UPGRADES	PUBLIC SAFETY	BOND		(12,576)	TO PROJECT 24021
24021	FIRE APPARATUS AND EQUIPMENT REPLACEMENT	FLEET	BOND	12,576		FROM PROJECT 63010
20013	TAXIWAY A REHABILITATION	AIRPORT	BOND		(25,000)	TO PROJECT 24021
24021	FIRE APPARATUS AND EQUIPMENT REPLACEMENT	FLEET	BOND	25,000		FROM PROJECT 20013
20013	TAXIWAY A REHABILITATION	AIRPORT	BOND		(50,000)	TO PROJECT 64049
64049	K-SQUARE UPGRADES	PARKS	BOND	50,000		FROM PROJECT 20013
68004	MAIN STREET LANDING IMPROVEMENTS	RIVERFRONT	BOND		(250,000)	TO PROJECT 68012
68012	CB&Q PARKING LOT REHABILITATION	RIVERFRONT	BOND	250,000		FROM PROJECT 68004
35036	CONCRETE NEIGHBORHOOD STREET REPLACEMENT	STREETS	BOND		(18,000)	TO PROJECT 38012
38012	6TH & VINE TRAFFIC CIRCLE	TRAFFIC ENG	BOND	18,000		FROM PROJECT 35036
35000	CENTER TURN LANE-CROMWELL & 65TH	STREETS	BOND		(16,973)	TO PROJECT 28019
28019	GOOSE CREEK TRAIL PHASE I	PED TRANSP	BOND	16,973		FROM PROJECT 35000
20013	TAXIWAY A REHABILITATION	AIRPORT	BOND		(100)	TO PROJECT 20012
20012	MAINTENANCE BUILDING RENOVATION	AIRPORT	BOND	100		FROM PROJECT 20013
20013	TAXIWAY A REHABILITATION	AIRPORT	BOND		(24,900)	TO PROJECT 64049
64049	K-SQUARE UPGRADES	PARKS	BOND	24,900		FROM PROJECT 20013
20010	RUNWAY 15/33 RECONSTRUCTION	AIRPORT	BOND		(50,000)	TO PROJECT 64049
64049	K-SQUARE UPGRADES	PARKS	BOND	50,000		FROM PROJECT 20010
01145	VMP - UTICA RIDGE TO FOREST GROVE	STREETS	BOND		(312,690)	TO PROJECT 35052
35052	53RD STREET PHASE II	STREETS	BOND	312,690		FROM PROJECT 01145
28021	CREATING CONNECTIONS PROGRAM	PED TRANSP	BOND		(100,000)	TO PROJECT 28019
28019	GOOSE CREEK TRAIL PHASE I	PED TRANSP	BOND	100,000		FROM PROJECT 28021
23053	SECURITY AT CITY HALL	FACILITY MAINT	BOND		(100,000)	TO PROJECT 23052
23052	SAFETY ENHANCEMENTS AT PUBLIC WORKS	FACILITY MAINT	BOND	100,000		FROM PROJECT 23053
30049	SEWER LATERAL REPAIR PROGRAM	SEWER	BOND		(58,551)	CLOSE TO 30052
30052	SEWER LATERAL REPAIR PROGRAM	SEWER	BOND	58,551		FROM PROJECT 30049

Project	Description	Program	Source	Increase	Decrease	Notes
35038	ALLEY REPAIR PROGRAM	STREETS	BOND		(39,175)	TO PROJECT 33032
33032	FEDERAL & RIVER DR PERMEABLE ALLEY	STORMWATER	BOND	39,175		FROM PROJECT 35038
35036	CONCRETE NEIGHBORHOOD STREET REPLACEMENT	STREETS	BOND		(186,429)	TO PROJECT 35047
35047	NEIGHBORHOOD STREET REPAIR PROGRAM	STREETS	BOND	186,429		FROM PROJECT 35036
02418	VMP - JERSEY RIDGE TO ELMORE	STREETS	BOND		(141,585)	TO PROJECT 35042
35042	HIGH VOLUME STREET REPAIR PROGRAM	STREETS	BOND	141,585		FROM PROJECT 02418
35042	HIGH VOLUME STREET REPAIR PROGRAM	STREETS	BOND		(141,585)	TO PROJECT 02418
02418	VMP - JERSEY RIDGE TO ELMORE	STREETS	BOND	141,585		FROM PROJECT 35042
01793	KIMBERLY & DIVISION INTERSECTION	STREETS	BOND		(180,172)	TO PROJECT 35031
35031	53RD STREET RECONSTRUCTION	STREETS	BOND	180,172		FROM PROJECT 01793
30048	TREMONT BASIN MANHOLE	SEWER	BOND		(125,000)	TO PROJECT 10475
10475	IDNR PROJECT MANAGEMENT	SEWER	BOND	125,000		FROM PROJECT 30048
23053	SECURITY AT CITY HALL	FACILITY MAINT	BOND		(25,000)	TO PROJECT 23052
23052	SAFETY ENHANCEMENTS AT PUBLIC WORKS	FACILITY MAINT	BOND	25,000		FROM PROJECT 23053
30048	TREMONT BASIN MANHOLE	SEWER	BOND		(150,000)	TO PROJECT 30059
30059	WEST LOCUST SEWER PUMP	SEWER	BOND	150,000		FROM PROJECT 30048
21009	BRIDGE MAINTENANCE PROGRAM	BRIDGES	BOND		(400,000)	TO PROJECT 21006
21006	ELM STREET BRIDGE REPLACEMENT	BRIDGES	BOND	400,000		FROM PROJECT 21009
23010	CITY HALL ELEVATOR	FACILITY MAINT	BOND		(11,175)	TO PROJECT 23052
23052	SAFETY ENHANCEMENTS AT PUBLIC WORKS	FACILITY MAINT	BOND	11,175		FROM PROJECT 23010
21008	BRIDGE MAINTENANCE PROGRAM	BRIDGES	BOND		(5,089)	TO PROJECT 23052
23052	SAFETY ENHANCEMENTS AT PUBLIC WORKS	FACILITY MAINT	BOND	5,089		FROM PROJECT 21008
23049	MWP CAPITAL IMPROVEMENTS	FACILITY MAINT	BOND	500,000		INC TO ACTUAL SOLD
30017	CONTRACT SEWER REPAIR PROGRAM	SEWER	BOND		(4,605)	CLOSE PROJECT
10436	SHOP EQUIP/SUPPORT CITIBUS MAINT	FLEET	BOND		(1,057)	CLOSE PROJECT
64079	JUNGE SOUTH PLAYGROUND	PARKS	BOND		(17)	CLOSE PROJECT
64090	OUTDOOR MOVIE PACKAGE	PARKS	BOND		(1,805)	CLOSE PROJECT
Totals				\$ 4,036,103	\$ (3,543,588)	

Project	Description	Program	Source	Increase	Decrease	Notes
35032	E LOCUST RESURFACING	STREETS	ROAD USE TAX		(20,771)	REMOVE UNSPENT FY20 FUNDS
24023	DUMP TRUCK REPLACEMENT PROGRAM	FLEET	ROAD USE TAX	25,000		FROM OPERATING
Totals				\$ 25,000	\$ (20,771)	
33018	CENTENNIAL PARK STORM SEWER GATE	STORMWATER	CLEAN WATER FUND		(14,767)	TO PROJECT 33040
33039	CROMWELL CIRCLE STORM SEWER	STORMWATER	CLEAN WATER FUND		(20,000)	TO PROJECT 33040
33040	76TH & VINE STORM SEWER CONNECTION	STORMWATER	CLEAN WATER FUND	34,767		FROM PROJECTS 33018 & 33039
33029	KATHLEEN WAY STORM SEWER EXTENSION	STORMWATER	CLEAN WATER FUND		(20,000)	TO PROJECT 64049
33035	TREE DEBRIS CLEARING ON STREAMS	STORMWATER	CLEAN WATER FUND		(16,700)	TO PROJECT 64049
64049	K-SQUARE UPGRADES	PARKS	CLEAN WATER FUND	36,700		FROM PROJECTS 33029 & 33035
33046	W 51ST ST CULVERT REPLACEMENT	STORMWATER	CLEAN WATER FUND		(45,000)	TO PROJECT 33035
33035	TREE DEBRIS CLEARING ON STREAMS	STORMWATER	CLEAN WATER FUND	45,000		FROM PROJECT 33046
33039	CROMWELL CIRCLE STORM SEWER	STORMWATER	CLEAN WATER FUND		(10,176)	TO PROJECT 33038
33035	TREE DEBRIS CLEARING ON STREAMS	STORMWATER	CLEAN WATER FUND		(16,520)	TO PROJECT 33038
33040	76TH & VINE STORM SEWER CONNECTION	STORMWATER	CLEAN WATER FUND		(23,370)	TO PROJECT 33038
33046	W 51ST ST CULVERT REPLACEMENT	STORMWATER	CLEAN WATER FUND		(14,003)	TO PROJECT 33038
33034	INTAKE REPAIR PROGRAM	STORMWATER	CLEAN WATER FUND		(29,651)	TO PROJECT 33038
33038	BLACK HAWK STREAM STABILIZATION 3	STORMWATER	CLEAN WATER FUND	93,720		FROM VARIOUS PROJECTS
Totals				\$ 210,187	\$ (210,187)	
23022	PARKING RAMP STAIRWELL LIGHTING	FACILITY MAINT	LOCAL SALES TAX		(371)	REMOVE UNSPENT FY20 FUNDS
23031	FACILITY EQUIPMENT REPLACEMENT	FACILITY MAINT	LOCAL SALES TAX		(10,601)	REMOVE UNSPENT FY20 FUNDS
23032	PARKING RAMP UPPER DECK LIGHTING	FACILITY MAINT	LOCAL SALES TAX		(7,896)	REMOVE UNSPENT FY20 FUNDS
23035	PARKING RAMP STAIRWELL LIGHTING	FACILITY MAINT	LOCAL SALES TAX		(7,784)	REMOVE UNSPENT FY20 FUNDS
23040	CREDIT ISLAND HVAC REPLACEMENT	FACILITY MAINT	LOCAL SALES TAX		(10,000)	REMOVE UNSPENT FY20 FUNDS
24011	PUBLIC SAFETY VEHICLE REPLACEMENT	FLEET	LOCAL SALES TAX		(45,671)	REMOVE UNSPENT FY20 FUNDS
35043	NEIGHBORHOOD INTERNAL PROGRAM	STREETS	LOCAL SALES TAX		(708,698)	REMOVE UNSPENT FY20 FUNDS
38010	TRAFFIC SIGNAL CONTROLLER UPGRADE	TRAFFIC ENG	LOCAL SALES TAX		(2,125)	REMOVE UNSPENT FY20 FUNDS
60012	AERIAL MAPPING UPDATES	GENERAL GOV	LOCAL SALES TAX		(10,000)	REMOVE UNSPENT FY20 FUNDS
60014	REFORESTATION PROGRAM	GENERAL GOV	LOCAL SALES TAX		(1,461)	REMOVE UNSPENT FY20 FUNDS
60015	FEDERAL GRANT CONSULTING SERVICES	GENERAL GOV	LOCAL SALES TAX		(500)	REMOVE UNSPENT FY20 FUNDS
60016	DEMOLITION PROGRAM	GENERAL GOV	LOCAL SALES TAX		(40,289)	REMOVE UNSPENT FY20 FUNDS
60017	WATER SERVICE REPAIR PROGRAM	GENERAL GOV	LOCAL SALES TAX		(3,202)	REMOVE UNSPENT FY20 FUNDS
60018	DOWNTOWN STREET LIGHT ELECTRIC SERVICE	GENERAL GOV	LOCAL SALES TAX		(22,076)	REMOVE UNSPENT FY20 FUNDS

Project	Description	Program	Source	Increase	Decrease	Notes
60021	EMERALD ASH BORER PROGRAM	GENERAL GOV	LOCAL SALES TAX		(18,206)	REMOVE UNSPENT FY20 FUNDS
60022	FIRST FLOOR ELEVATION STRUCTURAL	GENERAL GOV	LOCAL SALES TAX		(33,521)	REMOVE UNSPENT FY20 FUNDS
61002	DAVENPORT NOW	GENERAL GOV	LOCAL SALES TAX		(7,294)	REMOVE UNSPENT FY20 FUNDS
63009	RESCUE AND EXTRICATION EQUIPMENT	PUBLIC SAFETY	LOCAL SALES TAX		(61)	REMOVE UNSPENT FY20 FUNDS
64078	PARK ROADS AND PARKING LOTS PROGRAM	PARKS	LOCAL SALES TAX		(5,721)	REMOVE UNSPENT FY20 FUNDS
69021	RIVERCENTER WIRELESS UPGRADE	RC/ ADLER	LOCAL SALES TAX		(58,583)	REMOVE UNSPENT FY20 FUNDS
60015	FEDERAL GRANT CONSULTING SERVICES	GENERAL GOV	LOCAL SALES TAX	81,100		FROM UNSPENT FY20 LST
60029	3RD ST VAULT REPAIR	GENERAL GOV	LOCAL SALES TAX	110,000		FROM UNSPENT FY20 LST
63011	RESCUE AND EXTRICATION EQUIPMENT	PUBLIC SAFETY	LOCAL SALES TAX	172		CLOSE
10568	CPAT CONSORTIUM EQUIPMENT MAINT	PUBLIC SAFETY	LOCAL SALES TAX	100		ADJUST TO ACTUAL
35047	NEIGHBORHOOD STREET REPAIR PROGRAM	STREETS	LOCAL SALES TAX		(1,450,000)	TO PROJECT 35051
35051	FY21 NEIGHBORHOOD ASPHALT PROGRAM	STREETS	LOCAL SALES TAX	1,450,000		FROM PROJECT 35047
60022	FIRST FLOOR ELEVATION STRUCTURAL	GENERAL GOV	LOCAL SALES TAX		(40,000)	TO PROJECT 60028
60028	FLOOD CONCEPT PLANNING: RIVER DRIVE	GENERAL GOV	LOCAL SALES TAX	40,000		FROM PROJECT 60022
60029	3RD ST VAULT REPAIR	GENERAL GOV	LOCAL SALES TAX		(16,060)	TO PROJECT 60028
60022	FIRST FLOOR ELEVATION STRUCTURAL	GENERAL GOV	LOCAL SALES TAX		(18,714)	TO PROJECT 60028
60028	FLOOD CONCEPT PLANNING: RIVER DRIVE	GENERAL GOV	LOCAL SALES TAX	34,774		FROM PROJECTS 60022 & 60029
60026	EMERALD ASH BORER PROGRAM	GENERAL GOV	LOCAL SALES TAX		(35,000)	TO OPERATING
23059	CITY SIGNAGE	GENERAL GOV	LOCAL SALES TAX	100,000		FUNDS NEEDED
28025	CREATING CONNECTIONS (LIBRARY)	PED TRANSP	LOCAL SALES TAX	30,000		FUNDS NEEDED
23068	AUXILIARY SERVICES SITE	FACILITY MAINT	LOCAL SALES TAX	250,000		FUNDS NEEDED
Totals				\$ 2,096,146	\$ (2,553,834)	
69017	ADLER THEATRE ORCH LIFT REPLACEMENT	RC/ ADLER	HOTEL/MOTEL TAX		(56,479)	REMOVE UNSPENT FY20 FUNDS
69020	RIVERCENTER EQUIPMENT UPGRADE PROGR	RC/ ADLER	HOTEL/MOTEL TAX		(5,540)	REMOVE UNSPENT FY20 FUNDS
69022	RIVERCENTER F&B EQUIPMENT UPGRADES	RC/ ADLER	HOTEL/MOTEL TAX		(9,323)	REMOVE UNSPENT FY20 FUNDS
69023	RIVERCENTER/ADLER THEATRE WEBSITE	RC/ ADLER	HOTEL/MOTEL TAX		(40,000)	REMOVE UNSPENT FY20 FUNDS
69024	ADLER THEATER STAGE DRAPE REPLACEMENT	RC/ ADLER	HOTEL/MOTEL TAX		(4,116)	REMOVE UNSPENT FY20 FUNDS
69025	ADLER THEATRE LIGHTING	RC/ ADLER	HOTEL/MOTEL TAX		(18,239)	REMOVE UNSPENT FY20 FUNDS
69026	ADLER THEATRE VORTEX	RC/ ADLER	HOTEL/MOTEL TAX		(7,051)	REMOVE UNSPENT FY20 FUNDS
69014	RIVERCENTER RENOVATION	RC/ ADLER	HOTEL/MOTEL TAX		(375,000)	REMOVE FUNDING
69027	RIVERCENTER EQUIPMENT UPGRADE PROGRAM	RC/ ADLER	HOTEL/MOTEL TAX		(25,000)	REMOVE FUNDING
69015	ADLER THEATRE FLOOR REPLACEMENT	RC/ ADLER	HOTEL/MOTEL TAX		(31,609)	CLOSE PROJECT
Totals				\$ -	\$ (572,357)	

Project	Description	Program	Source	Increase	Decrease	Notes
23061	CITY HALL 2ND FLOOR IMPROVEMENTS	FACILITY MAINT	GENERAL FUND	150,000		NEW PROJECT
63013	POLICE DEPT TECH	PUBLIC SAFETY	GENERAL FUND	950,000		NEW PROJECT
63013	POLICE DEPT TECH	PUBLIC SAFETY	GENERAL FUND		(150,000)	TO PROJECT 23048
23048	FIRE TRAINING RELOCATION	FACILITY MAINT	GENERAL FUND	150,000		FROM PROJECT 63013
63013	POLICE DEPT TECH	PUBLIC SAFETY	GENERAL FUND		(125,000)	TO PROJECT 22042
24022	PUBLIC SAFETY VEHICLE REPLACEMENT	FLEET	GENERAL FUND	125,000		FROM PROJECT 63013
63013	POLICE DEPT TECH	PUBLIC SAFETY	GENERAL FUND		(22,000)	TO PROJECT 63014
63014	MODEMS FOR PUBLIC SAFETY VEHICLE	PUBLIC SAFETY	GENERAL FUND	22,000		FROM PROJECT 63013
63013	POLICE DEPT TECH	PUBLIC SAFETY	GENERAL FUND		(290,428)	RETURN TO FUND BALANCE
23061	CITY HALL 2ND FLOOR IMPROVEMENTS	FACILITY MAINT	GENERAL FUND	40,000		FUNDS NEEDED
23070	PD ANALYTICS SPACE	FACILITY MAINT	GENERAL FUND	25,000		FUNDS NEEDED
Totals				\$ 1,462,000	\$ (587,428)	
23057	COMPOST TRENCH REPLACEMENT	FACILITY MAINT	WPCP EQUIP REPLACEMENT		(40,000)	TO PROJECT 23056
23056	COMPOST HYDROGEN SULFIDE ABATEMENT	FACILITY MAINT	WPCP EQUIP REPLACEMENT	40,000		FROM PROJECT 23057
30046	1970 S RIVERFRONT INTERCEPTOR	SEWER	WPCP EQUIP REPLACEMENT		(27,138)	REMOVE UNSPENT FY20 FUNDS
23057	COMPOST TRENCH REPLACEMENT	FACILITY MAINT	WPCP EQUIP REPLACEMENT		(2,289)	TO PROJECT 23056
23056	COMPOST HYDROGEN SULFIDE ABATEMENT	FACILITY MAINT	WPCP EQUIP REPLACEMENT	2,289		FROM PROJECT 23057
Totals				\$ 42,289	\$ (69,427)	
39008	DIGESTER MEMBRANE REPLACEMENT	WPCP	WPCP		(13,615)	REMOVE UNSPENT FY20 FUNDS
30038	1930 S SAN SEWER RIVERFRONT INTERCEPTOR	SEWER	SRF LOAN		(365,000)	ADJUST TO ACTUAL
39005	UV DISINFECTION	WPCP	SRF LOAN	1,207,755		ADJUST TO ACTUAL
20013	TAXIWAY A REHABILITATION	AIRPORT	GRANT		(2,561,220)	REMOVE GRANT
24023	DUMP TRUCK REPLACEMENT PROGRAM	FLEET	GRANT	116,250		NEW GRANT
24015	BUS FLEET CAPITAL MANAGEMENT PROGRAM	FLEET	GRANT		(21,651)	ADJUST TO ACTUAL
24023	DUMP TRUCK REPLACEMENT PROGRAM	FLEET	GRANT		(5,858)	ADJUST TO ACTUAL
20012	MAINTENANCE BUILDING RENOVATION	AIRPORT	GRANT		(48,250)	REMOVE GRANT
Totals				\$ 116,250	\$ (2,636,979)	

Project	Description	Program	Source	Increase	Decrease	Notes
33032	FEDERAL & RIVER DR PERMEABLE ALLEY	STORMWATER	MISCELANEOUS		(50,788)	ADJUST TO ACTUAL
33052	SRF SPONSORED PROJECTS	STORMWATER	MISCELANEOUS	766,625		SRF SPONSORED PROJECTS
64088	MIRACLE FIELD MAINTENANCE	PARKS	MISCELANEOUS	5,000		ADJUST TO ACTUAL
10568	CPAT CONSORTIUM EQUIPMENT MAINT	PUBLIC SAFETY	MISCELANEOUS	600		ADJUST TO ACTUAL
23048	FIRE TRAINING RELOCATION	FACILITY MAINT	MISCELANEOUS		(325)	ADJUST TO ACTUAL
23028	MAIN LIBRARY 50TH ANNIVERSARY UPDATE	FACILITY MAINT	MISCELANEOUS	100,000		FRIENDS DONATION
23028	MAIN LIBRARY 50TH ANNIVERSARY UPDATE	FACILITY MAINT	MISCELANEOUS	200,000		ADJUST TO ACTUAL
23028	MAIN LIBRARY 50TH ANNIVERSARY UPDATE	FACILITY MAINT	MISCELANEOUS	200,000		CAMPAIGN PLEDGES
Totals				\$ 1,272,225	\$ (51,113)	
23028	MAIN LIBRARY 50TH ANNIVERSARY UPDATE	FACILITY MAINT	LIBRARY LEVY	450,000		ADJUST TO ACTUAL

FY 2021 PERSONNEL AMENDMENT



Eliminated Positions	Added Positions
Confidential Secretary (Council and Mayor)	Administrative Assistant (Mayor/City Administration/Finance)
Assistant Finance Director/Accounting (Finance)	Management Analyst I (City Administration)
Revenue Manager (Finance)	Administrative Services Manager (Finance)
Accountant II (Finance)	Senior Accountant (Finance)
Management Analyst II (Finance)	Assistant Finance Director/Revenue (Finance)
Principal Accounting Clerk (Finance)	Financial Analyst (Finance)
Accounting Supervisor (Finance)	Management Analyst I (Finance)
Assistant to the City Administrator (City Administration)	Accounting Manager (Finance)
Content Development Specialist (City Administration)	Lead Principal Accounting Clerk (Finance)
Network and Desktop Support Specialist (IT)	Chief Strategy Officer (City Administration)
Telecommunication Technician (IT)	Network Technician (IT)
Staff Attorney (Legal)	Systems & Security Engineer (IT)
Senior Attorney (Legal)	Assistant Corporate Counsel (Legal)
Confidential Secretary(Human Resources/IT)	Sr. Benefits & Employment Manager (Human Resources)
Benefits Manager (Human Resources)	Management Analyst I (Human Resources)
Administrative Assistant (Human Resources)	Human Resources Assistant (Human Resources)
Talent Acquisition and Project Manager (Human Resources)	Economic Development Coordinator (Community & Economic Development)
Economic Development Analyst (Community & Economic Development)	Administrative Assistant (Civil Rights)
Secretary (Civil Rights)	Traffic Engineer Project Administrator (Public Works)
Chief of Construction (Public Works)	ROW Manager (Public Works)
Traffic Engineering Tech (Public Works)	Assistant Public Works Director (Public Works)
Temporary Transit Operators (5) (Public Works)	GIS Administrator (Public Works)
Capital Manager (Public Works)	Crime Analyst (Police)
PW Software Administrator (Public Works)	Crime Analytics Supervisor (Police)
School Crossing Guard (Police) (4.8 FTE)	Park Technician (Parks and Recreation)
Lead Crossing Guard (Police) (.28 FTE)	Horticulture Supervisor (Parks and Recreation)
Crossing Guard Supervisor (Police) (.28 FTE)	
Lead Horticulture Technician (Parks and Recreation)	
Horticulture Technician (Parks and Recreation)	
Guard Custodian (Library)	

City of Davenport

Department: Community Planning & Economic Development
Contact Info: Laura Berkley | 563-888-3553

Action / Date
5/26/2021

Subject:

Second Consideration: Ordinance for Case ORD21-01 amending various sections of Chapter 17 of the Municipal Code of Davenport, Iowa entitled "Zoning." [All Wards]

Recommendation:

Adopt the Ordinance.

Background:

Following the adoption of the new code in January 2019, City staff committed to fine-tuning the Ordinance at regular intervals after adoption. A memo outlining the proposed changes with explanations is attached with strikethrough versions of the code sections.

A Public Hearing notice was published in the Quad City Times informing the community of the April 6, 2021 Plan & Zoning Commission Public Hearing. No comments were received during the Public Hearing. The Plan & Zoning Commission voted to recommend approval of the proposed text amendments at its April 20, 2021 meeting 8-0.

A notice was published in the Quad City Times for the May 5, 2021 Public Hearing. To date, staff has received one comment from the community supporting the removal of Two-Family Conversions from all R-3 and R-4 zoning districts. The correspondence has been included in the background info.

Staff finds that the proposed Zoning text amendments meet the approval standards for text amendments in Section 17.14.040 of the City Code.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Backup Material	Proposed Zoning Text Amendments Summary
▣ Backup Material	Proposed Change 17.04.020
▣ Backup Material	Proposed Change 17.05.040
▣ Backup Material	Proposed Change Table 17.08-1: Use Matrix
▣ Backup Material	Proposed Change 17.08.030
▣ Backup Material	Proposed Change 17.08.050 - Bar - Neighborhood
▣ Backup Material	Proposed Change 17.08.050 - Retail Alcohol Sales
▣ Backup Material	Proposed Change 17.17.010
▣ Backup Material	Public Comment
▣ Backup Material	P&Z Public Hearing Notice
▣ Backup Material	COW Public Hearing Notice

REVIEWERS:

Department	Reviewer	Action	Date
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City Clerk

Berkley, Laura

Approved

4/29/2021 - 11:55 AM

ORDINANCE NO.

AN ORDINANCE FOR CASE ORD21-01 AMENDING VARIOUS SECTIONS OF CHAPTER 17 OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, ENTITLED "ZONING", BY AMENDING VARIOUS SUBSECTIONS THERETO.

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

Section 1. That subsection 17.04.020(B)(2) of the Municipal Code of Davenport, Iowa, be and the same is hereby amended to read as follows:

Conversion of a structure from a single-family dwelling into a two-dwelling is ~~a special use prohibited~~.

Section 2. That ~~the unnumbered opening paragraphs of~~ section 17.05.040 of the Municipal Code of Davenport, Iowa, be and the same are hereby amended to read as follows:

The following design standards apply to new construction, substantial repair or rehabilitation of the exterior façade of an existing structure meant to remedy damage or deterioration, and additions to an existing structure in the commercial districts, with the exception of the C-D, C-V, and C-E Districts. Design standards for development in the C-D, C-V, and C-E Districts are found in Sections 17.05.050, 17.05.060, and 17.05.070 respectively, below. Only those standards that relate to the specific repair, rehabilitation action, or addition apply. These standards do not apply to interior remodeling.

~~New construction of any new dwelling shall meet either the Design Standards in Table 17.05-2 or the Use Standards for the applicable dwelling type in Section 17.080.030.~~

(Note: Lettered subsections A and B remain unchanged.)

Section 3. That section 17.08.020 Table 17.08-01 entitled Use Matrix of the Municipal Code of Davenport, Iowa, be the same is hereby amended as follows.

Remove "Bar" as a Special Use in C-1

Add "Bar – Neighborhood" as Permitted in C-1 with a Use Standard reference to Sec. 17.08.030

Remove "Drive-Through Facility" as a Special Use in C-1 and I-MU

Remove "Dwelling – Two-Family (Conversion)" as a Special Use in R-3 and R-4

Add "Live Performance Venue" as Permitted in I-1

Add "Outdoor Dining" as Permitted in S-IC

Add "Place of Worship" as Permitted in I-1 and I-MU

Add "Private Recreation Facility" as Permitted in C-OP and I-MU

Add "Vehicle Repair/Service – Major" as Special Use in C-3

Remove "Vehicle Repair/Service – Minor" as Special Use in C-1

Section 4. That section 17.08.030 of the Municipal Code of Davenport, Iowa, be the same as amended to add a new subsection (C) to be read as follows:

C. Bar - Neighborhood

1. The property must be within one of the following geographic locations.
 - a. Harrison Street from 14th Street to Locust Street.
 - b. Washington Street from 14th Street to Locust Street.
 - c. West Locust from Fillmore Street to Division Street.
2. A Class C license, as defined under Chapter 5.10 of the Davenport City Code, shall have been issued ten years prior to July 1, 2021.
3. Eligible neighborhood bars shall not be reestablished after July 1, 2031.

(the current subsection (C) and all subsequent lettered subsections of this section shall be relettered alphabetically as appropriate, and the relettered alphabetical changes shall be reflected as amended in the Use Standard column of Table 17.08-1 of Section 17.08.020)

Section 5. That section 17.08.050 of the Municipal Code of Davenport, Iowa, shall be the same and amended to add where alphabetically appropriate or to read as follows:

Bar – Neighborhood – A bar that is eligible for reestablishment.

Retail Alcohol Sales. A retail establishment that sells primarily beer, wine, or liquor.

Section 6. That section 17.17.010 of the Municipal Code of Davenport, Iowa, add a new subsection shall be the same and amended to read as follows:

B. Ordinance 2002-177

1. Condition 1. That the uses be limited to apartments (with a maximum density of 192 units) and 8 condominiums in 4 buildings buffering the adjacent single family homes. All structures shall be limited to 2 ½ stories in height.
2. Condition 9. That parking lot lighting be limited to downcast luminaries.
3. Condition 14. That the developer shall construct the eight condominium units in four two-family structures on the eastern end of the of the subject property.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions

shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

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

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

First Consideration _____

Second Consideration _____

Approved _____

Mike Matson
Mayor

Attest: _____

Brian Krup
Deputy City Clerk

Published in the *Quad City Times* on _____



DAVENPORT

DEVELOPMENT &
NEIGHBORHOOD SERVICES

DATE: April 6, 2021

TO: File

FROM: Laura Berkley, Development & Planning Administrator

RE: Case ORD21-01 – Summary of Proposed Zoning Text Amendments

Section 17.04.020 Uses

Replace with B2 "Conversion of a structure from a single-family dwelling into a two-family dwelling is prohibited.

Explanation: Need to update language to reflect removal of two-family conversion in R-3, R-3C, R-4 and R-4C.

Section 17.05.040 Design Standards

In cases of conflict between commercial design standards and dwelling use standards, the developer can choose between commercial design standards or the applicable dwelling use standards.

Explanation: Certain commercial design standards are in direct conflict with dwelling unit new construction. Transparency is of largest concern where up to 50% transparency on street facing facades is required. This will provide some flexibility depending on the character of the proposed development.

Table 17.08-01 Use Matrix Proposed Changes

1. Remove Bars as a Special Use in C-1 and add a Note to reference Section 17.15.020G

Explanation: The intensity of a Bar as a use has been determined to be incompatible with the Neighborhood Commercial Zoning District which serve the nearby residential neighborhoods. Certain areas may be reestablished as outlined in referenced section.

2. Remove Drive-Through Facility as a Special Use in C-1 and I-MU

Explanation: The intensity of a Drive-Through as a use has been determined to be incompatible with Neighborhood Commercial Zoning District which are to serve the nearby residential neighborhoods. The dimensional standards and typical lot size (no minimum lot size required) of both districts are in direct conflict with the use standards meaning a Hardship Variance is required for the use to locate within the districts.

3. Remove Dwelling – Two-Family (Conversion) as a Special Use in all R-3 and R-4 Districts

Explanation: The code emphasizes preservation of neighborhood character as well as promotion of infill development. The code still allows new construction two-family homes within these districts.

4. Add Live Performance Venue as Permitted in I-1

Explanation: As a use that has the potential of producing more noise, I-1 would be an appropriate district to located live performance. This use also encourages adaptive reuse of buildings that are functionally obsolete.

5. Add Outdoor Dining as Permitted in S-IC

Explanation: This addition would allow schools, hospitals, colleges and universities the ability to develop areas for users to dine outdoors.

6. Add Place of Worship as Permitted in I-1 and I-MU

Explanation: This use would be a good adaptive reuse of buildings that are functionally obsolete. Access and parking are often more prevalent in these districts than others that currently allow this use. Existing building stock is potentially large enough to accommodate use.

7. Add Private Recreation Facility as Permitted in C-OP and I-1

Explanation: This use would be a good adaptive reuse of buildings that are functionally obsolete. Traditionally, indoor tennis, basketball and volleyball facilities have been located in industrial districts. C-OP would offer a complimentary use to office complexes where employees may wish to utilize the facilities before or after work or on lunch breaks. Buildings would need to meet design standards.

8. Add Vehicle Repair/Service-Major as Special Use in C-3

Explanation: Activities may be deemed appropriate in C-3 with careful review and oversight. This would be done on a case by case basis by reviewing proposed location, site plan, surrounding uses, analysis for the neighborhood, review of business model and practice, and with certain conditions in place to minimize any impacts. Allowing RV dealerships in C-3 without allowing work on them is counter intuitive. C-3 can support higher intensity uses but also provide more appropriate access to patrons. Minimum lot size is double what is required in I-1 which allows ability to accommodate buffer yards and impacts to adjacent property.

9. Remove Vehicle Repair/Service-Minor as Special Use in C-1

Explanation: This use has been determined as not compatible with Neighborhood Commercial Zoning District which are to serve the nearby residential neighborhoods.

Section 17.08.030 Principal Use Standard for Bar - Neighborhood

- Add this section in response to removing Bars as a Special Use in C-1.
- Establishes a sunset rule for establishments within certain areas of the city that can reestablish as a bar within 10-years of the adoption of the ordinance.
- The areas are Harrison between 14th and Locust; Washington between 14th and Locust, West Locust between Fillmore and Division.

Explanation: This allows certain areas of C-1 to reestablish as bars. This is to address certain locations that have traditionally been bars to remain to support the neighborhood and its character.

Section 17.08.050 Use Definitions

- Add a definition for new use “Bar – Neighborhood.”
- Remove the word “primarily” from Retail Alcohol Sales

Explanation: The intent of this definition and the zoning code is to regulate all alcohol sales. Removing the word primarily removes ambiguity in its use and how primarily is determined.

Section 17.17.010 Reservation of Previously Approved Conditions

Add conditions of Ordinance 2002-177 for 5601 Eastern Avenue.

Explanation: The City has been alerted to a recorded covenant that restricts the use of part of this property. Staff has been instructed to add the conditions of the rezoning back into this section to align with the original intent to the rezoning and covenant.

Section 17.04.020 Uses

- A. Chapter 17.08 lists permitted, special, and temporary uses for the residential districts.
- B. In the R-3, R-3C, R-4, and R-4C Districts, two-family dwellings are allowed as follows:
1. New construction of a two-family dwelling is a permitted use.
 2. Conversion of a structure from a single-family dwelling into a two-family dwelling is a special use prohibited.

Section 17.04.030 Dimensional Standards

- A. Table 17.04-1: Residential Districts Dimensional Standards establishes the dimensional standards for the residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. See Section 17.02.040 for measurement methodologies.
- B. A house court design for single-family and/or two-family dwellings must comply with the dimensional standards of Section 17.08.030.N.
- C. R-MHP District standards are found in Section 17.04.040.

Table 17.04-1: Residential Districts Dimensional Standards SF = Single-Family // SF-SD = Single-Family Semi-Detached // 2F = Two-Family // TH = Townhouse // MF = Multi-Family				
	R-1	R-2	R-3	R-3C
Bulk				
Minimum Lot Area	20,000sf	SF: 10,000sf SF-SD: 10,000sf/du	SF: 7,500sf SF-SD: 4,000sf/du 2F: 8,500sf Non-Residential: 10,000sf	SF: 7,500sf SF-SD: 4,000sf/du 2F: 8,500sf Non-Residential: 10,000sf
Minimum Lot Width	100'	SF: 60' SF-SD: 60'/du	SF & 2F: 60' SF-SD: 30'/du Non-Residential: 75'	SF & 2F: 50' SF-SD: 25'/du Non-Residential: 75'
Maximum Building Height	35'	35'	35'	35'
Maximum Building Coverage	25%	35%	35%	35%
Maximum Impervious Surface	40%	50%	60% Non-Residential: 70%	60% Non-Residential: 70%
Setbacks				
Minimum Front Setback	30' or average of front setbacks, whichever is less	30' or average of front setbacks, whichever is less	25' or average of front setbacks, whichever is less	25' or average of front setbacks, whichever is less
Minimum Interior Side Setback	7'	7'	7'	5'
Minimum Corner Side Setback	25'	20'	15'	15'
Minimum Reverse Corner Side Setback	30'	30'	25'	25'
Minimum Rear Setback	30' or 20% of lot depth, whichever is less	30' or 20% of lot depth, whichever is less	25' or 20% of lot depth, whichever is less	25' or 20% of lot depth, whichever is less

Section 17.05.040 Design Standards

The following design standards apply to new construction, substantial repair or rehabilitation of the exterior façade of an existing structure meant to remedy damage or deterioration, and additions to an existing structure in the commercial districts, with the exception of the C-D, C-V, and C-E Districts. Design standards for development in the C-D, C-V, and C-E Districts are found in Sections 17.05.050, 17.05.060, and 17.05.070 respectively, below. Only those standards that relate to the specific repair, rehabilitation action, or addition apply. These standards do not apply to interior remodeling.

New construction of any new dwelling shall meet either the Design Standards in Table 17.05-2 or the Use Standards for the applicable dwelling type in Section 17.080.030.

A. Commercial Districts Design Standards

Table 17.05-2: Commercial Districts Design Standards establishes the design standards for the commercial districts. In the table, a “•” indicates that the standard is applicable in the district indicated. The absence of a “•” indicates that the standard does not apply to the district.

Table 17.05-2: Commercial Districts Design Standards					
	C-T	C-1	C-2	C-3	C-OP
Façade Design					
Building façades that face a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 40 linear feet, measured parallel to the street.	•	•	•	•	
Building façades in excess of 100 linear feet that face a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, building material change, or a wall articulation change of no less than 2 feet in depth or projection, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 linear feet.	•	•	•	•	
Buildings with façades over 150 feet in length must incorporate wall projections or recesses, or changes in wall plane a minimum of two feet in depth a maximum of every 75 linear feet.					•
All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade.	•	•	•	•	
Building materials and visual elements used on the façade of the primary building frontage must continue on all building façades that face a public right-of-way (excluding alleys) and/or the lot line of a residential district.	•	•	•	•	
Large expanses of highly reflective wall surface material and mirror glass on exterior walls are prohibited.	•	•	•	•	•
Fenestration Design					
The ground floor of a façade facing a public right-of-way (excluding alleys) must maintain a minimum transparency of 50%, measured between two and ten feet in height from grade.		•	•		
The ground floor of a façade facing a public right-of-way (excluding alleys) must maintain a minimum transparency of 35%, measured between two and ten feet in height.				•	
Upper floors of a façade facing a public right-of-way (excluding alleys) must maintain a minimum transparency of 15% of the wall area of the story.	•	•	•		
Roof Design					
Rooflines over 100 linear feet in building length must contain variation, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variegation on the roofline must occur at intervals of no more than 75 linear feet.	•	•	•	•	
Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops to provide visual interest.	•	•	•	•	
Any roof that is visible from a public right-of-way must be shingle or colored standing seam metal roofing.	•	•	•	•	
Green roof, blue roof, and white roof designs are encouraged.	•	•	•	•	•
Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.	•	•	•	•	•
Entrance Design					
Public entrances and primary building elevations must be oriented toward a public street. Main entrances to the buildings must be well defined.					•
Entries to office or guest facilities must address the street, with direct access to office or guest facilities from street frontages and parking areas.					•

TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Adult Use															S	S					Sec. 17.08.030.A	
Agriculture																		P				
Amusement Facility - Indoor									P	P		P	P	P	P		P					
Amusement Facility - Outdoor										S				S	P		S					
Animal Care Facility – Large Animal																		P				
Animal Care Facility – Small Animal							S	S	P	P		S	S	P	P		P	P			Sec. 17.08.030.B	
Animal Breeder																		P			Sec. 17.08.030.B	
Art Gallery							P	P	P	P		P	P	P			P					
Arts and Fitness Studio							P	P	P	P		P	P	P			P					
Bar								S	P	P		P	P	P			P					
Bar – Neighborhood								P													Sec. 17.080.030	
Bed and Breakfast	P	P	S	S	S													P			Sec. 17.08.030.C	
Billboard									P	P					P	P					Sec. 17.08.030.D	
Body Modification Establishment								P	P	P		P		P			P					
Broadcasting Facility TV/Radio								P	P	P	P	P	P	P	P	P	P			P		
Campground																		S	P		Sec. 17.08.030.E	
Car Wash									P	P				S			P				Sec. 17.08.030.F	
Casino														P								
Cemetery																			P			
Children’s Home					P				P	P				P			S			P	Sec. 17.08.030.G	
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Community Center	P	P	P	P	P		P	P	P	P		P	P	P			P	P	P	P		
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	Sec. 17.08.030.H	
Conservation Area																		P	P			
Country Club																			P			
Cultural Facility							P	P	P	P		P	P	P			P		P	P		
Day Care Center					P		P	P	P	P	P	P	P	P			P			P	Sec. 17.08.030.I	
Day Care Home	P	P	P	P	P													P			Sec. 17.08.030.I	
Drive-Through Facility								S	P	P		S		P	P	P	P				Sec. 17.08.030.J	
Drug/Alcohol Treatment Facility, Residential									S	S				S			S			S	Sec. 17.08.030.K	
Drug Treatment Clinic									S	S				S			S			S	Sec. 17.08.030.K	
Domestic Violence Shelter					P			P	P	P				P			P			P	Sec. 17.08.030.G	
Dwelling – Accessory Dwelling Unit	P	P	P	P																	Sec. 17.08.030.L	

TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Dwelling – Manufactured Home						P												S			Sec. 17.08.030.M	
Dwelling - Multi-Family					P		P	P	P	P		P	P	P			P				Sec. 17.08.030.N	
Dwelling - Townhouse					P		P	P	P	P		P	P	P			P				Sec. 17.08.030.O	
Dwelling - Single-Family	P	P	P	P			P	P	P				P								Sec. 17.08.030.O	
Dwelling - Single-Family Semi-Detached		P	P	P	P		P	P	P				P								Sec. 17.08.030.O	
Dwelling - Two-Family (New Construction)			P	P	P		P	P	P				P								Sec. 17.08.030.O	
Dwelling - Two-Family (Conversion)			S	S	P		P	P	P				P								Sec. 17.08.030.O	
Educational Facility - Primary or Secondary	P	P	P	P	P															P		
Educational Facility - University or College										P	P	P		P						P		
Educational Facility - Vocational							S	S	S	P	P	P	S	P	P	P	P			P		
Equine, Keeping of/Equestrian Facility	P																	P			Sec. 17.08.030.P	
Fairground																		S	S	P		
Financial Institution							P	P	P	P	P	P	P	P			P					
Financial Institution, Alternative									S	S				S			P				Sec. 17.08.030.Q	
Food Bank															P		P					
Food Pantry									P	S				S			S					
Funeral Home							S	S	S	P				P			P					
Gas Station								S	P	P				P	P	P	P				Sec. 17.08.030.R	
Golf Course/Driving Range																			P			
Government Office/Facility							P	P	P	P	P	P	P	P	P	P	P		P	P		
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Greenhouse/Nursery - Retail										P				P			P	S				
Group Home	P	P	P	P	P																Sec. 17.08.030.S	
Halfway House									S	S				S			S			S	Sec. 17.08.030.K	
Healthcare Institution																				P		
Heavy Rental and Service															P		P					
Heavy Retail										S				S	P		P					
Homeless Shelter									S	S				S			S			S	Sec. 17.08.030.K	
Hotel									P	P	P	P	S	P			P					
Industrial - General																P						
Industrial - Light											P				P	P	P					
Industrial Design								P	P	P	P	P		P	P	P	P					

TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Live Performance Venue										P		P	P	P	P		P					
Lodge/Meeting Hall	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P			Sec. 17.08.030.T	
Manufactured Home Park						P																
Medical/Dental Office							P	P	P	P	P	P	P	P			P			P		
Micro-Brewery/Distillery/Winery									P	P		P	P	P	P		P					
Neighborhood Commercial Establishment		S	S	S	S																Sec. 17.08.030.U	
Office							P	P	P	P	P	P	P	P	P	P	P			P		
Outdoor Dining							P	P	P	P	P	P	P	P	P	P	P			P	Sec. 17.08.030.V	
Parking Lot (Principal Use)								S	S	S	S	S	S	S	P		S			P	Chapter 17.10	
Parking Structure (Principal Use)								S	S	P	P	S	S	P			P			P	Chapter 17.10	
Personal Service Establishment							P	P	P	P	P	P	P	P	P		P			P		
Place of Worship	P	P	P	P	P		S	S	P	P	P	P	P	P	P		P	P		P		
Private Recreation Facility								P	P	P	P	P	P	P	P		P			P		
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
Public Safety Facility					P		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Public Works Facility											P				P	P	P	P		P		
Reception Facility	S	S	S	S				S	S	P		S	S	P			P	S			Sec. 17.08.030.W	
Recreational Vehicle (RV) Park																		S	S		Sec. 17.08.030.E	
Research and Development											P				P	P	P			P		
Residential Care Facility					P		P	S	P	P	P	P		P	P		P			P	Sec. 17.08.030.X	
Restaurant								P	P	P	P	P	P	P	P	P	P		P	P		
Retail Goods Establishment							P	P	P	P	P	P	P	P	P	P	P			P		
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Retail Alcohol Sales									P	P		S		P	P							
Retail Sales of Fireworks															P	P					Sec. 17.08.030.Y	
Salvage Yard																S						
Self-Storage Facility: Enclosed									S	P	P			P	P	P	P				Sec. 17.08.030.Z	
Self-Storage Facility: Outdoor										S					P	P	S				Sec. 17.08.030.Z	
Social Service Center									P	P				P			P			P		
Solar Farm											P				P	P		S		P	Sec. 17.08.030.AA	
Specialty Food Service								P	P	P		P	P	P	P		P					
Storage Yard - Outdoor															P	P					Sec. 17.08.030.BB	
Truck Stop															P	P						
Vehicle Dealership – Enclosed										P	S	P		P	S		P					

TABLE 17.08-1: USE MATRIX																					
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Vehicle Dealership – With Outdoor Storage/Display										S				S	S		P				
Vehicle Operation Facility															P	P				P	
Vehicle Rental – Enclosed										P	S	P		P	S		P				
Vehicle Rental – With Outdoor Storage/Display										S				S	S		P				
Vehicle Repair/Service– Major										S					P	P	P				Sec. 17.08.030.CC
Vehicle Repair/Service – Minor								S	P	P				P	P	P	P				Sec. 17.08.030.CC
Warehouse															P	P					
Wholesale Establishment															P	P	S				
Wind Energy System											S				S	S		S		S	Sec. 17.08.030.DD
Wine Bar								S	P	P		P	P	P			P				
Winery																		S			
Wireless Telecommunications	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.EE
Wireless Telecommunications – Stealth Design Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.EE
Wireless Telecommunications – DAS Co-Location	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.EE
Wireless Telecommunications – DAS New Pole	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.EE
TEMPORARY USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Farmers' Market					T		T	T	T	T	T	T	T	T			T	T	T	T	Sec. 17.08.040.A
Real Estate Project Sales Office/Model Unit	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T	T			T	Sec. 17.08.040.B
Temporary Cell On Wheels (COW)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.C
Temporary Contractor Office and Contractor Yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.D
Temporary Outdoor Entertainment	T	T	T	T	T		T	T	T	T	T	T	T	T	T		T	T	T	T	Sec. 17.08.040.E
Temporary Outdoor Sales (No Fireworks Stand)	T	T	T	T	T		T	T	T	T	T	T	T	T	T		T	T		T	Sec. 17.08.040.F
Temporary Outdoor Sales - Fireworks Stand Only															T	T					Sec. 17.08.040.G
Temporary Outdoor Storage Container	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.H

B. Animal Care Facility – Small Animal, and Animal Breeder

These standards do not apply to any animal shelters operated by a City agency.

1. Animal care facilities must locate exterior exercise areas in the rear yard only. Exterior exercise areas must provide covered areas over a minimum of 30% of the exterior area to provide shelter against sun/heat and weather. A fence a minimum of six feet and a maximum of seven feet in height is required for all exterior exercise areas.
2. Animal care facilities must locate all overnight boarding facilities indoors. Outdoor boarding facilities for animal breeders are permitted but must be designed to provide shelter against sun/heat and weather.
3. All animal quarters and exterior exercise areas must be kept in a clean, dry, and sanitary condition.

C. Bar - Neighborhood

1. The property must be within one of the following geographic locations.
 - a. Harrison Street from 14th Street to Locust Street.
 - b. Washington Street from 14th Street to Locust Street.
 - c. West Locust from Fillmore Street to Division Street.
2. A Class C license, as defined under Chapter 5.10 of the Davenport City Code, shall have been issued ten years prior to July 1, 2021.
3. Eligible neighborhood bars shall not be reestablished after July 1, 2031.

(all subsequent headings and numbers of this section shall be renumbered as appropriate)

C. Bed and Breakfast

1. The exterior of a bed and breakfast must maintain its original appearance as a single-family dwelling. No parking may be located in front of the front building facade.
2. Cooking equipment is prohibited in individual guest rooms. However, a mini-refrigerator and/or a microwave is allowed.
3. No retail sales are permitted with the exception of ancillary retail of related items such as souvenirs, postcards, and snack items.
4. No bed and breakfast may operate a restaurant. Meals may only be served to registered guests and at private events.
5. One sign, either freestanding, window, or wall, is permitted. Such sign may not exceed six square feet in sign area. Freestanding signs are limited to six feet in height and must be a minimum of five feet from any lot line.

D. Billboard

1. Billboard locational restrictions are as follows:
 - a. Billboard structures are prohibited if visible from an interstate highway.
 - b. Billboard structures are prohibited on properties listed on the Davenport Register of Historic Places.
 - c. Billboards with a sign area of up to 300 square feet must be a minimum of 100 feet from any residential district. Billboards with a sign area of over 300 square feet must be a minimum of 150 feet from any residential district. This is measured in a straight line along either side of the right-of-way of the street.
2. The maximum sign area of a billboard is 672 square feet plus an extension area from the single continuous perimeter not to exceed 153 square feet.
3. The maximum height of a billboard is 45 feet.
4. Billboards must meet principal building setbacks.
5. All billboards must be separated by a minimum distance of 1,500 feet.

Agriculture. Land and associated structures used to grow crops and/or raise livestock for sale, personal food production, donation, and/or educational purposes. An agriculture use includes any associated single-family dwellings and any accessory dwellings that are ancillary to the principal activity of agriculture.

Alternative Correctional Facility. A facility for adults or minors that is required by the courts as an alternative to incarceration, also referred to community correctional centers.

Amusement Facility - Indoor. A facility for spectator and participatory uses conducted within an enclosed building, such as movie theaters, sports arenas, bowling alleys, tumbling centers, skating centers, roller rinks, escape room/physical adventure game facilities, and pool halls. Indoor amusement facilities do not include live performance venues. An indoor amusement facility may include uses such as, but not limited to, concession stands, restaurants, and retail sales as ancillary uses. Indoor amusement facility does not include a private recreational facility.

Amusement Facility - Outdoor. A facility for spectator and participatory uses conducted outdoors or within partially enclosed structures, such as outdoor stadiums, batting cages, and miniature golf courses. An outdoor amusement facility may include uses such as, but not limited to, concession stands, restaurants, and retail sales as ancillary uses. Outdoor amusement facility does not include a fairground.

Animal Care Facility – Large Animal. An establishment that provides care for large animals, such as horses and cattle, including veterinary offices for the treatment of animals, where animals may be boarded during their convalescence. Animal care facilities do not include animal breeders.

Animal Care Facility – Small Animal. An establishment which provides care for domestic animals, including veterinary offices for the treatment of animals, where animals may be boarded during their convalescence, pet grooming facilities, animal training centers and clubs, and pet boarding facilities, where animals are boarded during the day and/or for short-term stays. Animal care facilities do not include animal breeders.

Animal Breeder. An establishment where dogs over six months of age are bred, raised, and trained for commercial gain. Animal breeder does not include animal care facilities or shelter and training facilities for canine or equine units of public safety agencies.

Art Gallery. An establishment that sells, loans and/or displays paintings, sculpture, photographs, video art, or other works of art. Art gallery does not include a cultural facility, such as a library or museum, which may also display paintings, sculpture, photographs, video art, or other works.

Arts and Fitness Studio. An establishment where an art or activity is taught, studied, or practiced such as dance, martial arts, photography, music, painting, gymnastics, pilates, or yoga. An arts studio also includes private exercise studios for private sessions with trainers and/or private classes; health clubs are not an arts and fitness studio, but rather a personal service establishment. Arts and fitness studio do not include a private recreational facility.

Bar. An establishment where the primary purpose is the sale of alcoholic beverages for consumption on the premises. Snack foods or other prepared food may be available for consumption on the premises as an ancillary use.

Bar – Neighborhood. A bar that is eligible for reestablishment.

Bed and Breakfast. A single-family dwelling where a resident/owner provides lodging for a daily fee in guest rooms with no in-room cooking facilities, and prepares meals for guests. A bed and breakfast may include dining facilities.

Billboard. A permanent sign directing attention to a specific business, product, service, entertainment event, activity, or other commercial activity that is not sold, produced, manufactured, furnished, or conducted at the property upon which the sign is located.

Body Modification Establishment. An establishment that offers tattooing services, body piercing, and/or non-medical body modification. Body modification establishment does not include an establishment that offers only ear piercing as an ancillary service.

Broadcasting Facility - TV/Radio. A facility engaged in broadcasting and information relay services for radio and television signals, including studio facilities. A broadcasting facility may or may not include antennas to broadcast the signal.

Campground. Land used for transient occupancy by camping in tents, camp trailers, travel trailers, motor homes, or similar movable or temporary sleeping quarters.

protection of the individual. A residential care facility includes nursing care, assisted living, hospice care, and continuum of care facilities. Continuum of care facilities may also include independent living facilities as part of the continuum. Residential care facility does not include a residential drug/alcohol treatment facility. This includes institutions that are located in one or more buildings on contiguous property with one administrative body.

Restaurant. An establishment where food and drinks, including alcoholic beverages, are provided to the public for on-premises consumption by seated patrons and/or for carry-out service.

Retail Goods Establishment. An establishment that provides physical goods, products, or merchandise directly to the consumer, where such goods are typically available for immediate purchase and removal from the premises by the purchaser. Retail goods establishment do not include specialty food service.

Retail Alcohol Sales. A retail establishment that sells **primarily** beer, wine, or liquor.

Retail Sales of Fireworks. The sale of fireworks, which is the sale and storage of Iowa Department of Transportation Hazard Classes 1.3g and 1.4g fireworks, excluding any and all sparklers. The retail sales of fireworks includes both principal use of the property for such sales as well as temporary stands and accessory uses.

Salvage Yard. An establishment where damaged or junk vehicles or other machinery is broken up and the parts saved and processed for resale. A salvage yard also includes the storage of vehicles and trailers regardless if they are in the process of being dismantled. A salvage yard operation shall be completely screened from adjacent properties and rights of way by a solid fence, wall, or berm at least six feet in height and vehicle or part storage shall only occur upon a paved surface. A salvage yard cannot abut or adjoin a storage yard. A salvage yard use or property cannot be subdivided.

Self-Storage Facility: Enclosed. A facility for the storage of personal property where individual renters control and access individual storage spaces located within a fully enclosed building that is climate controlled. Ancillary retail sales of related items, such as moving supplies, and facility offices may also be included. Rental of vehicles and other equipment for moving is a separate use from self-storage facility. The heavy retail, rental, and service use must be allowed within the district and requires separate approval.

Self-Storage Facility: Outdoor. A facility for the storage of personal property where individual renters control and access individual storage spaces and where each storage unit has individual access from the outdoors. Ancillary retail sales of related items, such as moving supplies, and facility offices may also be included. Rental of vehicles and other equipment for moving is a separate use from self-storage facility. The heavy retail, rental, and service use must be allowed within the district and requires separate approval.

Social Service Center. A service establishment that provides assistance for those recovering from chemical or alcohol dependency; survivors of abuse seeking support; those transitioning from homelessness or prior incarceration; and those with health and disability concerns. It does not include in-patient, overnight, or living quarters for recipients of the service or for the staff. Such service does not include medical examinations or procedures, or medical detoxification, dispensing of drugs or medications, or other treatments normally conducted in a medical office.

Solar Farm. An energy system operated by a public, private, or cooperative company for the generation, transmission, distribution, storage, or processing of solar energy for the purposes of heating and cooling, electricity generation, and/or water heating.

Specialty Food Service. A business that specializes in the sale of certain food products, such as a delicatessen, bakery, candy maker, meat market, catering business, cheesemonger, coffee roaster, or fishmonger, and may offer areas for ancillary retail sales or restaurants that serve the products processed on-site. Specialty food service also includes preparation, processing, canning, or packaging of food products where all processing is completely enclosed and there are no outside impacts.

Storage Yard - Outdoor. The storage of material outdoors as a principal use for more than 24 hours. The storage of vehicles and trailers is not included in this definition (see Salvage Yard).

Temporary Cell on Wheels (COW). Cell on wheels (COW) is a portable, mobile cell site that provides temporary network and wireless coverage to locations where additional cellular coverage is required due to a temporary increase in user volume at such location or states of emergency.

Temporary Contractor Office and Contractor Yard. A temporary, portable, or modular structure utilized as a watchman's quarters, construction office, or equipment shed during the construction of a new development. This may include a contractor's yard where materials and equipment are stored in conjunction with a construction project.

3. In the event East 11th Street between Perry Street and Pershing Avenue is vacated and conveyed to Palmer College of Chiropractic, a pedestrian walkway be constructed from Perry Street to Pershing Avenue in the general location of East 11th Street utilizing existing bricks from the roadway surface and that historical markers be located at its intersection with Perry Street and Pershing Avenue. The cost of removing the roadway materials, curbs and sidewalks and the installation of the pedestrian walkway and historical markers shall be the expense of Palmer College of Chiropractic.

L. Ordinance 2018-364

1. Condition 2. That a 25 foot wide landscape buffer be maintained along the south property line. This landscape buffer has contain a 6 foot high fence along the northern portion of the landscape buffer.
2. Condition 3. That a 25 foot wide landscape buffer be maintained along the west property line.
3. Condition 4. That there be no vehicular access to Lorton Avenue.
4. Condition 5. That the following uses be prohibited because the potential for incompatibility with the surrounding residential properties: carryout sales of alcoholic beverages; gasoline stations and car washes.
5. Condition 6. That any dumpsters be located at least 60 feet from the south and west property line.
6. Condition 7. That parking lot lighting be shielded and directed away from the residential properties to the south and west.
7. Condition 8. That the west driveway access to East 53rd Street turn and through lanes extend to the southernmost east-west driveway to avoid being blocked by the through movement queue.

M. Ordinance 2002-177

1. Condition 1. That the uses be limited to apartments (with a maximum density of 192 units) and 8 condominiums in 4 buildings buffering the adjacent single family homes. All structures shall be limited to 2 ½ stories in height.
2. Condition 9. That parking lot lighting be limited to downcast luminaries.
3. Condition 14. That the developer shall construct the eight condominium units in four two-family structures on the eastern end of the of the subject property.

Section 17.17.020 Reservation of Previously Approved Concept Plan, Land Use Plans and Narrative of Intent and Compatibility with Surrounding Area.

The Concept Plans, Land Use Plans and Narrative of Intent and Compatibility with Surround Area being reserved were approved in conjunction with the adopted Ordinances listed below. The listed Concept Plans, Land Use Plans and Narrative of Intent and Compatibility with Surround Area are available for viewing in the records of the Zoning Administrator.

A. Ordinance 2006-158.

1. Concept Plan.

B. Ordinance 2006-514.

1. Concept Plan.

C. Ordinance 2012-96

1. Land Use Plan and Narrative of Intent and Compatibility with Surround Area.

D. Ordinance 2016-569

Berkley, Laura

From: lamarbuckelew@yahoo.com
Sent: Tuesday, April 6, 2021 11:49 AM
To: Berkley, Laura
Cc: Meginnis, Marion
Subject: [EXT] Public hearing comments

Dear ladies and gentlemen of the Planning and Zoning Commission of Davenport:

I am writing in support of the zoning changes to eliminate the option for special use permits to convert single family homes to duplexes in R-3 and R-4 residential areas.

These homes are changed practically forever after the changes are made to make them duplexes and decreases the chances they would ever be owner-occupied. Many neighborhoods in Davenport's oldest areas are fragile and more conversions disrupts the stability that owner occupation brings.

I live in a historic district neighborhood and we have several homes in our neighborhood which could potentially be converted. This reverses the progress to preserve and restore the architecture and history of our neighborhood. Davenport is unique due to the character and history of its oldest neighborhoods, and approving new conversions works against maintaining stability and protecting the character in these neighborhoods.

I am asking you to please consider changing the zoning code to eliminate the option for special use permits to convert single family homes to duplexes in R-3 and R-4 residential areas.

Thank you for your time,
Juliana Buckelew, PhD

Sent from my iPhone

***** Proof of Publication *****

STATE OF IOWA
SCOTT COUNTY, } ss.

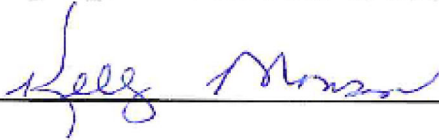
The undersigned, being first duly sworn, on oath does say that he/she is an authorized employee of THE QUAD-CITY TIMES, morning edition, a daily newspaper printed and published by Lee Enterprises, Incorporated, in the City of Davenport, Scott County, Iowa, and that a notice, a printed copy of which is made a part of this affidavit, was published in said THE QUAD-CITY TIMES, on the dates listed below.

CITY OF DAVENPORT

226 W 4TH ST
DAVENPORT, IA 52801

ORDER NUMBER 90979

The affiant further deposes and says that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.



NOTICE

NOTICE OF PUBLIC HEARING
Tuesday, April 6, 2021 – 5:00P.M.
City of Davenport Plan and
Zoning Commission

Council Chambers – Davenport City Hall
226 W. 4th Street – Davenport, Iowa

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

Case ORD21-01: Request of the City of Davenport to amend Title 17 of the Davenport City Code (hereto referred to as DMC), entitled "Zoning" amending the following sections [All wards]:

Section 17.04.020.B(2) by replacing "a special use" with "prohibited." Section 17.05.040 to allow new construction of dwellings to meeting either the Commercial Design Standards or Use Standards in section 17.08.030. Modifying Table 17.08-01 in Section 17.08.020 by removing Bars as a Special Use in C-1; adding a new use called "Neighborhood Bar"; removing Drive-Through Facility as a Special Use in C-1 and I-MU; removing Dwelling – Two-Family (Conversion) as a Special Use in all R-3 and R-4 Districts; adding Live Performance Venue as Permitted in I-1; adding Outdoor Dining as Permitted in S-1C; adding Place of Worship as Permitted in I-1 and I-MU; adding Private Recreation Facility as Permitted in C-OP and I-1; adding Vehicle Repair/Service-Major as Special Use in C-3; and removing Vehicle Repair/Service-Minor as Special Use in C-1. Section 17.08.030 by adding use standards for Neighborhood Bar. Section 17.08.050 by removing "primarily" from the definition of Retail Alcohol Sales and adding a definition for Neighborhood Bar. Section 17.17.010 by adding certain conditions of Ordinance 2002-177.

The public hearing on the above matters is scheduled for 5:00 p.m. on April 6, 2021, in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item or attend the public hearing to express your views, or both; only written comments will be used to calculate comment percentages. Interpretive services are available at no charge. Services interpretativos libres están disponibles. TTY: (563) 326-6145.

Any written comments to be reported at the public hearing should be received in the Development & Neighborhood Services Department at the Public Works Building, 1200 E. 46th Street, Davenport, Iowa 52807, no later than 12:00 noon on the day of the public hearing. PO No. 2108881. Phone: 563-326-6196

Public Notices/Accounting

Re: Public Notice

Please publish the following Zoning Board of Adjustment public hearing notice in your next available edition of the Quad City Times per your schedule for Public Notices.

The Purchase Order Number for this notice is PO# **2110129**

We would appreciate receiving the proof and the affidavit 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.

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

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

Case ORD21-01: Request of the City of Davenport to amend Title 17 of the Davenport City Code (hereto referred to as DMC), entitled “Zoning” amending the following sections [All wards]:

Section 17.04.020.B(2) by replacing “a special use” with “prohibited.” Section 17.05.040 to allow new construction of dwellings to meeting either the Commercial Design Standards or Use Standards in section 17.08.030. Modifying Table 17.08-01 in Section 17.08.020 by removing Bars as a Special Use in C-1; adding a new use called “Neighborhood Bar”; removing Drive-Through Facility as a Special Use in C-1 and I-MU; removing Dwelling – Two-Family (Conversion) as a Special Use in all R-3 and R-4 Districts; adding Live Performance Venue as Permitted in I-1; adding Outdoor Dining as Permitted in S-IC; adding Place of Worship as Permitted in I-1 and I-MU; adding Private Recreation Facility as Permitted in C-OP and I-1; adding Vehicle Repair/Service-Major as Special Use in C-3; and removing Vehicle Repair/Service-Minor as Special Use in C-1. Section 17.08.030 by adding use standards for Neighborhood Bar. Section 17.08.050 by removing “primarily” from the definition of Retail Alcohol Sales and adding a definition for Neighborhood Bar. Section 17.17.010 by adding certain conditions of Ordinance 2002-177.

The above item in Case ORD21-01 was reviewed by the Plan & Zoning Commission with a recommendation of approval.

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

Any written comments to be reported at the public hearing should be received in the Department of Development & Neighborhood Services, 1200 E 46th Street, no later than 12:00 noon on the day of the public hearing(s). PO No. 2110129

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

City of Davenport

Department: City Clerk
Contact Info: Laura Berkley | 563-888-3553

Action / Date
5/19/2021

Subject:

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

Recommendation:

Adopt the Ordinance.

Background:

The City Plan and Zoning Commission has forwarded Case REZ21-02 to the City Council with a recommendation for approval at its May 4, 2021 meeting, subject to the following conditions:

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

The Commission vote was 6 yes, 0 no, and 0 abstentions.

Purpose of the rezoning:

- Relocate an existing retail sales business (3E) of commercial electronic components.
- 3E sells/leases diesel generators which cannot legally be stored inside a commercial building per fire code.
- Generators and conduit will be stored outdoors within an 8-foot solid privacy fence enclosure measuring 50' x 50'.
- Heavy Retail allows for limited outdoor storage if approved with a Special Use from the ZBA in the C-3 district.
- Without outdoor storage, this use would be allowed by right in any C-2 District No rezoning would be needed.

Findings

1. The zoning map amendment is consistent with Davenport 2035+ which identifies the property as Residential General (RG) which allows for commercial uses along corridors and edges. The neighborhood is compatible with RG as is the proposed retail use with outdoor storage at the subject property which was built in 1987.
2. The proposed C-3 General Commercial District is compatible with the zoning of nearby property along Marquette Street and Kimberly Road, as well as other C-3 zoning located in

the vicinity.

3. Rezoning the property to C-3 General Commercial District does not create any nonconformities.
4. Required Special Use approval for some of the additional uses allowed in the C-3 District offers further levels of review for the protection of adjacent properties.

Public Input:

Type of Notice Date Sent

Public Hearing Notice Mailed 4-6-2021

Legal Notice Published in QCT 4-10-2021

Neighborhood Meeting 4-12-2021

P&Z Public Hearing 4-20-2021

ATTACHMENTS:

Type	Description
▣ Exhibit	Ordinance
▣ Exhibit	Zoning Analysis Staff Report
▣ Exhibit	Vicinity Map
▣ Exhibit	Zoning Map
▣ Exhibit	Davenport 2035+ Land Use Map
▣ Exhibit	Application
▣ Exhibit	Concept Plan
▣ Exhibit	COW Neighborhood Notice Letter
▣ Exhibit	QC Times Notice
▣ Exhibit	P&Z Public Notices

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	5/11/2021 - 4:20 PM

ORDINANCE NO. 2021-

ORDINANCE for Case REZ21-01 being the request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]

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

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

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

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

Findings:

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

Conditions:

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

as there are abutting residential uses and/or districts, so that all portions of these abutting properties are screened with privacy fencing.

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

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Mike Matson, Mayor

Attest: _____
Brian Krup, Deputy City Clerk

Published in the *Quad City Times* on _____

COW Zoning Analysis | May 19, 2021
Development & Neighborhood Services

Subject:

Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]

Recommendation:

P&Z forwarded Case REZ21-02 to City Council with a recommendation for approval subject to the listed findings and conditions.

Background:

The petitioner has requested the zoning map amendment to accommodate a retail use that will require an outdoor storage area. If the business did not need outdoor storage, this retail use would have been allowed by right with the existing C-2 zoning.

Additional background is provided in the following attachments: Vicinity Map, Zoning Map, and Davenport 2035+ Land Use Map.

The following information is provided for case history of the property only and is in no way related to a previously attempted rezoning (REZ13-02). This background to illustrate that this previously denied request was for a use unlike the one proposed by this applicant and would not become permitted if the request was approved.

In 2013 a rezoning request by Murray Warehousing to allow a warehousing/distribution center at this site failed at City Council. Under the former zoning code, the request was to rezone the property to Planned Development "PDD" which would have allowed for a distribution warehousing and trucking operation.

Comprehensive Plan:

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

Future 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. Staff is not proposing a Davenport 2035+ future land use change for this area at this time.

Zoning:

Existing

The property is currently zoned C-2 Corridor Commercial District. This district is intended to address the commercial corridors that are primarily oriented toward a mix of retail, personal

service, and office uses along arterial streets and collector streets. The C-2 District accommodates auto-oriented development – both individual businesses and retail centers – and mixed-use development, with the intent of improving the pedestrian environment along Davenport’s commercial corridors.

Proposed

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

Technical Review:

The proposed rezoning is for a retail use in an existing building commercial/retail building. No new construction is require other than an enclosure on the existing parking lot. As such no comments where received through the technical review process.

Streets. The State of Iowa classification for Kimberly Road is principal arterial and Marquette Street is classified as a minor arterial. No changes to the existing streets are needed.

The site has two ingress/egress drives, one located on West Kimberly Road and one off of Marquette Street. Left turn movements from Marquette Street can be limited/lowed with the utilization of the Kimberly Road access drive, should such movements ever become an issue.

Storm Water. The site will remain as it is today, with no new impervious surfaces proposed or needed. There shall be no impact to the stormwater system.

Sanitary Sewer. Sewer is existing on this site and in the area; there shall be no impact to the sewer system.

Other Utilities. All utilities are available at this site and in the area; there will be no impact to these services.

Emergency Services. The subject property is located approximately one (1) mile west of Fire Station No. 3 (3506 Harrison Street).

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

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the April 12th, 2021 Neighborhood Meeting and the April 20th Plan and Zoning Commission Public Hearing.

A neighborhood meeting was held on Tuesday, April 12, 2021 at the site. Eight (8) residents/neighbors attended. Issues brought up at meeting were the following: the timing, number and size of trucks for used for deliveries, required fencing on west and north property line, and the storm drain.

Staff has not received any written comments (in favor or against) regarding the proposed rezoning.

Discussion:

The petitioner is requesting a rezoning to C-3 General Commercial to accommodate an electrical component retail sales business that has limited need (50' x 50') of an outdoor storage enclosure. The storage area proposed would be screened by an 8'-tall solid privacy fence with gates and be located near the north property line adjacent to the post office property. The present zoning (C-2) does not allow for any outdoor storage. The need for outdoor storage by the petitioner is the only part of the proposed operation that cannot be supported by the existing C-2 zoning.

Approval Standards for Map Amendments (Chapter 17.14.040)

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

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

Residential General (RG) is the Davenport 2035+ classification for this site. The RG designation allows for a mix of uses along the edges and transition areas where higher intensity uses are allowed, such as the uses at the intersection of Marquette and West Kimberly Road, where there are medical offices, personal service businesses, restaurants, a post office and 'big box' retail (on the subject property). This area is an example of the type of development allowed in transition and edge areas allowed by the Residential General classification.

Staff's opinion is that the proposed rezoning of this property does not necessitate a comprehensive plan change.

b. The compatibility with the zoning of nearby property.

The subject property is a retail site with has been in existence since 1987. Other uses in the area date to 1970 for the post office, 1975 for the medial office, and 1977 for the building at the northwest corner of Marquette and Kimberly Road which is presently a pest control business.

Staff's opinion is that the proposed rezoning is compatible with the existing uses and the existing zoning near the site. The site is developed with a 'big-box' retail commercial building and it has various retail and personal service establishments inside the partitioned building. The C-2 Corridor Commercial District allows for generally the same uses. The C-2 Zoning District is geared toward an urban walkable environment which is not dominated by auto-oriented uses (but does accommodate them) and as such the lot sizes are generally much smaller than the lots which are typically found in the C-3 district. The size of this commercial building and this lot, the amount of parking provided, and the character of the neighborhood

all are generally more compatible with the proposed C-3 zoning than the existing pedestrian oriented C-2 District.

c. The compatibility with established neighborhood character.

The subject property was developed as a commercial development along a commercial corridor. The use is compatible with the commercial neighborhood character. The Zoning code does require a landscaped and fenced buffer where commercial abuts residential. The potential for expansion of the existing building where abutting residential districts is minimal due to stormwater and parking regulations and existing easements on the property. Several of the new uses associated with a C-3 Zoning District require a Special Use Permit through the Zoning Board of Adjustment. Those uses will be evaluated on a case by case basis to determine impacts to neighborhood character with the ability to add conditions to the Special Use Permit.

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

Staff does not foresee any situation where the public health or welfare will be negatively impacted by the proposed rezoning or any of the uses which are allowed by the C-3 District provided the conditions of this request are approved and the ordinances of the city are upheld.

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

This site can be and is developed with retail uses. The proposed use is also a retail use; however said use requires outdoor storage, which has necessitated the need for this request.

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

All existing structures on this site meet the C-2 and the C-3 setback requirements. Only single and two-family uses are allowed by the C-2 district but not the proposed C-3 district. The site has no single/two-family dwellings so there shall not be any nonconformities created due to the proposed rezoning.

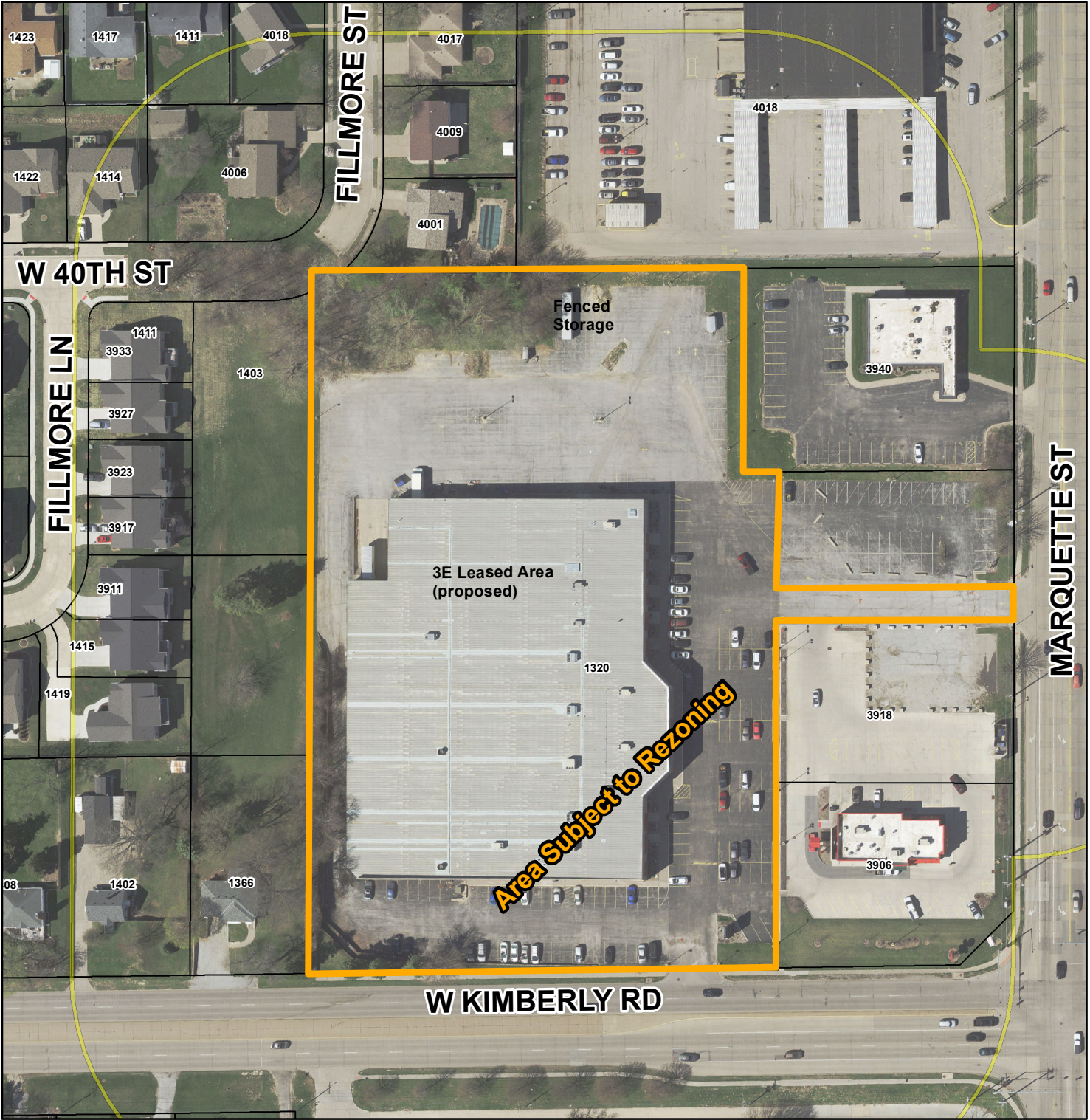
Recommendation and Conditions:

P&Z forwarded Case REZ21-02 to City Council with a recommendation for approval subject to the listed findings and conditions:

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

residential uses and/or districts, so that all portions of these abutting properties are screened with privacy fencing.

Aerial Photography



Subject Property

200' Notice Boundary Line

Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]

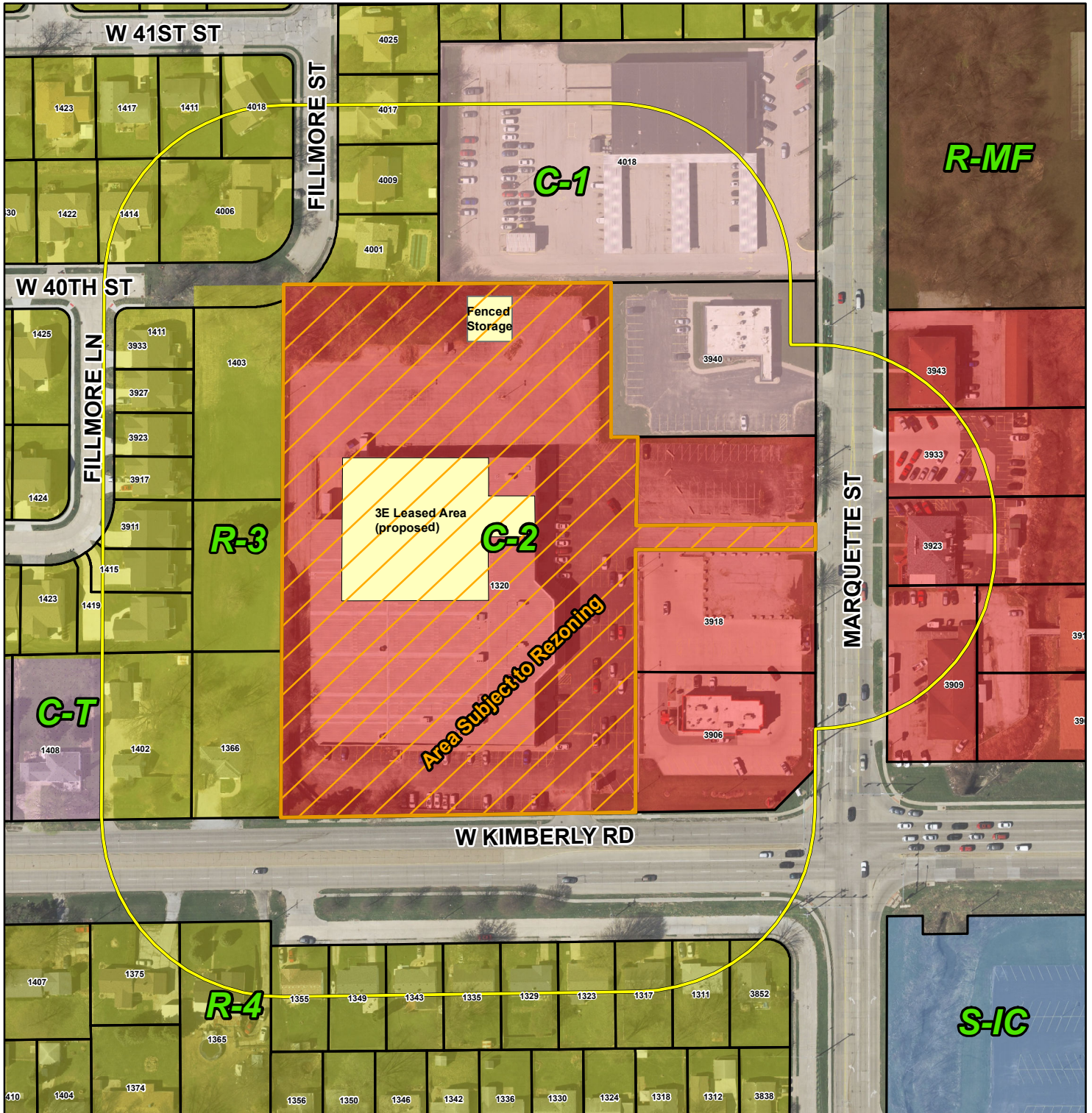
0 50 100 200 Feet



Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

Zoning Map

REZ21-02 | 1320 W. Kimbelry RD



200' Notice Boundary Line

Zoning District



C-2 Corridor Commercial

Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]

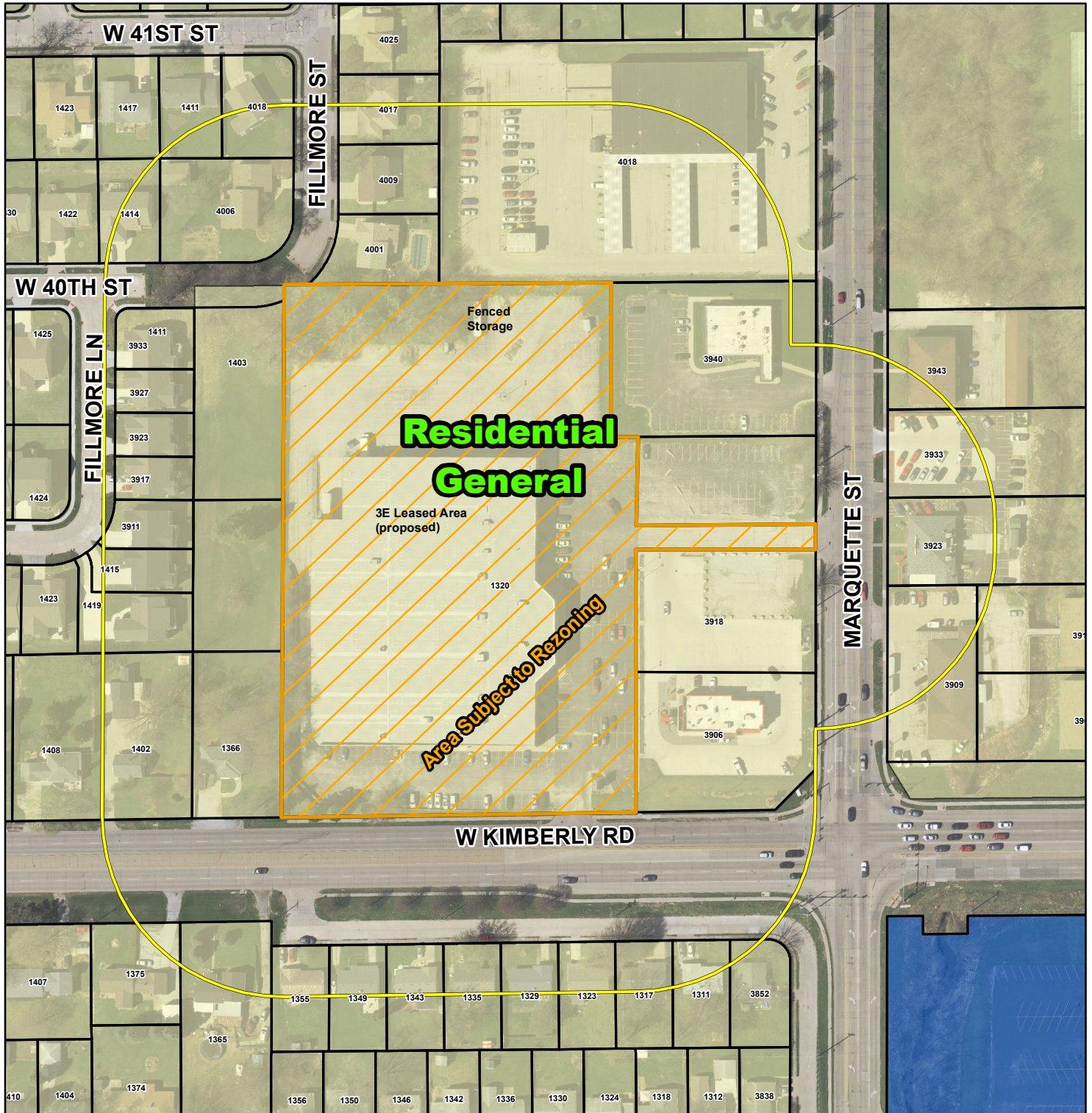


0 50 100 200 Feet

Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

Davenport 2035 Land Use

REZ21-02 | 1320 W. Kimberly RD



Subject Property



200' Notice Boundary Line

Land Use 2035



Residential General



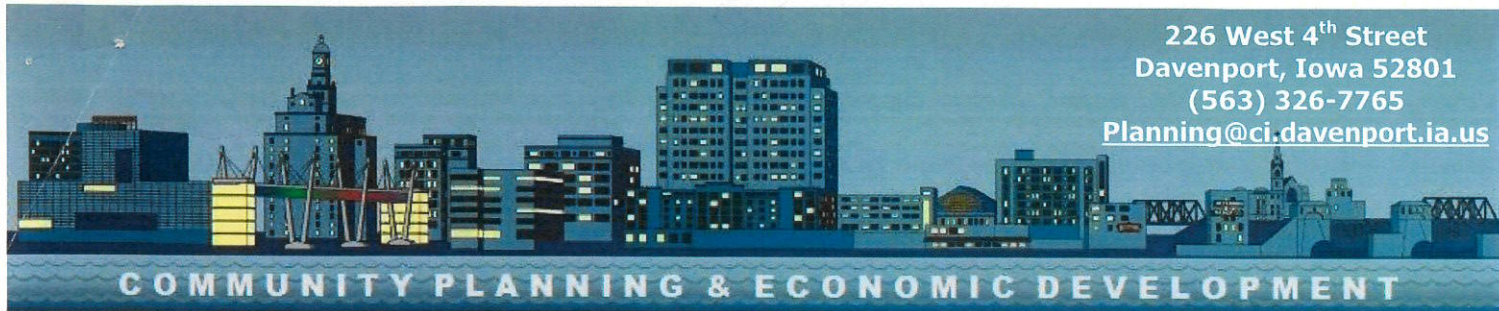
Civic and Institutional

Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]



0 50 100 200 Feet

Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.



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

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

Property Address* 1320 W. Kimberly Road, Davenport, Iowa

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

Applicant (Primary Contact)**

Name: Tom Pastrnak
Company: Pastrnak Law Firm, PC
Address: 313 W. 3rd Street
City/State/Zip: Davenport, IA 52801
Phone: 563-323-7737, ext 210
Email: tpastrnak@pastrnak.com

Application Form Type:

Plan and Zoning Commission

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

Owner (if different from Applicant)

Name: Chris Belser
Company: Belser Ventures, LLC
Address: 3511 8th Street
City/State/Zip: Rock Island, IL 61201
Phone: 563-529-4951
Email: chris@bsmqc.com

Zoning Board of Adjustment

Zoning Appeal ☐
Special Use ☐
Hardship Variance ☐

Design Review Board

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

Engineer (if applicable)

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

Historic Preservation Commission

Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Architect (if applicable)

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

Administrative

Administrative Exception ☐
Health Services and Congregate Living Permit ☐

Attorney (if applicable)

Name: Tom Pastrnak
Company: Pastrnak Law Firm, PC
Address: 313 W. 3rd Street
City/State/Zip: Davenport, IA 52801
Phone: 563-323-7737, ext 210
Email: tpastrnak@pastrnak.com

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

Submitted 3-25-21
REZ 21-02
Paid
P+ Public Hearing 4-20-21

PASTRNAK LAW FIRM, P.C.

Attorneys at Law
313 W. 3rd Street
Davenport IA 52801
Phone: (563) 323-7737, Ext. 210
Fax: (563) 323-7739
E-mail: tpastrnak@pastrnak.com

Thomas J. Pastrnak*
Candy K. Pastrnak*

Thomas R. Schulz – Of Counsel *
Gregory S. Jager – Of Counsel**
Dee A. Runnels – Of Counsel *

*Attorneys Admitted in Iowa and Illinois
**Attorney Admitted in Iowa Only

ILLINOIS OFFICE:
6300 75th Ave., Suite A
Milan, IL 61264

VIA HAND DELIVERY

March 25, 2021

MS LAURA BERKLEY
DEVELOPMENT AND PLANNING ADMINISTRATOR
CITY OF DAVENPORT
1200 E 46TH STREET
DAVENPORT IA 52807

RE: Rezoning Old K's Merchandise building to C-3 Heavy Retail

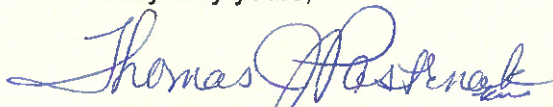
Dear Laura:

Pursuant to our discussions over the past week, enclosed please find the Petitioner's rezoning application regarding the above captioned matter, along with a draft in the sum of \$920.00 for processing.

Please place on the Public Hearing agenda before Plan & Zoning Commission for April 20th, and I'll be in touch shortly to seek to schedule the neighborhood meeting.

I look forward to working with you in connection with this rezoning matter.

Very truly yours,



THOMAS J. PASTRNAK
Attorney at Law

TJP/kkn
Enclosures

Request:Existing Zoning: C-1 C-2Proposed Zoning Map Amendment: C-3**Purpose of the Request:**

To allow Tenant, Consolidated Electrical Distributors, Inc., a Delaware Corporation, to lease and occupy 24,443 sq. ft. of the building and enable Tenant to conduct its business thereon, which consists of wholesale and retail distribution of electrical supplies and deemed a Heavy Retail Use under City of Davenport's current Zoning Code.

Total Land Area: 254.739 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.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
 - Zoning Map Amendment is less than 1 acre - \$400.
 - Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
 - Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
 - \$10.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:**(1) Application:**

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

(2) Plan and Zoning Commission public hearing:

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

(3) Plan and Zoning Commission's consideration of the request:

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

Formal Procedure (continued):

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

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

Applicant:

Date:

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

Received by:

Planning staff

Date:

Date of the Public Hearing:

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

Authorization to Act as Applicant

I, Chris Belser of Belser Ventures, LLC
authorize Tom Pastmak of Pastmak Law Firm, PC
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

X 

Signature(s)

State of Illinois,
County of Rock Island.
Sworn and subscribed to before me

This 23rd day of March 2021

Drivers License

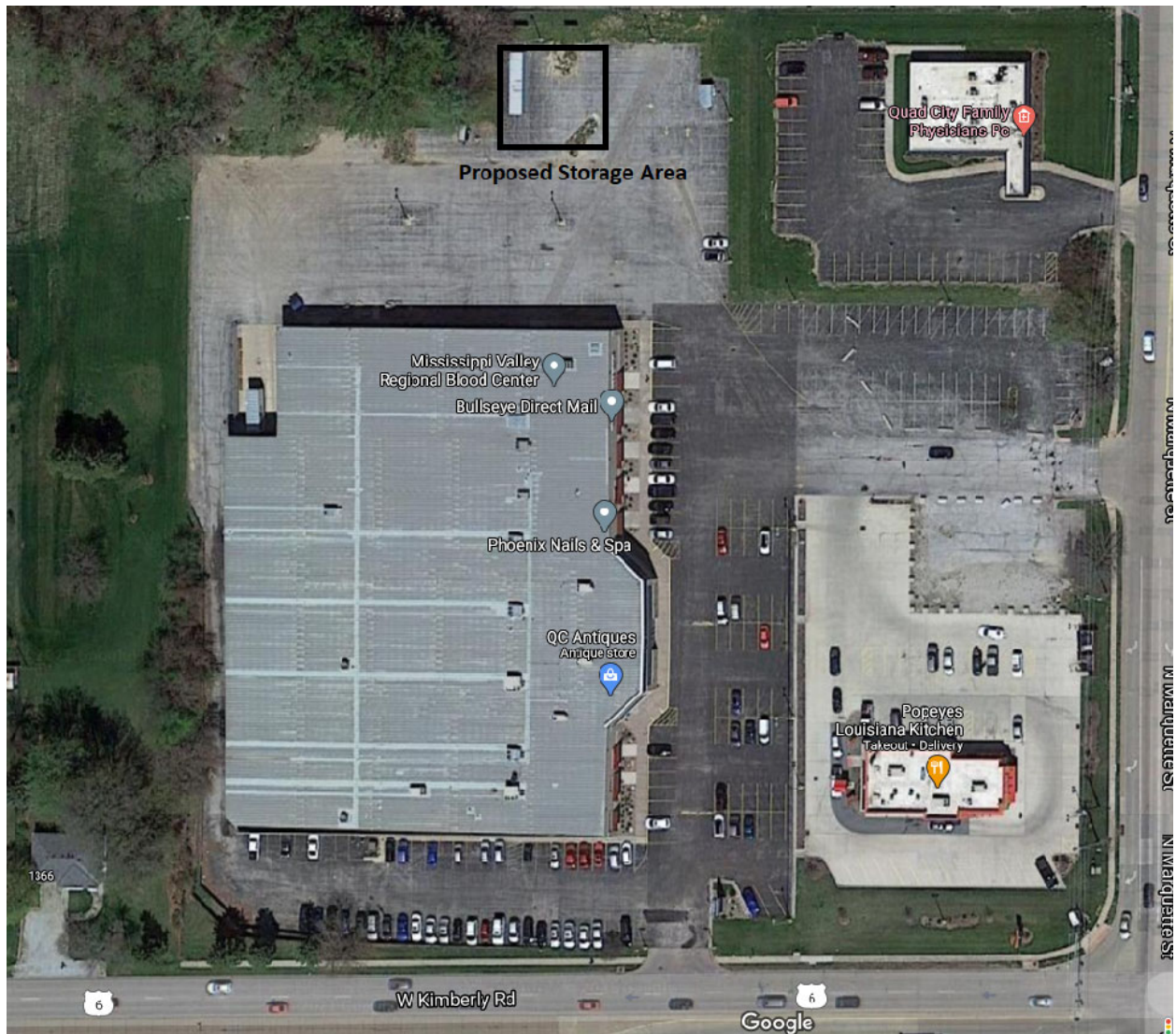
Form of Identification


Notary Public

My Commission Expires: Oct 5, 2021



Proposed Storage Area



Robin Creek Tenant Layout





Doc ID: 019845400002 Type: LAN
Recorded: 01/22/2014 at 09:08:14 PM
Fee Amt: \$1,536.20 Page 1 of 2
Revenue Tax: \$1,519.20
Scott County Iowa
Rita A. Varpas Recorder

File **2014-00001484**

Preparer Information: William T. Phares, 4500 Kennedy Drive, East Moline, IL 61244
Address Tax Statement: Chris and Lisa Belser, 3511 – 8th Street, Rock Island, IL 61201
Return To: Skorepa Law Office, 3725 Blackhawk Road, #200, Rock Island, IL 61201

WARRANTY DEED

For the consideration of one dollar and other valuable consideration,

JJZ DEVELOPMENT, LLC, an Illinois limited liability company,

hereby conveys to

BELSER VENTURES, LLC, an Iowa limited liability company,

the real estate situated in Scott County, Iowa and described as follows:

Lot 3 of the Final Plat of Old K's Subdivision, in part being a replat of Lot 1 of Victory Acres, part of the NE Quarter of Section 15, Township 78 North, Range 3 East of the 5th P.M. to the City of Davenport, Scott County, Iowa.

Grantor does hereby covenant with grantee and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; that grantor is a manager managed limited liability company and the undersigned in the ordinary course of the company's business are authorized signors to act on behalf of the Company; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

Subject to Declaration of Easements with Covenants and Restrictions Affecting Land (ECR"),
recorded 1/22/2014, as Document No. 2014-1483, in the office
of the Scott County Iowa Recorder.

Dated: January 21st, 2014.

J. B. Massa
Jayme B. Massa, Manager/Member

Zachary M. Sottos
Zachary M. Sottos, Manager/Member

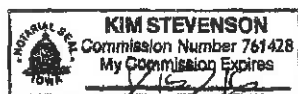
STATE OF IOWA)
) ss
COUNTY OF SCOTT)

I, the undersigned, a Notary Public, in and for the County, and State aforesaid, DO
HEREBY CERTIFY THAT,

Jayme B. Massa, Manager/Member, and Zachary M. Sottos, Manager/Member

personally known to me to be the same persons whose names are subscribed to the foregoing
instrument, appeared before me this day in person and acknowledged that they signed and
delivered said instrument as their free and voluntary act, and as the free and voluntary act of
said limited liability company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21st day of January, 2014.



Kim Stevenson
Notary Public

467724

2013 NOV 14 AM 11:40
673480 CORP \$50.00 PATH 2 1/4/13

CERTIFICATE OF ORGANIZATION
OF
BELSER VENTURES, LLC

TO THE SECRETARY OF STATE OF THE STATE OF IOWA:

Pursuant to Iowa Code Section 489.201 of the Iowa Revised Uniform Limited Liability Company Act, the undersigned adopt the following articles of organization for the company:

ARTICLE I

Name

The name of the limited liability company is Belser Ventures, LLC (the "Company").

ARTICLE II

Initial Registered Agent and Registered Office

The name and street address of the Company's initial registered agent and office in Iowa is Nancy A. Patterson, 3910 N. Lillie Avenue, Davenport, Iowa 52806.

ARTICLE III

Principal Office

The street address of the Company's principal office is 1320 West Kimberly Road, Davenport, Iowa 52806.

ARTICLE IV

Period of Duration

The Company's existence shall commence upon the filing of the Certificate of Organization with the Office of the Iowa Secretary of State and shall continue perpetually, unless dissolved sooner in accordance with the terms of the Company's operating agreement.

(3)

ARTICLE V

Managers

A. The business and affairs of the Company shall be governed by managers elected by the members in the manner described in the Company's operating agreement. No member's action nor any other person's action shall bind the Company except as authorized by the Company's operating agreement.

B. The managers shall have all of the duties, powers, and authority as set forth in the Company's operating agreement, including but not limited to the power and authority to purchase, accept, transfer, assign, mortgage, and encumber real estate in the name of the Company and on behalf of the Company.

ARTICLE VI

Non-Liability and Indemnification

A. No member or manager of this Company shall be personally responsible or liable for any of the acts, debts, liabilities, or losses of this Company.

B. No manager of this Company shall be personally responsible or liable to the Company or its members or anyone else for monetary damages for breach of fiduciary duty as a manager, except for liability (i) for any breach of the manager's duty of loyalty to the Company or its members, (ii) for acts or omissions not in good faith or which involve intentional misconduct or knowing violation of law, (iii) for a transaction from which the manager derived an improper personal benefit or a wrongful distribution in violation of Section 489.405 of the Iowa Code.

C. Each person who is or was a manager of the Company (and the heirs, executors, personal representatives, administrators, or successors of such person) who was or is made a party to, or is involved in any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of the fact that such person is or was a manager of the Company or is or was serving at the request of the Company as a manager, director, officer, partner, trustee, employee or agent of another limited liability company, corporation, partnership, joint venture, trust, employee benefit plan or other enterprise ("Indemnatee"), shall be indemnified and held harmless by the Company to the fullest extent permitted by applicable law, as the same exists or may hereafter be amended. In addition to the indemnification conferred in this Article, the Indemnatee shall also be entitled to have paid directly by the Company the expenses reasonably incurred in defending any such proceeding against such Indemnatee in advance of its final disposition, to the fullest extent authorized by applicable law, as the same exists or may hereafter be amended. The right to indemnification conferred in this Article shall be a contract right.

D. The Company may, by action of the managers, provide indemnification to such of the officers, employees and agents of the Company to such extent and to such effect as the managers shall determine to be appropriate and authorized by applicable law.

E. The rights and authority conferred in this Article shall not be exclusive of any other right which any person may have or hereafter acquire under any statute, provision of the articles of organization or operating agreement of the Company, agreement, vote of members or disinterested managers, or otherwise.

F. Any repeal or amendment of this Article by the members of the Company shall not adversely affect any right or protection of a manager or officer existing at the time of such repeal or amendment.

The existence of this Company shall commence upon the filing of the Certificate of Organization with the Office of the Iowa Secretary of State.

Dated this 12 day of November, 2013.


Christopher J. Belser

Prepared by:

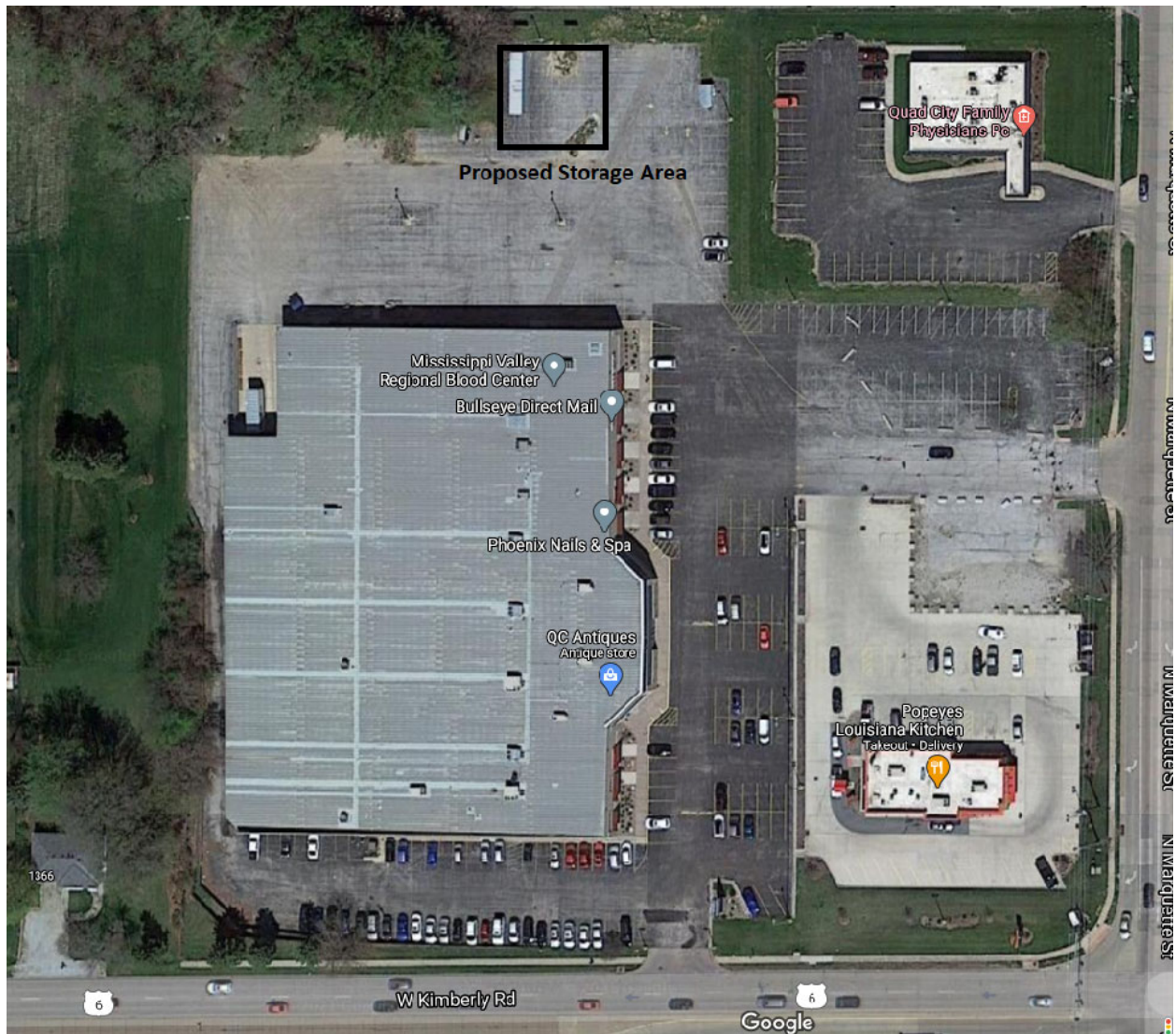
Law Offices of Thomas A. Skorepa, P.C.
3725 Blackhawk Road, Suite 200
Rock Island, IL 61201
Phone: 309-788-7481
Fax: 309-788-8779
E-mail: skorepalaw2@sbcglobal.net

FILED
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SECRETARY OF STATE

11.14.13 11:10
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A



Proposed Storage Area



Robin Creek Tenant Layout





PUBLIC HEARING NOTICE | City Council - Committee of the Whole

Date: 5/19/2021 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:30 PM Subject: Public Hearing rezoning request before the City Council - COW

[ADDRESS BLOCK]

To: All property owners within 200 feet of the subject property located at **1320 W. Kimberly RD.**

What is this About?

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

Request/Case Description

Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]

What are the Next Steps after the Public Hearing?

The City Plan and Zoning Commission forwarded case REZ21-02 to the City Council with a recommendation for approval at its May 4, 2021 meeting, subject to the following conditions:

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

Would You Like to Submit an Official Comment?

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

Do You Have Any Questions?

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

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



Wednesday, May 5, 2021

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

The PO number for this notice is: 2110662

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

**NOTICE
PUBLIC HEARING
WEDNESDAY, MAY 19, 2021 5:30 P.M.
CITY OF DAVENPORT COMMITTEE OF THE WHOLE
CITY HALL COUNCIL CHAMBERS
226 W 4th ST – DAVENPORT, IA**

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

Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow heavy retail of commercial electronic components; containing 5.37 acres more or less [Ward 7]. Legal description of the property proposed to be rezoned is as follows: Lot 3 of the Final Plat of Old K's Subdivision. At its May 4, 2021 meeting, the Plan and Zoning Commission recommended case REZ21-02 be forwarded to City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

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

Conditions:

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

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

PO No. 2110662

Development and Neighborhood Services Department

E-MAIL: planning@davenportiowa.com PHONE: 563-326-6198



Neighborhood Meeting Invitation | Proposed Rezoning (map amendment)

Date: 4/12/2021 **Location:** 1320 W. Kimberly Rd. (former Bullseye Direct Mail office)
Time: 5:30 PM **Subject:** informal neighborhood meeting regarding a Rezoning (map amendment)

[Address Block]

You are invited to a neighborhood meeting regarding the following Rezoning (map amendment) request which will come before the Davenport City Plan and Zoning Commission later on 4/20/2021 for a public hearing and is described as:

Description of Rezoning (map amendment) Request:

Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail permitting sale of commercial electronic components from/on the premises, containing 5.37 acres more or less. [Ward 7]

The purpose of this meeting is to provide an informal setting to allow the developer to describe the proposed development, to interact with adjacent owners, and to answer any questions and concerns about the proposed action.

The purpose of the proposed request is to change the property's allowed uses by changing the zoning classification.

What are the Next Steps after the neighborhood meeting?

The next meeting will be a public hearing on 4/20/2021 at 5:00 PM in City Hall Council Chambers, at which time the City Plan and Zoning Commission will hear public comments regarding this proposal. Planning staff will send additional notices with the dates and times of additional public hearings regarding this request.

Questions Regarding this Notice or the Process?

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

Online Access?

None at this time.



PUBLIC HEARING NOTICE | Plan and Zoning Commission

Date: 4/20/2021 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:00 PM Subject: Public Hearing for rezoning request before the Plan and Zoning Commission

[ADDRESS BLOCK]

To: All property owners within 200 feet of the subject property located at **1320 W. Kimberly RD:**

What is this About?

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

Request/Case Description

Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]

What are the Next Steps after the Public Hearing?

This public hearing is the first step in the review/approval process. The Commission's recommendation regarding this request will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing as you received this notice. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

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

On-line/Telephone Participation:

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

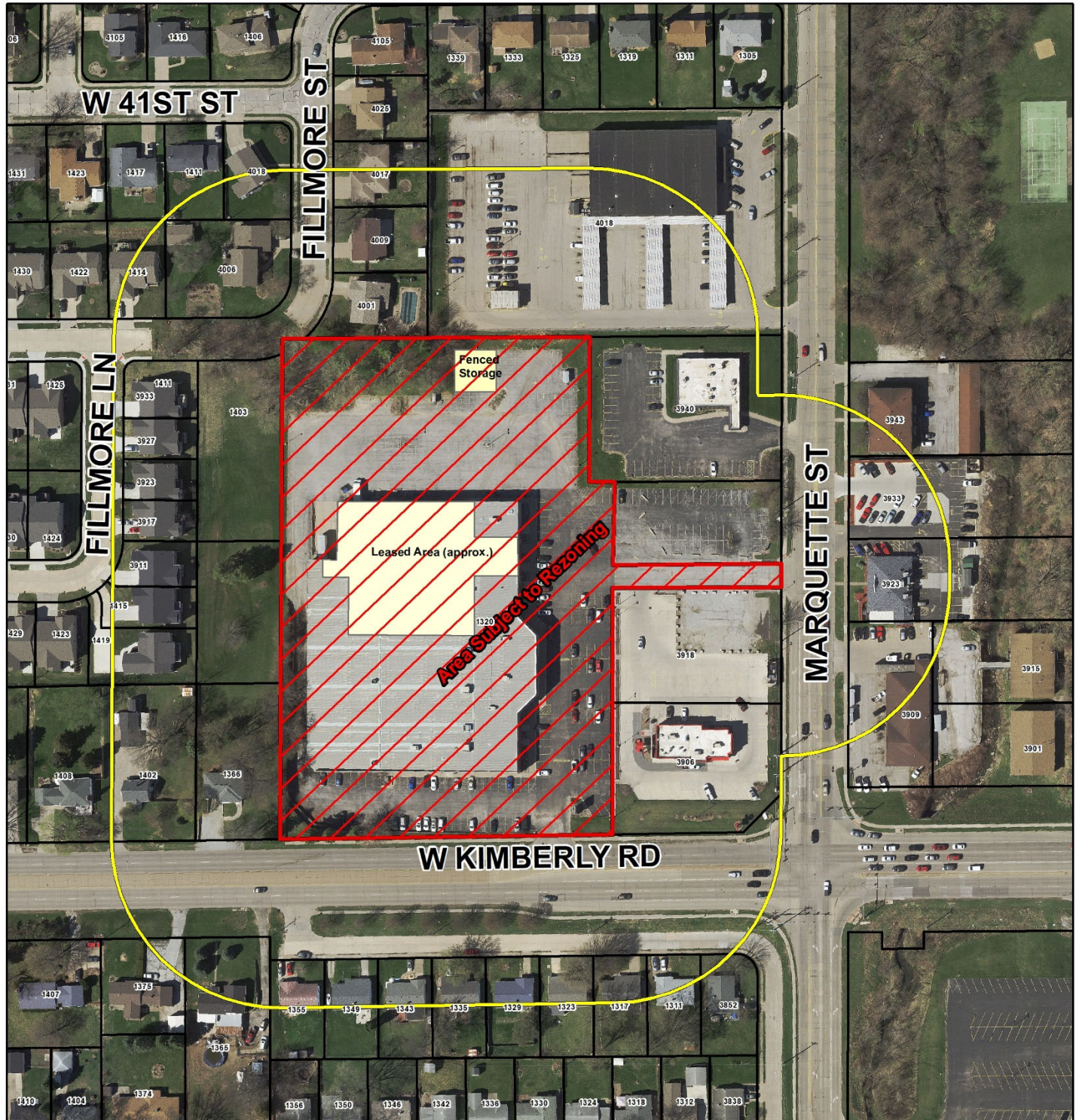
Do You Have Any Questions?

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

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

Adjacent Property Owner Notice Area

REZ21-02 | 1320 W. Kimberly RD



- Subject Property
- 200' Notice Boundary Line



0 50 100 200 Feet



Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]

Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

*** Proof of Publication ***

STATE OF IOWA
SCOTT COUNTY, } ss.

The undersigned, being first duly sworn, on oath does say that he/she is an authorized employee of THE QUAD-CITY TIMES, morning edition, a daily newspaper printed and published by Lee Enterprises, Incorporated, in the City of Davenport, Scott County, Iowa, and that a notice, a printed copy of which is made a part of this affidavit, was published in said THE QUAD-CITY TIMES, on the dates listed below.

CITY OF DAVENPORT

226 W 4TH ST
DAVENPORT, IA 52801

ORDER NUMBER 91623

The affiant further deposes and says that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.

[Signature]

NOTICE

NOTICE OF PUBLIC HEARING
Tuesday, April 20, 2021 – 5:00P.M.

City of Davenport
Plan and Zoning Commission
Council Chambers – Davenport City Hall
226 W. 4th Street – Davenport, Iowa

There is on file in the Development & Neighborhood Services Department (DNS), on behalf of the Plan and Zoning Commission, the following request: Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail permitting sale of commercial electronic components from/on the premises, containing 5.37 acres more or less. [Ward 7]

The public hearing on the above matter is scheduled for 5:00 p.m. on April 20, 2021, in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. You may submit written comments on the above item or attend the public hearing to express your views, or both; only written comments will be used to calculate comment percentages. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145. Any written comments to be reported at the public hearing should be received in the Development & Neighborhood Services Department at the Public Works Building, 1200 E. 46th Street, Davenport, Iowa 52807, no later than 12:00 noon on the day of the public hearing. PO No. 2109357. Phone: 563-326-6198

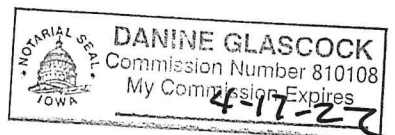
Section: Notices & Legals
Category: 2633 Zoning Notices
PUBLISHED ON: 04/12/2021

TOTAL AD COST: 27.36
FILED ON: 4/12/2021

Subscribed and sworn to before me by said affiant this 12 day of April 2021.

[Signature: Danine Glascock]

Notary Public in and for Scott County, Iowa



City of Davenport

Department: City Clerk
Contact Info: Bruce Berger | 563-326-7769

Action / Date
5/19/2021

Subject:

Resolution placing a moratorium upon establishing car washes, enclosed and outdoor self-storage facilities, and vehicle dealerships with outdoor display in the area bound by Brady Street, Kimberly Road, Northwest Boulevard, and 46th Street until November 27, 2021. [Ward 7]

Recommendation:

Adopt the Resolution.

Background:

In preparation for future programming opportunities, including through the Iowa Economic Development Authority, the City has incorporated corridor planning into the FY 2021 and FY 2022 Work Plan.

One of the major potential program opportunities is the Reinvestment District which is designed to assist communities in developing transformative projects that improve the quality of life, create and enhance unique opportunities, and substantially benefit the community, region and state. The City has identified the Kimberly and Brady commercial node as an area with the potential for success as a reinvestment district.

Work has begun with Macerich and adjacent property owners on revisioning the area's potential and to position the area for both short- and long-term redevelopment that benefits the citizens of Davenport.

Land use is a component of the Reinvestment District and similar programs. Large investments that generate high volumes of sales taxes and draw consumers to utilize the entire development are required to qualify for the program. In order to ensure the greatest potential for the area, a moratorium is requested on uses that would hinder or limit the area's eligibility while revitalization planning is taking place. Those uses include car washes, indoor and outdoor self-storage, and vehicle dealership with outdoor display.

ATTACHMENTS:

Type	Description
□ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berger, Bruce	Approved	5/13/2021 - 12:58 PM

Resolution No. _____

Resolution offered by Alderman Gripp

RESOLVED by the City Council of the City of Davenport.

RESOLUTION placing a moratorium upon establishing Car Washes, Enclosed and Outdoor Self-Storage Facilities, and Vehicle Dealerships with Outdoor Display in the area bound by Brady Street, Kimberly Road, Northwest Boulevard and 46th Street until November 27, 2021.
[Ward 7]

WHEREAS, the City of Davenport regulates the uses and special uses of its zoning districts; and

WHEREAS, the City of Davenport will be undertaking commercial corridor planning to position the City for revitalization; and

WHEREAS, the City of Davenport has recognized the area bounded by Brady Street, Kimberly Road, Northwest Boulevard and 46th Street within the C-2 Corridor Commercial and C-3 General Commercial Zoning Districts as an area for revitalization; and

WHERE, the City of Davenport wishes to study the prudence of car washes, enclosed and outdoor self-storage facilities and vehicle dealerships with outdoor display within the identified area; and

WHEREAS, the City of Davenport desires to preserve the status quo of the area under review while the study is underway and develops new regulations as recommended;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that a moratorium is imposed upon the issuance of special uses or site plan approval for car washes, enclosed and outdoor self-storage facilities, and vehicle dealerships with outdoor display until November 27, 2021.

Passed and approved this 26th day of May, 2021

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Legal
Contact Info: Tom Warner | 563-326-7735

Action / Date
5/26/2021

Subject:

First Consideration: Ordinance amending Subsection 9.40.030(D) of the Davenport Municipal Code providing penalties for fireworks violations. [All Wards]

STAFF RECOMMENDS SUSPENSION OF THE RULES AND PASSAGE OF SECOND AND THIRD CONSIDERATIONS.

Recommendation:
Adopt the Ordinance.

Background:

Even though the current Ordinance already provides that violations are "scheduled violations" by setting forth scheduled fines. The state court system will not treat violations as scheduled violations unless the words "scheduled violation" appears in the Ordinance.

The consequence of the state court system not treating these violations correctly is that the issuing officer has to take more time typing up a complaint and affidavit and entering other information.

Staff recommends the rules be suspended to adopt the Ordinance on first consideration as no substantive change is being made.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance - Clean Version
▣ Ordinance	Ordinance - Strikethrough Version

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Warner, Tom	Approved	5/11/2021 - 12:19 PM
Finance Committee	Merritt, Mallory	Approved	5/12/2021 - 2:07 PM
City Clerk	Admin, Default	Approved	5/13/2021 - 4:53 PM

ORDINANCE NO. _____

Ordinance amending Subsection 9.40.030(D) providing penalties for fireworks violations

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

Section 1. That Subsection 9.40.030(D) is hereby amended to read as follows:

D. Use of any consumer firework at a date or time other than those allowed pursuant to subsection B or the use of display fireworks without a permit is prohibited and a simple misdemeanor punishable as a scheduled violation as follows:

First offense	\$250
Second offense	\$400
Third and subsequent	\$625

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

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed as are any motions or resolutions of council that purport to give authority to a council standing committee to make a determination as all such determinations shall henceforth be made by the city council.

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

ORDINANCE NO. _____

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First offense	\$250
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REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed as are any motions or resolutions of council that purport to give authority to a council standing committee to make a determination as all such determinations shall henceforth be made by the city council.

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
5/26/2021

Subject:

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

Jennifer Beecher; End of School Neighborhood Block Party; 4600 block of Amesbury Drive; Friday, June 4, 2021 4:00 p.m. - 10:00 p.m.; **Closure:** Amesbury Drive between East 48th Street and Crow Creek Road. [Ward 6]

St. Paul the Apostle Catholic Church; Celebrate St. Paul; 916 East Rusholme Street; Saturday, June 12, 2021 12:00 p.m. - 10:00 p.m.; **Closure:** East Rusholme Street between Carey Avenue and Arlington Avenue. [Ward 5]

Corbalt Running Club; Bix at 6 Training Runs; Thursday, June 24, 2021 5:00 p.m. - 9:00 p.m.; Thursday, July 1, 2021 5:00 p.m. - 9:00 p.m.; and Thursday, July 8, 2021 5:00 p.m. - 9:00 p.m.; **Closure:** E 4th St from Pershing Ave to River Dr; Pershing Ave from E 4th St to Kirkwood Blvd; Kirkwood Blvd from Pershing Ave to Jersey Ridge Rd; Jersey Ridge Rd from Kirkwood Blvd to Middle Rd; McClellan Blvd from Middle Rd to River Dr. [Wards 3, 5, & 6]

St. Anthony Catholic Church; Kermes (Carnival); 417 North Main Street; Sunday, September 12, 2021 10:00 a.m. - 6:00 p.m.; **Closure:** Main Street between 4th Street and 5th Street. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

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

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Resolution
▢ Backup Material	Beecher Block Party Map
▢ Backup Material	Beecher Block Party Petition
▢ Backup Material	Celebrate St. Paul Map
▢ Backup Material	Bix at 6 Description
▢ Backup Material	Bix Course Map
▢ Backup Material	Bix Safety Plan
▢ Backup Material	St. Anthony Catholic Church Kermes Map
▢ Backup Material	St. Anthony Catholic Church Kermes Street Closure Petition

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	5/14/2021 - 3:17 PM

Resolution No. _____

Resolution offered by Alderman Jobgen.

RESOLVED by the City Council of the City of Davenport.

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

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

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

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

*Jennifer Beecher; End of School Neighborhood Block Party; 4600 block of Amesbury Drive; Friday, June 4, 2021 4:00 p.m. - 10:00 p.m.; **Closure:** Amesbury Drive between East 48th Street and Crow Creek Road. [Ward 6]*

*St. Paul the Apostle Catholic Church; Celebrate St. Paul's; 916 East Rusholme Street; Saturday, June 12, 2021 12:00 p.m. - 10:00 p.m.; **Closure:** East Rusholme Street between Carey Avenue and Arlington Avenue. [Ward 5]*

*Cornbelt Running Club; Bix at 6 Training Runs; Thursday, June 24, 2021 5:00 p.m. - 9:00 p.m.; Thursday, July 1, 2021 5:00 p.m. - 9:00 p.m.; and Thursday, July 8, 2019 5:00 p.m. - 9:00 p.m.; **Closure:** E 4th St from Pershing Ave to River Dr; Pershing Ave from E 4th St to Kirkwood Blvd; Kirkwood Blvd from Pershing Ave to Jersey Ridge Rd; Jersey Ridge Rd from Kirkwood Blvd to Middle Rd; McClellan Blvd from Middle Rd to River Dr. [Wards 3, 5, & 6]*

*St. Anthony Catholic Church; Kermes (Carnival); 417 North Main Street; Sunday, September 12, 2021 10:00 a.m. - 6:00 p.m.; **Closure:** Main Street between 4th Street and 5th Street. [Ward 3]*

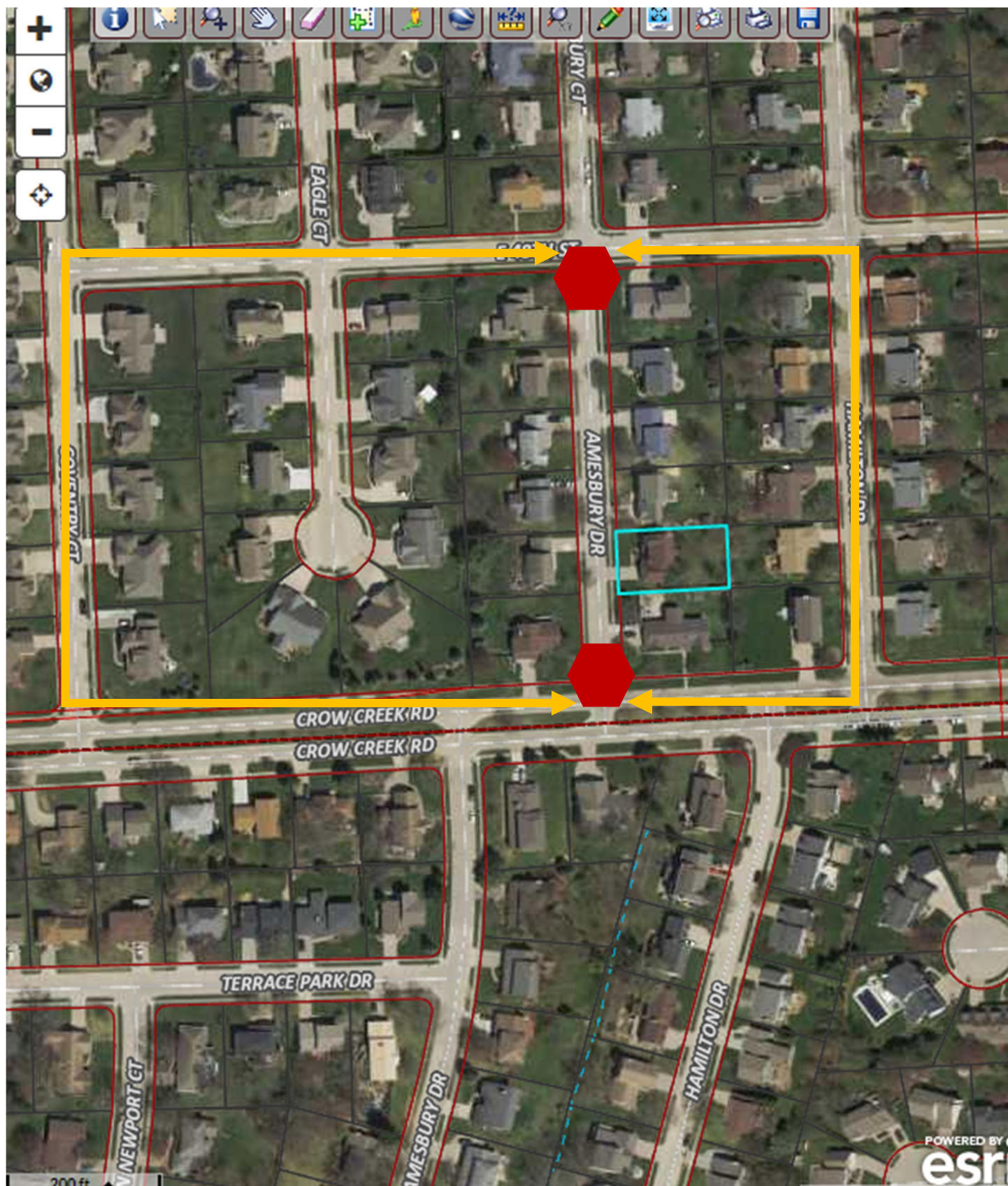
Passed and approved this 26th day of May, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk





CITY OF DAVENPORT

STREET CLOSING PETITION FOR SPECIAL EVENTS

On the 4TH day of June, 20 21 during the hours of 4:30-10 PM
there is proposed a street closing, requested by Jennifer Beecher, which will
require the closing of Amesbury Drive between Crow Creek Road and
E 48th Street.

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

NAME AND ADDRESS

IN FAVOR

OPPOSED

NOT CONCERNED

Richard Wahlstrand
Richard/Jane Wahlstrand 4622 Amesbury

X

Antonia Tilton
Randen/Antonia Tilton 4704 Amesbury

X

Jeremiah/Suzanne Lynch
Jeremiah/Suzanne Lynch 4712 Amesbury

X

Martin/Connie Schroeder
Martin/Connie Schroeder 4720 Amesbury

Paul/Ramela Hughes
Paul/Ramela Hughes 4711 Amesbury

X

Andrea/Bill Stellmach
Andrea/Bill Stellmach 4703 Amesbury

X

Ashley/Michael McNall
Ashley/Michael McNall 4621 Amesbury

X

Kirk/Janine Sunderman
Kirk/Janine Sunderman 4613 Amesbury

X

Gerald/Susan Haan
Gerald/Susan Haan 1620 Crow Creek

X

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

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

Beecher
Signature of Applicant

5.4.21
Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com



2021 "Bix at 6"

Training runs:

The Cornbelt Running Club is requesting to have the Bix 7 race course police monitored as it was in 2019. We request that 4th Street be closed each Thursday starting June 24, 2021 and for the following period: July 1 and ending July 8, 2021.

We will need the assistance of the Davenport Police Dept. to provide the traffic protection as was the case in 2019.

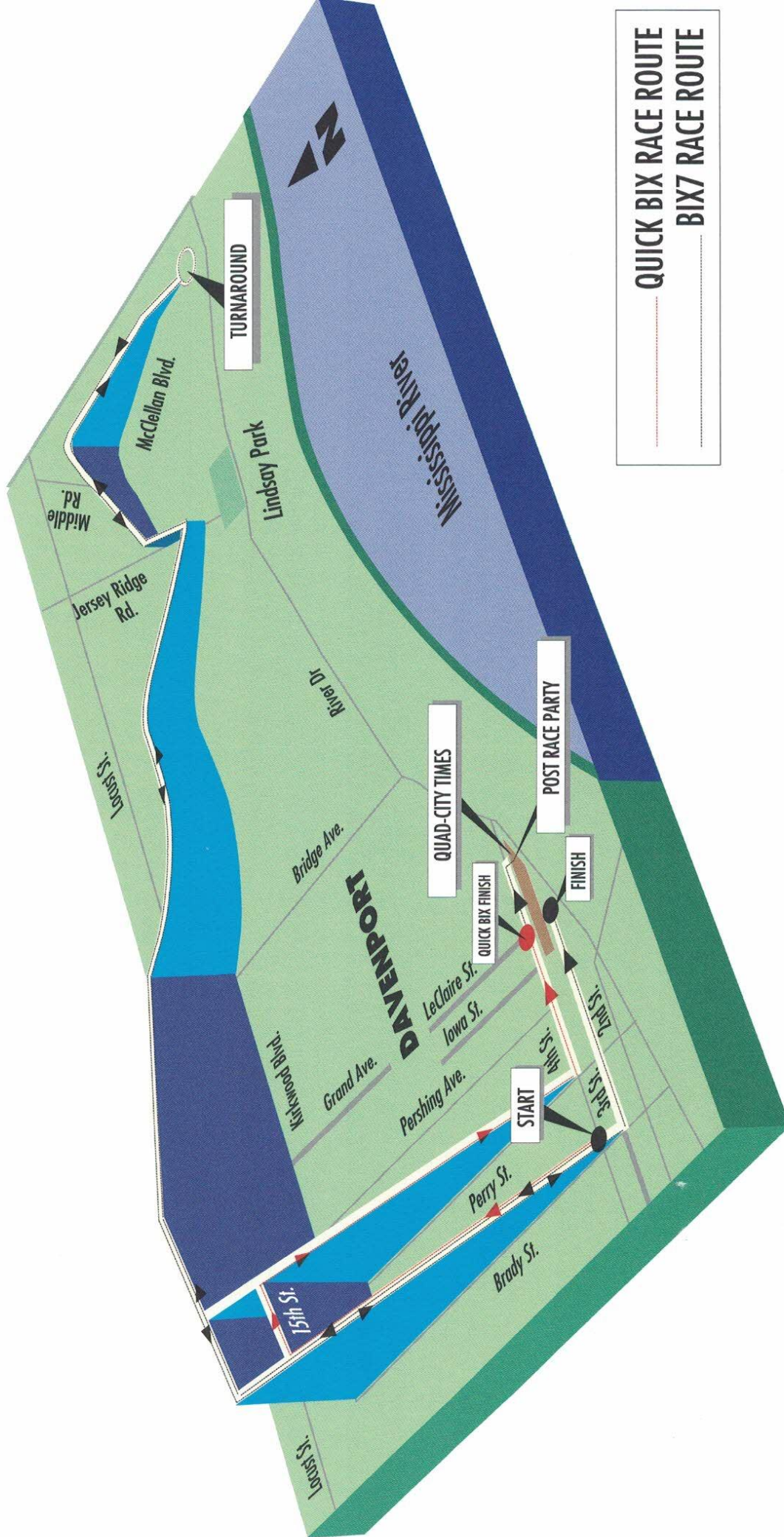
We will again start and finish the training runs as the City has requested in the past, with 4th Street and LeClaire Street as the starting and finishing points. The training runs will go up Pershing Avenue instead of Brady Street.

Training run dates:

Thursday, June 24, 2021

Thursday, July 1, 2021

Thursday, July 8, 2021



____ QUICK BIX RACE ROUTE
____ BIX7 RACE ROUTE



Return to Racing Safety Plan 2021

This plan is based on what is currently known about the transmission of the coronavirus disease (COVID-19) as provided by the Centers for Disease Control and Prevention (CDC). The Quad-City Times Bix 7 is working with state and local health officials to implement the guidance offered by the CDC, while adjusting to meet the unique needs and circumstances of our local community. As state and local health agencies, along with the CDC, update their guidance around large gatherings and events, our plan will be revised as needed.

<https://www.cdc.gov/coronavirus/2019-ncov/community/large-events/considerations-for-events-gatherings.html>

The Bix 7 organization will:

- Continue to meet regularly with the COVID-19 Task Force, including but not limited to Genesis Health System and Davenport PD, to review current conditions and develop safety plans to meet the needs of our volunteers, participants and staff.
- Implement a pre-event health check and symptom screening for all participants, volunteers and staff to complete before arriving on-site.
- Conduct health screenings on-site on the day of event as people arrive.
- Properly fitting masks will be worn by participants, volunteers and staff while at the event. Participants may remove their masks after the race start line and must put it back on after crossing the finish line.
- Use a wave start system and a pre-assigned arrival time for all participants. This will ensure proper social distancing of at least 6 feet apart at all times.
- Apply the recommendations of crowd science professor, Marcel Altenburg of Manchester University, to maintain proper race flow and social distancing of participants on the race course.
- Offer a virtual race option to all participants.
- Provide training and education to all volunteers and staff on COVID-19 safety protocols and policies.
- Pivot the Post Race Party to a safe grab and go event.
- Develop a plan for handling any participant, volunteer or staff that become sick at the event with COVID-19 symptoms.
- Provide a safe packet pick-up experience that will follow CDC guidelines.

W 5th St

W 5th St

W 5th St

W 5th St

Barricades

461

N Main St

Davenport City Hall
Charging Station

Davenport City Hall

Vista International

Salon Onyx

8 ONE 8 FITNESS

Obscura Tattoo & Gallery
Tattoo shop

McAnthony's Window

St Anthony's
Catholic Church

W 4th St

W 4th St

W 4th St

W 4th St

Petersen Security
Solutions

325

323

219

4th St Nutrition
Takeout • Delivery

330

Davenport Hotel

Social Reliever

Davenport Public Library

321

BUS
61





CITY OF DAVENPORT

STREET CLOSING PETITION FOR SPECIAL EVENTS

On the 12 day of September, 2021 during the hours of 10am to 6pm
there is proposed a street closing, requested by ST. Anthony Catholic Church, which will
require the closing of Main St between Fourth St. and
Fifth St.

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

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT CONCERNED
Pat Ebeart 400 Main St	X		
JESS JOHNSTONE 400 MAIN ST	X		
Megan Schaefer 400 Main	X		
Carlos Vivesh 400 Main Apt	X		
Angie Strang 400 Main & Tap	X		
Amy Mya 410 Main	X		
Randy Horton	X		
JASON STRANG	X		
Taylor Purdie	X		
DAVID CANUS	X		
604, 210, 403 - NA			

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

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

John Cooper 5-9-21
Signature of Applicant Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com

City of Davenport

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

Action / Date
5/26/2021

Subject:

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

Riverfront Improvement Commission; Music on the River; Petersen Pavilion | LeClaire Park; 7:00 p.m. - 9:00 p.m. (unless otherwise noted) on various dates June 2021 through August 2021 (see attached list); Outdoor music, over 50 dBA. [Ward 3]

City of Davenport Parks and Recreation; Party in the Park; Lafayette Park | 700 West 4th Street on Thursday, July 8, 2021 5:30 p.m. - 7:30 p.m.; Garfield Park | 1224 East 29th Street on Thursday, July 22, 2021 5:30 p.m. - 7:30 p.m.; Glen Armil Park | 2355 Lillie Avenue on Thursday, July 29, 2021 5:30 p.m. - 7:30 p.m.; Van Buren Park | 201 South Elmwood Avenue on Thursday, August 12, 2021 5:30 p.m. - 7:30 p.m.; Northwest Park | 3400 North Division Street on Thursday, August 19, 2021 5:30 p.m. - 7:30 p.m.; Goose Creek Park | 6000 Scott Street on Thursday, September 16, 2021 5:30 p.m. - 7:30 p.m.; and Junge Park | 3250 Western Avenue on Thursday, September 23, 2021 5:30 p.m. - 7:30 p.m.; Outdoor music, over 50 dBA. [Wards 1, 2, 3, 4, 7, & 8]

Front Street Brewery; Luau at the Freight House; 421 West River Drive; Saturday, July 10, 2021 4:00 p.m. - 9:00 p.m.; Outdoor music, over 50 dBA. [Ward 3]

St. Anthony Catholic Church; Kermes (Carnival); 417 North Main Street; Sunday, September 12, 2021 10:00 a.m. - 4:00 p.m.; Outdoor music, over 50 dBA. [Ward 3]

Recommendation:

Pass the Motion.

Background:

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

ATTACHMENTS:

Type	Description
▣ Backup Material	Music on the River Schedule
▣ Backup Material	Party in the Park Map

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	5/14/2021 - 8:22 AM

2021 Music on the River



Petersen Pavilion, LeClaire Park

7:00 p.m. (unless otherwise noted)

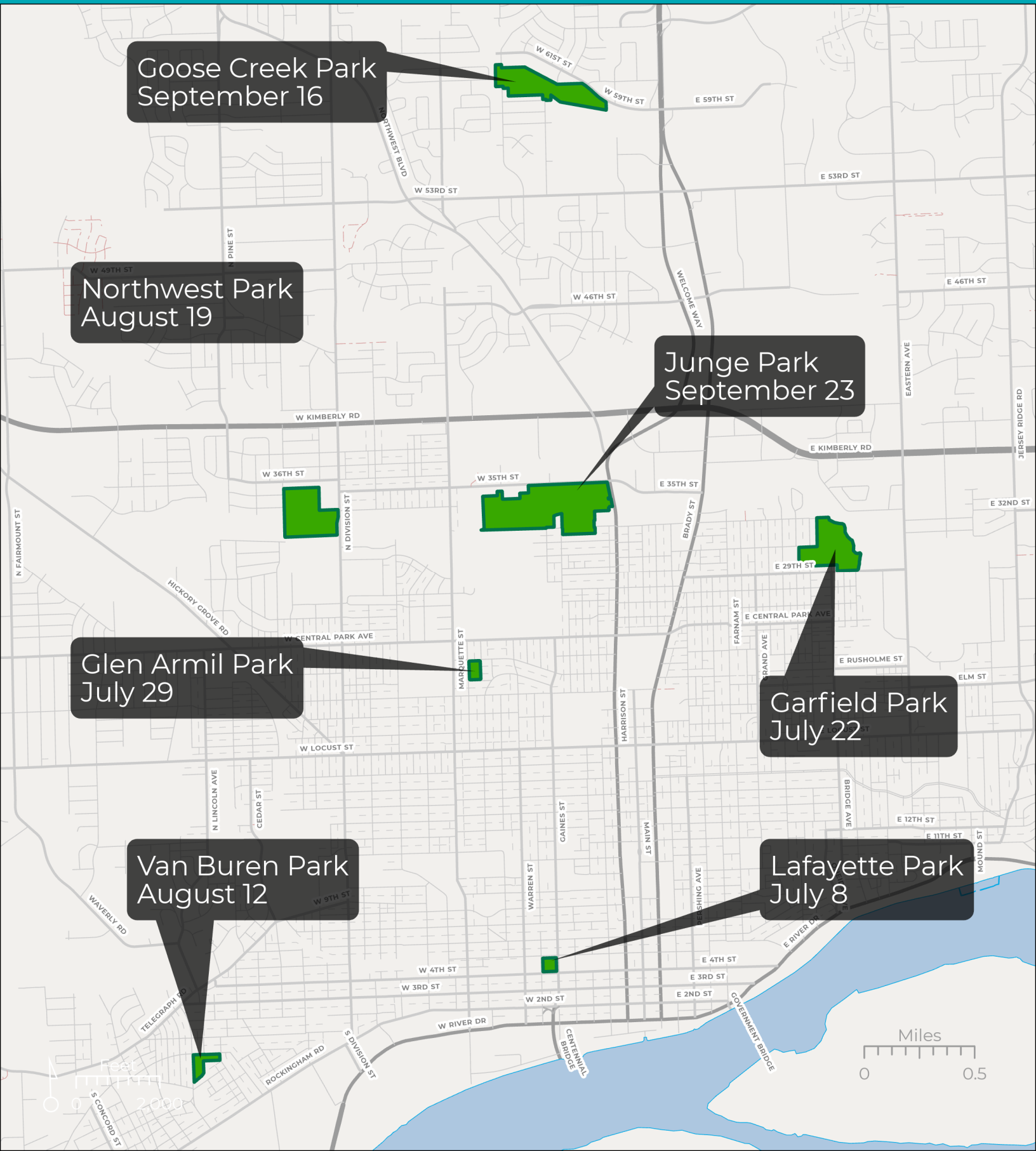
- Sunday, June 6 | Crooked Cactus Band
- Sunday, June 13 | Josh Duffee & His Orchestra
- Sunday June 20 | The RiverCity 6
- Sunday, June 27 | Ken Paulsen Quartet
- Saturday, July 3 | Red, White & Boom! w/Identity Crisis - 6:00 p.m.
- Sunday, July 11 | BIX JAZZ FEST PREVIEW - 6:00 p.m.
- Sunday, July 18 | Orion Community Band
- Sunday, August 15 | Big River Brass Band
- Wednesday, August 25 | Central High School Marching Band
- Sunday, August 29 | Panic River Band



THE CITY OF
DAVENPORT
IOWA | USA

Party in the Park

Dates and Locations



City of Davenport

Department: Public Safety
Contact Info: Jamie Swanson | 563-326-7795

Action / Date
5/26/2021

Subject:
Motion approving beer and liquor license applications.

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

Ward 3

RME Courtyard (River Music Experience) - Main St between River Dr and 2nd St - Temporary Location Transfer June 8-9, 2021 "QCCT Donor Reception"- License Type: Class C Liquor

Ward 6

New Ground Theatre (New Ground Theatre) - 2113 E 11th St - License Type: Class C Liquor

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

Ward 1

Frackies (Frackie's Pub, Inc) - 2820 Rockingham Rd - License Type: Class C Liquor

Ward 2

Applebee's Neighborhood Grill & Bar (Apple Corps, LP) - 3005 W Kimberly Rd - License Type: Class C Liquor

Express Lane Gas & Food Mart # 83 (ExpressLane, Inc) - 3636 Hickory Grove Rd - License Type: Class C Beer

Hy-Vee Food & Drugstore #2 (Hy-Vee, Inc) - 2200 W Kimberly Rd - License Type: Class E Liquor

Hy-Vee Wine and Spirits (Hy-Vee, Inc) - 3301 W Kimberly Rd - License Type: Class E Liquor

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

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

Ward 3

Sippis Restaurant (Sippis, Inc) - 406 W 2nd St - Outdoor Area - License Type: Class C Liquor

Thirsty's on 3rd (T on Third, Inc) - 2202 W 3rd St - Outdoor Area - License Type: Class C Liquor

Ward 4

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

Ward 6

Granite City Food & Brewery (Granite City, Inc) - 5270 Utica Ridge Rd - Outdoor Area - License Type: Class C Liquor

Homewood Suites (Davenport Lodging Group, LLC) - 4750 Progress Dr - License Type: Beer/Wine

Hy-Vee #4 (Hy-Vee, Inc) - 4064 E 53rd St - License Type: Class E Liquor

Pints (Pub @ Utica, LLC) - 5268 Utica Ridge Rd - Outdoor Area - License Type: Class C Liquor

Ward 7

CVS Pharmacy #8658 (Iowa CVS Pharmacy, LLC) - 1655 W Kimberly Rd - License Type: Class E Liquor

Ward 8

Dollar General Store #19449 (DolGenCorp, LLC) - 7510 NW Blvd - License Type: Class C Beer

Recommendation:
Pass the Motion.

Background:

These applications have been reviewed by the Police, Fire, and Zoning departments.

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Admin, Default	Approved	5/13/2021 - 3:54 PM

City of Davenport

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

Action / Date
5/26/2021

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the Johnson Avenue Reconstruction (Fairmount to Gayman) project, CIP #35047. [Ward 1]

Recommendation:

Adopt the Resolution.

Background:

This project includes pavement removal, subdrain installation, new subbase, PCC paving with integral curbing, PCC sidewalk, ADA ramps, topsoil, and seeding for Johnson Avenue between South Fairmount Street and South Gayman Avenue.

The estimate of cost is \$105,000.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	5/12/2021 - 12:05 PM
Public Works Committee	Moses, Trish	Approved	5/12/2021 - 12:05 PM
City Clerk	Admin, Default	Approved	5/12/2021 - 4:48 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the Johnson Avenue Reconstruction (Fairmount to Gayman) project, CIP #35047.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the Johnson Ave Reconstruction (Fairmount to Gayman) project; and

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that, said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the Johnson Avenue Reconstruction (Fairmount to Gayman) project, CIP #35047.

Passed and approved this 26th day of May, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
5/26/2021

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the West 54th Street Reconstruction (Davie to Howell) project, CIP #35047. [Ward 8]

Recommendation:

Adopt the Resolution.

Background:

This project will include pavement removal, new subbase, PCC paving with integral curbing, PCC sidewalk, PCC driveways, ADA ramps, topsoil, and seeding for West 54th Street between Davie Street and North Howell Street.

The estimate of cost is \$375,000.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	5/12/2021 - 12:06 PM
Public Works Committee	Moses, Trish	Approved	5/12/2021 - 12:06 PM
City Clerk	Admin, Default	Approved	5/13/2021 - 12:16 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the West 54th Street Reconstruction (Davie to Howell) project, CIP #35047.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the West 54th Street Reconstruction (Davie to Howell) project; and

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that, said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the West 54th Street Reconstruction (Davie to Howell) project, CIP #35047.

Passed and approved this 26th day of May, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
5/26/2021

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the CDBG Replenishment - Group 1: Hoover Road, Appomattox Road, and North Ripley Street project, #BG250. [Ward 8]

Recommendation:

Adopt the Resolution.

Background:

This project is a full reconstruction of three roadways located within the Goose Creek Heights neighborhood:

- Hoover Road from Appomattox Road to approximately 350 feet east
- Appomattox Road from West 63rd Street to Hoover Road
- North Ripley Street from West 61st Street to West 65th Street

Project costs will be paid from the City's Community Development Block Grant (CDBG) funds.

The project estimate is \$1,039,396, which includes a contract contingency.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Resolution
▢ Exhibit	location map

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	5/12/2021 - 12:04 PM
Public Works Committee	Moses, Trish	Approved	5/12/2021 - 12:04 PM
City Clerk	Admin, Default	Approved	5/13/2021 - 5:23 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the CDBG Replenishment - Group 1: Hoover Road, Appomattox Road, and North Ripley Street project, #BG250.

WHEREAS, plans, specifications, form of contract, and an estimate of cost were filed with the City Clerk of Davenport, Iowa for the CDBG Replenishment - Group 1: Hoover Road, Appomattox Road, and North Ripley Street project; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport that said plans, specifications, form of contract, and estimate of cost are hereby approved for the CDBG Replenishment - Group 1: Hoover Road, Appomattox Road, and North Ripley Street project.

Passed and approved this 26th day of May, 2021.

Approved:

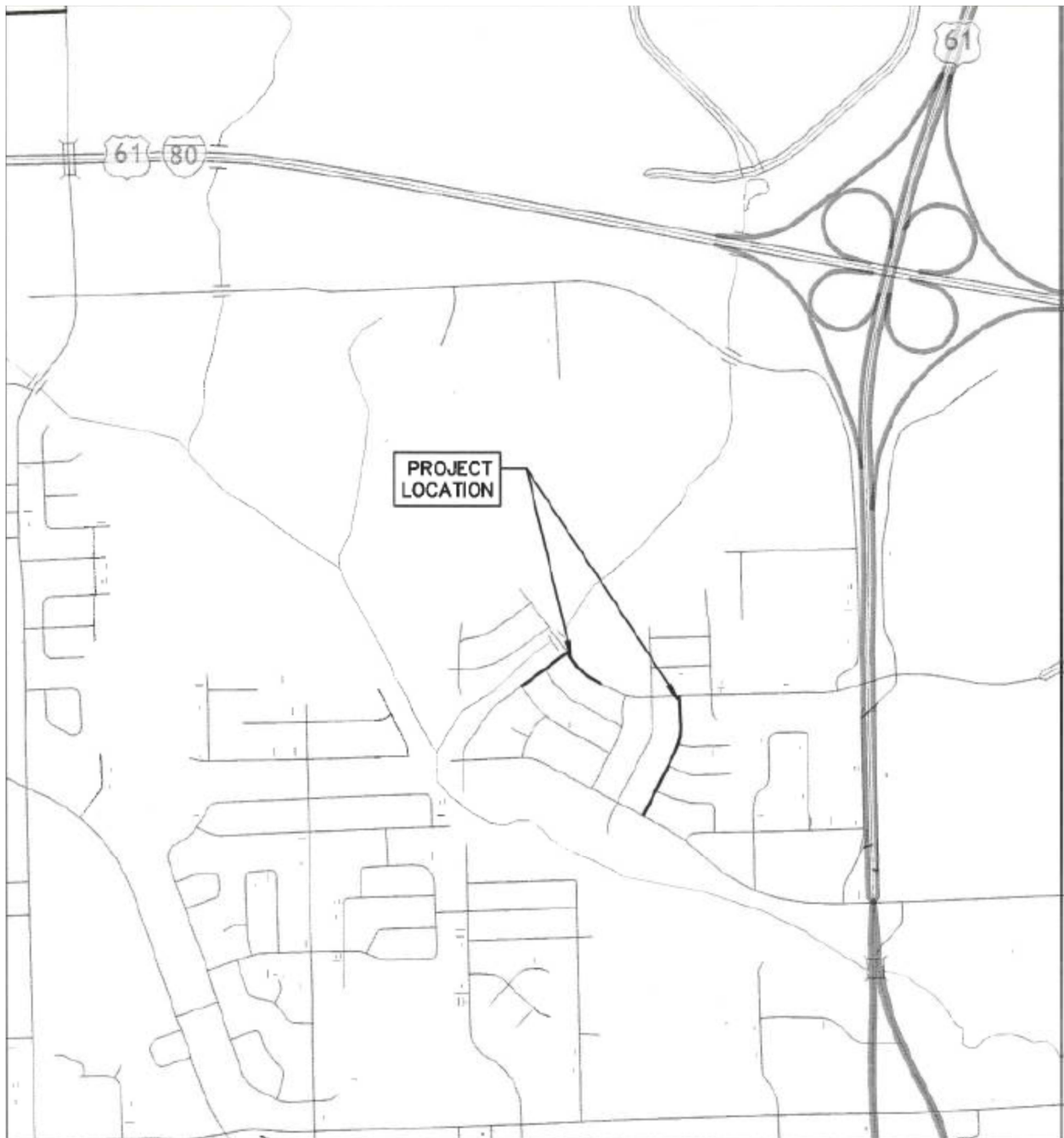
Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

CDBG Replenishment Group 1

Hoover Rd, Appomattox Rd, N Ripley Street



City of Davenport

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

Action / Date
5/26/2021

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the FY 2022 Sanitary Sewer Lateral Repair Program, CIP #30055. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

This is the continuation of a program which repairs lateral sewer connections between the City's sewer main and private residences by contract. This program will provide a more reliable sanitary sewer system by repairing pipe failures and updating old materials and connections. This program will also aid in reducing the inflow and infiltration into Davenport's sanitary collection system, as well as reducing the potential for future sink holes on private property and within the City's right-of-way.

Program management will be conducted by Capital Planning & Implementation staff.

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

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	PH Notice

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	5/12/2021 - 12:05 PM
Public Works Committee	Moses, Trish	Approved	5/12/2021 - 12:05 PM
City Clerk	Admin, Default	Approved	5/13/2021 - 5:16 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the FY 2022 Sanitary Sewer Lateral Repair Program, CIP #30055.

WHEREAS, construction services are required for the continuation of a program that will provide a stable and more reliable sanitary sewer system for the residents of Davenport; and

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa, for the FY 2022 Sanitary Sewer Lateral Repair Program within the City of Davenport, Iowa; and

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

NOW, THEREFORE, BE IT REOSLVED by the City Council of the City of Davenport, Iowa that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the FY 2022 Sanitary Sewer Lateral Repair Program.

Passed and approved this 26th day of May, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

Customer Ad Proof

60035820 CITY OF DAVENPORT

Order Nbr 94242

Publication	Quad-City Times		
Contact	CITY OF DAVENPORT	PO Number	2110796
Address 1	1200 E. 46TH ST.	Rate	Legal
Address 2		Order Price	21.21
City St Zip	DAVENPORT IA 52807	Amount Paid	0.00
Phone	5633266163	Amount Due	21.21
Fax			
Section	Notices & Legals	Start/End Dates	05/13/2021 - 05/13/2021
SubSection		Insertions	1
Category	2627 Miscellaneous Notices	Size	29
Ad Key	94242-1	Salesperson(s)	Legals 211
Keywords	FY 2022 Sanitary Sewer Lateral and Nuisance	Taken By	Michelle McCoy
Notes			

Ad Proof

NOTICE
Notice of Hearing
On the Proposed Plans, Specifications
and Proposed Contract for the
FY 2022 Sanitary Sewer Lateral and
Nuisance Water Service Repair Program
For the City of Davenport, Iowa

Notice is hereby given that at 5:30 P.M.,
on Wednesday, May 19th, 2021, at the
Council Chambers, City Hall, in the City of
Davenport, Iowa, there will be conducted
a hearing on the Proposed Plans,
Specifications and Proposed Contract for
the FY 2022 Sanitary Sewer Lateral and
Nuisance Water Service Repair Program
which the City Council has caused to be
filed with the City Clerk of the City of
Davenport, Iowa, and on the cost and
necessity of the above project in the City
of Davenport, Iowa.

At said hearing any interested person
may file written objection or comments
with respect to the above mentioned
program or cost of and necessity for such
improvements and may be heard orally
with respect thereto.

Brian Krup,
Deputy City Clerk

City of Davenport

Department: Public Works - Admin

Contact Info: Nick Schmuecker | 563-327-5162

Action / Date

5/26/2021

Subject:

Resolution awarding the contract for the Marquette Street and West 12th Street Replacement projects to CDMI Concrete Contractors of Port Byron, Illinois in the amount of \$1,658,802.80, CIP #35046. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued on April 27, 2021 and was sent to 108 vendors. On May 12, 2021, the Purchasing Division received and opened five responsive and responsible bids.

The stretch of Marquette Street from West 12th Street to West 5th Street is in need of replacement. Traffic counts support this stretch of street being a priority. To optimize the construction window, West 12th Street from Marquette Street to west of Myrtle Street will be replaced as well.

Funding for this project is established within CIP #35046.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	5/13/2021 - 12:38 PM
Public Works Committee	Moses, Trish	Approved	5/13/2021 - 12:39 PM
City Clerk	Admin, Default	Approved	5/13/2021 - 5:20 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION awarding the contract for the Marquette Street and West 12th Street Replacement projects to CDMI Concrete Contractors of Port Byron, Illinois in the amount of \$1,658,802.80.

WHEREAS, the City needs to contract for this project to maintain sound infrastructure.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the contract for the Marquette Street and West 12th Street Replacement projects is hereby awarded to CDMI Concrete Contractors of Port Byron, Illinois.

Passed and approved this 26th day of May, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

**CITY OF DAVENPORT, IOWA
BID TABULATION**

DESCRIPTION: MARQUETTE AND W. 12TH ST. REPLACEMENT

BID NUMBER: 21-108

OPENING DATE: MAY 12, 2021

GL ACCOUNT NUMBER: 70071681 530350 35046

RECOMMENDATION: AWARD THE CONTRACT TO CDMI CONCRETE
CONTRACTORS OF PORT BYRON, IL

<u>VENDOR NAME</u>	<u>PRICE</u>
CDMI Concrete Contractors of Port Byron, IL	\$1,658,802.80
Maratts – Eastern Iowa of Camanche, IA	\$1,814,747.95
Hawkeye Paving Corporation of Bettendorf, IA	\$1,868,378.10
Langman Construction, Inc. of Rock Island, IL	\$1,994,443.60
Brandt Construction of Milan, IL	\$2,268,880.30

Approved By Caitlyn Danner 5-12-2021
Purchasing Agent Date

Approved By Nicole Gleason 5-12-2021
Public Works Director Date

Approved By Brandi Conger 5/12/2021
Budget/CIP Date

Approved By Mallory J. Merritt 5/13/2021
Chief Financial Officer Date

City of Davenport

Department: Public Works - Engineering
Contact Info: Clay Merritt | 563-888-3055

Action / Date
5/26/2021

Subject:

Resolution approving a purchase agreement with Phelps Family, LLC in the amount of \$50,050 for the acquisition of land necessary for the Goose Creek Trail project, CIP #28019. [Ward 8]

Recommendation:

Adopt the Resolution.

Background:

The City of Davenport has been approved for a \$1,138,000 Transportation Alternative Program grant for the extension of the Goose Creek Trail from 53rd to the intersection of 59th and Brady Street. To construct this project, the purchase of property is necessary. All design work for the extension has been completed and once all easements and land has been acquired, the Iowa Department of Transportation will bid the project with construction scheduled to occur in the spring of 2022.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Cover Memo	Acquisition Plat
▣ Cover Memo	Aerial

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	5/13/2021 - 12:37 PM
Public Works Committee	Moses, Trish	Approved	5/13/2021 - 12:37 PM
City Clerk	Admin, Default	Approved	5/13/2021 - 5:15 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving a purchase agreement with Phelps Family, LLC in the amount of \$50,050 for the acquisition of land necessary for the Goose Creek Trail project, CIP #28019.

WHEREAS, the City of Davenport needs land for the construction of the Goose Creek Trail project; and

WHEREAS, an appraisal has been completed; and

WHEREAS, the property owners have signed the purchase agreement.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City Administrator is authorized to execute the purchase agreement for the acquisition of land necessary for the construction of the Goose Creek Trail project.

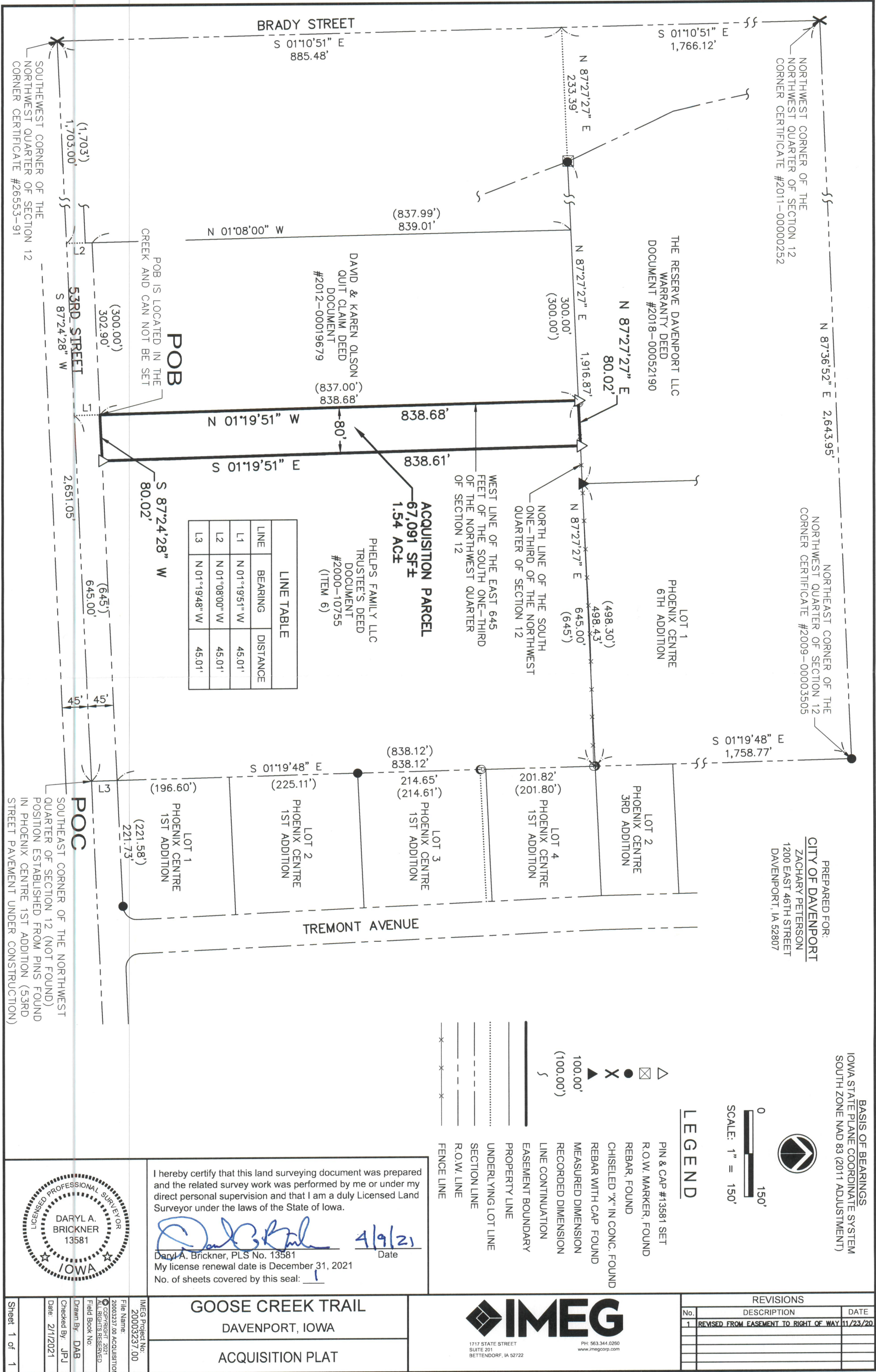
Passed and approved this 26th day of May, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk



City of Davenport

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

Action / Date
5/26/2021

Subject:

Resolution awarding the contract for the Sunderbruch Park Bridge Over Black Hawk Creek Replacement project to General Constructors Inc of Bettendorf, Iowa in the amount of \$252,871.80, CIP #21005. [Ward 1]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued on April 6, 2021 and sent to contractors. On May 6, 2021, the Purchasing Division opened and read two responsive and responsible bids. See attached bid tab.

This project involves repairing the pedestrian bridge over Blackhawk Creek at Sunderbruch Park. General Constructors Inc of Bettendorf, Iowa was the lowest responsive and responsible bidder.

Funding for this project is from CIP #21005. These funds are from the sale of General Obligation Bonds.

ATTACHMENTS:

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

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	5/12/2021 - 1:42 PM
Public Works Committee	Moses, Trish	Approved	5/12/2021 - 1:42 PM
City Clerk	Admin, Default	Approved	5/13/2021 - 5:00 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION awarding the contract for the Sunderbruch Park Bridge Over Black Hawk Creek Replacement project to General Constructors Inc of Bettendorf, Iowa in the amount of \$252,871.80, CIP #21005.

WHEREAS, the City needs to contract for the Sunderbruch Park Bridge Over Black Hawk Creek Replacement project; and

WHEREAS, General Constructors Inc of Bettendorf, Iowa, was the lowest responsive and responsible bidder submitting as bid.

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

1. the contract for the Sunderbruch Park Bridge Over Black Hawk Creek Replacement project is awarded to General Constructors Inc of Bettendorf, Iowa; and
2. Mayor Mike Matson or designee is authorized to sign and manage any related agreements;

Passed and approved this 26th day of May, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

**CITY OF DAVENPORT, IOWA
BID TABULATION**

DESCRIPTION: SUNDERBRUCH PARK BRIDGE OVER BLACKHAWK
CREEK REPLACEMENT

BID NUMBER: 21-99

OPENING DATE: MAY 6, 2021

GL ACCOUNT NUMBER: 70105680 530350 21005 BRIDGE REPAIR FOR TRAIL

RECOMMENDATION: AWARD THE BID TO GENERAL CONSTRUCTORS INC
OF BETTENDORF IA

<u>VENDOR NAME</u>	<u>PRICE</u>
General Constructors Inc of Bettendorf IA	\$252,871.80
Brandt Construction of Milan IL	\$345,110.90

Approved By Kurt Keller 5-10-2021
Purchasing Date

Approved By Nicole Gleason 5-10-2021
Department Director Date

Approved By Brandt Coyne 5-11-21
Budget/CIP Date

Approved By William J. Merritt 5/11/2021
Assistant City Administrator/CFO Date

City of Davenport

Department: City Clerk
Contact Info: Brian Schadt | 563-326-7786

Action / Date
5/26/2021

Subject:

Motion approving a waiver (temporary deferral) of sidewalk installation for a proposed warehouse and distribution facility at 2022 Research Parkway. [Ward 8]

Recommendation:

Pass the Motion.

Background:

Section 12.12.030 of the Davenport Municipal Code requires that sidewalks be constructed along the right-of-way of each public street prior to building occupancy unless a waiver is granted by City Council.

The owner of the subject property has requested a waiver. Historically no other properties surrounding the proposed store have been required to construct sidewalk. An area map is provided along with a request letter from Shive-Hattery on behalf of Seefried Industrial Properties.

If the waiver request is denied, the property owner will be required to construct the sidewalk at the present time, prior to the occupancy permit.

If the waiver is granted, the property owner will be allowed to postpone sidewalk construction until such time as construction is ordered by Council. The property owner would remain financially obligated for the cost of installation when it takes place.

ATTACHMENTS:

Type	Description
▣ Exhibit	Request Letter
▣ Exhibit	Map

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	5/14/2021 - 9:44 AM

April 20, 2021

City of Davenport
1200 E 46th St
Davenport, IA 52807

RE: Seefried Properties - Project Scrabble
Davenport, Iowa

Dear Laura Berkley,

On behalf of Seefried Properties, Shive-Hattery is submitting this sidewalk deferment request on the extension of Research Parkway. The 3,500 - foot extension of Research Parkway will extend to the east to create a new intersection at N. Division Street. Research Parkway will serve as the primary access to a new distribution warehouse to the north.

Our justification for this request is currently there are no other sidewalk facilities within the industrial park. Even though we are not installing the concrete for the sidewalk with this project, the plan for the improvements is to grade the proposed Right-of-Way to accommodate sidewalks in the future. We understand that when sidewalks begin to be installed in this area, the City may install the sidewalk and assess the property for its portion of the sidewalk improvements along Research Parkway.

If you have any questions you can contact me at (319) 361-2423 or by email at jcampbell@shive-hattery.com.

Sincerely,

SHIVE-HATTERY, INC.



Justin Campbell, P.E.

Copy: Adam Goldberg, Seefried Industrial Properties, Inc.
Chris Bauer, Shive-Hattery

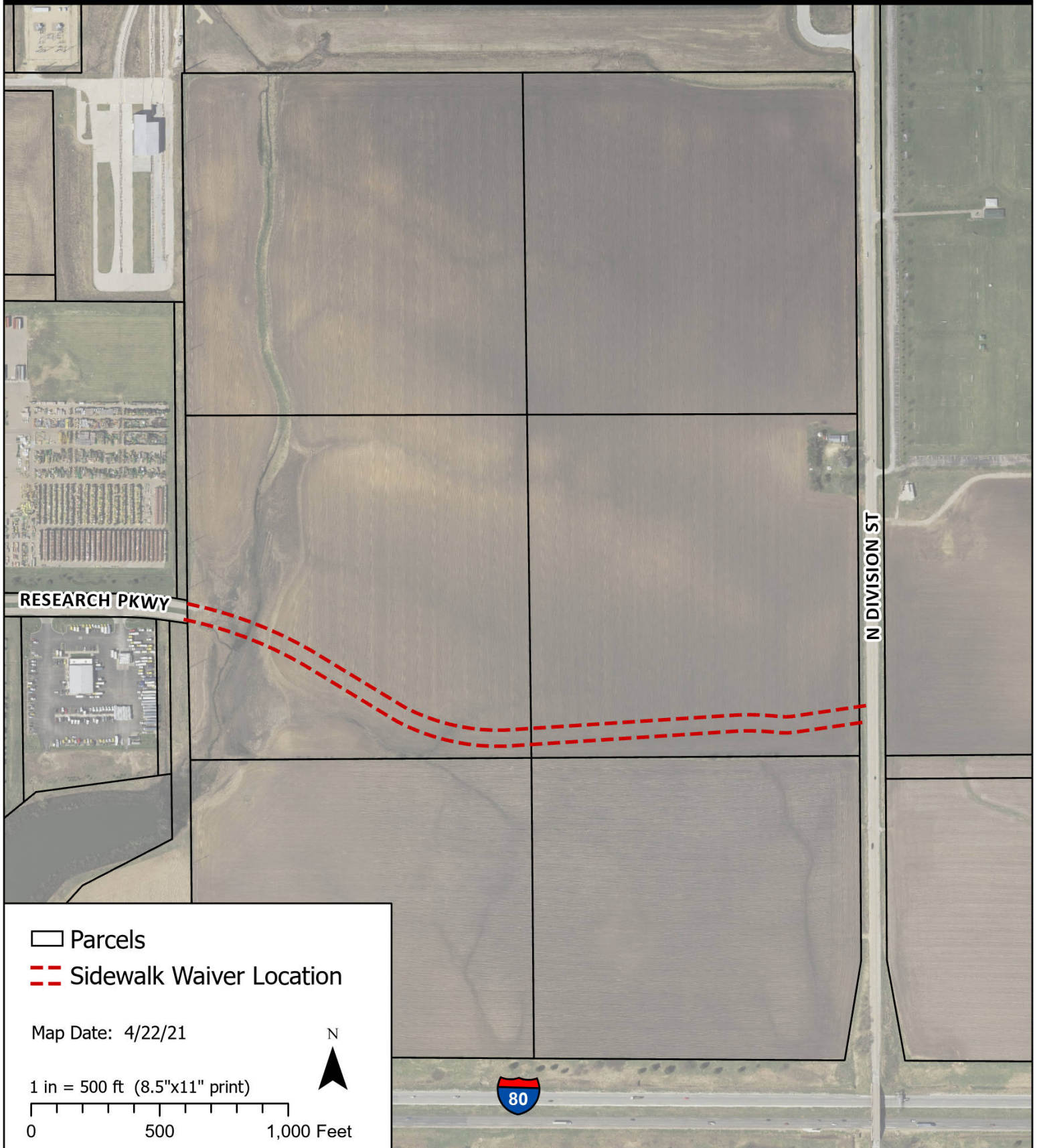




THE CITY OF
DAVENPORT
IOWA | USA

Project Scrabble

Sidewalk Waiver



City of Davenport

Department: Legal
Contact Info: Tom Warner | 563-326-7735

Action / Date
5/19/2021

Subject:

Resolution appointing Joseph Miller to fill the 7th Ward Alderman vacancy until the winner of this fall's regular City election is determined and sworn in. [Ward 7]

Recommendation:

Adopt the Resolution.

Background:

Joseph Miller has stepped up and offered to serve as the 7th Ward Alderman until the winner of this coming November's election is certified. Mayor Matson sought qualified individuals who were willing to serve on an interim basis, but committed not to run in this fall's election. Joseph Miller has extensive professional experience and is currently an educator and department chair at St. Ambrose University. Mayor Matson is requesting the Council appoint Mr. Miller.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Warner, Tom	Approved	5/7/2021 - 5:43 PM
Finance Committee	Merritt, Mallory	Approved	5/12/2021 - 2:05 PM
City Clerk	Admin, Default	Approved	5/13/2021 - 5:25 PM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION appointing Joseph Miller to fill the 7th Ward Alderman vacancy until the winner of this fall's regular City election is determined and sworn in.

WHEREAS, Patrick Peacock has resigned the office of 7th Ward Alderman; and

WHEREAS, people interested in running for the office for the next full term can focus their energy and efforts this summer and fall on the regular City election this November if an appointment is made now; and

WHEREAS, Joseph Miller is a 7th Ward resident with a wealth of experience, who offered to be of service to the residents of the 7th Ward for the next several months until a winner of this November's election is certified, and has expressed no desire himself to run for the office in this fall's regular City election for the office of 7th Ward Alderman.

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that Joseph Miller is hereby appointed as 7th Ward Alderman until no later than 10 days after the vote for the regular November 2021 general City election in the 7th Ward is canvassed.

Passed and approved this 26th day of May, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
5/26/2021

Subject:
Resolution amending the FY 2021 Operating and Capital Improvement Budgets [All Wards]

Recommendation:
Adopt the Resolution.

Background:

The Operating Budget is amended to incorporate new programs, budget changes in revenue estimates, budget grant funding, transfer funding between programs, close out completed capital projects, move unspent bond financing sources forward to the current year, adjust spending allocations for unanticipated costs, and adopt personnel changes. It is necessary to update the budget to include previously unanticipated revenue increases and decreases, cost increases, and the redistribution of funds.

The Capital Budget is amended to close our completed projects, fund over-expenditures in capital projects, and transfer balances between projects.

The required public hearing will be held on Wednesday, May 19, 2021.

The budget amendment detail packet is attached.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	FY 2021 Budget Amendment Packet

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	5/12/2021 - 2:05 PM
Finance Committee	Merritt, Mallory	Approved	5/12/2021 - 2:06 PM
City Clerk	Admin, Default	Approved	5/13/2021 - 4:56 PM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION amending the FY 2021 Operating and Capital Improvement Budgets.

WHEREAS, it is necessary to amend the Operating Budget to incorporate new programs, changes in revenue estimates, budget grant funding, and transfer funding between programs; and

WHEREAS, it is necessary to update the budget to include previously unanticipated revenue increases and decreases, cost increases, the redistribution of funds, and personnel amendments; and

WHEREAS, it is necessary to amend the Capital Budget to close out completed projects, fund over-expenditures in capital projects, and transfer balances between projects.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the FY 2021 Operating and Capital Improvement Budgets are hereby amended.

Passed and approved this 26th day of May, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

**NOTICE OF PUBLIC HEARING AMENDMENT
OF FY2020-2021 CITY BUDGET**

Form 653.C1

The City Council of DAVENPORT in SCOTT County, Iowa
will meet at 226 West 4th St. Davenport, IA 52801
at 5:30 PM on 5/19/2021
(hour) (Date)

,for the purpose of amending the current budget of the city for the fiscal year ending June 30, 2021
(year)

by changing estimates of revenue and expenditure appropriations in the following programs for the reasons given. Additional detail is available at the city clerk's office showing revenues and expenditures by fund type and by activity.

		Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
Revenues & Other Financing Sources				
Taxes Levied on Property	1	78,286,848	0	78,286,848
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	78,286,848	0	78,286,848
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	5,999,999		5,999,999
Other City Taxes	6	24,855,449	1,890,378	26,745,827
Licenses & Permits	7	2,019,300		2,019,300
Use of Money and Property	8	1,908,110	85,500	1,993,610
Intergovernmental	9	31,238,151	20,907,393	52,145,544
Charges for Services	10	73,208,985	766,892	73,975,877
Special Assessments	11	27,500	0	27,500
Miscellaneous	12	4,780,226	15,560,942	20,341,168
Other Financing Sources	13	37,266,000		37,266,000
Transfers In	14	49,769,747	4,822,464	54,592,211
Total Revenues and Other Sources	15	309,360,315	44,033,568	353,393,883
Expenditures & Other Financing Uses				
Public Safety	16	49,684,476	1,778,633	51,463,109
Public Works	17	19,438,812	1,052,884	20,491,696
Health and Social Services	18	0	0	0
Culture and Recreation	19	13,930,820	1,261,178	15,191,998
Community and Economic Development	20	16,145,738	6,205,679	22,351,417
General Government	21	12,263,383	663,346	12,926,729
Debt Service	22	22,584,251	6,763,916	29,348,167
Capital Projects	23	46,527,921	22,082,027	68,609,948
Total Government Activities Expenditures	24	180,575,401	39,807,663	220,383,064
Business Type / Enterprises	25	76,934,832	6,603,430	83,538,262
Total Gov Activities & Business Expenditures	26	257,510,233	46,411,093	303,921,326
Transfers Out	27	49,769,747	9,078,402	58,848,149
Total Expenditures/Transfers Out	28	307,279,980	55,489,495	362,769,475
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out for Fiscal Year	29	2,080,335	-11,455,926	-9,375,591
Beginning Fund Balance July 1	30	169,514,383	18,813,945	188,328,328
Ending Fund Balance June 30	31	171,594,718	7,358,019	178,952,737

Explanation of increases or decreases in revenue estimates, appropriations, or available cash:

The City of Davenport's FY 2021 Budget Amendment includes increases for new grant awards and other revenue adjustments, rolled over capital projects, rolled over forfeiture and seizure funds, weather related costs like road salt and flood costs, fire department personnel expenditures, and other miscellaneous operational items.

There will be no increase in tax levies to be paid in the current fiscal year named above. Any increase in expenditures set out above will be met from the increased non-property tax revenues and cash balances not budgeted or considered in this current budget. This will provide for a balanced budget.

Mallory Merritt

City Clerk/Finance Officer



DAVENPORT

FINANCE

DATE: 10 May 2021

TO: Mayor & City Council

CC: Corri Spiegel, City Administrator
Basia Gerlach, Accounting Manager
Clay Merritt, Assistant Public Works Director
Jolly Omar, Budget Analyst

FROM: Mallory L. Merritt, Assistant City Administrator/CFO

RE: FY 2021 Budget Amendment Summary

OVERVIEW

During the month of May each year, the City is required to formally amend its budget and submit the amendment to the Iowa Department of Management. The primary purpose of the budget amendment is to incorporate new programs or initiatives, budget any adjustments to revenue estimates, formally budget the receipt of any grants, transfer funds between programs, close out completed capital projects, roll unspent bonded financing sources forward to the current year, adopt full-time personnel changes, and make any other necessary financial adjustments. A summary of the FY 2021 Budget Amendment is provided below, and the full financial amendment details can be found as part of this packet.

ROLLOVER ITEMS

Some of the rollover items processed as part of the FY 2021 Budget Amendment include:

- CDBG, CED (\$1,888,953)
- HOME, CED (\$713,294)
- SSMIDs, CED (\$618,000)
- Radio/Fiber Replacement, IT (\$142,071)
- Open Access, Library (\$170,367)
- Forfeiture and Seizure, Police (\$166,150)

NEW GRANTS

Some of the new grants and revenue sources amended as part of this budget amendment include:

- CDBG CV1, CED (\$939,776)
- CDBG CV2, CED (\$1,027,142)
- AmeriCorps, Parks (\$567,058)
- DOJ COVID, Police (\$278,832)
- DOJ Crime Analytics, Public Safety (\$236,587)
- Transit Capital, Public Works (\$443,811)
- FEMA Flood/Derecho, Public Works (\$528,765)

OTHER AMENDMENT ITEMS

Highlights of other budget amendment items are provided below:

- Sewer Rate Study, Finance (\$20,000)
- GASB87 Lease Software, Finance (\$70,000)
- Overtime Expenditures, Public Safety (\$500,000)
- REDFLEX, Public Safety (\$625,000)
- Community Growth, CED (\$530,454)
- Mowing Contract, DNSD (\$120,000)
- Endloader, Public Works (\$365,000)
- Land Purchase, General (\$160,000)

Additionally, as discussed with the City Council at the beginning of FY 2021, the Hotel Motel Tax Fund required additional diligence to mitigate the impacts of the COVID-19 pandemic. The budget within this fund was reduced by \$585,122. Lastly, the increased Local Option Sales Tax revenue that must be redirected to the Debt Service Fund through a transfer is included in this amendment in the amount of \$1.2M.

CONCLUSION

Recognizing that the City's financial position and specific line items are constantly evolving, this budget amendment positions the City to maintain its current financial trajectory, continues the practice of a balanced budget, does not negatively impact the city's overall position, and moves several of the goals outlined by the City Council and City Administrator forward.

Additionally, during FY 2021, the City of Davenport has already, or will, receive a number of unanticipated revenue sources that have not been budgeted herein. Some examples include increased funds from the State of Iowa, Road Use Tax Fund, and Rescue Act funding. These items were intentionally left out to adhere to the practice of not budgeting one-time revenues until they are realized. At the close of FY 2021, a full report will be provided to the City Council on the year-end condition, and that report will include the received revenues.

Please let me know if you have any questions.

FY 2021 OPERATING BUDGET AMENDMENT



Description	Fund	FTE Inc/(Dec)	Amendment Amount	Offsetting Revenue	Fund Balance Increase/ (Decrease)
<u>Rollover Items</u>					
Community and Economic Development					
CDBG Roll	CDBG		1,888,953	1,888,953	-
HOME Roll	HOME		713,294	713,294	-
SSMIDS	SSMID Funds		618,000	-	(618,000)
Civil Rights					
Fair Housing Partnership Grant	Fair Housing		6,797		(6,797)
Roll EEOC engagement grant	General		854	-	(854)
Fire Department					
Roll Fire Safety Account	General		3,510	-	(3,510)
Roll Hazmat	General		2,078	-	(2,078)
Information Technology					
Radio/Fiber Replacement Budget	Info. Technology		142,071	-	(142,071)
Library Department					
Enrich Iowa	General		27,143	-	(27,143)
Open Access	General		170,367	-	(170,367)
Parks & Recreation Department					
Roll Arthritis Grant/NRPA Grant	General		2,963	-	(2,963)
Roll Parks Donations	General		4,999	-	(4,999)
Healthy Foods Grant	General		6,196	-	(6,196)
Roll Achieve Grant	General		1,056	-	(1,056)
Police Department					
Crime Free Multi-Housing Program	General		22,068	-	(22,068)
Bikes	General		1,680	-	(1,680)
Honor Guard Program	General		2,980	-	(2,980)
Roll Explorer Account	General		3,450	-	(3,450)
Roll K9	General		2,562	-	(2,562)
Roll new K9	General		5,019	-	(5,019)
Forfeiture & Seizure	General		166,150	-	(166,150)

Description	Fund	FTE Inc/(Dec)	Amendment Amount	Offsetting Revenue	Fund Balance Increase/ (Decrease)
Public Works Department					
Reforestation Program	General		35,477	-	(35,477)
Garage Sale Proceeds	Transit		112,211	-	(112,211)
Hanlin Creek Project	Clean Water		22,777	-	(22,777)
Roll fee in lieu of project	Clean Water		6,901	-	(6,901)
<u>New Grants/Donations</u>					
Civil Rights					
New Partnership Funds	Fair Housing		10,000	10,000	-
Community and Economic Development					
Capital Fund program	Scattered Sites		28,613	28,613	-
CDBG CV1	CDBG		939,776	939,776	-
CDBG CV2	STCD BGCV2		1,027,142	1,027,142	-
Library Department					
Enrich Iowa	General		22,510	22,510	-
Open Access	General		41,880	41,880	-
Parks & Recreation Department					
AmeriCorps Grant	General	30	567,058	567,058	-
Police Department					
DOJ Covid Grant	DOJ CESF		278,832	278,832	-
DOJ Crime Analysts	Justice CRM		236,587	236,587	-
Public Works					
Transit Capital Grants	Transit		443,811	443,811	-
FEMA Flood/Derecho	Disaster		528,765	528,765	-
<u>Other Amendment Items</u>					
Finance					
Sewer Rate Study	Sewer		20,000	-	(20,000)
GASB 87 Lease	General		70,000	70,000	-
Revenue Temporary Employee	Solid Waste		35,000	35,000	-
Credit Card Fees	Sewer		70,000	70,000	-
Fire					
Fire Safety Donations	General		950	950	-
Walmart Fire Donations	General		5,000	5,000	-
Haz Mat supply reimbursements	General		1,727	1,727	-
Covid Supplies	General		15,000	-	(15,000)
Auction sale proceeds	General		27,721	27,721	-
Fire Overtime	General		500,000	500,000	-

Description	Fund	FTE Inc/(Dec)	Amendment Amount	Offsetting Revenue	Fund Balance Increase/ (Decrease)
Police					
American Legion Donation	General		250	250	-
Bettendorf for Software	General		625	625	-
REDFLEX	General		625,000	625,000	-
K9 Donations	General		1,000	1,000	-
K9 dog purchase and training	General		25,540	25,540	-
Auction sale proceeds	LST		64,915	64,915	-
Community and Economic Development					
Budget Community Growth	COM GR Revenue		530,454	530,454	
New LST "Save" revenue	LST		90,603	90,603	-
Development and Neighborhood Services					
Mowing	General		120,000	-	(120,000)
Snow related costs	General		5,000	-	(5,000)
Human Resources					
Executive Development	General		50,000	50,000	-
Riverfront Improvement Commission					
Riverfront	General		45,000	45,000	-
Parks & Recreation					
Parks donations	General		9,900	9,900	-
Iowa American Restore Prarie Project	General		1,500	1,500	-
Decrease HMT budget	General		(185,122)	-	
Downtown Davenport Partnership Costs	General		28,000	-	(28,000)
Golf Carts	LST		20,000	20,000	-
Public Works					
Transload Rent	Transload		68,500	68,500	-
Truck bodies and plows for salt trucks	Road Use Tax		108,778	-	(108,778)
Additional Snow Related Costs	Road Use Tax		13,000	13,000	-
Endloader for Compost	WPCP EQ		365,000	-	(365,000)
Non-Departmental					
Land Purchase	General		160,000	-	(160,000)
Budget Reil	Reil Revenue		247,283	247,283	-
Increase LST and transfer	LST		1,200,000	1,200,000	-
Debt Service					
Special Debt Service Fund	Debt		6,628,927	-	(6,628,927)
Downtown TIF	TIF		(58,706)	-	58,706
North Davenport TiF	TIF		223,750	-	(223,750)
Sewer Fund	Sewer		3,388,616	-	(3,388,616)
Solid Waste Fund	Solid Waste		30,807	-	(30,807)

Description	Fund	FTE Inc/(Dec)	Amendment Amount	Offsetting Revenue	Fund Balance Increase/ (Decrease)
WPCP Fund	WPCP		42,959	-	(42,959)
Clean Water Fund	Clean Water		265,059	-	(265,059)
Airport Fund	Airport		500	-	(500)
Heritage Fund	Heritage		266	-	(266)
RiverCenter Fund	RiverCenter		2,213	-	(2,213)
			22,959,546	10,431,189	

FY 2021 OPERATING CAPITAL IMPROVEMENT BUDGET AMENDMENT



Project	Description	Program	Source	Increase	Decrease	Notes
10556	VMP - I74 TO UTICA RIDGE RD	STREETS	BOND		(149,035)	TO PROJECT 02418
02418	VMP - JERSEY RIDGE TO ELMORE	STREETS	BOND	149,035		FROM PROJECT 10556
35035	HIGH VOLUME STREET REPAIR PROGRAM	STREETS	BOND		(14,864)	TO PROJECT 35046
35044	RIVER DRIVE MEDIAN REMOVAL	STREETS	BOND		(19,194)	TO PROJECT 35046
35046	HIGH VOLUME STREET REPAIR PROGRAM	STREETS	BOND	34,058		FROM PROJECTS 35035 & 35044
10118	BALL FIELD ADA ACCESS	PARKS	BOND		(81,161)	TO PROJECT 64071
64071	PARK AMENITY ADA ACCESS PROGRAM	PARKS	BOND	81,161		FROM PROJECT 10118
23042	FREIGHT HOUSE DECK REPLACEMENT	FACILITY MAINT	BOND		(4,710)	TO PROJECT 23031
24015	BUS FLEET CAPITAL MANAGEMENT PROGRAM	FLEET	BOND		(3,820)	TO PROJECT 23031
23031	FACILITY EQUIPMENT REPLACEMENT	FACILITY MAINT	BOND	8,530		FROM PROJECTS 23042 & 24015
63006	FIRE APPARATUS & EQUIPMENT REPLACEMENT	PUBLIC SAFETY	BOND		(1,991)	TO PROJECT 23031
23031	FACILITY EQUIPMENT REPLACEMENT	FACILITY MAINT	BOND	1,991		FROM PROJECT 63006
10441	PAINT BOOTH	FLEET	BOND		(6,191)	TO PROJECT 23031
10519	PARKS INFRASTRUCTURE UPGRADE	PARKS	BOND		(8,136)	TO PROJECT 23031
23031	FACILITY EQUIPMENT REPLACEMENT	FACILITY MAINT	BOND	14,327		FROM PROJECTS 10441 & 10519
64071	PARK AMENITY ADA ACCESS PROGRAM	PARKS	BOND		(5,000)	TO PROJECT 64074
64074	PARK SHELTER REPAIR PROGRAM	PARKS	BOND	5,000		FROM PROJECT 64071
35046	HIGH VOLUME STREET REPAIR PROGRAM	STREETS	BOND		(53,000)	TO PROJECT 38009
38009	NORTHWEST BLVD LEFT TURN LANE	TRAFFIC ENG	BOND	53,000		FROM PROJECT 35046
64070	PARK DEVELOPMENT PROGRAM	PARKS	BOND		(350,000)	TO PROJECTS 64089 THRU 64100
64089	FEJ & ANNIE WITT CHANGING ROOMS	PARKS	BOND	20,000		FROM PROJECT 64070
64090	OUTDOOR MOVIE PACKAGE	PARKS	BOND	21,000		FROM PROJECT 64070
64091	THERMOSTATS AT ROOSEVELT	PARKS	BOND	8,400		FROM PROJECT 64070
64092	PRAIRIE HEIGHTS-TRACK & SOCCER	PARKS	BOND	56,000		FROM PROJECT 64070
64093	FY21 PLAYGROUND REPLACEMENT	PARKS	BOND	65,000		FROM PROJECT 64070
64094	PRAIRIE HEIGHTS-ADA PLAYGROUND	PARKS	BOND	8,000		FROM PROJECT 64070
64095	TURF EQUIPMENT	PARKS	BOND	12,000		FROM PROJECT 64070

Project	Description	Program	Source	Increase	Decrease	Notes
64096	ANNIE WITTENMYER POOL-SUN SAHDES	PARKS	BOND	30,000		FROM PROJECT 64070
64097	RED HAWK MAINT BUILDING ADDITION	PARKS	BOND	50,000		FROM PROJECT 64070
64098	FEJEVARY GREEN HOUSE	PARKS	BOND	4,000		FROM PROJECT 64070
64099	LINDSAY PARK RESTROOM UPGRADE	PARKS	BOND	25,600		FROM PROJECT 64070
64100	DUCK CREEK LODGE UPDATES	PARKS	BOND	50,000		FROM PROJECT 64070
20010	RUNWAY 15/33 RECONSTRUCTION	AIRPORT	BOND		(5,000)	TO PROJECT 20012
20012	MAINTENANCE BUILDING RENOVATION	AIRPORT	BOND	5,000		FROM PROJECT 20010
69014	RIVERCENTER RENOVATION	RC/ ADLER	BOND		(410,000)	TO PROJECT 69028
69028	RIVERCENTER SOUTH COMPLEX ROOF	RC/ ADLER	BOND	410,000		FROM PROJECT 69014
63010	STORM WARNING SIRENS UPGRADES	PUBLIC SAFETY	BOND		(12,576)	TO PROJECT 24021
24021	FIRE APPARATUS AND EQUIPMENT REPLACEMENT	FLEET	BOND	12,576		FROM PROJECT 63010
20013	TAXIWAY A REHABILITATION	AIRPORT	BOND		(25,000)	TO PROJECT 24021
24021	FIRE APPARATUS AND EQUIPMENT REPLACEMENT	FLEET	BOND	25,000		FROM PROJECT 20013
20013	TAXIWAY A REHABILITATION	AIRPORT	BOND		(50,000)	TO PROJECT 64049
64049	K-SQUARE UPGRADES	PARKS	BOND	50,000		FROM PROJECT 20013
68004	MAIN STREET LANDING IMPROVEMENTS	RIVERFRONT	BOND		(250,000)	TO PROJECT 68012
68012	CB&Q PARKING LOT REHABILITATION	RIVERFRONT	BOND	250,000		FROM PROJECT 68004
35036	CONCRETE NEIGHBORHOOD STREET REPLACEMENT	STREETS	BOND		(18,000)	TO PROJECT 38012
38012	6TH & VINE TRAFFIC CIRCLE	TRAFFIC ENG	BOND	18,000		FROM PROJECT 35036
35000	CENTER TURN LANE-CROMWELL & 65TH	STREETS	BOND		(16,973)	TO PROJECT 28019
28019	GOOSE CREEK TRAIL PHASE I	PED TRANSP	BOND	16,973		FROM PROJECT 35000
20013	TAXIWAY A REHABILITATION	AIRPORT	BOND		(100)	TO PROJECT 20012
20012	MAINTENANCE BUILDING RENOVATION	AIRPORT	BOND	100		FROM PROJECT 20013
20013	TAXIWAY A REHABILITATION	AIRPORT	BOND		(24,900)	TO PROJECT 64049
64049	K-SQUARE UPGRADES	PARKS	BOND	24,900		FROM PROJECT 20013
20010	RUNWAY 15/33 RECONSTRUCTION	AIRPORT	BOND		(50,000)	TO PROJECT 64049
64049	K-SQUARE UPGRADES	PARKS	BOND	50,000		FROM PROJECT 20010
01145	VMP - UTICA RIDGE TO FOREST GROVE	STREETS	BOND		(312,690)	TO PROJECT 35052
35052	53RD STREET PHASE II	STREETS	BOND	312,690		FROM PROJECT 01145
28021	CREATING CONNECTIONS PROGRAM	PED TRANSP	BOND		(100,000)	TO PROJECT 28019
28019	GOOSE CREEK TRAIL PHASE I	PED TRANSP	BOND	100,000		FROM PROJECT 28021
23053	SECURITY AT CITY HALL	FACILITY MAINT	BOND		(100,000)	TO PROJECT 23052
23052	SAFETY ENHANCEMENTS AT PUBLIC WORKS	FACILITY MAINT	BOND	100,000		FROM PROJECT 23053
30049	SEWER LATERAL REPAIR PROGRAM	SEWER	BOND		(58,551)	CLOSE TO 30052
30052	SEWER LATERAL REPAIR PROGRAM	SEWER	BOND	58,551		FROM PROJECT 30049

Project	Description	Program	Source	Increase	Decrease	Notes
35038	ALLEY REPAIR PROGRAM	STREETS	BOND		(39,175)	TO PROJECT 33032
33032	FEDERAL & RIVER DR PERMEABLE ALLEY	STORMWATER	BOND	39,175		FROM PROJECT 35038
35036	CONCRETE NEIGHBORHOOD STREET REPLACEMENT	STREETS	BOND		(186,429)	TO PROJECT 35047
35047	NEIGHBORHOOD STREET REPAIR PROGRAM	STREETS	BOND	186,429		FROM PROJECT 35036
02418	VMP - JERSEY RIDGE TO ELMORE	STREETS	BOND		(141,585)	TO PROJECT 35042
35042	HIGH VOLUME STREET REPAIR PROGRAM	STREETS	BOND	141,585		FROM PROJECT 02418
35042	HIGH VOLUME STREET REPAIR PROGRAM	STREETS	BOND		(141,585)	TO PROJECT 02418
02418	VMP - JERSEY RIDGE TO ELMORE	STREETS	BOND	141,585		FROM PROJECT 35042
01793	KIMBERLY & DIVISION INTERSECTION	STREETS	BOND		(180,172)	TO PROJECT 35031
35031	53RD STREET RECONSTRUCTION	STREETS	BOND	180,172		FROM PROJECT 01793
30048	TREMONT BASIN MANHOLE	SEWER	BOND		(125,000)	TO PROJECT 10475
10475	IDNR PROJECT MANAGEMENT	SEWER	BOND	125,000		FROM PROJECT 30048
23053	SECURITY AT CITY HALL	FACILITY MAINT	BOND		(25,000)	TO PROJECT 23052
23052	SAFETY ENHANCEMENTS AT PUBLIC WORKS	FACILITY MAINT	BOND	25,000		FROM PROJECT 23053
30048	TREMONT BASIN MANHOLE	SEWER	BOND		(150,000)	TO PROJECT 30059
30059	WEST LOCUST SEWER PUMP	SEWER	BOND	150,000		FROM PROJECT 30048
21009	BRIDGE MAINTENANCE PROGRAM	BRIDGES	BOND		(400,000)	TO PROJECT 21006
21006	ELM STREET BRIDGE REPLACEMENT	BRIDGES	BOND	400,000		FROM PROJECT 21009
23010	CITY HALL ELEVATOR	FACILITY MAINT	BOND		(11,175)	TO PROJECT 23052
23052	SAFETY ENHANCEMENTS AT PUBLIC WORKS	FACILITY MAINT	BOND	11,175		FROM PROJECT 23010
21008	BRIDGE MAINTENANCE PROGRAM	BRIDGES	BOND		(5,089)	TO PROJECT 23052
23052	SAFETY ENHANCEMENTS AT PUBLIC WORKS	FACILITY MAINT	BOND	5,089		FROM PROJECT 21008
23049	MWP CAPITAL IMPROVEMENTS	FACILITY MAINT	BOND	500,000		INC TO ACTUAL SOLD
30017	CONTRACT SEWER REPAIR PROGRAM	SEWER	BOND		(4,605)	CLOSE PROJECT
10436	SHOP EQUIP/SUPPORT CITIBUS MAINT	FLEET	BOND		(1,057)	CLOSE PROJECT
64079	JUNGE SOUTH PLAYGROUND	PARKS	BOND		(17)	CLOSE PROJECT
64090	OUTDOOR MOVIE PACKAGE	PARKS	BOND		(1,805)	CLOSE PROJECT
Totals				\$ 4,036,103	\$ (3,543,588)	

Project	Description	Program	Source	Increase	Decrease	Notes
35032	E LOCUST RESURFACING	STREETS	ROAD USE TAX		(20,771)	REMOVE UNSPENT FY20 FUNDS
24023	DUMP TRUCK REPLACEMENT PROGRAM	FLEET	ROAD USE TAX	25,000		FROM OPERATING
Totals				\$ 25,000	\$ (20,771)	
33018	CENTENNIAL PARK STORM SEWER GATE	STORMWATER	CLEAN WATER FUND		(14,767)	TO PROJECT 33040
33039	CROMWELL CIRCLE STORM SEWER	STORMWATER	CLEAN WATER FUND		(20,000)	TO PROJECT 33040
33040	76TH & VINE STORM SEWER CONNECTION	STORMWATER	CLEAN WATER FUND	34,767		FROM PROJECTS 33018 & 33039
33029	KATHLEEN WAY STORM SEWER EXTENSION	STORMWATER	CLEAN WATER FUND		(20,000)	TO PROJECT 64049
33035	TREE DEBRIS CLEARING ON STREAMS	STORMWATER	CLEAN WATER FUND		(16,700)	TO PROJECT 64049
64049	K-SQUARE UPGRADES	PARKS	CLEAN WATER FUND	36,700		FROM PROJECTS 33029 & 33035
33046	W 51ST ST CULVERT REPLACEMENT	STORMWATER	CLEAN WATER FUND		(45,000)	TO PROJECT 33035
33035	TREE DEBRIS CLEARING ON STREAMS	STORMWATER	CLEAN WATER FUND	45,000		FROM PROJECT 33046
33039	CROMWELL CIRCLE STORM SEWER	STORMWATER	CLEAN WATER FUND		(10,176)	TO PROJECT 33038
33035	TREE DEBRIS CLEARING ON STREAMS	STORMWATER	CLEAN WATER FUND		(16,520)	TO PROJECT 33038
33040	76TH & VINE STORM SEWER CONNECTION	STORMWATER	CLEAN WATER FUND		(23,370)	TO PROJECT 33038
33046	W 51ST ST CULVERT REPLACEMENT	STORMWATER	CLEAN WATER FUND		(14,003)	TO PROJECT 33038
33034	INTAKE REPAIR PROGRAM	STORMWATER	CLEAN WATER FUND		(29,651)	TO PROJECT 33038
33038	BLACK HAWK STREAM STABILIZATION 3	STORMWATER	CLEAN WATER FUND	93,720		FROM VARIOUS PROJECTS
Totals				\$ 210,187	\$ (210,187)	
23022	PARKING RAMP STAIRWELL LIGHTING	FACILITY MAINT	LOCAL SALES TAX		(371)	REMOVE UNSPENT FY20 FUNDS
23031	FACILITY EQUIPMENT REPLACEMENT	FACILITY MAINT	LOCAL SALES TAX		(10,601)	REMOVE UNSPENT FY20 FUNDS
23032	PARKING RAMP UPPER DECK LIGHTING	FACILITY MAINT	LOCAL SALES TAX		(7,896)	REMOVE UNSPENT FY20 FUNDS
23035	PARKING RAMP STAIRWELL LIGHTING	FACILITY MAINT	LOCAL SALES TAX		(7,784)	REMOVE UNSPENT FY20 FUNDS
23040	CREDIT ISLAND HVAC REPLACEMENT	FACILITY MAINT	LOCAL SALES TAX		(10,000)	REMOVE UNSPENT FY20 FUNDS
24011	PUBLIC SAFETY VEHICLE REPLACEMENT	FLEET	LOCAL SALES TAX		(45,671)	REMOVE UNSPENT FY20 FUNDS
35043	NEIGHBORHOOD INTERNAL PROGRAM	STREETS	LOCAL SALES TAX		(708,698)	REMOVE UNSPENT FY20 FUNDS
38010	TRAFFIC SIGNAL CONTROLLER UPGRADE	TRAFFIC ENG	LOCAL SALES TAX		(2,125)	REMOVE UNSPENT FY20 FUNDS
60012	AERIAL MAPPING UPDATES	GENERAL GOV	LOCAL SALES TAX		(10,000)	REMOVE UNSPENT FY20 FUNDS
60014	REFORESTATION PROGRAM	GENERAL GOV	LOCAL SALES TAX		(1,461)	REMOVE UNSPENT FY20 FUNDS
60015	FEDERAL GRANT CONSULTING SERVICES	GENERAL GOV	LOCAL SALES TAX		(500)	REMOVE UNSPENT FY20 FUNDS
60016	DEMOLITION PROGRAM	GENERAL GOV	LOCAL SALES TAX		(40,289)	REMOVE UNSPENT FY20 FUNDS
60017	WATER SERVICE REPAIR PROGRAM	GENERAL GOV	LOCAL SALES TAX		(3,202)	REMOVE UNSPENT FY20 FUNDS
60018	DOWNTOWN STREET LIGHT ELECTRIC SERVICE	GENERAL GOV	LOCAL SALES TAX		(22,076)	REMOVE UNSPENT FY20 FUNDS

Project	Description	Program	Source	Increase	Decrease	Notes
60021	EMERALD ASH BORER PROGRAM	GENERAL GOV	LOCAL SALES TAX		(18,206)	REMOVE UNSPENT FY20 FUNDS
60022	FIRST FLOOR ELEVATION STRUCTURAL	GENERAL GOV	LOCAL SALES TAX		(33,521)	REMOVE UNSPENT FY20 FUNDS
61002	DAVENPORT NOW	GENERAL GOV	LOCAL SALES TAX		(7,294)	REMOVE UNSPENT FY20 FUNDS
63009	RESCUE AND EXTRICATION EQUIPMENT	PUBLIC SAFETY	LOCAL SALES TAX		(61)	REMOVE UNSPENT FY20 FUNDS
64078	PARK ROADS AND PARKING LOTS PROGRAM	PARKS	LOCAL SALES TAX		(5,721)	REMOVE UNSPENT FY20 FUNDS
69021	RIVERCENTER WIRELESS UPGRADE	RC/ ADLER	LOCAL SALES TAX		(58,583)	REMOVE UNSPENT FY20 FUNDS
60015	FEDERAL GRANT CONSULTING SERVICES	GENERAL GOV	LOCAL SALES TAX	81,100		FROM UNSPENT FY20 LST
60029	3RD ST VAULT REPAIR	GENERAL GOV	LOCAL SALES TAX	110,000		FROM UNSPENT FY20 LST
63011	RESCUE AND EXTRICATION EQUIPMENT	PUBLIC SAFETY	LOCAL SALES TAX	172		CLOSE
10568	CPAT CONSORTIUM EQUIPMENT MAINT	PUBLIC SAFETY	LOCAL SALES TAX	100		ADJUST TO ACTUAL
35047	NEIGHBORHOOD STREET REPAIR PROGRAM	STREETS	LOCAL SALES TAX		(1,450,000)	TO PROJECT 35051
35051	FY21 NEIGHBORHOOD ASPHALT PROGRAM	STREETS	LOCAL SALES TAX	1,450,000		FROM PROJECT 35047
60022	FIRST FLOOR ELEVATION STRUCTURAL	GENERAL GOV	LOCAL SALES TAX		(40,000)	TO PROJECT 60028
60028	FLOOD CONCEPT PLANNING: RIVER DRIVE	GENERAL GOV	LOCAL SALES TAX	40,000		FROM PROJECT 60022
60029	3RD ST VAULT REPAIR	GENERAL GOV	LOCAL SALES TAX		(16,060)	TO PROJECT 60028
60022	FIRST FLOOR ELEVATION STRUCTURAL	GENERAL GOV	LOCAL SALES TAX		(18,714)	TO PROJECT 60028
60028	FLOOD CONCEPT PLANNING: RIVER DRIVE	GENERAL GOV	LOCAL SALES TAX	34,774		FROM PROJECTS 60022 & 60029
60026	EMERALD ASH BORER PROGRAM	GENERAL GOV	LOCAL SALES TAX		(35,000)	TO OPERATING
23059	CITY SIGNAGE	GENERAL GOV	LOCAL SALES TAX	100,000		FUNDS NEEDED
28025	CREATING CONNECTIONS (LIBRARY)	PED TRANSP	LOCAL SALES TAX	30,000		FUNDS NEEDED
23068	AUXILIARY SERVICES SITE	FACILITY MAINT	LOCAL SALES TAX	250,000		FUNDS NEEDED
Totals				\$ 2,096,146	\$ (2,553,834)	
69017	ADLER THEATRE ORCH LIFT REPLACEMENT	RC/ ADLER	HOTEL/MOTEL TAX		(56,479)	REMOVE UNSPENT FY20 FUNDS
69020	RIVERCENTER EQUIPMENT UPGRADE PROGR	RC/ ADLER	HOTEL/MOTEL TAX		(5,540)	REMOVE UNSPENT FY20 FUNDS
69022	RIVERCENTER F&B EQUIPMENT UPGRADES	RC/ ADLER	HOTEL/MOTEL TAX		(9,323)	REMOVE UNSPENT FY20 FUNDS
69023	RIVERCENTER/ADLER THEATRE WEBSITE	RC/ ADLER	HOTEL/MOTEL TAX		(40,000)	REMOVE UNSPENT FY20 FUNDS
69024	ADLER THEATER STAGE DRAPE REPLACEMENT	RC/ ADLER	HOTEL/MOTEL TAX		(4,116)	REMOVE UNSPENT FY20 FUNDS
69025	ADLER THEATRE LIGHTING	RC/ ADLER	HOTEL/MOTEL TAX		(18,239)	REMOVE UNSPENT FY20 FUNDS
69026	ADLER THEATRE VORTEX	RC/ ADLER	HOTEL/MOTEL TAX		(7,051)	REMOVE UNSPENT FY20 FUNDS
69014	RIVERCENTER RENOVATION	RC/ ADLER	HOTEL/MOTEL TAX		(375,000)	REMOVE FUNDING
69027	RIVERCENTER EQUIPMENT UPGRADE PROGRAM	RC/ ADLER	HOTEL/MOTEL TAX		(25,000)	REMOVE FUNDING
69015	ADLER THEATRE FLOOR REPLACEMENT	RC/ ADLER	HOTEL/MOTEL TAX		(31,609)	CLOSE PROJECT
Totals				\$ -	\$ (572,357)	

Project	Description	Program	Source	Increase	Decrease	Notes
23061	CITY HALL 2ND FLOOR IMPROVEMENTS	FACILITY MAINT	GENERAL FUND	150,000		NEW PROJECT
63013	POLICE DEPT TECH	PUBLIC SAFETY	GENERAL FUND	950,000		NEW PROJECT
63013	POLICE DEPT TECH	PUBLIC SAFETY	GENERAL FUND		(150,000)	TO PROJECT 23048
23048	FIRE TRAINING RELOCATION	FACILITY MAINT	GENERAL FUND	150,000		FROM PROJECT 63013
63013	POLICE DEPT TECH	PUBLIC SAFETY	GENERAL FUND		(125,000)	TO PROJECT 22042
24022	PUBLIC SAFETY VEHICLE REPLACEMENT	FLEET	GENERAL FUND	125,000		FROM PROJECT 63013
63013	POLICE DEPT TECH	PUBLIC SAFETY	GENERAL FUND		(22,000)	TO PROJECT 63014
63014	MODEMS FOR PUBLIC SAFETY VEHICLE	PUBLIC SAFETY	GENERAL FUND	22,000		FROM PROJECT 63013
63013	POLICE DEPT TECH	PUBLIC SAFETY	GENERAL FUND		(290,428)	RETURN TO FUND BALANCE
23061	CITY HALL 2ND FLOOR IMPROVEMENTS	FACILITY MAINT	GENERAL FUND	40,000		FUNDS NEEDED
23070	PD ANALYTICS SPACE	FACILITY MAINT	GENERAL FUND	25,000		FUNDS NEEDED
Totals				\$ 1,462,000	\$ (587,428)	
23057	COMPOST TRENCH REPLACEMENT	FACILITY MAINT	WPCP EQUIP REPLACEMENT		(40,000)	TO PROJECT 23056
23056	COMPOST HYDROGEN SULFIDE ABATEMENT	FACILITY MAINT	WPCP EQUIP REPLACEMENT	40,000		FROM PROJECT 23057
30046	1970 S RIVERFRONT INTERCEPTOR	SEWER	WPCP EQUIP REPLACEMENT		(27,138)	REMOVE UNSPENT FY20 FUNDS
23057	COMPOST TRENCH REPLACEMENT	FACILITY MAINT	WPCP EQUIP REPLACEMENT		(2,289)	TO PROJECT 23056
23056	COMPOST HYDROGEN SULFIDE ABATEMENT	FACILITY MAINT	WPCP EQUIP REPLACEMENT	2,289		FROM PROJECT 23057
Totals				\$ 42,289	\$ (69,427)	
39008	DIGESTER MEMBRANE REPLACEMENT	WPCP	WPCP		(13,615)	REMOVE UNSPENT FY20 FUNDS
30038	1930 S SAN SEWER RIVERFRONT INTERCEPTOR	SEWER	SRF LOAN		(365,000)	ADJUST TO ACTUAL
39005	UV DISINFECTION	WPCP	SRF LOAN	1,207,755		ADJUST TO ACTUAL
20013	TAXIWAY A REHABILITATION	AIRPORT	GRANT		(2,561,220)	REMOVE GRANT
24023	DUMP TRUCK REPLACEMENT PROGRAM	FLEET	GRANT	116,250		NEW GRANT
24015	BUS FLEET CAPITAL MANAGEMENT PROGRAM	FLEET	GRANT		(21,651)	ADJUST TO ACTUAL
24023	DUMP TRUCK REPLACEMENT PROGRAM	FLEET	GRANT		(5,858)	ADJUST TO ACTUAL
20012	MAINTENANCE BUILDING RENOVATION	AIRPORT	GRANT		(48,250)	REMOVE GRANT
Totals				\$ 116,250	\$ (2,636,979)	

Project	Description	Program	Source	Increase	Decrease	Notes
33032	FEDERAL & RIVER DR PERMEABLE ALLEY	STORMWATER	MISCELANEOUS		(50,788)	ADJUST TO ACTUAL
33052	SRF SPONSORED PROJECTS	STORMWATER	MISCELANEOUS	766,625		SRF SPONSORED PROJECTS
64088	MIRACLE FIELD MAINTENANCE	PARKS	MISCELANEOUS	5,000		ADJUST TO ACTUAL
10568	CPAT CONSORTIUM EQUIPMENT MAINT	PUBLIC SAFETY	MISCELANEOUS	600		ADJUST TO ACTUAL
23048	FIRE TRAINING RELOCATION	FACILITY MAINT	MISCELANEOUS		(325)	ADJUST TO ACTUAL
23028	MAIN LIBRARY 50TH ANNIVERSARY UPDATE	FACILITY MAINT	MISCELANEOUS	100,000		FRIENDS DONATION
23028	MAIN LIBRARY 50TH ANNIVERSARY UPDATE	FACILITY MAINT	MISCELANEOUS	200,000		ADJUST TO ACTUAL
23028	MAIN LIBRARY 50TH ANNIVERSARY UPDATE	FACILITY MAINT	MISCELANEOUS	200,000		CAMPAIGN PLEDGES
Totals				\$ 1,272,225	\$ (51,113)	
23028	MAIN LIBRARY 50TH ANNIVERSARY UPDATE	FACILITY MAINT	LIBRARY LEVY	450,000		ADJUST TO ACTUAL

FY 2021 PERSONNEL AMENDMENT



Eliminated Positions	Added Positions
Confidential Secretary (Council and Mayor)	Administrative Assistant (Mayor/City Administration/Finance)
Assistant Finance Director/Accounting (Finance)	Management Analyst I (City Administration)
Revenue Manager (Finance)	Administrative Services Manager (Finance)
Accountant II (Finance)	Senior Accountant (Finance)
Management Analyst II (Finance)	Assistant Finance Director/Revenue (Finance)
Principal Accounting Clerk (Finance)	Financial Analyst (Finance)
Accounting Supervisor (Finance)	Management Analyst I (Finance)
Assistant to the City Administrator (City Administration)	Accounting Manager (Finance)
Content Development Specialist (City Administration)	Lead Principal Accounting Clerk (Finance)
Network and Desktop Support Specialist (IT)	Chief Strategy Officer (City Administration)
Telecommunication Technician (IT)	Network Technician (IT)
Staff Attorney (Legal)	Systems & Security Engineer (IT)
Senior Attorney (Legal)	Assistant Corporate Counsel (Legal)
Confidential Secretary(Human Resources/IT)	Sr. Benefits & Employment Manager (Human Resources)
Benefits Manager (Human Resources)	Management Analyst I (Human Resources)
Administrative Assistant (Human Resources)	Human Resources Assistant (Human Resources)
Talent Acquisition and Project Manager (Human Resources)	Economic Development Coordinator (Community & Economic Development)
Economic Development Analyst (Community & Economic Development)	Administrative Assistant (Civil Rights)
Secretary (Civil Rights)	Traffic Engineer Project Administrator (Public Works)
Chief of Construction (Public Works)	ROW Manager (Public Works)
Traffic Engineering Tech (Public Works)	Assistant Public Works Director (Public Works)
Temporary Transit Operators (5) (Public Works)	GIS Administrator (Public Works)
Capital Manager (Public Works)	Crime Analyst (Police)
PW Software Administrator (Public Works)	Crime Analytics Supervisor (Police)
School Crossing Guard (Police) (4.8 FTE)	Park Technician (Parks and Recreation)
Lead Crossing Guard (Police) (.28 FTE)	Horticulture Supervisor (Parks and Recreation)
Crossing Guard Supervisor (Police) (.28 FTE)	
Lead Horticulture Technician (Parks and Recreation)	
Horticulture Technician (Parks and Recreation)	
Guard Custodian (Library)	

City of Davenport

Department: Public Works - Admin
Contact Info: Kris Keller | 563-888-2077

Action / Date
5/26/2021

Subject:

Resolution approving the purchase of three (3) full size SUVs for the Fire Department from Stivers Ford of Waukee, Iowa in the amount of \$107,631, CIP #24022. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

Currently owned SUVs assigned to the Fire Department have met their useful life and need to be replaced. The City issued a request for bids, and received three bids. However, within a short period, two of the vendors had already sold the vehicles they had bid to the City, and one vendor's bid did not meet specifications.

There is a State of Iowa bid, #MA21148, for Ford Explorers. The City will be purchasing from that State bid from Stivers Ford of Waukee, Iowa.

Funding for this purchase is from the CIP 24022, Public Safety Vehicle Replacement account.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	5/12/2021 - 12:02 PM
Public Works Committee	Moses, Trish	Approved	5/12/2021 - 12:02 PM
City Clerk	Admin, Default	Approved	5/13/2021 - 4:55 PM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the purchase of three (3) full-size SUVs for the Fire Department from Stivers Ford of Wauke, Iowa in the amount of \$107,631, and authorizing Mayor Mike Matson or designee to sign and manage any related agreements.

WHEREAS, the City needs to replace three vehicles that are beyond their useful expectancy, and

WHEREAS, Stivers Ford of Wauke, Iowa has the State contract for public safety SUVs.

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

1. the purchase of three (3) full-size SUVs for the Fire Department from Stivers Ford of Wauke, Iowa is approved; and
2. Mayor Mike Matson or designee is authorized to sign and manage any related agreements.

Passed and approved this 26th day of May, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Kris Keller | 563-888-2077

Action / Date
5/26/2021

Subject:

Resolution approving the purchase of a van for the Police Department and two pickup trucks for the Sewer Division in the amount of \$139,812.50 from Stew Hansen's Dodge City of Des Moines, Iowa using a state contract. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

Invitations to Bid were issued for these vehicles and no responsive and responsible bids were received. The State Contracts were awarded to Stew Hansen's Dodge City of Des Moines, Iowa. They are holding these vehicles until a Purchase Order can be obtained.

We are purchasing a Dodge Voyager in the amount of \$28,305.50 and two Crew Cab 4 x 4 pickup trucks in the amount of \$111,507.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	5/12/2021 - 12:06 PM
Public Works Committee	Moses, Trish	Approved	5/12/2021 - 12:06 PM
City Clerk	Admin, Default	Approved	5/13/2021 - 4:57 PM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the purchase of a van for the Police Department and two pickup trucks for the Sewer Division in the amount of \$139,812.50 from Stew Hansen's Dodge City of Des Moines, Iowa using a state contract.

WHEREAS, the City needs to replace two vehicles that are beyond their useful life, and one that was destroyed by flood waters when the Hesco barrier failed; and

WHEREAS, Stew Hansen's Dodge City of Des Moines, Iowa has the state contract for vans and pickup trucks.

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

1. the purchase of a van and two pickup trucks from Stew Hansen's Dodge City of Des Moines, Iowa is approved; and
2. Mayor Mike Matson or designee is authorized to sign and manage any related agreements.

Passed and approved this 26th day of May, 2021.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
5/26/2021

Subject:

Motion directing the completion of various parks projects in the FY 2022 Park Development Program in the amount of \$350,000. [All Wards]

Recommendation:

Pass the Motion.

Background:

The Davenport City Council, through its annual budget adoption process, allocates capital improvement funds towards a Parks Development Program. To establish this program for FY 2022, the City Council and the Parks and Recreation Advisory Board members were asked to rate and score potential parks projects that would most benefit the community and the parks system.

Below are the projects that received the highest overall scores, among those who participated in the rating of these projects. This Motion directs the completion of these projects with the FY 2022 CIP allocation of \$350,000.

Project	Budget Amount
Aquatics Safety Equipment	\$25,500
Eastern Ave Disc Golf Baskets	\$6,000
Goose Creek Restroom	\$130,000
Junior Theatre Lighting Project	\$52,500
Playground - North Gayman	\$30,000
Vander Veer Stone Bridge Beautification	\$10,000
Nahant Marsh Security Project	\$10,000
Whalen Park Walking Path	\$50,000
Community Bike Rack Project	\$10,000
Northwest Park Playground Addition	<u>\$18,000</u>
Total	\$342,000
Remaining Balance	\$8,000

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	5/14/2021 - 8:00 AM