COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, May 18, 2022; 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 on the proposed conveyance of vacated public right-of-way known as a portion of right-of-way lying south of East 59th Street and west of Tremont Avenue in Brady Eighty Industrial Park 5th and 6th Additions (Seven Hills Paving LLC, Petitioner). [Ward 8]

2. Public Hearing on the proposed conveyance of City-owned property located at 637 Oak Street to Amber Martin, Petitioner. [Ward 3]

3. Public Hearing for Case REZ22-02 being the request of Menard, Inc to rezone the 4.48 acre property located north of West 65th Street and east of Harrison Street (Parcel #X0239-02A) from R-MF Multi-Family Residential District to I-1 Light Industrial District. [Ward 8]

PLAN AND ZONING COMMISSION RECOMMENDS DENIAL. 8 VOTES REQUIRED FOR PASSAGE.

B. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the West 69th Street and Jebens Avenue Resurfacing project, CIP #35054. [Ward 8]

2. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the FY 2023 Sanitary Sewer Lateral Repair Program, CIP #30061. [All Wards]

VII. Petitions and Communications from Council Members and the Mayor

VIII. Action items for Discussion

<u>COMMUNITY DEVELOPMENT</u>

Kyle Gripp, Chair; Judith Lee, Vice Chair

I. COMMUNITY DEVELOPMENT

1. First Consideration: Ordinance for Case REZ22-02 being the request of Menard, Inc to rezone the 4.48 acre property located north of West 65th Street and east of Harrison Street (Parcel #X0239-02A) from R-MF Multi-Family Residential District to I-1 Light Industrial District. [Ward 8]

PLAN AND ZONING COMMISSION RECOMMENDS DENIAL. 8 VOTES REQUIRED FOR PASSAGE.

2. Resolution authorizing the conveyance of vacated public right-of-way known as a portion of right-of-way lying south of East 59th Street and west of Tremont Avenue in Brady Eighty Industrial Park 5th and 6th Additions (Seven Hills Paving LLC, Petitioner). [Ward 8]

3. Resolution authorizing the conveyance of City-owned property located at 637 Oak Street to Amber Martin, Petitioner. [Ward 3]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ben Jobgen, Chair; Maria Dickmann, Vice Chair

III. PUBLIC SAFETY

1. Second Consideration: Ordinance amending Chapter 8.14 entitled "Neighborhood Enhancement - Environmental Improvement" by amending various sections in Article VI "Nuisance Vehicles" to clearly define unregistered vehicles, define a new process of abating nuisance vehicles, and provide a more efficient process for removing these vehicles from the public right-of-way. [All Wards]

2. First Consideration: Ordinance amending subsection 9.40.030(B) to change and shorten the time period to legally use consumer fireworks on July 3 and 4 to 5:00 p.m. until 10:00 p.m. from the current 2:00 p.m. to 11:00 p.m. [All Wards]

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

   Susan Prouty; Graduation Party; 1320 West 49th Street; Friday, June 3, 2022 4:00 p.m. - 10:00 p.m.; **Closure:** West 49th Street from Taylor Street east to the dead end. [Ward 7]

   Humility Homes & Services; Welcome Home Neighborhood Block Party; 519 Fillmore Street; Saturday, June 25, 2022 10:30 a.m. - 2:00 p.m.; **Closure:** West 6th Street from Fillmore Street to Washington Street. [Ward 3]

   Cornbelt Running Club; Bix 7 and Quick Bix; Saturday, July 30, 2022 4:00 a.m. - 12:00 p.m.; **Closure:** Iowa Street between East 2nd and East 3rd Streets. [Ward 3]

   Michelle Russell; The Heights of the Era; Lindsay Park | 2200 East 11th Street;

Saturday, July 30, 2022 5:00 a.m. – 11:00 p.m.; **Closures:** East 11th Street from Jersey Ridge Road to Hillcrest Avenue; River Street between Hillcrest Avenue and Edgehill Terrace (beginning at 12:00 p.m. after the Bix). [Ward 5]

Davenport Public Library; QCBeats - Alternating Currents; Main Library Branch | 321 North Main Street; Thursday, August 18, 2022 3:00 p.m. - 8:00 p.m.; **Closure:** Main Street from West 4th Street south to north of the alley. [Ward 3]

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

   Susan Prouty; Graduation Party; 1320 West 49th Street; Friday, June 3, 2022 4:00 p.m. - 9:00 p.m.; Outdoor music/band, over 50 dBA. [Ward 7]

   Riverfront Improvement Commission; Riverfront Events; LeClaire Park and Quinlan Court; Various dates and times June through October 2022 (see attached list); Outdoor music/bands, over 50 dBA. [Ward 3]

   The Coffee House; The Textures CD Release Party; 1315 Jersey Ridge Road; Friday, June 17, 2022 6:00 p.m. - 9:00 p.m.; Outdoor music/band, over 50 dBA. [Ward 5]

   Humility Homes & Services; Welcome Home Neighborhood Block Party; 519 Fillmore Street; Saturday, June 25, 2022 11:00 a.m. - 2:00 p.m.; Outdoor music/band, over 50 dBA. [Ward 3]

   Davenport Public Library; QCBeats - Alternating Currents; Main Library Branch | 321 North Main Street | Thursday, August 18, 2022 5:00 p.m. - 7:00 p.m.; Outdoor music/band, over 50 dBA. [Ward 3]

5. Motion approving beer and liquor license applications.

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

   Ward 3

   Front Street Brewery (Front Street Brewery, Inc) - 101 W River Dr - Recurring Outdoor Event “Riverpalooza” Thursdays June 2 - September 29 - License Type - Class C Liquor

   Ward 4

   Don Juan Mexican Cocina, LLC (Don Juan Mexican Cocina, LLC) - 1902 N Division St - New License - License Type: Class C Liquor

   Ward 5

   Tipsy Village, LLC (Tipsy Village, LLC) - 1117 Mound St - Outdoor Area - New License (New Ownership) - License Type: Class C Liquor

Rudy's Tacos (LaRosa S A, Inc) - 2214 E 11th St - Extended Outdoor Area May 30 - License Type: Class C Liquor

Ward 8

Girl + Food by Café Fresh (Girl + Food, LLC) - 5345 Belle Ave - Outdoor Area - New License - License Type: Class C Liquor

Best Western Plus Steeplegate Inn (Global Brothers Davenport, LLC) - 100 W 76th St - New License (New Ownership) - License Type: Class C Liquor

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

Ward 2

MK Grocery (MK Grocery, Inc) - 1715 W Kimberly Rd - License Type: Class C Beer

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

Ward 3

Dam View Inn (VanDamQC, LLC) - 410 E 2nd St - Outdoor Area - License Type: Class C Liquor

Ward 4

CVS/Pharmacy #8659 (Iowa CVS Pharmacy, LLC) - 1777 Division St - License Type: Class E Liquor

Sun Mart, LLC (Sun Mart, LLC) - 2920 W Locust St - License Type: Class E Liquor

Ward 6

Staybridge Hotel (Shree Balaji, LLC) - 4729 Progress Dr - License Type: Beer/Wine

Biaggi's Ristorante Italiano, LLC (Biaggi's Ristorante Italiano, LLC) - 5195 Utica Ridge Rd - License Type: Class C Liquor

Ward 7

Steel Plow Burger (Steel Plow Burger II, LLC) - 1430 E 52nd St #3 - Outdoor Area - License Type: Class C Liquor

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Tim Kelly, Vice Chair

V. PUBLIC WORKS

1. Resolution approving the plans, specifications, form of contract, and estimate of cost for the West 69th Street and Jebens Avenue Resurfacing project, CIP #35054. [Ward 8]
2. Resolution approving the plans, specifications, form of contract, and estimate of cost for the FY 2023 Sanitary Sewer Lateral Repair Program, CIP #30061. [All Wards]
3. Resolution assessing the cost of boarding up buildings at various lots and tracts of real estate. [All Wards]
4. Resolution assessing the cost of brush and debris removal at various lots and tracts of real estate. [All Wards]
5. Resolution assessing the cost of condemned property demolition at various lots and tracts of real estate. [All Wards]
6. Resolution assessing the cost of snow removal at various lots and tracts of real estate. [All Wards]
7. Resolution assessing the cost of stream bank stabilization projects at various lots and tracts of real estate. [All Wards]
8. Resolution awarding a contract for the City Hall Exterior Repairs project to Bi-State Masonry Inc of Rock Island, Illinois in the amount of $542,313, CIP #23067. [Ward 3]
9. Resolution awarding a contract for the purchase of road salt for the 2022-2023 winter season to Compass Minerals America Inc of Overland Park, Kansas in the amount of $586,980. [All Wards]
10. Resolution awarding a contract for professional land surveying services for the West 3rd Street and West 4th Street Rehabilitation project to Veenstra & Kimm of Rock Island, Illinois in an amount not-to-exceed $103,206, CIP #35055. [Ward 3]
11. Resolution awarding a contract for the West 49th Street (Sturdevant Street to Fillmore Lane) Reconstruction project to Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of $324,268, CIP #35054. [Ward 7]
12. Resolution awarding a contract for the Brick Street Patching Program to Kelly Construction of Davenport, Inc of Davenport, Iowa in the amount of $167,879.50, CIP #35054. [Wards 1, 3, 5, 6, & 7]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

JJ Condon, Chair; Derek Cornette, Vice Chair

VII. FINANCE

1. Second Consideration: Ordinance amending the Municipal Code of Davenport, Iowa by deleting Chapter 2.26 "Financial Disclosure" and amending Chapter 2.12 "Department of Finance" to add a new Section 2.12.270 entitled "Financial

Disclosure". [All Wards]

2. Resolution approving a Memorandum of Understanding between the Downtown Davenport Partnership, City of Davenport, and City of Rock Island establishing an event model for Red, White & Boom through a collaborative policy, programming, and funding approach. [Ward 3]

VIII. Motion recommending discussion or consent for Finance items

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

1. Legat Architects Inc | City Hall exterior repairs design | Amount: $10,500
2. AAA Rents Inc | PFG event at RiverCenter | Amount: $11,114.10
3. Traffic Control Corporation | River Drive & Tremont Avenue signal cabinet replacement | Amount: $17,100
4. Paragon Commercial Interiors Inc | DPD report writing room remodel | Amount: $19,095.40
5. Kunes of Davenport | vehicle for PD | Amount: $24,231
6. Kolton Wright | painting at Roosevelt Community Center | Amount: $24,305
7. Arms Unlimited Inc | communication headsets | Amount: $27,159
8. Strand Associates | professional services for RR ROW collection system rehab | Amount: $34,055.89

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. Executive Session

1. To discuss strategy with counsel in matters involving litigation pursuant to Iowa Code Section 21.5(1)(c).

XIV. Adjourn

City of Davenport

Department: Community Planning & Economic Development
Contact Info: Brian Heyer | 563-326-7735

Action / Date
5/4/2022

Subject:
Public Hearing on the proposed conveyance of vacated public right-of-way known as a portion of right-of-way lying south of East 59th Street and west of Tremont Avenue in Brady Eighty Industrial Park 5th and 6th Additions (Seven Hills Paving LLC, Petitioner). [Ward 8]

Recommendation:
Hold the Hearing.

Background:
The City recently vacated this right-of-way so Seven Hills Paving LLC could include it in a subdivision plat. Seven Hills Paving LLC plans to incorporate the vacated public right-of-way into its development for future business ventures which will serve as the access for otherwise land-locked parcels. Conveyance will be subject to existing utilities and easements.

ATTACHMENTS:

Type	Description
Cover Memo	PH - Seven Hills Paving
Backup Material	Proposed Conveyance Area Map

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Warner, Tom	Approved	4/12/2022 - 4:46 PM
Finance Committee	Merritt, Mallory	Approved	4/13/2022 - 10:25 AM
City Clerk	Admin, Default	Approved	4/27/2022 - 12:59 PM

City of Davenport

Committee: Committee of the Whole
Department:
Contact Info: Brian Heyer 7735

Action / Date
5/4/22

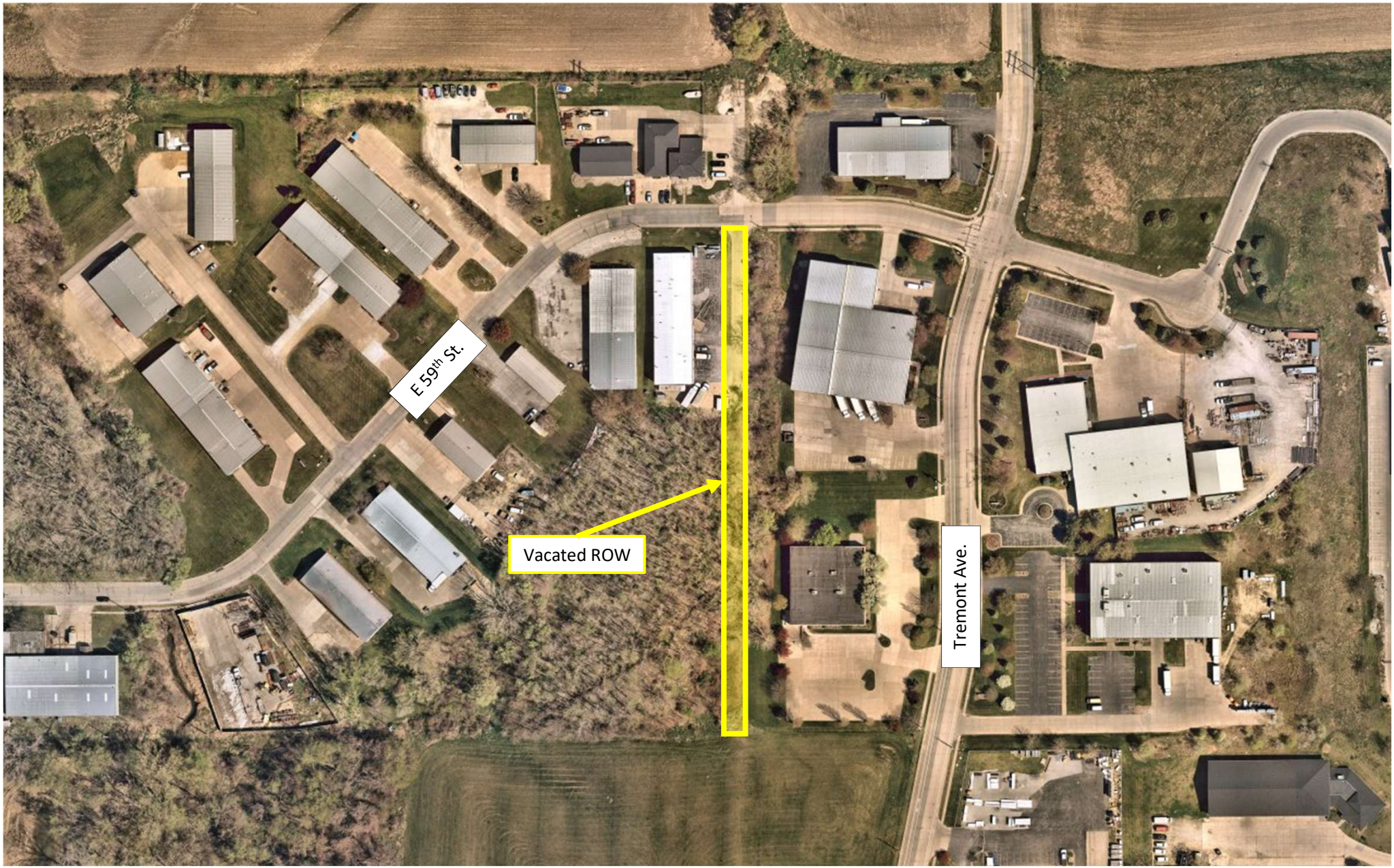
Subject: A PUBLIC HEARING CONCERNING THE PROPOSED CONVEYANCE OF VACATED PUBLIC RIGHT OF WAY KNOWN AS A PORTION OF RIGHT OF WAY LYING SOUTH OF EAST 59TH AND WEST OF TREMONT AVENUE IN BRADY EIGHTY INDUSTRIAL PARK 6TH ADDITION, SEVEN HILLS PAVING LLC, PETITIONER.

Recommendation: Hold the public hearing.

Relationship to Goals: Revitalized Neighborhoods and Corridors

Background: Seven Hills Paving, LLC would like to acquire this vacated former right of way in order to develop four otherwise land-locked parcels lying immediately to the west of the vacated right of way. The vacated right of way will serve as the access to and from the property. Conveyance will be subject to existing utilities and easements.

Proposed Conveyance Area



City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Bruce Berger | 563-326-7769 **5/18/2022**

Subject:
Public Hearing on the proposed conveyance of City-owned property located at 637 Oak Street to Amber Martin, Petitioner. [Ward 3]

Recommendation:
Hold the Hearing.

Background:
As part of the Urban Homestead Program funded with a variety of federal housing grants, the City acquired and rehabilitated a single-family home with the intention of selling the property to an income-eligible household in Davenport. This program, which has been approved by City Council as part of the City's CDBG Five Year Comprehensive and One Year Annual Plans, enables vacant properties to be returned to the tax rolls and improves the look and feel of neighborhoods while providing eligible working households with affordable homeownership opportunities.

The petitioner has applied for and has been approved as federally eligible to acquire these property from the City. City staff solicited an appraisal for the property and is being sold for $138,000.
The notice of Public Hearing was published in the *Quad City Times* as required by State law on May 12, 2022.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Public Hearing Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	5/12/2022 - 11:28 AM

Customer Ad Proof

128-60094855 City of Davenport Order Nbr 125876

Publication	**Quad-City Times**		
Contact	City of Davenport	PO Number	2210543
Address 1	226 W 4TH ST	Rate	Legal
Address 2		Order Price	24.39
City St Zip	DAVENPORT IA 52801	Amount Paid	0.00
Phone	5633267718	Amount Due	24.39
Fax			
Section	Notices & Legals	Start/End Dates	05/12/2022 - 05/12/2022
SubSection		Insertions	1
Category	2627 Miscellaneous Notices	Size	37
Ad Key	125876-1	Salesperson(s)	Legals 211
Keywords	637 Oak Street, Davenport, Iowa to Amber Martin	Taken By	Michelle Graham
Notes			

Ad Proof

NOTICE OF A PUBLIC HEARING ON A RESOLUTION REGARDING THE CONVEYANCE OF URBAN HOMESTEAD PROPERTY OWNED BY THE CITY TO INDIVIDUAL HOMEBUYER (PETITIONER AND HOUSE LOCATION LISTED) AS FOLLOWS:

637 Oak Street, Davenport, Iowa to Amber Martin.

Notice is hereby given that there is on file in the office of the City Attorney, City Hall, Davenport, Iowa a RESOLUTION proposing to convey the above property owned by the City of Davenport to the proposed Petitioner (Homebuyer). The property has the following legal description.

Parcel H0050-05, 637 Oak Street, Lot 11 in Block 5 in Glaspell's Second Addition to the City of Davenport, Iowa; excepting the tract conveyed to the City of Davenport by deed dated December 9, 1924, and recorded in Book 103 of Town Lot Deeds, page 459, records of Scott County, Iowa.

This Resolution will come on for a public hearing before the Davenport City Council, City Hall, Davenport, Iowa, on the 18th of May, 2022 commencing at 5:30 P.M., Local Time, or as soon thereafter as the matter can be considered. At said hearing, interested persons may appear and be heard for or against said Resolution. PO# 2210543

City of Davenport
Bruce Berger
563-326-7769

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **5/18/2022**

Subject:
Public Hearing for Case REZ22-02 being the request of Menard, Inc to rezone the 4.48 acre property located north of West 65th Street and east of Harrison Street (Parcel #X0239-02A) from R-MF Multi-Family Residential District to I-1 Light Industrial District. [Ward 8]

PLAN AND ZONING COMMISSION RECOMMENDS DENIAL. 8 VOTES REQUIRED FOR PASSAGE.

Recommendation:
Hold the Hearing.

Background:
The petitioner is requesting to rezone Parcel #X0239-02A from R-MF Multi-Family Residential District to I-1 Light Industrial District. The purpose of the Rezoning Request is to develop the vacant site, southwest of the existing Menards retail store, into an outdoor self-storage facility. Conceptual plans have been submitted by the applicant and are attached.

It is important to note that Davenport's City Council recently removed outdoor self-storage facilities from all commercial districts during an annual review of the zoning ordinance, which was published on December 2, 2021. The rationale of the change is that self-storage is viewed as similar to a warehouse use belonging in industrial zoning districts.

The Plan & Zoning Commission reviewed Case REZ22-02 at its May 3, 2022 meeting and have recommended denial (8-0) with the following findings:

Findings:

1. The proposed rezoning to I-1 Light Industrial District is inconsistent with the Comprehensive Plan and adopted land use policies, which identifies the site as Residential General. Amending the property to an industrial zoning district is considered spot zoning.
2. The petition is not compatible with the zoning and land uses of nearby property.
3. The rezoning request is not compatible with the established neighborhood character, which includes single-family dwellings, multi-family residential, and commercial uses.
4. The proposed amendment may be detrimental to the public health, safety, and welfare of the City.
5. Rezoning the property to I-1 Light Industrial District does not create any nonconformities.

A staff report has been attached with a full analysis.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance
🗋	Backup Material	Staff Report
🗋	Backup Material	Zoning & Future Land Use Map

Backup Material		Application
Backup Material		Self-Storage Facility Site Plan
Backup Material		Self-Storage Facility Elevations
Backup Material		Multi-Family Residential & Industrial Design Standards
Backup Material		Spot Zoning Fact Sheet
Backup Material		Public Notice
Backup Material		Public Comment-6431 N Harrison Street

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	5/13/2022 - 4:52 PM

ORDINANCE NO. _____

AN ORDINANCE FOR CASE REZ22-02 BEING THE REQUEST OF MENARD INC TO REZONE THE 4.48 ACRE PROPERTY LOCATED NORTH OF WEST 65TH STREET AND EAST OF HARRISON STREET (PARCEL # X0239-02A) FROM R-MF MULTI-FAMILY RESIDENTIAL DISTRICT TO I-1 LIGHT INDUSTRIAL DISTRICT.

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 "I-1 Light Industrial District."

MENARDS 2ND ADD Lot: 002 MENARDS 2ND ADD LOT 2

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

Findings:

1. The proposed rezoning to I-1 Light Industrial District is inconsistent with the Comprehensive Plan and adopted land use policies, which identifies the site as Residential General. Amending the property to an industrial zoning district is considered spot zoning.
2. The petition is not compatible with the zoning and land uses of nearby property.
3. The rezoning request is not compatible with the established neighborhood character, which includes single-family dwellings, multi-family residential, and commercial uses.
4. The proposed amendment may be detrimental to the public health, safety, and welfare of the City.
5. Rezoning the property to I-1 Light Industrial District does not create any nonconformities.

Section 3. At its May 3, 2022 meeting, the City Plan and Zoning Commission voted to forward Case REZ22-02 to the City Council with a recommendation for denial with the listed findings.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport
Plan & Zoning Commission-Staff Report
May 3, 2022

Case REZ22-02: Request of Menard Inc. to rezone the 4.48 acre property located north of West 65th Street and east of Harrison Street (Parcel #X0239-02A) from R-MF Multi-Family Residential District to I-1 Light Industrial District. [Ward 8]

Background:
The petitioner is requesting to rezone Parcel #X0239-02A from R-MF Multi-Family Residential District to I-1 Light Industrial District. The purpose of the Rezoning Request is to develop the vacant site, southwest of the existing Menards retail store, into an outdoor self-storage facility. Conceptual plans have been submitted by the applicant and are attached.

It is important to note that Davenport's City Council recently removed outdoor self-storage facilities from all commercial districts during an annual review of the zoning ordinance, which was published on December 2, 2021. The rationale of the change is that self-storage is viewed as similar to a warehouse use belonging in industrial zoning districts.

Why is a Zoning Map Amendment Required?
The Zoning Ordinance does not permit 'Self-Storage Facility: Outdoor' within a residential district. This principal use is only allowed within industrial zoning districts. The petitioner was advised by City Staff that a 'Self-Storage Facility: Enclosed' is considered a Special Use within the C-2 Corridor Commercial District and C-3 General Commercial District. Given the abutting commercial zoning districts to the east and south, a commercial zoning would be more compatible with the surrounding area. However, the applicant has expressed there is a greater market demand for outdoor storage. Therefore, the I-1 Light Industrial District is the most applicable zoning classification for the intended development.

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

Future Land Use Designations:
The property is designated Residential General in the Davenport +2035 Land Use Map. A rezoning to I-1 Light Industrial District requires the land use to be amended to Industry.

1. **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.
2. **Commercial Corridor (CC)** - Well-established corridors located along high-volume major streets dominated by retail and office uses that serve the greater community. Development is generally newer and redevelopment is not anticipated within the 20 year planning horizon. Improvements

should focus on façade and site improvements, including pedestrian circulation systems and consolidated/updated signage.

3. **Industry (I)** - Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

Zoning:
The property is currently zoned **R-MF Multi-Family Residential District**. This district is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.

The applicant is requesting a rezoning of the property to **I-1 Industrial District**. This district is intended to provide for a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity uses with minimal, if any, outside impacts.

Self-Storage Facility: Enclosed. A facility for the storage of personal property where individual renter's 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.

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.

Staff Response: The property is designated Residential General (RG) in the Davenport +2035 Land Use Plan. This land use category is intended to retain residential character as well as promote neighborhood growth.

The Future Land Use Map identifies Brady Street and the abutting properties as a Commercial

Corridor, with Residential General land uses extending west of this main thoroughfare. Industrial land uses are designated south of I-80 along West 76th Street and further east of Brady Street, abutting East 59th Street and Tremont Avenue. The development of the property to an outdoor self-storage facility is categorized as Industry. Given there is no Industry within close proximity to the subject property, the rezoning request does not satisfy this approval criteria.

In considering spot-zoning, courts generally determine whether the zoning relates to the compatibility of the surrounding uses. One of the most important criteria is the extent to which the requested zoning is consistent with the comprehensive plan. Spot zoning is rebutted when the challenged zoning is found to be consistent with present surrounding uses or the comprehensive plan. Given the existing R-3, R-MF, C-2, and C-3 districts in relation to the nearest I-1 zoning in the area, similar land use, and consistency with the comprehensive plan, it is staff's opinion this is spot zoning.

It is staff's opinion that the proposed rezoning to I-1 Light Industrial District is inconsistent with the Comprehensive Plan and adopted land use policies, which identifies the site as Residential General. Amending the property to an industrial zoning district is considered spot zoning.

b. The compatibility with the zoning of nearby property.

Staff Response: The surrounding zoning is a mix of residential to the north and west, with commercial abutting to the east and south. The closest industrial zoning district is either to the east of Brady Street or to the north of West 67th Street. Rezoning to I-1 Light Industrial District will create an island of industrial development within a predominantly commercial and residential neighborhood.

The following zoning districts abut the subject property:

- North: R-3 Single-Family and Two-Family Residential District
- South: C-2 Corridor Commercial District
- East: C-3 General Commercial District
- West: R-MF Multi-Family Residential District

The following principal uses abut the 4.48 acre property:

- North: Single-family dwellings at the termination of Main Street.
- South: Hotel (Motel 6)
- East: Retail Goods Establishment (Menards) and Gas Station (Kwik Star)
- West: Multi-family dwellings (Maplewood Apartments)

Staff recommended the applicant consider rezoning the 18.85 acre property (parcel #X0223-33) to the north of the Menards retail store from R-MF Multi-Family Residential District to I-1 Light Industrial District. The vacant site, north of West 67th Street, abuts other industrially zoned property to the east and west. Rezoning this parcel would be more compatible with the zoning of nearby property than the subject site south of the retail store. However, the applicant has decided not to pursue this option given the topography of the site and infrastructure improvements required to develop the property.

In addition, staff also recommended Menards consider rezoning the site to a commercial zoning district. The C-2 Corridor Commercial District and C-3 General Commercial District allow enclosed self-storage facilities as a special use. Since Menards currently operates a successful indoor self-storage facility at 110 West 53rd Street, there is no further customer demand for additional climate controlled units. The retailer has greater demand for outdoor storage, leading the applicant to petition the industrial zoning classification. It is staff's opinion that the proposed amendment is not compatible with the zoning of nearby property.

c. The compatibility with established neighborhood character.

Staff Response: The existing R-MF zoning classification promotes a high-density neighborhood environment that is characterized by a mixture of housing types and limited nonresidential uses. In addition, there are residential design standards that regulate architectural forms, dimensional elements, high quality building materials, and transparency. Residential design standards will ensure future development of the property will be compatible with the character of the adjacent apartment complex and single-family neighborhoods.

In contrast, the industrial building design standards are intentionally relaxed to promote large scale manufacturing and warehouse users. Industrial districts are allowed to incorporate lower quality building materials, such as metal panels or corrugated siding. Architectural elements and design features are not regulated, enabling construction of substantial structures on large lots. In addition, there are also no transparency or articulation requirements.

Industrial building design standards are insufficient in requiring construction to be compatible with the surrounding residential neighborhoods as well as the commercial character of Brady Street. It is staff's opinion that the proposed amendment is not compatible with the established neighborhood character.

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

Staff Response: While the applicant is proposing to develop the property as an outdoor self-storage facility, approval of the request should take into consideration all permitted and special uses within the I-1 Light Industrial District. Industrial districts allow for a variety of manufacturing, fabricating, processing, distributing, and warehousing uses. Development of the property for an industrial use increases the likelihood for noise, traffic, light, or other nuisances that may negatively impact the surrounding residential neighborhood.

It is staff's opinion that the proposed zoning map amendment will not develop in a manner that promotes the public health, safety, and welfare of the City.

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.

Staff Response: The property is presently zoned R-MF Multi-Family Residential District. This district allows for a variety of different housing types, including two-family, single-family semidetached, townhomes, and multi-family dwellings. Nonresidential uses include bed and

breakfast, children's home, community center, community garden, day care center, day care home, domestic violence shelter, group home, lodge/meeting hall, neighborhood commercial establishment, place of worship, public park, public safety facility, residential care facility, and wireless telecommunications. The R-MF district enables a wide range of development opportunities that will ensure consistency with the surrounding neighborhood while mitigating incompatible development.

It is staff's opinion that the proposed zoning map amendment will enable the area to be developed in a manner inconsistent with the surrounding neighborhood.

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

Staff Response: If rezoned to I-1 Light Industrial District, the vacant 4.48 acre property will be conforming to the district dimensional standards. There are no minimum lot area or width requirements in the I-1 district. Future development will be limited to the maximum building height of 90 feet and subject to the setback requirements.

It is staff's opinion that the proposed zoning map amendment will not create any nonconformities.

Public Input:
Letters were sent to property owners within 200 feet of the proposed request notifying them of the April 19, 2022 Plan and Zoning Commission Public Hearing. At this meeting, a neighboring property owner expressed support of the development if Main Street remains a dead end road.

To date, staff has received one written comment in opposition to the rezoning request from an adjacent property owner.

Staff will apprise the Commission of any correspondence at the May 3, 2022 Plan and Zoning Commission meeting.

Recommendation
Staff recommend Case REZ22-02 be forwarded to the City Council with a recommendation for denial.

Findings:

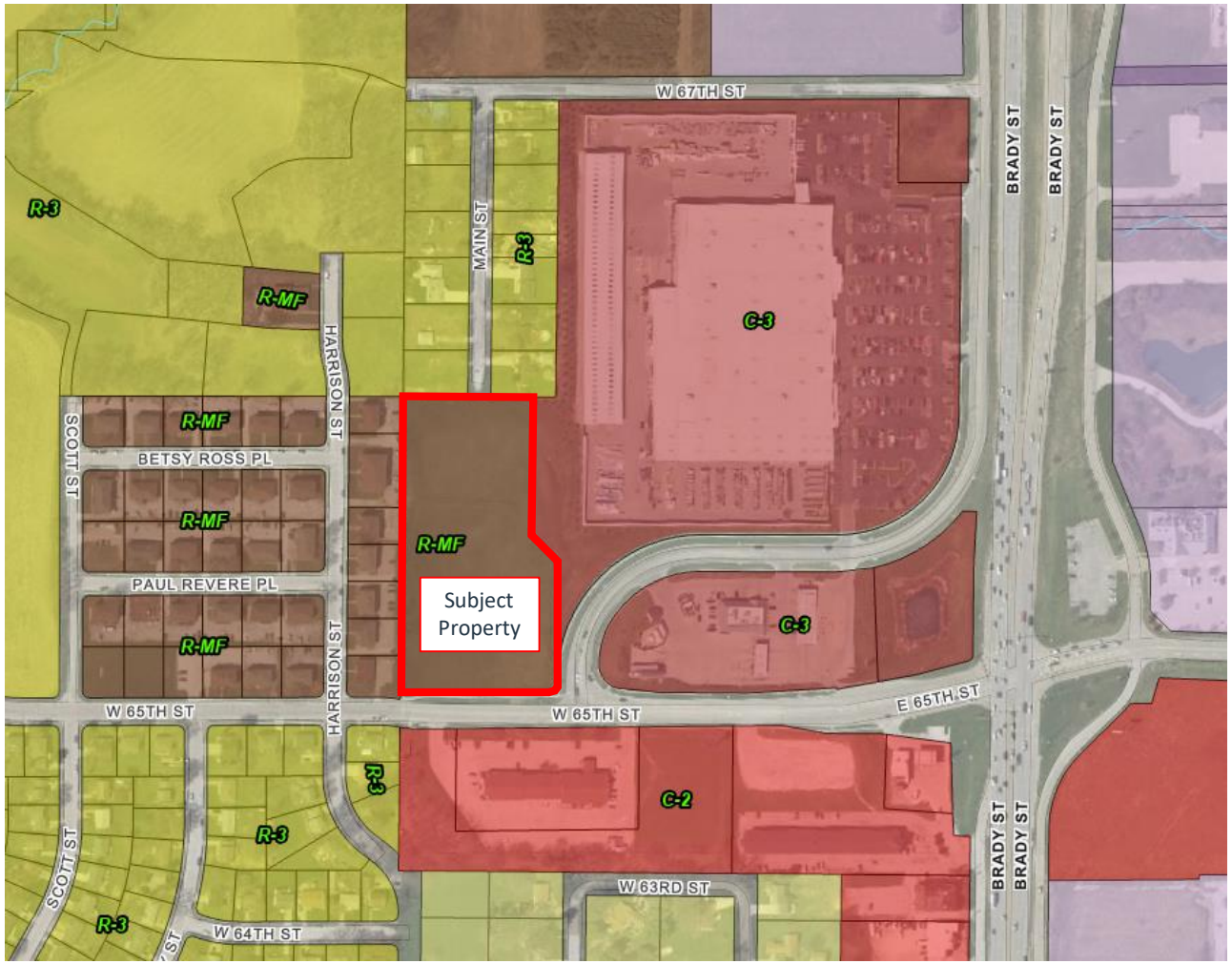
1. The proposed rezoning to I-1 Light Industrial District is inconsistent with the Comprehensive Plan and adopted land use policies, which identifies the site as Residential General. Amending the property to an industrial zoning district is considered spot zoning.
2. The petition is not compatible with the zoning and land uses of nearby property.
3. The rezoning request is not compatible with the established neighborhood character, which includes single-family dwellings, multi-family residential, and commercial uses.
4. The proposed amendment may be detrimental to the public health, safety, and welfare of the City.
5. Rezoning the property to I-1 Light Industrial District does not create any nonconformities.

Vicinity Map

DAVENPORT
IOWA | USA



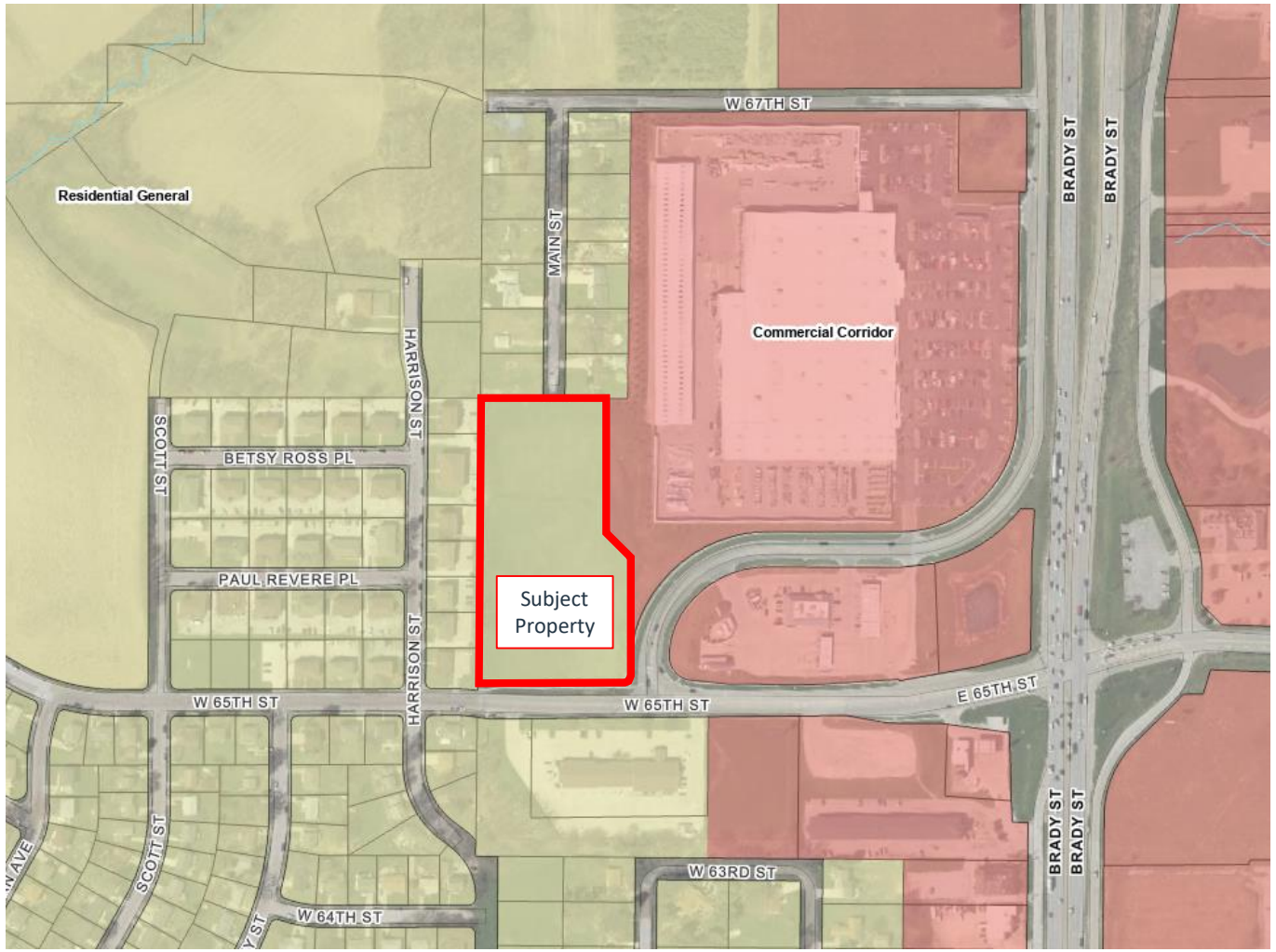
Zoning Map





Rezone from R-MF Multi-Family Residential District to I-1 Light Industrial District

Future Land Use Map







Complete application can be emailed to: planning@davenportiowa.com

Property Address*

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

Applicant (Primary Contact)**

Name:	Tyler Edwards
Company:	Menard, Inc.
Address:	5101 Menard Drive
City/State/Zip:	Eau Claire, WI 54703
Phone:	715-876-2143
Email:	tedwards@menard-inc.com

Owner (if different from Applicant)

Name:	Menard, Inc.
Company:	Same As Applicant
Address:	
City/State/Zip	
Phone:	
Email:	

Engineer (if applicable)

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

Architect (if applicable)

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

Attorney (if applicable)

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

Application Form Type:

Plan and Zoning Commission

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

Zoning Board of Adjustment

- Zoning Appeal ☐
- Special Use ☐
- Hardship Variance ☐

Design Review Board

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

Historic Preservation Commission

- Certificate of Appropriateness ☐
- Landmark Nomination ☐
- Demolition Request ☐

Administrative

- Administrative Exception ☐
- Health Services and Congregate Living Permit ☐

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

Request:

Existing Zoning: R-MF

Proposed Zoning Map Amendment: I-1

Purpose of the Request:

Rezoning to allow a Menards Self Storage facility on the vacant land SW of the Menards retail store.

Total Land Area: 4.48 Acres

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: [signature] Real Estate Rep Moved Inc. Date: 2/22/22

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

Received by: _____ Date: _____

Planning staff

Date of the Public Hearing: _____

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

MENARD, INC.

March 11, 2022

RE: Menards Rezoning Request

Dear Ms. Berkley,

Menard, Inc. is submitting a rezoning request for the property southwest of the Menards retail store. That property has been zoned residential for many years and never developed. Menards does not actually want to rezone the property to an industrial district even though that is the request being made. After discussing the project with you and the city staff it seems that rezoning was the only option but not the preferred option on either side. It is still our preference to create a PUD or Special Use overlay district that only allows for storage rather than a blanket industrial zoning. In reality Menards is submitting the application to create a new storage facility on that property.

Menards first purchased the new store property in 2007 and this property was set aside for future development however in that time it has not development and there has been no interested parties in developing it. We do not want the property to stay vacant forever as that does not benefit Menards and it does not benefit the city. Menards has operated self storage facilities for over 10 years on land and in buildings we own. The storage facility operated by Menards in the old store has been a successful operation since it opened and was even expended. The benefits of the Menards self storage business is that they are run by the same people that run the Menards stores. This also allows the ownership of that lot to stay with Menards and a new business to be created.

Menards built storage facilities differently than the completion. All the units at Menards face inside the facility and the exterior is the back of the storage buildings. The elevations are included in this application. The facility is designed to be similar to the look of the Menards store but different in its own way. Branding is very important in 2022 and this accomplishes both of those goals. Please keep in mind Menards has owned and operated a storage facility a mile to the south in the old store location and not only has that facility been 100% full constantly with a waiting list but there have been very few problems associated with that facility.

Self storage is a very good neighbor and is compatible to the residential to the west and north. The average self storage tenant visits their unit once a month which means a smaller commercial use or a residential use sees that same number of trips in a day. Storage also has a smaller footprint as they are smaller single story buildings on the property compared to a multi story residential property. A storage facility uses less lights and they are contained within the facility screened by the wall. There is also no noise associated with storage compared to commercial or residential.

Menards us unable to allow that property to remain vacant forever and this is a use that creates a new business that Menards knows how to run well and it has a low impact on the surrounding properties from the reasons described above. This is a fairly substantial investment being made by Menards on a property that needs to be developed. Please review the application materials and consider any options that Menards can request other than a straight rezoning. We look forward to working with you on

5101 MENARD DRIVE EAU CLAIRE, WI 54703-9625 PHONE (715) 876-5911 FAX (715) 876-2868

MENARD, INC.

another project. If you have any questions as you review the project and the materials please let me know. Thank. You.

Sincerely,
Menard, Inc.

Tyler Edwards
Real Estate Representative
Menard, Inc. 5101 Menard Drive Eau Claire, WI 54703
O: 715.876.2143 C: 715.579.6699 tedwards@menard-inc.com

MENARD, INC.

March 11, 2022

VIA US MAIL

City of Davenport
Attn: Laura Berkley
1200 E 46th Street
Davenport, IA 52807

Re: Menards Self Storage Proposal

Dear Ms. Berkley,

Please find enclosed the self storage proposal summary information.

1. Project Narrative (1 Copy);
2. Rezoning Application (1 Copy);
3. Application Fee (1 Copy);
4. 11x17 Site Plan (3 Copies);
5. 11x17 Elevations (3 Copies);
6. 24x36 Site Plan (3 Copies);
7. 24x26 Elevations (3 Copies);

Please let me know if you need anything else. Thank you.

Sincerely,
Menard, Inc.

Tyler Edwards
Real Estate Representative
Menard, Inc. 5101 Menard Drive Eau Claire, WI 54703
O: 715.876.2143 C: 715.579.6699 tedwards@menard-inc.com

Enclosures

307 CLOSED UNITS

48 VEHICLE PARKING STALLS

TOTAL = 355

STORAGE LOT
194,931 SQ. FT.
4.48± ACRES

OUTDOOR STORAGE	
QTY	UNIT SIZE
30	10'x10' UNIT
76	10'x15' UNIT
122	10'x20' UNIT
41	12'x25' UNIT
21	12'x30' UNIT
17	12'x40' UNIT
25	30' PARKING
23	40' PARKING

EXISTING EDGE OF PAVEMENT, SIDEWALK TO BE REMOVED

NEW CURB AND GUTTER

NEW ENTRANCE

30'

35'

40'

27'

55'

46'

22'

14'

20'-0 WIDE SNOW GATE

20'-0 WIDE SNOW GATE

56'

55'

KWIK TRIP
121,962± SQ. FT.
2.80± ACRES

W. 65TH. ST.

RAMP DOWN

MENARDS

MENARDS STORE TRACT
WITHOUT RESIDENTIAL AREA
812,037± SQ. FT.
18.64± ACRES

MENARDS STORE TRACT
WITH RESIDENTIAL AREA
1,013,158± SQ. FT.
23.26± ACRES

CONTACT INFORMATION
Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703

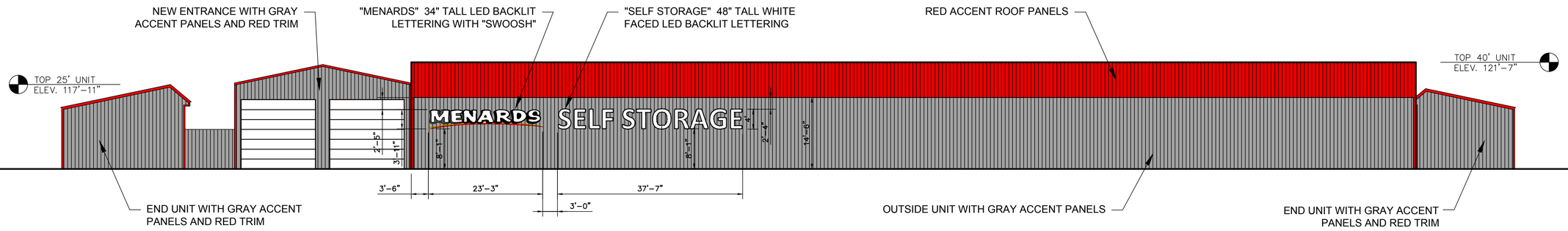
Davenport, Iowa

February 28, 2022 *Scale: 1" = 50'-0"*

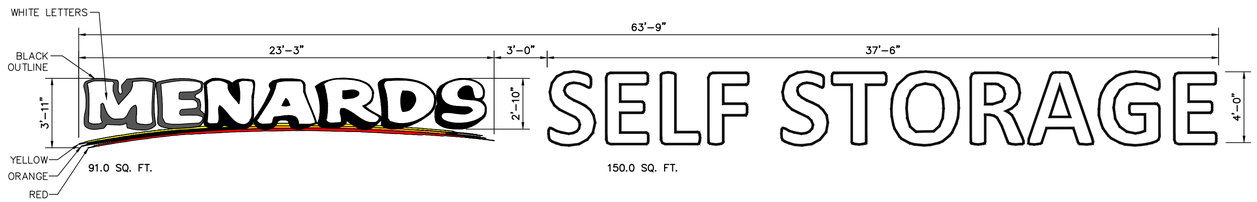
Path and File Name: F:\Designdiv\Special Projects_Self Storage Projects\Davenport, IA\2022 New Storage Units\Davenport City Plan.dwg Date Plotted: February 28, 2022

MENARDS® Self Storage

Davenport, Iowa



SOUTH ELEVATION



NOTES:
1. (1) INTERNALLY LIT INDIVIDUALLY MOUNTED CHANNEL LOGO.
2. LOGO BACK TO BE ROUTED .080" THICK ALUMINUM WITH A 5" REFINISHED BLACK ALUMINUM RETURN.
3. LOGO TO INCLUDE MENARDS UDERSCORE BENEATH THE LETTERING.
4. LOGO FACE TO BE ROUTED .150" THICK WHITE ACRYLIC WITH 1" BLACK JEWELITE TRIM CAP, APPLY 3M HP BLACK VINYL AND 3M PRINTED TRANSLUCENT VINYL UNDERSCORE.
5. LIGHTING TO BE SUPPLIED BY WHITE LEDS 120V POWER SUPPLY AND SWITCH.

NOTES:
1. (1 OF EACH) INTERNALLY LIT INDIVIDUALLY MOUNTED CHANNEL LETTERS.
2. LETTER BACKS TO BE ROUTED .063" THICK ALUMINUM WITH A 5" REFINISHED BLACK ALUMINUM RETURN.
3. LETTER FACES TO BE ROUTED 3/16" THICK WHITE ACRYLIC WITH 1" BLACK JEWELITE TRIM CAP.
4. LIGHTING TO BE SUPPLIED BY WHITE LEDS WITH REMOTE MOUNTED 120V POWER SUPPLY AND SWITCH.

CONTACT INFORMATION
Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703
Davenport, Iowa

February 28, 2022 *Scale: 3/32" = 1'-0"*

Dwelling - Multi-Family Residential Design Standards

In the case of conflict with any design standards contained within Chapter 17.04, the standards of Chapter 17.04 control.

1. Façades must be designed with consistent materials and treatments that wrap around all façades. There must be a unifying architectural theme for the entire multi-family development, utilizing a common vocabulary of architectural forms, elements, materials, or colors in the entire structure.

2. Building facades must include windows, projected or recessed entrances, overhangs, and other architectural features. Three-dimensional elements, such as balconies and bay windows, are encouraged to provide dimensional elements on a façade.

3. A 25% minimum transparency requirement applies to any façade facing a street and is calculated on the basis of the entire area of the façade.

4. The following building materials are prohibited on any façade. However, such materials may be used as decorative or detail elements for up to 25% of the facade, or as part of the exterior construction that is not used as a surface finish material.
    a. The following building materials are prohibited on any part of any façade:
        i. Plain concrete block
        ii. Plastic
        iii. Exterior insulating finish systems (EIFS)
    b. The following building materials are prohibited as a primary surface finish material on any façade but may be used as decorative or detail elements for up to 15% of the façade:
        i. Corrugated metal
        ii. Exposed aggregate (rough finish) concrete wall panels
        iii. T-111 composite plywood siding

5. Ancillary buildings and accessory structures to multiple-family dwellings shall meet the following design standards.
    a. Structures shall maintain the character of the multi-family development.
    b. Structures are encouraged to match the pitch of the roof of the principal dwelling.
    c. Structures utilizing metal siding and/or roofing shall have a matte finish (or similar non-glare finish).

6. Setbacks for accessory structures like garages, carports and sheds shall meet required accessory structure setbacks; ancillary buildings such as offices or community rooms shall meet principal use setbacks.

CHAPTER 17.06. INDUSTRIAL DISTRICTS

Section 17.06.010 Purpose Statements
Section 17.06.020 Uses
Section 17.06.030 Dimensional Standards
Section 17.06.040 Design Standards
Section 17.06.050 General Standards of Applicability

Section 17.06.010 Purpose Statements

A. I-1 Light Industrial Zoning District

The I-1 Light Industrial Zoning District is intended to provide for a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity uses with minimal, if any, outside impacts.

B. I-2 Heavy Industrial Zoning District

The I-2 Heavy Industrial Zoning District is intended to provide for a variety of general manufacturing, fabricating, processing, distributing and warehousing uses. Industrial uses in the I-2 District may result in some external effects such as smoke, noise, glare or vibration, and typically include outdoor storage and related outdoor activities.

C. I-MU Industrial Mixed-Use Zoning District

The purpose of the I-MU Industrial Mixed-Use Zoning District is to provide for a mix of light industrial uses, as well as compatible commercial uses such as recreation, entertainment, and retail establishments to promote the reuse of older, character giving structures that may no longer be suitable for their original purposes. The I-MU District may also function as a transition district between the C-D Downtown District and surrounding areas. Higher density residential is also permitted in the I-MU District.

Section 17.06.020 Uses

Chapter 17.08 lists permitted, special, and temporary uses for the industrial districts.

Section 17.06.030 Dimensional Standards

Table 17.06-1: Industrial Districts Dimensional Standards establishes the dimensional standards for the industrial 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.

Table 17.06-1: Industrial Districts Dimensional Standards

	I-1	I-2	I-MU
Bulk			
Minimum Lot Area	None	10,000sf	None
Minimum Lot Width	None	70’	None
Maximum Building Height	90’	90’	90’
Setbacks			
Minimum Front Setback	25’	25’	0’-10’ build-to zone
Front Setback Build-to Percentage	None	None	80%
Minimum Interior Side Setback	None, unless abutting a residential district then 25’	15’, unless abutting a residential district then 25’	None
Minimum Corner Side Setback	20’	20’	0’-10’ build-to zone
Corner Side Setback Build-to Percentage			60%
Minimum Rear Setback	15’	25’	None, unless abutting a residential district then 20’

Section 17.06.040 Design Standards

A. 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. However, only those standards that relate to the specific repair, rehabilitation, or addition apply. These standards do not apply to interior remodeling. Table 17.06-2: Industrial Building Design Standards indicates the applicability of building design standards to the industrial districts. A "•" indicates that the standard is applicable in the district indicated. The absence of a "•" indicates that the standard is not applicable.

Table 17.06-2: Industrial Building Design Standards

	I-1	I-2	I-MU
Façade Design			
Large expanses of highly reflective wall surface material and mirror glass on exterior walls are prohibited.	•	•	•
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.			•
Roof Design			
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 public streets. 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.			•
Site Design			
The parking lot must not be the dominant visual element of the site when viewed from the primary roadway.			•
Developments should provide a pedestrian link to adjacent commercial uses to provide safe pedestrian access between the site and commercial uses outside the development.	•		•

B. In the I-1 and I-MU Districts, the following building materials are limited on any façade facing a public right-of-way, excluding alleys, or any façade that abuts a lot in residential district. However, such materials may be used as decorative or detail elements for up to 25% of the facade, or as part of the exterior construction that is not used as a surface finish material.

1. Exposed aggregate (rough finish) concrete wall panels
2. T-111 composite plywood siding
3. Plastic
4. Vinyl

Spot Zoning

Spot zoning is when a rezoning decision results in a single parcel, or small island of property, with restrictions on its use different from those imposed on the surrounding property. Spot zoning can be valid if there is a reasonable basis to treat the spot-zoned property differently from the surrounding property. For example, a parcel or two designated as neighborhood commercial in a residential area is perfectly appropriate if it provides needed retail services to residents. However, zoning is not appropriate if it is for the financial benefit of an individual property owner but detrimental to the surrounding area. According to the Iowa courts, the factor of primary importance is whether the rezoned tract has a peculiar adaptability to the new classification as compared to the surrounding property. Spot zoning for the sole benefit of the landowner and contrary to the comprehensive plan is unreasonable.

The case for creating these “spot zones” is best made through the comprehensive planning process, where the community can explain the benefits that such differential treatment brings to the area.

Planning and Zoning Fact Sheet

IOWA STATE UNIVERSITY
Extension and Outreach
Community and Economic Development

Iowa State University Extension and Outreach does not discriminate on the basis of age, disability, ethnicity, gender identity, genetic information, marital status, national origin, pregnancy, race, religion, sex, sexual orientation, socioeconomic status, or status as a US veteran. Direct inquiries to the Diversity Officer, 515-294-1482, extdiversity@iastate.edu.

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

PUBLIC HEARING NOTICE | Committee of the Whole

Date: 5/18/2022 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:30 PM Subject: Public Hearing for a Rezoning Request

To: All property owners within 200 feet of the subject property located north of West 65th Street and east of Harrison Street (Parcel #X0239-02A).

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

Case REZ22-02: Request of Menard Inc. to rezone the 4.48 acre property located north of West 65th Street and east of Harrison Street (Parcel #X0239-02A) from R-MF Multi-Family Residential District to I-1 Light Industrial District. [Ward 8]

The purpose of the Rezoning Request is to develop the vacant site, southwest of the existing Menards retail store, into a self storage facility.

At its May 3, 2022 meeting, the Plan and Zoning Commission recommended denial of the aforementioned case with the following findings:

Findings:

1. The proposed rezoning to I-1 Light Industrial District is inconsistent with the Comprehensive Plan and adopted land use policies, which identifies the site as Residential General. Amending the property to an industrial zoning district is considered spot zoning.
2. The petition is not compatible with the zoning and land uses of nearby property.
3. The rezoning request is not compatible with the established neighborhood character, which includes single-family dwellings, multi-family residential, and commercial uses.
4. The proposed amendment may be detrimental to the public health, safety, and welfare of the City.
5. Rezoning the property to I-1 Light Industrial District does not create any nonconformities.

The public hearing on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, May 18, 2022 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

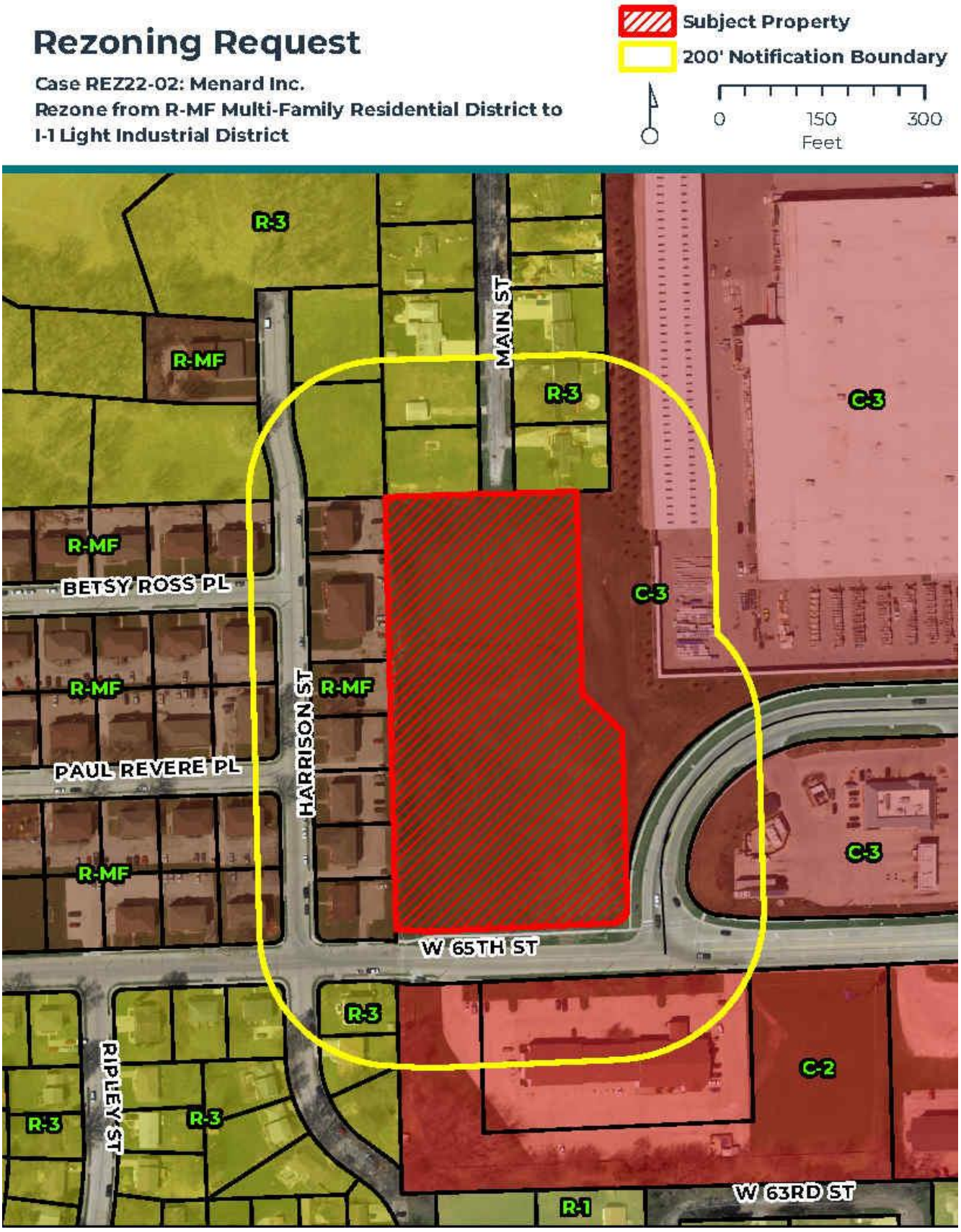
You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Rezoning Request

Case REZ22-02: Menard Inc.
Rezone from R-MF Multi-Family Residential District to I-1 Light Industrial District



Werderitch, Matt

From: DNSD Info
Sent: Tuesday, April 12, 2022 7:48 AM
To: Planning
Cc: contactus
Subject: FW: [EXT] Rezoning

-----Original Message-----
From: contactus <contactus@davenportiowa.com>
Sent: Monday, April 11, 2022 9:28 AM
To: DNSD Info <dnsd.info@davenportiowa.com>
Cc: contactus <contactus@davenportiowa.com>
Subject: FW: [EXT] Rezoning

Please respond by including only the original eGov request below and copy contactus@davenportiowa.com.
Thank you.

Customer Experience Team
Public Works – Customer Experience Division City of Davenport

T 563-326-7923
1200 E. 46th St., Davenport, IA 52807

davenportiowa.com

-----Original Message-----
From: Karen Lindquist <kklindquist2@gmail.com>
Sent: Sunday, April 10, 2022 7:26 PM
To: contactus <contactus@davenportiowa.com>
Subject: [EXT] Rezoning

I received a letter and map from the Davenport and Neighborhood Service last week. There will be a Public Hearing on 4/19/2022 at 5:00 pm.
I am contacting you to ask you what this will mean to me and my residence. I am very concerned as to what this will do to our community area. We would prefer to have something in the area that is more beneficial to our community. Police or ambulance sub station would be very beneficial. The activity at the Motel 6 is very questionable. Storage area of Menards is no benefit to anyone in our community. Please send my request to whom ever is making these decisions.

Sincerely,

Karen Lindquist
6431 N Harrison St.

Davenport, IA 52806
563-505-2574
kklindquist2 @gmail.com

City of Davenport

Department: Public Works - Engineering
Contact Info: Brian Schadt | 563-326-7734

Action / Date
5/18/2022

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for the West 69th Street and Jebens Avenue Resurfacing project, CIP #35054. [Ward 8]

Recommendation:
Hold the Hearing.

Background:
The stretch of West 69th Street between Jebens Avenue and North Hancock Avenue and Jebens Avenue from West 67th Street south to the end of P.C.C. were selected for resurfacing. This project will remove and replace the top layer of asphalt while preserving the underlying pavement layers.

The project is scheduled to be bid yet this spring with construction to be complete this summer. Funding for the West 69th Street and Jebens Avenue Resurfacing project is established within CIP #35054. The current estimate is $81,200.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	5/11/2022 - 11:57 AM
Public Works Committee	Moses, Trish	Approved	5/11/2022 - 11:57 AM
City Clerk	Admin, Default	Approved	5/13/2022 - 9:38 AM

City of Davenport

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

Action / Date
5/18/2022

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for the FY 2023 Sanitary Sewer Lateral Repair Program, CIP #30061. [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.

Funds for the FY 2023 Sanitary Sewer Lateral Repair Program are budgeted in CIP #30061.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	PH Notice

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	5/11/2022 - 11:57 AM
Public Works Committee	Moses, Trish	Approved	5/11/2022 - 11:57 AM
City Clerk	Admin, Default	Approved	5/13/2022 - 9:40 AM

Customer Ad Proof

128-60035820 CITY OF DAVENPORT **Order Nbr 126029**

Publication	**Quad-City Times**		
Contact	CITY OF DAVENPORT	PO Number	2022/2210829
Address 1	1200 E. 46TH ST.	Rate	Legal
Address 2		Order Price	19.15
City St Zip	DAVENPORT IA 52807	Amount Paid	0.00
Phone	5633266163	Amount Due	19.15
Fax			
Section	Notices & Legals	Start/End Dates	05/12/2022 - 05/12/2022
SubSection		Insertions	1
Category	2627 Miscellaneous Notices	Size	27
Ad Key	126029-1	Salesperson(s)	Legals 211
Keywords	FY 2023 Sanitary Sewer Lateral and Nuisance	Taken By	Chelsi Ciavarelli
Notes			

Ad Proof

Notice of Hearing
On the Proposed Plans, Specifications and Proposed Contract for the FY 2023 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 18th, 2022, 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 2023 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: Community Planning & Economic Development **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **5/25/2022**

Subject:
First Consideration: Ordinance for Case REZ22-02 being the request of Menard, Inc to rezone the 4.48 acre property located north of West 65th Street and east of Harrison Street (Parcel #X0239-02A) from R-MF Multi-Family Residential District to I-1 Light Industrial District. [Ward 8]

PLAN AND ZONING COMMISSION RECOMMENDS DENIAL. 8 VOTES REQUIRED FOR PASSAGE.

Recommendation:
Adopt the Ordinance.

Background:
The petitioner is requesting to rezone Parcel #X0239-02A from R-MF Multi-Family Residential District to I-1 Light Industrial District. The purpose of the Rezoning Request is to develop the vacant site, southwest of the existing Menards retail store, into an outdoor self-storage facility. Conceptual plans have been submitted by the applicant and are attached.

It is important to note that Davenport's City Council recently removed outdoor self-storage facilities from all commercial districts during an annual review of the Zoning Ordinance, which was published on December 2, 2021. The rationale of the change is that self-storage is viewed as similar to a warehouse use belonging in industrial zoning districts.

The Plan & Zoning Commission reviewed Case REZ22-02 at its May 3, 2022 meeting and have recommended denial (8-0) with the following findings:

Findings:

1. The proposed rezoning to I-1 Light Industrial District is inconsistent with the Comprehensive Plan and adopted land use policies, which identifies the site as Residential General. Amending the property to an industrial zoning district is considered spot zoning.
2. The petition is not compatible with the zoning and land uses of nearby property.
3. The rezoning request is not compatible with the established neighborhood character, which includes single-family dwellings, multi-family residential, and commercial uses.
4. The proposed amendment may be detrimental to the public health, safety, and welfare of the City.
5. Rezoning the property to I-1 Light Industrial District does not create any nonconformities.

A staff report has been attached with a full analysis.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance
🗋	Backup Material	Staff Report
🗋	Backup Material	Zoning & Future Land Use Map

Backup Material		Application
Backup Material		Self-Storage Facility Site Plan
Backup Material		Self-Storage Facility Elevations
Backup Material		Multi-Family Residential & Industrial Design Standards
Backup Material		Spot Zoning Fact Sheet
Backup Material		Public Notice
Backup Material		Public Comment-6431 N Harrison Street

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	5/13/2022 - 4:51 PM

ORDINANCE NO. _____

AN ORDINANCE FOR CASE REZ22-02 BEING THE REQUEST OF MENARD INC TO REZONE THE 4.48 ACRE PROPERTY LOCATED NORTH OF WEST 65TH STREET AND EAST OF HARRISON STREET (PARCEL # X0239-02A) FROM R-MF MULTI-FAMILY RESIDENTIAL DISTRICT TO I-1 LIGHT INDUSTRIAL DISTRICT.

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 "I-1 Light Industrial District."

MENARDS 2ND ADD Lot: 002 MENARDS 2ND ADD LOT 2

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

Findings:

1. The proposed rezoning to I-1 Light Industrial District is inconsistent with the Comprehensive Plan and adopted land use policies, which identifies the site as Residential General. Amending the property to an industrial zoning district is considered spot zoning.
2. The petition is not compatible with the zoning and land uses of nearby property.
3. The rezoning request is not compatible with the established neighborhood character, which includes single-family dwellings, multi-family residential, and commercial uses.
4. The proposed amendment may be detrimental to the public health, safety, and welfare of the City.
5. Rezoning the property to I-1 Light Industrial District does not create any nonconformities.

Section 3. At its May 3, 2022 meeting, the City Plan and Zoning Commission voted to forward Case REZ22-02 to the City Council with a recommendation for denial with the listed findings.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport
Plan & Zoning Commission-Staff Report
May 3, 2022

Case REZ22-02: Request of Menard Inc. to rezone the 4.48 acre property located north of West 65th Street and east of Harrison Street (Parcel #X0239-02A) from R-MF Multi-Family Residential District to I-1 Light Industrial District. [Ward 8]

Background:
The petitioner is requesting to rezone Parcel #X0239-02A from R-MF Multi-Family Residential District to I-1 Light Industrial District. The purpose of the Rezoning Request is to develop the vacant site, southwest of the existing Menards retail store, into an outdoor self-storage facility. Conceptual plans have been submitted by the applicant and are attached.

It is important to note that Davenport's City Council recently removed outdoor self-storage facilities from all commercial districts during an annual review of the zoning ordinance, which was published on December 2, 2021. The rationale of the change is that self-storage is viewed as similar to a warehouse use belonging in industrial zoning districts.

Why is a Zoning Map Amendment Required?
The Zoning Ordinance does not permit 'Self-Storage Facility: Outdoor' within a residential district. This principal use is only allowed within industrial zoning districts. The petitioner was advised by City Staff that a 'Self-Storage Facility: Enclosed' is considered a Special Use within the C-2 Corridor Commercial District and C-3 General Commercial District. Given the abutting commercial zoning districts to the east and south, a commercial zoning would be more compatible with the surrounding area. However, the applicant has expressed there is a greater market demand for outdoor storage. Therefore, the I-1 Light Industrial District is the most applicable zoning classification for the intended development.

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

Future Land Use Designations:
The property is designated Residential General in the Davenport +2035 Land Use Map. A rezoning to I-1 Light Industrial District requires the land use to be amended to Industry.

1. **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.
2. **Commercial Corridor (CC)** - Well-established corridors located along high-volume major streets dominated by retail and office uses that serve the greater community. Development is generally newer and redevelopment is not anticipated within the 20 year planning horizon. Improvements

should focus on façade and site improvements, including pedestrian circulation systems and consolidated/updated signage.

3. **Industry (I)** - Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

Zoning:
The property is currently zoned **R-MF Multi-Family Residential District**. This district is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.

The applicant is requesting a rezoning of the property to **I-1 Industrial District**. This district is intended to provide for a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity uses with minimal, if any, outside impacts.

Self-Storage Facility: Enclosed. A facility for the storage of personal property where individual renter's 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.

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.

Staff Response: The property is designated Residential General (RG) in the Davenport +2035 Land Use Plan. This land use category is intended to retain residential character as well as promote neighborhood growth.

The Future Land Use Map identifies Brady Street and the abutting properties as a Commercial

Corridor, with Residential General land uses extending west of this main thoroughfare. Industrial land uses are designated south of I-80 along West 76th Street and further east of Brady Street, abutting East 59th Street and Tremont Avenue. The development of the property to an outdoor self-storage facility is categorized as Industry. Given there is no Industry within close proximity to the subject property, the rezoning request does not satisfy this approval criteria.

In considering spot-zoning, courts generally determine whether the zoning relates to the compatibility of the surrounding uses. One of the most important criteria is the extent to which the requested zoning is consistent with the comprehensive plan. Spot zoning is rebutted when the challenged zoning is found to be consistent with present surrounding uses or the comprehensive plan. Given the existing R-3, R-MF, C-2, and C-3 districts in relation to the nearest I-1 zoning in the area, similar land use, and consistency with the comprehensive plan, it is staff's opinion this is spot zoning.

It is staff's opinion that the proposed rezoning to I-1 Light Industrial District is inconsistent with the Comprehensive Plan and adopted land use policies, which identifies the site as Residential General. Amending the property to an industrial zoning district is considered spot zoning.

b. The compatibility with the zoning of nearby property.

Staff Response: The surrounding zoning is a mix of residential to the north and west, with commercial abutting to the east and south. The closest industrial zoning district is either to the east of Brady Street or to the north of West 67th Street. Rezoning to I-1 Light Industrial District will create an island of industrial development within a predominantly commercial and residential neighborhood.

The following zoning districts abut the subject property:

- North: R-3 Single-Family and Two-Family Residential District
- South: C-2 Corridor Commercial District
- East: C-3 General Commercial District
- West: R-MF Multi-Family Residential District

The following principal uses abut the 4.48 acre property:

- North: Single-family dwellings at the termination of Main Street.
- South: Hotel (Motel 6)
- East: Retail Goods Establishment (Menards) and Gas Station (Kwik Star)
- West: Multi-family dwellings (Maplewood Apartments)

Staff recommended the applicant consider rezoning the 18.85 acre property (parcel #X0223-33) to the north of the Menards retail store from R-MF Multi-Family Residential District to I-1 Light Industrial District. The vacant site, north of West 67th Street, abuts other industrially zoned property to the east and west. Rezoning this parcel would be more compatible with the zoning of nearby property than the subject site south of the retail store. However, the applicant has decided not to pursue this option given the topography of the site and infrastructure improvements required to develop the property.

In addition, staff also recommended Menards consider rezoning the site to a commercial zoning district. The C-2 Corridor Commercial District and C-3 General Commercial District allow enclosed self-storage facilities as a special use. Since Menards currently operates a successful indoor self-storage facility at 110 West 53rd Street, there is no further customer demand for additional climate controlled units. The retailer has greater demand for outdoor storage, leading the applicant to petition the industrial zoning classification. It is staff's opinion that the proposed amendment is not compatible with the zoning of nearby property.

c. The compatibility with established neighborhood character.

Staff Response: The existing R-MF zoning classification promotes a high-density neighborhood environment that is characterized by a mixture of housing types and limited nonresidential uses. In addition, there are residential design standards that regulate architectural forms, dimensional elements, high quality building materials, and transparency. Residential design standards will ensure future development of the property will be compatible with the character of the adjacent apartment complex and single-family neighborhoods.

In contrast, the industrial building design standards are intentionally relaxed to promote large scale manufacturing and warehouse users. Industrial districts are allowed to incorporate lower quality building materials, such as metal panels or corrugated siding. Architectural elements and design features are not regulated, enabling construction of substantial structures on large lots. In addition, there are also no transparency or articulation requirements.

Industrial building design standards are insufficient in requiring construction to be compatible with the surrounding residential neighborhoods as well as the commercial character of Brady Street. It is staff's opinion that the proposed amendment is not compatible with the established neighborhood character.

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

Staff Response: While the applicant is proposing to develop the property as an outdoor self-storage facility, approval of the request should take into consideration all permitted and special uses within the I-1 Light Industrial District. Industrial districts allow for a variety of manufacturing, fabricating, processing, distributing, and warehousing uses. Development of the property for an industrial use increases the likelihood for noise, traffic, light, or other nuisances that may negatively impact the surrounding residential neighborhood.

It is staff's opinion that the proposed zoning map amendment will not develop in a manner that promotes the public health, safety, and welfare of the City.

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.

Staff Response: The property is presently zoned R-MF Multi-Family Residential District. This district allows for a variety of different housing types, including two-family, single-family semidetached, townhomes, and multi-family dwellings. Nonresidential uses include bed and

breakfast, children's home, community center, community garden, day care center, day care home, domestic violence shelter, group home, lodge/meeting hall, neighborhood commercial establishment, place of worship, public park, public safety facility, residential care facility, and wireless telecommunications. The R-MF district enables a wide range of development opportunities that will ensure consistency with the surrounding neighborhood while mitigating incompatible development.

It is staff's opinion that the proposed zoning map amendment will enable the area to be developed in a manner inconsistent with the surrounding neighborhood.

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

Staff Response: If rezoned to I-1 Light Industrial District, the vacant 4.48 acre property will be conforming to the district dimensional standards. There are no minimum lot area or width requirements in the I-1 district. Future development will be limited to the maximum building height of 90 feet and subject to the setback requirements.

It is staff's opinion that the proposed zoning map amendment will not create any nonconformities.

Public Input:
Letters were sent to property owners within 200 feet of the proposed request notifying them of the April 19, 2022 Plan and Zoning Commission Public Hearing. At this meeting, a neighboring property owner expressed support of the development if Main Street remains a dead end road.

To date, staff has received one written comment in opposition to the rezoning request from an adjacent property owner.

Staff will apprise the Commission of any correspondence at the May 3, 2022 Plan and Zoning Commission meeting.

Recommendation
Staff recommend Case REZ22-02 be forwarded to the City Council with a recommendation for denial.

Findings:

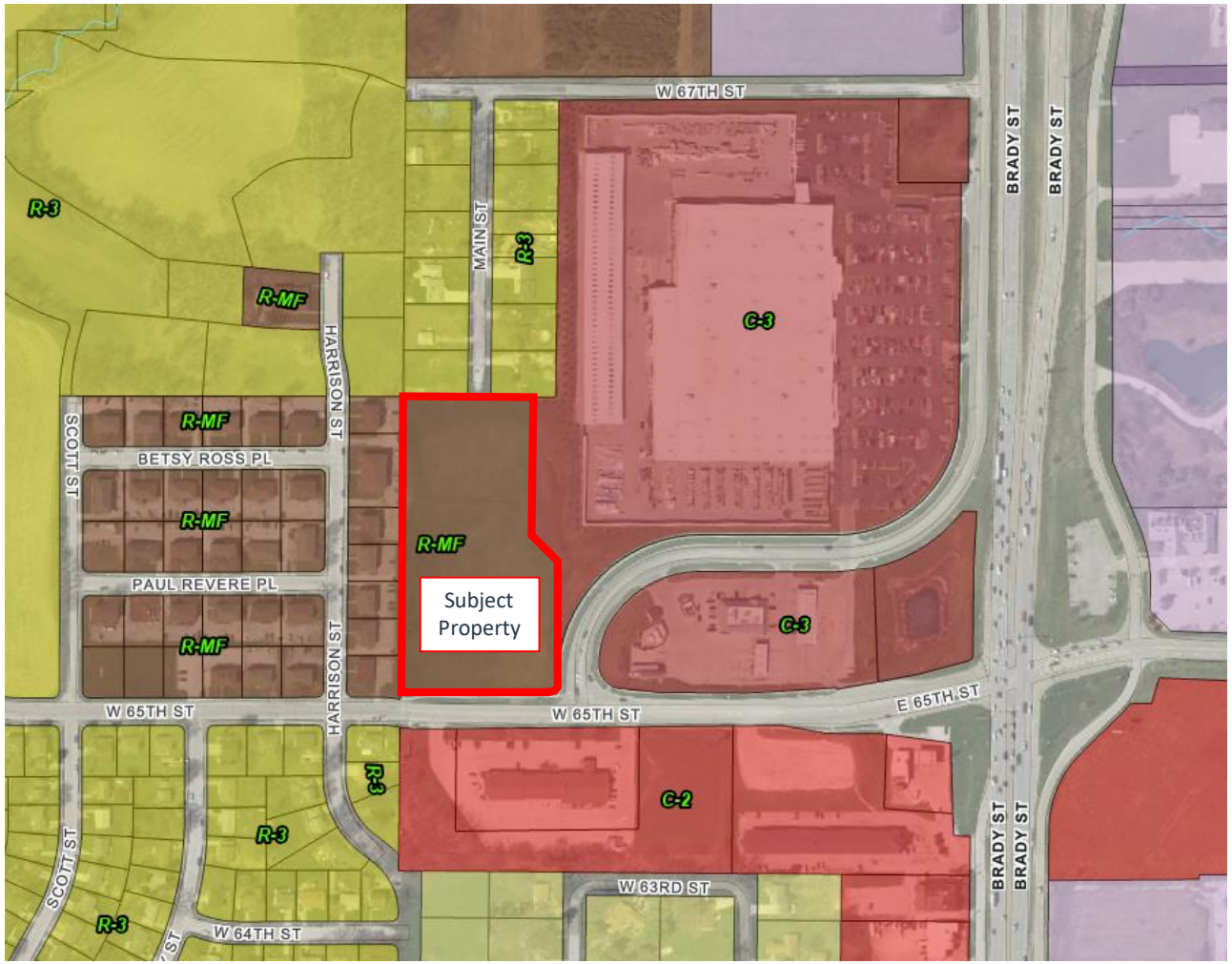
1. The proposed rezoning to I-1 Light Industrial District is inconsistent with the Comprehensive Plan and adopted land use policies, which identifies the site as Residential General. Amending the property to an industrial zoning district is considered spot zoning.
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3. The rezoning request is not compatible with the established neighborhood character, which includes single-family dwellings, multi-family residential, and commercial uses.
4. The proposed amendment may be detrimental to the public health, safety, and welfare of the City.
5. Rezoning the property to I-1 Light Industrial District does not create any nonconformities.

Vicinity Map

DAVENPORT
IOWA | USA



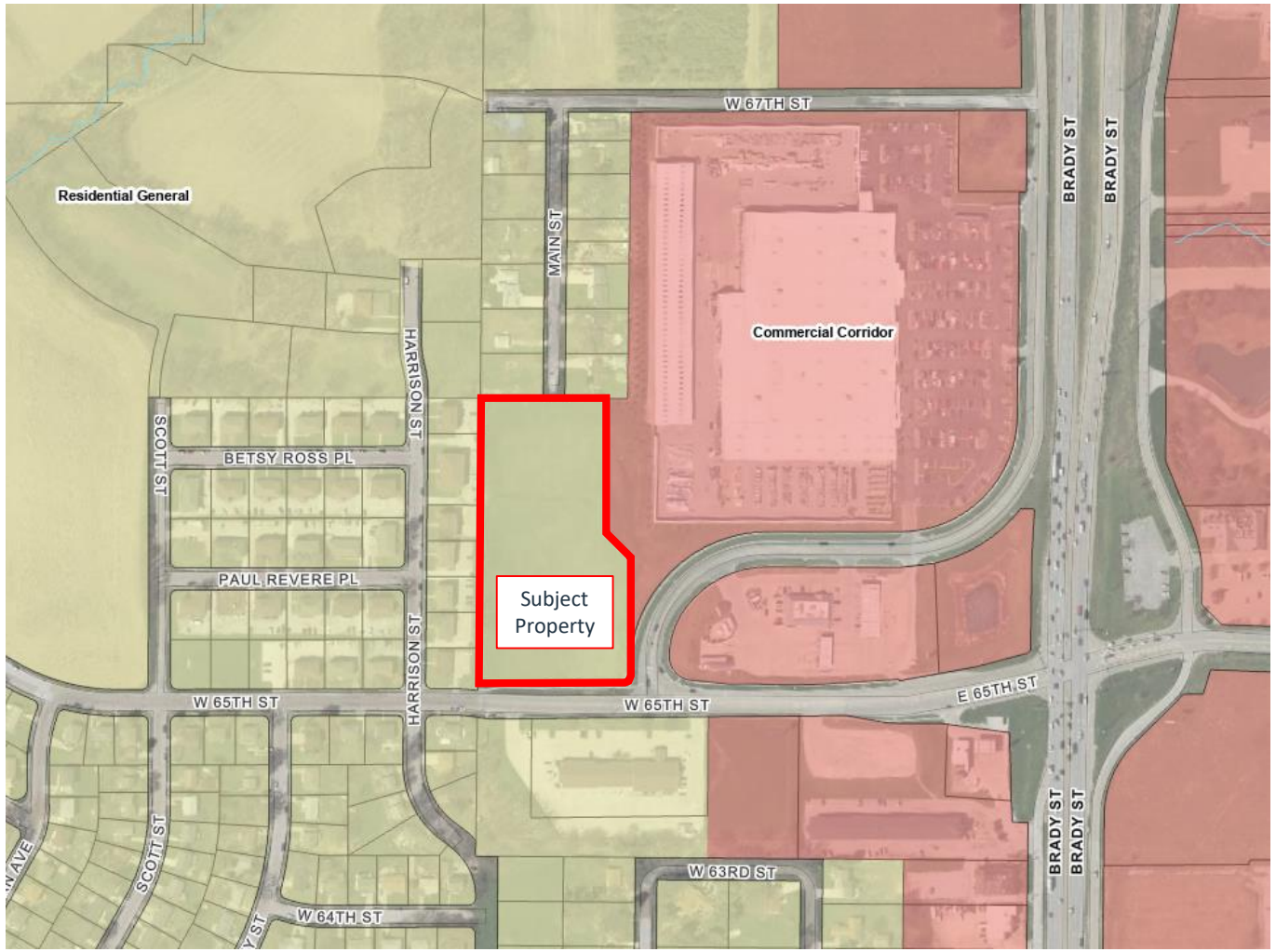
Zoning Map





Rezone from R-MF Multi-Family Residential District to I-1 Light Industrial District

Future Land Use Map







Complete application can be emailed to: planning@davenportiowa.com

Property Address*

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

Applicant (Primary Contact)**

Name:	Tyler Edwards
Company:	Menard, Inc.
Address:	5101 Menard Drive
City/State/Zip:	Eau Claire, WI 54703
Phone:	715-876-2143
Email:	tedwards@menard-inc.com

Owner (if different from Applicant)

Name:	Menard, Inc.
Company:	Same As Applicant
Address:	
City/State/Zip	
Phone:	
Email:	

Engineer (if applicable)

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

Architect (if applicable)

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

Attorney (if applicable)

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

Application Form Type:

Plan and Zoning Commission

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

Zoning Board of Adjustment

- Zoning Appeal ☐
- Special Use ☐
- Hardship Variance ☐

Design Review Board

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

Historic Preservation Commission

- Certificate of Appropriateness ☐
- Landmark Nomination ☐
- Demolition Request ☐

Administrative

- Administrative Exception ☐
- Health Services and Congregate Living Permit ☐

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

Request:

Existing Zoning: R-MF

Proposed Zoning Map Amendment: I-1

Purpose of the Request:

Rezoning to allow a Menards Self Storage facility on the vacant land SW of the Menards retail store.

Total Land Area: 4.48 Acres

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: [signature] Real Estate Rep Moved Inc. Date: 2/22/22

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

Received by: _____ Date: _____

Planning staff

Date of the Public Hearing: _____

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

MENARD, INC.

March 11, 2022

RE: Menards Rezoning Request

Dear Ms. Berkley,

Menard, Inc. is submitting a rezoning request for the property southwest of the Menards retail store. That property has been zoned residential for many years and never developed. Menards does not actually want to rezone the property to an industrial district even though that is the request being made. After discussing the project with you and the city staff it seems that rezoning was the only option but not the preferred option on either side. It is still our preference to create a PUD or Special Use overlay district that only allows for storage rather than a blanket industrial zoning. In reality Menards is submitting the application to create a new storage facility on that property.

Menards first purchased the new store property in 2007 and this property was set aside for future development however in that time it has not development and there has been no interested parties in developing it. We do not want the property to stay vacant forever as that does not benefit Menards and it does not benefit the city. Menards has operated self storage facilities for over 10 years on land and in buildings we own. The storage facility operated by Menards in the old store has been a successful operation since it opened and was even expended. The benefits of the Menards self storage business is that they are run by the same people that run the Menards stores. This also allows the ownership of that lot to stay with Menards and a new business to be created.

Menards built storage facilities differently than the completion. All the units at Menards face inside the facility and the exterior is the back of the storage buildings. The elevations are included in this application. The facility is designed to be similar to the look of the Menards store but different in its own way. Branding is very important in 2022 and this accomplishes both of those goals. Please keep in mind Menards has owned and operated a storage facility a mile to the south in the old store location and not only has that facility been 100% full constantly with a waiting list but there have been very few problems associated with that facility.

Self storage is a very good neighbor and is compatible to the residential to the west and north. The average self storage tenant visits their unit once a month which means a smaller commercial use or a residential use sees that same number of trips in a day. Storage also has a smaller footprint as they are smaller single story buildings on the property compared to a multi story residential property. A storage facility uses less lights and they are contained within the facility screened by the wall. There is also no noise associated with storage compared to commercial or residential.

Menards us unable to allow that property to remain vacant forever and this is a use that creates a new business that Menards knows how to run well and it has a low impact on the surrounding properties from the reasons described above. This is a fairly substantial investment being made by Menards on a property that needs to be developed. Please review the application materials and consider any options that Menards can request other than a straight rezoning. We look forward to working with you on

5101 MENARD DRIVE EAU CLAIRE, WI 54703-9625 PHONE (715) 876-5911 FAX (715) 876-2868

MENARD, INC.

another project. If you have any questions as you review the project and the materials please let me know. Thank. You.

Sincerely,
Menard, Inc.

Tyler Edwards
Real Estate Representative
Menard, Inc. 5101 Menard Drive Eau Claire, WI 54703
O: 715.876.2143 C: 715.579.6699 tedwards@menard-inc.com

MENARD, INC.

March 11, 2022

VIA US MAIL

City of Davenport
Attn: Laura Berkley
1200 E 46th Street
Davenport, IA 52807

Re: Menards Self Storage Proposal

Dear Ms. Berkley,

Please find enclosed the self storage proposal summary information.

1. Project Narrative (1 Copy);
2. Rezoning Application (1 Copy);
3. Application Fee (1 Copy);
4. 11x17 Site Plan (3 Copies);
5. 11x17 Elevations (3 Copies);
6. 24x36 Site Plan (3 Copies);
7. 24x26 Elevations (3 Copies);

Please let me know if you need anything else. Thank you.

Sincerely,
Menard, Inc.

Tyler Edwards
Real Estate Representative
Menard, Inc. 5101 Menard Drive Eau Claire, WI 54703
O: 715.876.2143 C: 715.579.6699 tedwards@menard-inc.com

Enclosures

307 CLOSED UNITS

48 VEHICLE PARKING STALLS

TOTAL = 355

STORAGE LOT
194,931 SQ. FT.
4.48± ACRES

OUTDOOR STORAGE	
QTY	UNIT SIZE
30	10'x10' UNIT
76	10'x15' UNIT
122	10'x20' UNIT
41	12'x25' UNIT
21	12'x30' UNIT
17	12'x40' UNIT
25	30' PARKING
23	40' PARKING

EXISTING EDGE OF PAVEMENT, SIDEWALK TO BE REMOVED

NEW CURB AND GUTTER

NEW ENTRANCE

30'

35'

40'

27'

55'

46'

22'

14'

20'-0 WIDE SNOW GATE

20'-0 WIDE SNOW GATE

56'

55'

KWIK TRIP
121,962± SQ. FT.
2.80± ACRES

W. 65TH. ST.

RAMP DOWN

MENARDS

MENARDS STORE TRACT
WITHOUT RESIDENTIAL AREA
812,037± SQ. FT.
18.64± ACRES

MENARDS STORE TRACT
WITH RESIDENTIAL AREA
1,013,158± SQ. FT.
23.26± ACRES

CONTACT INFORMATION
Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703

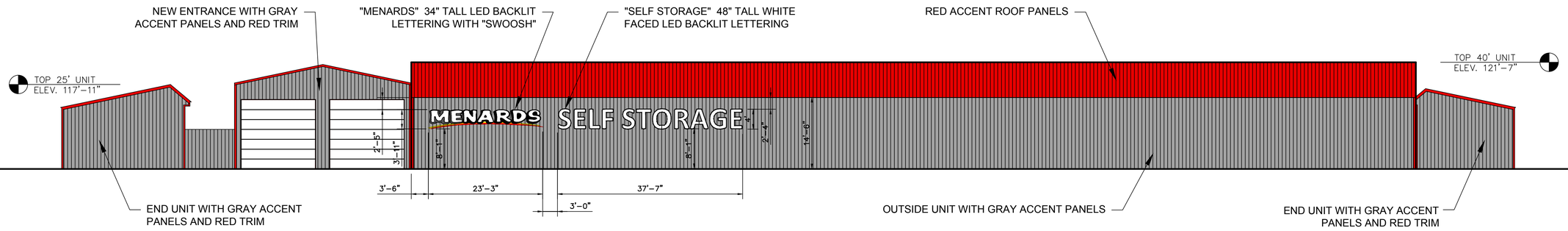
Davenport, Iowa

February 28, 2022 *Scale: 1" = 50'-0"*

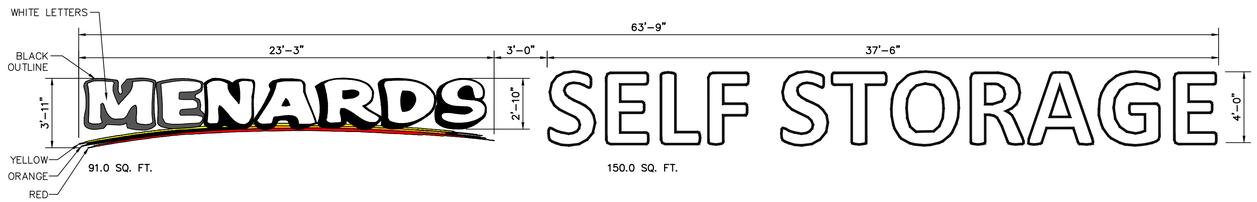
Path and File Name: F:\Designdiv\Special Projects_Self Storage Projects\Davenport, IA\2022 New Storage Units\Davenport City Plan.dwg Date Plotted: February 28, 2022

MENARDS® Self Storage

Davenport, Iowa



SOUTH ELEVATION



NOTES:
1. (1) INTERNALLY LIT INDIVIDUALLY MOUNTED CHANNEL LOGO.
2. LOGO BACK TO BE ROUTED .080" THICK ALUMINUM WITH A 5" REFINISHED BLACK ALUMINUM RETURN.
3. LOGO TO INCLUDE MENARDS UDERSCORE BENEATH THE LETTERING.
4. LOGO FACE TO BE ROUTED .150" THICK WHITE ACRYLIC WITH 1" BLACK JEWELITE TRIM CAP, APPLY 3M HP BLACK VINYL AND 3M PRINTED TRANSLUCENT VINYL UNDERSCORE.
5. LIGHTING TO BE SUPPLIED BY WHITE LEDS 120V POWER SUPPLY AND SWITCH.

NOTES:
1. (1 OF EACH) INTERNALLY LIT INDIVIDUALLY MOUNTED CHANNEL LETTERS.
2. LETTER BACKS TO BE ROUTED .063" THICK ALUMINUM WITH A 5" REFINISHED BLACK ALUMINUM RETURN.
3. LETTER FACES TO BE ROUTED 3/16" THICK WHITE ACRYLIC WITH 1" BLACK JEWELITE TRIM CAP.
4. LIGHTING TO BE SUPPLIED BY WHITE LEDS WITH REMOTE MOUNTED 120V POWER SUPPLY AND SWITCH.

CONTACT INFORMATION
Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703
Davenport, Iowa

February 28, 2022 *Scale: 3/32" = 1'-0"*

Dwelling - Multi-Family Residential Design Standards

In the case of conflict with any design standards contained within Chapter 17.04, the standards of Chapter 17.04 control.

1. Façades must be designed with consistent materials and treatments that wrap around all façades. There must be a unifying architectural theme for the entire multi-family development, utilizing a common vocabulary of architectural forms, elements, materials, or colors in the entire structure.

2. Building facades must include windows, projected or recessed entrances, overhangs, and other architectural features. Three-dimensional elements, such as balconies and bay windows, are encouraged to provide dimensional elements on a façade.

3. A 25% minimum transparency requirement applies to any façade facing a street and is calculated on the basis of the entire area of the façade.

4. The following building materials are prohibited on any façade. However, such materials may be used as decorative or detail elements for up to 25% of the facade, or as part of the exterior construction that is not used as a surface finish material.
    a. The following building materials are prohibited on any part of any façade:
        i. Plain concrete block
        ii. Plastic
        iii. Exterior insulating finish systems (EIFS)
    b. The following building materials are prohibited as a primary surface finish material on any façade but may be used as decorative or detail elements for up to 15% of the façade:
        i. Corrugated metal
        ii. Exposed aggregate (rough finish) concrete wall panels
        iii. T-111 composite plywood siding

5. Ancillary buildings and accessory structures to multiple-family dwellings shall meet the following design standards.
    a. Structures shall maintain the character of the multi-family development.
    b. Structures are encouraged to match the pitch of the roof of the principal dwelling.
    c. Structures utilizing metal siding and/or roofing shall have a matte finish (or similar non-glare finish).

6. Setbacks for accessory structures like garages, carports and sheds shall meet required accessory structure setbacks; ancillary buildings such as offices or community rooms shall meet principal use setbacks.

CHAPTER 17.06. INDUSTRIAL DISTRICTS

Section 17.06.010 Purpose Statements
Section 17.06.020 Uses
Section 17.06.030 Dimensional Standards
Section 17.06.040 Design Standards
Section 17.06.050 General Standards of Applicability

Section 17.06.010 Purpose Statements

A. I-1 Light Industrial Zoning District

The I-1 Light Industrial Zoning District is intended to provide for a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity uses with minimal, if any, outside impacts.

B. I-2 Heavy Industrial Zoning District

The I-2 Heavy Industrial Zoning District is intended to provide for a variety of general manufacturing, fabricating, processing, distributing and warehousing uses. Industrial uses in the I-2 District may result in some external effects such as smoke, noise, glare or vibration, and typically include outdoor storage and related outdoor activities.

C. I-MU Industrial Mixed-Use Zoning District

The purpose of the I-MU Industrial Mixed-Use Zoning District is to provide for a mix of light industrial uses, as well as compatible commercial uses such as recreation, entertainment, and retail establishments to promote the reuse of older, character giving structures that may no longer be suitable for their original purposes. The I-MU District may also function as a transition district between the C-D Downtown District and surrounding areas. Higher density residential is also permitted in the I-MU District.

Section 17.06.020 Uses

Chapter 17.08 lists permitted, special, and temporary uses for the industrial districts.

Section 17.06.030 Dimensional Standards

Table 17.06-1: Industrial Districts Dimensional Standards establishes the dimensional standards for the industrial 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.

Table 17.06-1: Industrial Districts Dimensional Standards

	I-1	I-2	I-MU
Bulk			
Minimum Lot Area	None	10,000sf	None
Minimum Lot Width	None	70’	None
Maximum Building Height	90’	90’	90’
Setbacks			
Minimum Front Setback	25’	25’	0’-10’ build-to zone
Front Setback Build-to Percentage	None	None	80%
Minimum Interior Side Setback	None, unless abutting a residential district then 25’	15’, unless abutting a residential district then 25’	None
Minimum Corner Side Setback	20’	20’	0’-10’ build-to zone
Corner Side Setback Build-to Percentage			60%
Minimum Rear Setback	15’	25’	None, unless abutting a residential district then 20’

Section 17.06.040 Design Standards

A. 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. However, only those standards that relate to the specific repair, rehabilitation, or addition apply. These standards do not apply to interior remodeling. Table 17.06-2: Industrial Building Design Standards indicates the applicability of building design standards to the industrial districts. A "•" indicates that the standard is applicable in the district indicated. The absence of a "•" indicates that the standard is not applicable.

Table 17.06-2: Industrial Building Design Standards

	I-1	I-2	I-MU
Façade Design			
Large expanses of highly reflective wall surface material and mirror glass on exterior walls are prohibited.	•	•	•
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.			•
Roof Design			
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 public streets. 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.			•
Site Design			
The parking lot must not be the dominant visual element of the site when viewed from the primary roadway.			•
Developments should provide a pedestrian link to adjacent commercial uses to provide safe pedestrian access between the site and commercial uses outside the development.	•		•

B. In the I-1 and I-MU Districts, the following building materials are limited on any façade facing a public right-of-way, excluding alleys, or any façade that abuts a lot in residential district. However, such materials may be used as decorative or detail elements for up to 25% of the facade, or as part of the exterior construction that is not used as a surface finish material.

1. Exposed aggregate (rough finish) concrete wall panels
2. T-111 composite plywood siding
3. Plastic
4. Vinyl

Spot Zoning

Spot zoning is when a rezoning decision results in a single parcel, or small island of property, with restrictions on its use different from those imposed on the surrounding property. Spot zoning can be valid if there is a reasonable basis to treat the spot-zoned property differently from the surrounding property. For example, a parcel or two designated as neighborhood commercial in a residential area is perfectly appropriate if it provides needed retail services to residents. However, zoning is not appropriate if it is for the financial benefit of an individual property owner but detrimental to the surrounding area. According to the Iowa courts, the factor of primary importance is whether the rezoned tract has a peculiar adaptability to the new classification as compared to the surrounding property. Spot zoning for the sole benefit of the landowner and contrary to the comprehensive plan is unreasonable.

The case for creating these “spot zones” is best made through the comprehensive planning process, where the community can explain the benefits that such differential treatment brings to the area.

Planning and Zoning Fact Sheet

IOWA STATE UNIVERSITY
Extension and Outreach
Community and Economic Development

Iowa State University Extension and Outreach does not discriminate on the basis of age, disability, ethnicity, gender identity, genetic information, marital status, national origin, pregnancy, race, religion, sex, sexual orientation, socioeconomic status, or status as a US veteran. Direct inquiries to the Diversity Officer, 515-294-1482, extdiversity@iastate.edu.

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Public Hearing Notice | Committee of the Whole

Date: 4/6/2022 Location: Council Chambers | City Hall | 226 W. 4th ST.
Time: 5:30 PM Subject: Public Hearing for a Rezoning Request

To: All property owners within 200 feet of the subject property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-04).

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

Case REZ22-01: Request of Patrick Fennelly to rezone property located south of Telegraph Road and east of South Utah Avenue (The southwest 9.15 acres of Parcel #S3117-04) from S-AG Agricultural District to R-1 Single-Family Residential District. [Ward 1]

At its March 15, 2022 meeting, the Plan and Zoning Commission recommended approval of the aforementioned case with the following findings and condition:

Findings:

1. The proposed rezoning to R-1 Single-Family Residential District is generally consistent with the Comprehensive Plan and adopted land use policies.
2. The petition is compatible with the zoning and land uses of nearby property.
3. The rezoning request is compatible with the established neighborhood character, which includes single-family dwellings, agriculture, and open space.
4. The proposed amendment promotes the public health, safety, and welfare of the City.
5. Rezoning the property to R-1 Single-Family Residential District does not create any nonconformities.

Condition:

1. No more than two R-1 Single-Family Residential lots shall be platted on the 9.15 acre area.

The public hearing on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, April 6, 2022 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. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

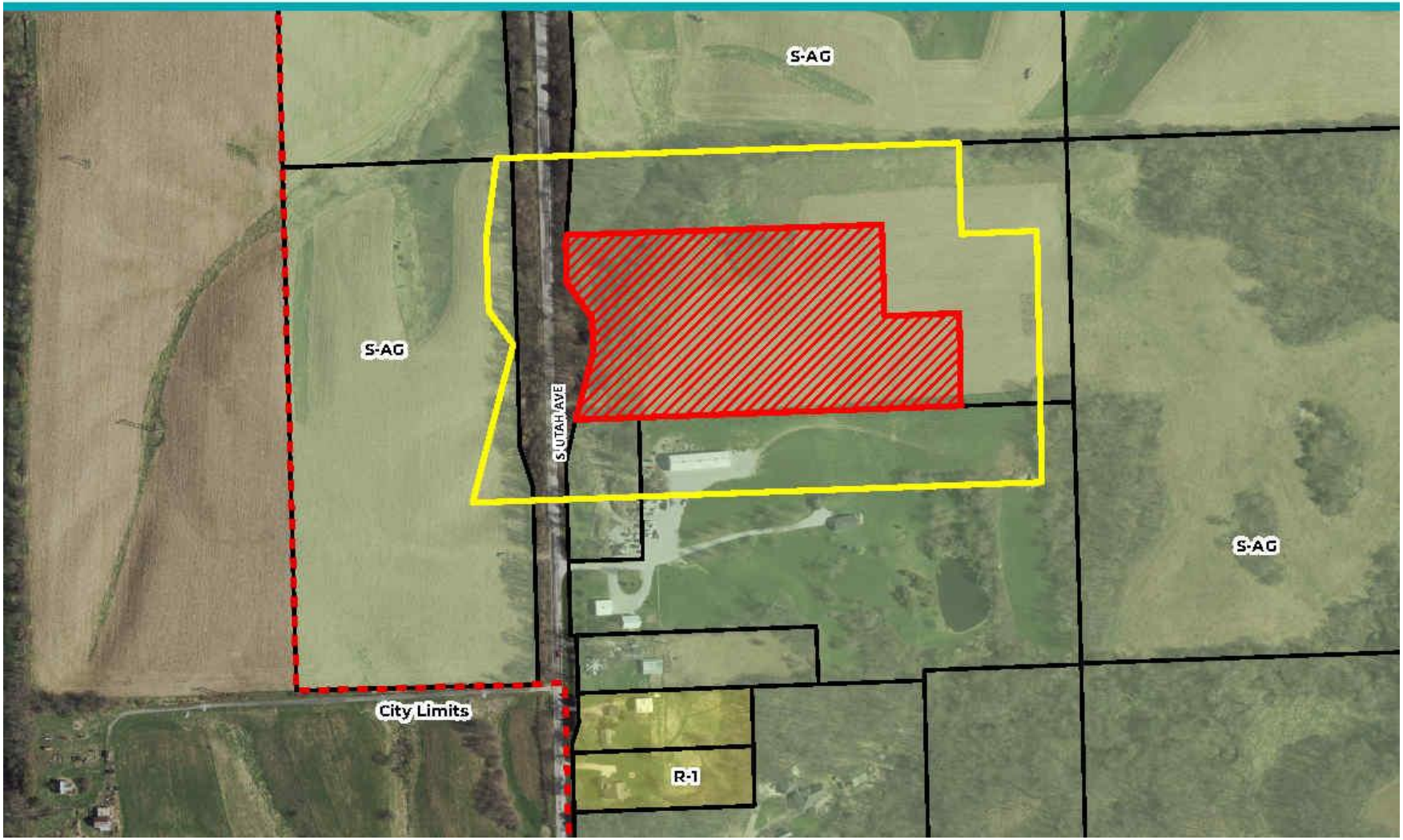
Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Rezoning Request

Case REZ22-01
Rezone from S-AG Agricultural District to R-1 Single-Family Residential District

Subject Property
200' Notification Boundary
0 200 400
Feet



Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807
T | 563.326.6198
E | contactus@davenportiowa.com
davenportiowa.com/DNS

Werderitch, Matt

From: DNSD Info
Sent: Tuesday, April 12, 2022 7:48 AM
To: Planning
Cc: contactus
Subject: FW: [EXT] Rezoning

-----Original Message-----
From: contactus <contactus@davenportiowa.com>
Sent: Monday, April 11, 2022 9:28 AM
To: DNSD Info <dnsd.info@davenportiowa.com>
Cc: contactus <contactus@davenportiowa.com>
Subject: FW: [EXT] Rezoning

Please respond by including only the original eGov request below and copy contactus@davenportiowa.com.
Thank you.

Customer Experience Team
Public Works – Customer Experience Division City of Davenport

T 563-326-7923
1200 E. 46th St., Davenport, IA 52807

davenportiowa.com

-----Original Message-----
From: Karen Lindquist <kklindquist2@gmail.com>
Sent: Sunday, April 10, 2022 7:26 PM
To: contactus <contactus@davenportiowa.com>
Subject: [EXT] Rezoning

I received a letter and map from the Davenport and Neighborhood Service last week. There will be a Public Hearing on 4/19/2022 at 5:00 pm.
I am contacting you to ask you what this will mean to me and my residence. I am very concerned as to what this will do to our community area. We would prefer to have something in the area that is more beneficial to our community. Police or ambulance sub station would be very beneficial. The activity at the Motel 6 is very questionable. Storage area of Menards is no benefit to anyone in our community. Please send my request to whom ever is making these decisions.

Sincerely,

Karen Lindquist
6431 N Harrison St.

Davenport, IA 52806
563-505-2574
kklindquist2 @gmail.com

City of Davenport

Department: Community Planning & Economic Development
Contact Info: Brian Heyer | 563-326-7735

Action / Date
5/11/2022

Subject:
Resolution authorizing the conveyance of vacated public right-of-way known as a portion of right-of-way lying south of East 59th Street and west of Tremont Avenue in Brady Eighty Industrial Park 5th and 6th Additions (Seven Hills Paving LLC, Petitioner). [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
The City recently vacated this right-of-way so Seven Hills Paving LLC could include it in a subdivision plat. Seven Hills Paving LLC plans to incorporate the vacated public right-of-way into its development for future business ventures which will serve as the access for otherwise land-locked parcels. Conveyance will be subject to existing utilities and easements.

A Public Hearing was held as required by State law on May 4, 2022.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Proposed Conveyance Area Map

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	4/28/2022 - 4:31 PM

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION authorizing the conveyance of vacated public right-of-way known as a portion of right-of-way lying south of East 59th Street and west of Tremont Avenue in Brady Eighty Industrial Park 5th and 6th Additions (Seven Hills Paving LLC, Petitioner).

WHEREAS, the City of Davenport currently owns vacated public right-of-way known as the north-south right-of-way lying south of East 59th Street and west of Tremont Avenue within Brady Eighty Industrial Park 5th and 6th Additions, legally described as:

Part of Brady Eighty Industrial Park 5th and 6th additions in the City of Davenport, located in the Northwest quarter of Section 12, Township 78 North Range 3 east of the 5th P.M., Scott County, Iowa, more particularly described as follows:

Beginning at the northwest corner of Lot 7 in Phoenix Centre 7th Addition; thence South 01° 19' 47" East along the east right of way line of Tremont Avenue as shown on said Brady Eighty Industrial Park 5th and 6th Addition, a distance of 674.38 feet to the southeast corner of Brady Eighty Industrial Park 6th Addition; thence South 87° 30' 06" West along the south line of said 6th Addition, a distance of 30.01 feet to the west right of way line of Tremont Avenue; thence North 01° 19' 47" West along said west right of way line, a distance of 659.99 feet to a 15.00 feet radius curve, concave southwesterly, thence 23.56 feet northwesterly along said curve, with a delta angle of 90° 00' 00", and a 21.21 feet chord that bears north 46° 19' 47" west; thence North 88° 40' 13" East, a distance of 45.00 feet to the point of beginning, containing 20,289 square feet, more or less and subject to existing utilities, easements, and restrictions of record; and

WHEREAS, the City of Davenport wishes to convey the same to Seven Hills Paving, LLC, subject to easements and restrictions of record and existing utilities; and

WHEREAS, a Public Hearing on the matter was held on Wednesday, May 4, 2022, as required by law.

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa that the above-described real estate be conveyed to Seven Hills Paving, LLC subject to easements and restrictions of record and existing utilities; and in addition that an easement be recorded granting access to all public utility providers, including the City of Davenport, for the

maintenance, operation, removal, repair, construction, reconstruction, placement and/or replacement of all utilities within the vacated right of way; and

BE IT FURTHER RESOLVED that the proposed conveyance shall be executed by the Mayor and Deputy City Clerk on behalf of the City.

Passed and approved this 11th day of May, 2022.

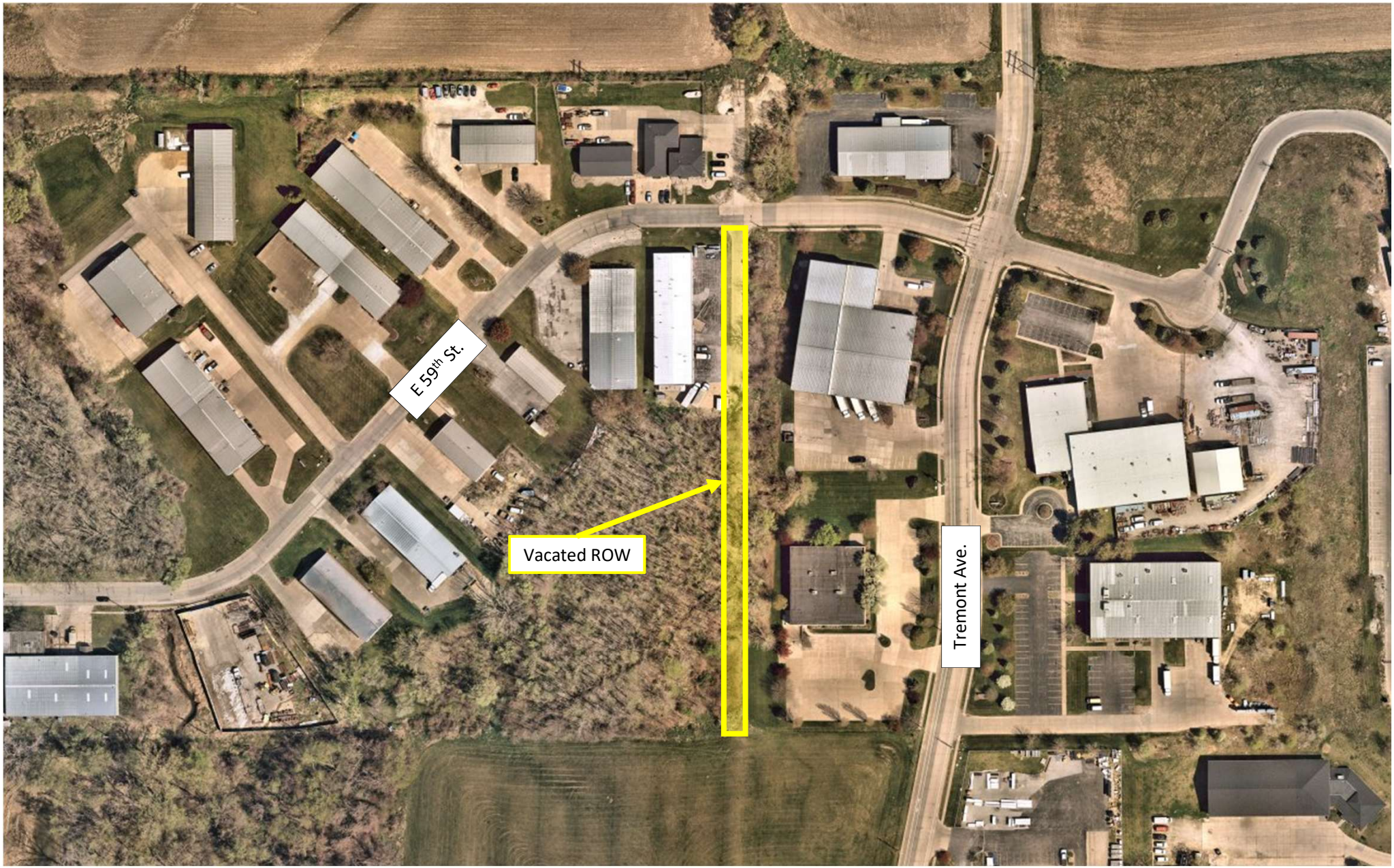
Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

Proposed Conveyance Area



City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Bruce Berger | 563-326-7769 **5/25/2022**

Subject:
Resolution authorizing the conveyance of City-owned property located at 637 Oak Street to Amber Martin, Petitioner. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
As part of the Urban Homestead Program funded with a variety of Federal housing grants, the City acquired and rehabilitated a single-family home with the intention of selling the property to an income-eligible household in Davenport. This program, which has been approved by City Council as part of the City's CDBG Five Year Comprehensive and One Year Annual Plans, enables vacant properties to be returned to the tax rolls and improves the look and feel of neighborhoods while providing eligible working households with affordable homeownership opportunities.

The petitioner has applied for and has been approved as federally eligible to acquire these property from the City. City staff solicited an appraisal for the property and is being sold for $138,000.

Adoption of this Resolution will authorize the Mayor and staff to execute closing documents and convey the property to the petitioner.

ATTACHMENTS:

	Type	Description
🗋	Cover Memo	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	5/12/2022 - 11:36 AM

Resolution No. _____

Resolution offered by Ald. Gripp

RESOLVED by the City Council of the City of Davenport.

RESOLUTION authorizing the conveyance of City-owned property located at 637 Oak Street to Amber Martin, Petitioner. [Ward 3]

WHEREAS, the legal description of the property proposed to be conveyed is:

> Parcel H0050-05, 637 Oak Street, to Amber Martin (Petitioner) with the legal description Lot 11 in Block 5 in Glaspell's Second Addition to the City of Davenport, Iowa; excepting the tract conveyed to the City of Davenport by deed dated December 9, 1924, and recorded in Book 103 of Town Lot Deeds, page 459, records of Scott County, Iowa.

WHEREAS, the City has operated the Urban Homestead Program since the 1980s to acquire abandoned or vacant houses, rehabilitate them with Federal funding, and to convey them to income qualifying homebuyers; and

WHEREAS, this program helps revitalize and stabilize neighborhoods, often increasing homeownership and encouraging reinvestment; and

WHEREAS, the property referenced is the latest home that has been completed via the Urban Homestead Program; and

WHEREAS, the petitioner has applied for the program, met all of the requirements, and was selected to acquire the home; and

WHEREAS, per State requirements, notification of a public hearing was published and the public hearing was held on May 18, 2022.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City Council does hereby approve the conveyance of the above property and authorize staff to execute documents necessary to accomplish the transfer.

Passed and approved this 25th day of May, 2022.

Attest: Approved:

_____ _____

Brian Krup, Deputy City Clerk Mike Matson, Mayor

City of Davenport

Department: Public Safety
Contact Info: Alderwoman Meginnis and Alderman Kelly | 563-888-2066

Action / Date
5/25/2022

Subject:
Second Consideration: Ordinance amending Chapter 8.14 entitled "Neighborhood Enhancement - Environmental Improvement" by amending various sections in Article VI "Nuisance Vehicles" to clearly define unregistered vehicles, define a new process of abating nuisance vehicles, and provide a more efficient process for removing these vehicles from the public right-of-way. [All Wards]

Recommendation:
Adopt the Ordinance.

Background:
Davenport's current nuisance vehicle ordinance (Section 8.14.460-8.14.500) does not address effectively two of the City's pressing problems: unlicensed vehicles parked on City streets and repeat nuisance vehicles parked in the public right-of-way.

While residents across all neighborhoods are challenged, the problem is particularly evident in older areas where smaller lot sizes translate to less space in front of homes. These neighborhoods were built at a time when households owned fewer vehicles. Neighborhood density has also been increased as former single family sites have been converted to multi-family use. Older garages found in these neighborhoods tend to be small and adequate for only one vehicle. The current Ordinance both defines unregistered vehicles and nuisance vehicles and addresses enforcement relating to them; however, it does not address how vehicles that repeatedly violate City ordinances may be nuisance abated. It provides no real consequence for these neighborhood eyesores.

Additionally, current enforcement is unwieldy; implementation requires an inordinate amount of staff time. This redirects taxpayer dollars and staff time away from more productive activity.

Changes to the existing ordinance would:

1. More clearly define unregistered vehicles.
2. Define a new process of nuisance abating vehicles.
3. Provide a more efficient process for removing these vehicles from the public right-of-way.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance - Amended 051122
🗋	Backup Material	Current Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Office of the Mayor	Admin, Default	Approved	4/28/2022 - 4:12 PM

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 8.14 ENTITLED "NEIGHBORHOOD ENHANCEMENT – ENVIRONMENTAL IMPROVEMENT" BY AMENDING VARIOUS SECTIONS IN ARTICLE VI "NUISANCE VEHICLES" TO CLEARLY DEFINE UNREGISTERED VEHICLES, DEFINE A NEW PROCESS OF ABATING NUISANCE VEHICLES, AND PROVIDE A MORE EFFICIENT PROCESS FOR REMOVING THESE VEHICLES FROM THE PUBLIC RIGHT-OF-WAY.

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

Section 1. That Subsection 8.14.460(G) of the Municipal Code of Davenport, Iowa, be and the same is hereby amended to read as follows:

G. Lacks current registration or does not display current registration, if registration is required for that category of vehicle. Current registration includes, but is not limited to, a license plate with a current sticker or a dealer sale sticker with valid date;

Section 2. That Section 8.14.460 of the Municipal Code of Davenport, Iowa, be and the same is hereby amended to add new subsections (N) and (O) to read as follows:

N. Has been found by the city to be in violation of the Davenport Municipal Code Chapters 8.14 or 10.76 on three occasions in a consecutive 12-month period. After twelve consecutive months of compliance with Chapters 8.14 and 10.76 such vehicle reverts back to its previous status of not being a nuisance vehicle. The city shall provide notice of this declaration in accordance with this chapter including a statement that the vehicle will now be subject to immediate towing if found in violation without any further notice and a statement that an appeal of this declaration may be filed pursuant to Chapter 2.86;

O. Meets the definition of an "abandoned vehicle" under Section 10.76.010(A).

Section 3. That Section 8.14.470 of the Municipal Code of Davenport, Iowa, be and the same is hereby amended to read as follows:

8.14.470 **Notice to abate.**

Private Property

No nuisance vehicle shall remain upon private property for a period in excess of 24 hours. After a twenty-four-hour waiting period said vehicle is hereby declared to be a nuisance and may be immediately abated by the City. The police department, neighborhood services department or their respective designees shall give notice of the nuisance and request abatement to begin the twenty-four-hour waiting period in any one of the following ways:

A. By certified and regular mail addressed to the private property owner, if applicable, as shown by the Scott County Parcel query; or

B. By certified and regular mail addressed to the last known address of the registered owner of the nuisance vehicle; or

C. By attaching a notice securely to the nuisance vehicle. Said notice shall state the nature of the violation, the abatement action to be taken to correct the violation, the date by which the abatement action must be taken, that failure to correct the violation will result in the vehicle being towed, that the costs of abatement action by the City will be assessed against the property (required only if the cost assessment is pursued), and that a hearing to contest the tow may be requested.

In the case of mailing notice shall be deemed given when mailed.

Public Property

No vehicle shall remain upon the public-right-of-way in excess of the parking limit for the area in which it is located. The 24-hour will be measured in the following manner:

A. Upon notification of this violation, the vehicle's location will be marked on the street.

B. After 24 hours, the vehicle will be stickered. Repeat violations will be handled in the same manner.

Section 4. That Section 8.14.480 of the Municipal Code of Davenport, Iowa, be and the same is hereby amended to read as follows:

8.14.480 **Removal of nuisance vehicles.**

The police department or its designee may enforce the provisions of this article by having nuisance vehicles that violate this article removed from public or private property in accordance with the abatement notice. Any nuisance vehicle not reclaimed within 10 days of impoundment shall be deemed abandoned.

Nuisance vehicles without current registration or in undriveable condition may be towed without notice.

Vehicles parked in the public right-of-way that have been stickered or tagged three times in the past twelve months for being unlicensed and/or for being in violation of the legal parking limit for the public right-of-way in which they were located at the time of tagging and/or being inoperable (any

combination of these violations) will be towed without notice. A vehicle will be cleared of nuisance status only after twelve continuous months without violations.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

_____
Mike Matson
Mayor

_____
Brian Krup
Deputy City Clerk

Title 8. Health and Safety

Chapter 8.14. NEIGHBORHOOD ENHANCEMENT — ENVIRONMENTAL IMPROVEMENT

Article VI.. NUISANCE VEHICLES

8.14.460. Nuisance vehicles defined.

[Ord. 2018-442 § 25; Ord. 2002-31 § 17]
"Vehicle" means any manner of conveyance designed to be propelled by force, but not human powered, along the ground, water or air, and including, but not limited to, automobiles, trucks, tractor trailers, motorcycles, trailers, wagons, tractors, watercraft, aircraft, and snowmobiles. A vehicle is a "nuisance vehicle" if it is upon public or private property, lawful junkyards or salvage yards excepted, not enclosed within a legal structure and exhibits at least one of the following characteristics:

A. Cannot be operated under its own power or is otherwise inoperable (in the case of a trailer the trailer is not attached to a fully-operational vehicle that can tow it that displays a current registration);

B. Has at least one tire that is not fully-operational unless designed to operate without the same;

C. Is unattended on jacks, blocks, or elevated in any other way which constitutes a threat to the public health, safety or welfare;

D. Has become a habitat for rats, mice, snakes, or other vermin or insects;

E. Lacks a fender, door, hood, steering wheel, trunk top, or the same is loosely attached;

F. Has an exposed and dangerous edge or protrusion;

G. Lacks current registration or does not display current registration, if registration is required for that category of vehicle;

H. Leaks any flammable or hazardous fluid;

I. Has been partly or fully dismantled;

J. If upon public right-of-way, cannot be legally operated on the same;

K. In the case of a motor vehicle, cannot be legally operated on a public street or highway;

L. Largely functions as a solid waste container-lawfully operated solid waste or garbage trucks excluded; or

M. Has a dangerous or defective condition that poses a threat to the public health or safety.

8.14.470. Notice to abate.

[Ord. 2018-442; Ord. 2006-264 § 8; Ord. 2002-31 § 18]
No nuisance vehicle shall remain upon public or private property for a period in excess of 24 hours. After a twenty-four-hour waiting period said vehicle is hereby declared to be a nuisance and may be immediately abated by the City. The police department, neighborhood services department or their respective designees shall give notice of the nuisance and request abatement to begin the twenty-four-hour waiting period in any one of the following ways:

A. By certified and regular mail addressed to the private property owner, if applicable, as shown by the Scott County Parcel query;

B. By certified and regular mail addressed to the last known address of the registered owner of the nuisance vehicle; or

C. By attaching a notice securely to the nuisance vehicle. Said notice shall state the nature of the violation, the abatement action to be taken to correct the violation, the date by which the abatement action must be taken, that failure to correct the violation will result in the vehicle being towed, that the costs of abatement action by the City will be assessed against the property (required only if the cost assessment is pursued), and that a hearing to contest the tow may be requested.

In the case of mailing notice shall be deemed given when mailed.

8.14.480. Removal of nuisance vehicles.

[Ord. 2006-264 § 9; Ord. 2002-31 § 19]
The police department or its designee may enforce the provisions of this article by having nuisance vehicles that violate this article removed from public or private property in accordance with the abatement notice. Any nuisance vehicle not reclaimed within 10 days of impoundment shall be deemed abandoned.

8.14.490. Records of towed vehicle kept.

[Ord. 2006-264 § 10; Ord. 2002-31 § 20]
When a vehicle is impounded under the provisions of this article the police department shall keep the records specified in Section **10.76.070**.

8.14.500. Notification and redemption of towed vehicle.

[Ord. No. 2006-264 § 11; Ord. 2002-31 § 21]
When a vehicle is impounded under this article the police department will provide the notice specified under Section **10.76.100.** A towed vehicle may be redeemed with the police department by following the procedure set forth in Sections **10.76.090**, **10.76.100** and **10.76.120.** However, any reference to a hearing under 10.76.110 is not applicable.

8.14.510. Emergency tows.

[Ord. 2002-31 § 22]
When a nuisance vehicle presents a clear and immediate threat to the public safety or health, a peace officer or code official may declare such vehicle to be a nuisance and have it towed immediately away without prior notice and opportunity for hearing. The owner may appeal the amount of the abatement costs only at a hearing pursuant to Section **8.14.520**.

8.14.520. Hearing.

[Ord. 2015-118 § 12; Ord. 2002-31 § 23; Ord. 94-293 §§ 5,6; Ord. 81-791 § 19]
The person(s) to whom the notice is directed, or that person's duly authorized agent, may file a request for hearing as provided in Section **2.86.020.** If requested an appeal hearing shall be scheduled and held pursuant to Chapter 2.86. If timely appeal is not filed the notice shall be deemed to be conclusively presumed to be true and the City may proceed accordingly.

City of Davenport

Department: Public Safety
Contact Info: Alderman Jobgen and Alderman Dunn | 563-888-2066

Action / Date
5/25/2022

Subject:
First Consideration: Ordinance amending subsection 9.40.030(B) to change and shorten the time period to legally use consumer fireworks on July 3 and 4 to 5:00 p.m. until 10:00 p.m. from the current 2:00 p.m. to 11:00 p.m. [All Wards]

Recommendation:
Adopt the Ordinance.

Background:
It has been requested that the City Council consider shortening the time period to legally use consumer fireworks on July 3 and 4 to 5:00 p.m. to 10:00 p.m. from the current 2:00 p.m. to 11:00 p.m.

ATTACHMENTS:

	Type	Description
	Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Admin, Default	Approved	5/11/2022 - 3:24 PM

ORDINANCE NO. _____

ORDINANCE AMENDING SUBSECTION 9.40.030(B) TO CHANGE AND SHORTEN THE TIME PERIOD TO LEGALLY USE CONSUMER FIREWORKS ON JULY 3 AND 4 TO 5:00 P.M. UNTIL 10:00 PM FROM THE CURRENT 2:00 PM TO 11:00 PM.

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

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

B. Consumer Fireworks may be used on July 3 and July 4 from 5:00 p.m. until 10:00 p.m. and on the night of December 31 from 10:00 p.m. until 12:30 a.m.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Brian Krup | 563-326-6163 **5/25/2022**

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

Susan Prouty; Graduation Party; 1320 West 49th Street; Friday, June 3, 2022 4:00 p.m. - 10:00 p.m.; **Closure:** West 49th Street from Taylor Street east to the dead end. [Ward 7]

Humility Homes & Services; Welcome Home Neighborhood Block Party; 519 Fillmore Street; Saturday, June 25, 2022 10:30 a.m. - 2:00 p.m.; **Closure:** West 6th Street from Fillmore Street to Washington Street. [Ward 3]

Cornbelt Running Club; Bix 7 and Quick Bix; Saturday, July 30, 2022 4:00 a.m. - 12:00 p.m.; **Closure:** Iowa Street between East 2nd and East 3rd Streets. [Ward 3]

Michelle Russell; The Heights of the Era; Lindsay Park | 2200 East 11th Street; Saturday, July 30, 2022 5:00 a.m. – 11:00 p.m.; **Closures:** East 11th Street from Jersey Ridge Road to Hillcrest Avenue; River Street between Hillcrest Avenue and Edgehill Terrace (beginning at 12:00 p.m. after the Bix). [Ward 5]

Davenport Public Library; QCBeats - Alternating Currents; Main Library Branch | 321 North Main Street; Thursday, August 18, 2022 3:00 p.m. - 8:00 p.m.; **Closure:** Main Street from West 4th Street south to north of the alley. [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.

The Bix 7 closures were approved at the April 27, 2022 City Council Meeting. The Iowa Street from East 2nd to East 3rd Streets was inadvertently excluded on their application.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Prouty Graduation Party Map
🗋	Backup Material	Prouty Graduation Party Street Closure Petition
🗋	Backup Material	Humility Homes Neighborhood Block Party Closure Map
🗋	Backup Material	Humility Homes Neighborhood Block Party Street Closure Petition
🗋	Backup Material	Humility Homes Neighborhood Block Party Letter to Neighbors
🗋	Backup Material	Heights of the Era Closure Map

Backup Material	Heights of the Era Letter to Neighbors
Backup Material	QCBeats Closure Map
Backup Material	QCBeats Street Closure Petition
Backup Material	QCBeats Letter to 324 Main St

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	5/13/2022 - 8:12 AM

Resolution No. _____

Resolution offered by Alderman Jobgen.

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

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

Susan Prouty; Graduation Party; 1320 West 49th Street; Friday, June 3, 2022 4:00 p.m. - 10:00 p.m.; ***Closure:*** *West 49th Street from Taylor Street east to the dead end. [Ward 7]*

Humility Homes & Services; Welcome Home Neighborhood Block Party; 519 Fillmore Street; Saturday, June 25, 2022 10:30 a.m. - 2:00 p.m.; ***Closure:*** *West 6th Street from Fillmore Street to Washington Street. [Ward 3]*

Cornbelt Running Club; Bix 7 and Quick Bix; Saturday, July 30, 2022 4:00 a.m. - 12:00 p.m.; ***Closure:*** *Iowa Street between East 2nd and East 3rd Streets. [Ward 3]*

Michelle Russell; The Heights of the Era; Lindsay Park | 2200 East 11th Street; Saturday, July 30, 2022 5:00 a.m. – 11:00 p.m.; ***Closures:*** *East 11th Street from Jersey Ridge Road to Hillcrest Avenue; River Street between Hillcrest Avenue and Edgehill Terrace (beginning at 12:00 p.m. after the Bix). [Ward 5]*

Davenport Public Library; QCBeats - Alternating Currents; Main Library Branch | 321 North Main Street; Thursday, August 18, 2022 3:00 p.m. - 8:00 p.m.; ***Closure:*** *Main Street from West 4th Street south to north of the alley. [Ward 3]*

WHEREAS, the City, through its Special Events Policy, has accepted the above applications for events on the listed dates and times that are requesting street, lane, or public ground closures; and

WHEREAS, upon review of the application, it has been determined that said streets, lanes, or public grounds will need to be closed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the above street, lane, or public ground closures are hereby approved and staff is directed to proceed with the closures.

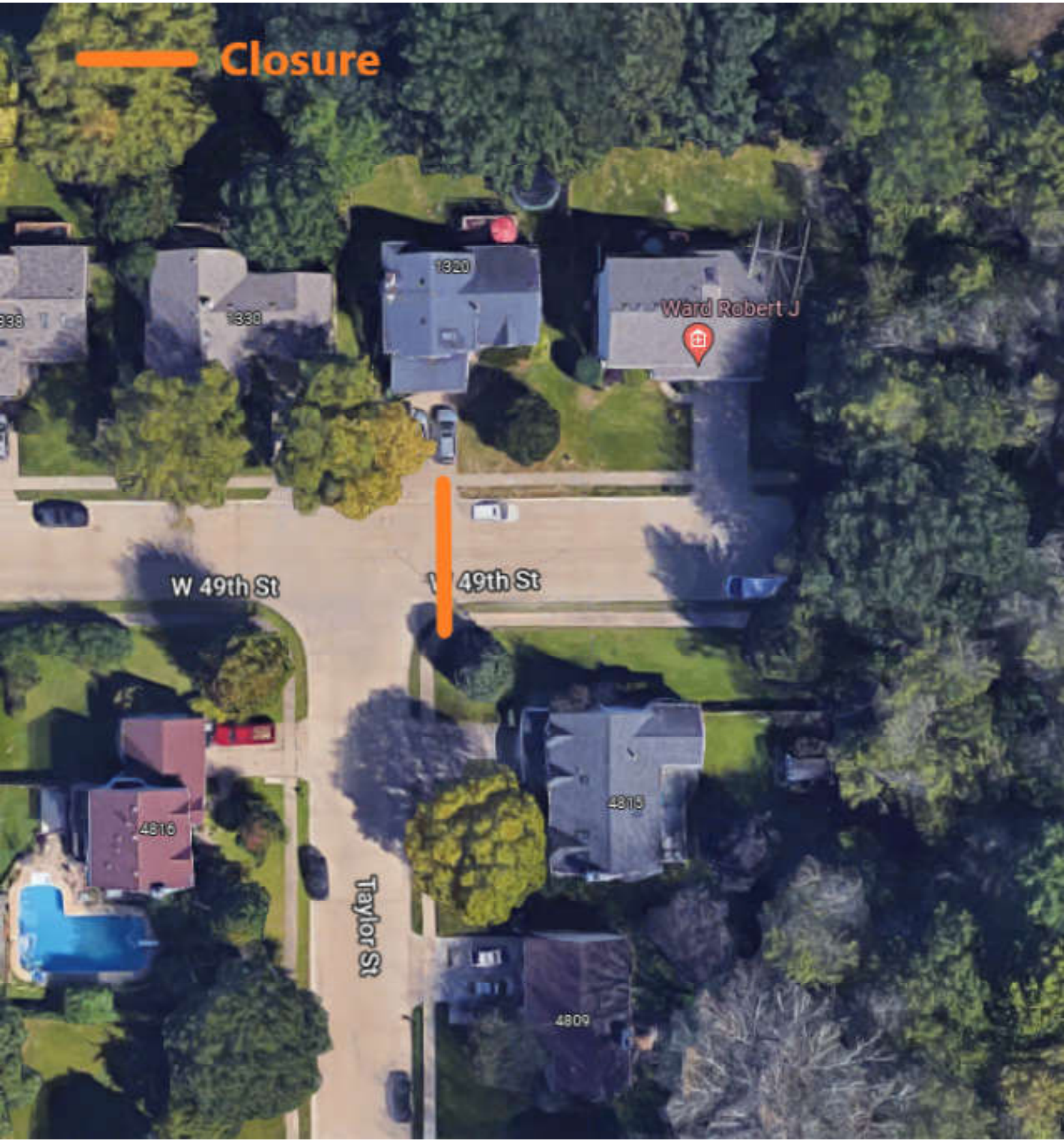
Passed and approved this 25th day of May, 2022.

Approved: Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk


Closure
1320
1330
Ward Robert J
W 49th St
W 49th St
4815
4810
Taylor St
4809

4

CITY OF DAVENPORT

STREET CLOSING PETITION FOR SPECIAL EVENTS

On the 3rd day of June, 2022 during the hours of 4 - 10
there is proposed a street closing, requested by Susan Prouty, which will require the closing of W 49th Street between 1330 W 49th and 1320 W 49th St. accross from Taylor (Taylor) & 49th 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
Kristin Clark 4815 Taylor St	X		
Pete Ward 1316 W 49	X		
Rachel Deahl 1330 W 49th	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.

Susan Prouty 5/1/2022
Signature of Applicant Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com


W 6th St
W 6th St
W 6th St
W 6th St
Washington St
Fillmore St
Fillmore St
Closure
Fresh Start Center
- Humility Homes and...
1460
1454
1450
1442
1440
1436
1430
1426
1422
1418
1414
1412
608
604
1498
1432
1453
1459
552

Neighborhood Block Party Street Closure

Permission to close W 6th Street, from Fillmore to Washington on the date of:

June 25th, from 10:30am – 2:00pm

Name	Address	Signature
Jordan Strickland	1408 W 6th St	Jordan Strickland
Shawn Nunn	1438 W 6th St	Shawn Nunn
Jeff Miller	1458 W 6th	Jeff Miller
Amie Pate	1446 W 6th St	A Pate
Angie Whalen	1412 W 6th St.	Angie Whalen
	604 Fillmore St. Vacant	
	1418 - no response	Left Letter
Rosa C.D.	1422 6th St.	Rosa Dominguez
	1426 - No response. being worked on. Possibly vacant	
	1430 - No response	Left Letter
	1432 - Notice Do not enter	
	1436 - No response	Letter left
Brian Holt	~~1440~~ 1440 W 6th St.	Brian Holt
James Conner	1450 W 6th	James Conner
	1454 - No response	Letter left.
	1460 - Vacant	
	1459 - No response	Letter left.
	1453 - No response	Letter on their door.

humility
HOMES & SERVICES

Dear Neighbor,

You are invited to attend our "Welcome Home" Block Party to be hosted on W 6th St between Washington St and Fillmore St. on Saturday June 25 2022 at 11:00AM.

This event is a free event to our community and it will offer free food, resource fair, giveaways, shows, activities and entertainment for all the family, and much more!

We have requested the City of Davenport to have barricades blocking W 6th St between Washington and Fillmore from 10:30am to 2:00PM and we wanted to let you know in advance.

We would love to have you joins us and invite others too.

Should you have any questions or comments, please do not hesitate to contact me.

Written objections to this closure can be submitted to Brian Krup, Deputy City Clerk for the City of Davenport, at Brian.Krup@davenportiowa.com by May 11th.

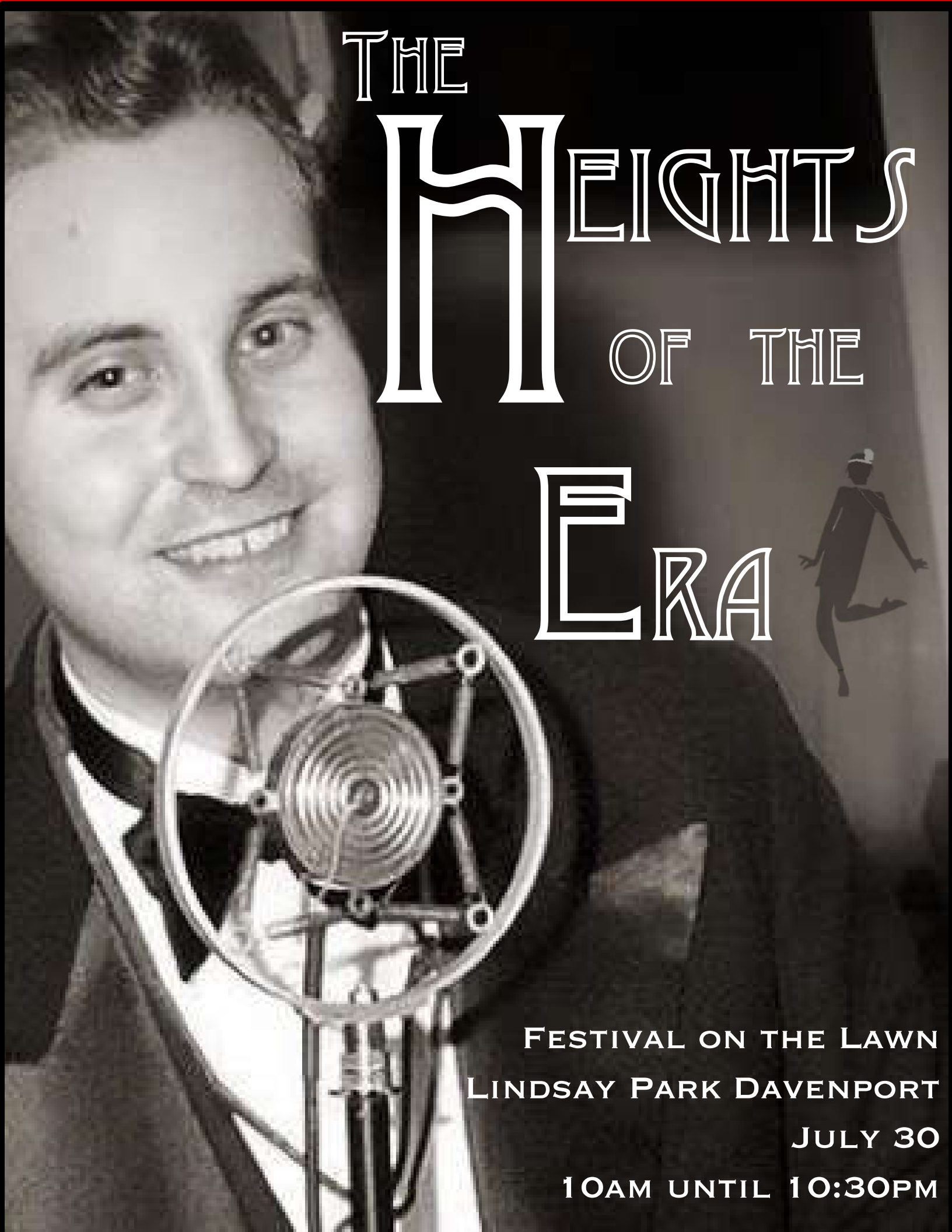
Kayla Ballantyne, Development Assistant
Humility Homes and Services, Inc.
519 Fillmore St
Davenport, IA, 52802
P: 563-326-1330 Ext. 113
humilityhomes.org

The Heights of the Era (THOTE) Site Plan -- Stage Facing River (away from homes)



LEGEND

- Flagging Surrounding Event Site
- Food & Beverage Garden (flagging surround)
- Barricade (Bi-State)
- Temp Power
- Hand Washing Station
- Shuttle Drop Off / Pick Up (from / to off-site parking areas)


The Heights of the Era
Festival on the Lawn
Lindsay Park Davenport
July 30
10am until 10:30pm

Resident Name,

Resident Address

YOU are formally invited as our VIP Guest at

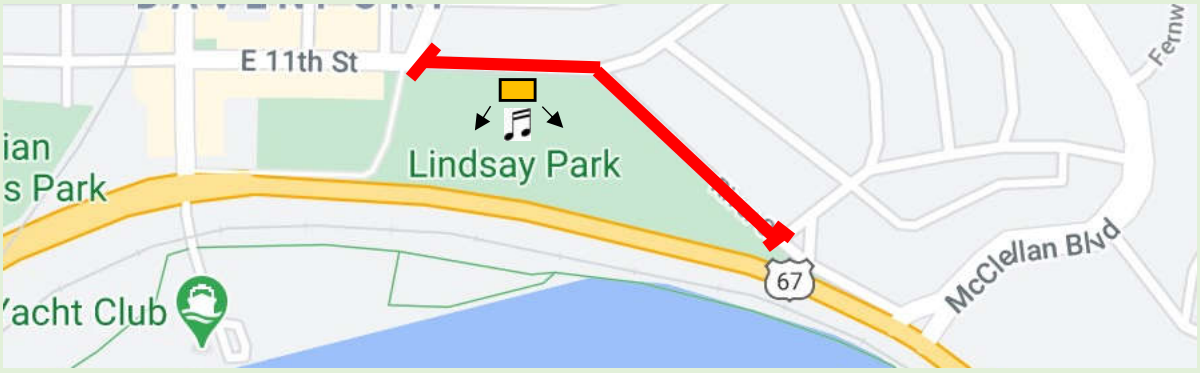
The Heights of the Era



Festival on the Lawn
Lindsay Park
July 30 10am until 10:30pm

For safety & privacy of residents, we are requesting that the City close the following streets from 5am until 11pm on event day – Saturday July 30:

- River St between Edgehill Terrace & E. 11th St / Hillcrest Ave
- E. 11th St between River St / Hillcrest Ave & Jersey Ridge



Road Closed 5am until 11pm
Music Stage

Live music will be performed on the stage in the styles of 1910s -1920s Dixieland, Ragtime, O Brother Where Art Thou style Bluegrass, Barbershop Quartet, A Cappella, and Traditional Irish. The entire day will also be broadcast live on WVIK 90.3FM.

Please sign here so we know you have received your invitation & notification:

Questions or concerns? *Please contact:* **MyButler@misterbutler.com**


Closure
W 4th St
W 4th St
N Main St
Davenport Public Library
Nickerson-Sloane Special Collections Center
Davenport Hotel
Oh So Sweet by Tiphanie
Endless Brews
The Office Cocktail Bar & Lounge
Google

W 4th St
Dpc

City Of Davenport

Street Closing Petition for Special Events/Block Parties

On the 18th day of August, 2022, there is proposed a street closing, requested by Davenport Public Library, which will require the closing of Main Street between alley and 4th Street, during the hours of 3P to 7P.

Please sign your name and print your address below and indicate whether you are in favor, opposed, or are not concerned about the street closure as indicated above (check one please). **Applicants**: if a resident is unavailable, please list the address and indicate the date(s) and time you tried to make contact.

Name and Address	Favor	Oppose	Not Concerned
Me and Billy Will M. Cole 200 W. 3RD ST.	✓		
Oh So Sweet by Tiffanie Attempted 9:05am 4/20/22 314 Main St			
Endless Brews 310 Main St Ret St	X		
Mockingbird theatre ?			
Symmetry (328 N. Main)	X		

*Please use additional sheets, if necessary.

William Krup 4/20/22

Signature of applicant Date

Office of the City Clerk
563-326-6163

226 West 4th Street
Davenport, IA 52801

Email: Brian.Krup@davenportiowa.com

Bill Fuhr
Davenport Public Library
321 Main Street
Davenport, IA 52801
(563) 888-3373 bfuhr@davenportlibrary.com

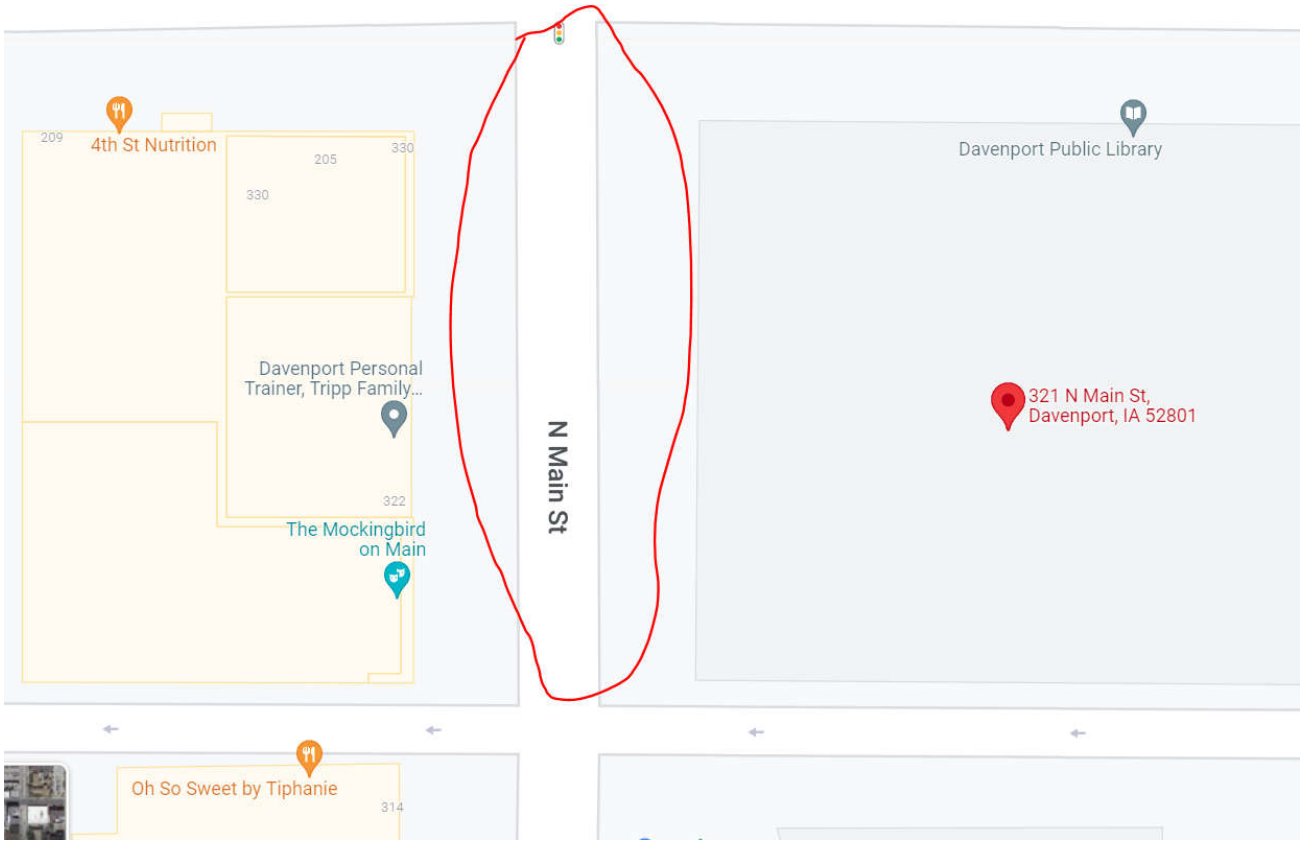
May 6, 2022

DAVENPORT HOTEL LLC
PO BOX 611
BETTENDORF IA 52722

To whom this may concern:

The Davenport Public Library is obtaining a street closure and noise variance for the evening of August 18, 2022 in front of 324 Main Street, Davenport, IA. A band will be performing on a mobile stage in the north half of Main Street from 5-7PM as part of the Alternating Currents festival. The alley to the south of your building and the library will remain open. The band will stop performing at 7pm and the library closes at 8pm at which time the city should remove the barricades.

Thank you for distributing this information to your tenants.



City of Davenport

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

Action / Date
5/25/2022

Subject:
Motion approving noise variance requests for outdoor events on the listed dates and times.

Susan Prouty; Graduation Party; 1320 West 49th Street; Friday, June 3, 2022 4:00 p.m. - 9:00 p.m.; Outdoor music/band, over 50 dBA. [Ward 7]

Riverfront Improvement Commission; Riverfront Events; LeClaire Park and Quinlan Court; Various dates and times June through October 2022 (see attached list); Outdoor music/bands, over 50 dBA. [Ward 3]

The Coffee House; The Textures CD Release Party; 1315 Jersey Ridge Road; Friday, June 17, 2022 6:00 p.m. - 9:00 p.m.; Outdoor music/band, over 50 dBA. [Ward 5]

Humility Homes & Services; Welcome Home Neighborhood Block Party; 519 Fillmore Street; Saturday, June 25, 2022 11:00 a.m. - 2:00 p.m.; Outdoor music/band, over 50 dBA. [Ward 3]

Davenport Public Library; QCBeats - Alternating Currents; Main Library Branch | 321 North Main Street | Thursday, August 18, 2022 5:00 p.m. - 7:00 p.m.; Outdoor music/band, 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, Section 8.19.090 Special Variances.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Riverfront Events List
🗋	Backup Material	The Textures CD Release Party Flyer to Neighbors
🗋	Backup Material	QCBeats Noise Variance Petition

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	5/13/2022 - 8:12 AM

THE CITY OF DAVENPORT
IOWA | USA

Riverfront Events Calendar

Riverpalooza Summer Concert Series | Thursday, June 2, 2022 5:00 p.m. – 9:00 p.m. | Quinlan Court

Music on the River 2022 | Sunday, June 5, 2022 5:00 p.m. – 9:00 p.m. | LeClaire Park

Riverpalooza Summer Concert Series | Thursday, June 9, 2022 5:00 p.m. – 9:00 p.m. | Quinlan Court

Music on the River 2022 | Sunday, June 12, 2022 5:00 p.m. – 9:00 p.m. | LeClaire Park

Riverpalooza Summer Concert Series | Thursday, June 16, 2022 5:00 p.m. – 9:00 p.m. | Quinlan Court

Riverpalooza Summer Concert Series | Thursday, June 23, 2022 5:00 p.m. – 9:00 p.m. | Quinlan Court

Music on the River 2022 | Sunday, June 26, 2022 5:00 p.m. – 9:00 p.m. | LeClaire Park

Riverpalooza Summer Concert Series | Thursday, June 30, 2022 5:00 p.m. – 9:00 p.m. | Quinlan Court

Music on the River 2022 | Sunday, July 3, 2022 5:00 p.m. – 9:30 p.m. | LeClaire Park

Riverpalooza Summer Concert Series | Thursday, July 7, 2022 5:00 p.m. – 9:00 p.m. | Quinlan Court

Music on the River 2022 | Sunday, July 10, 2022 5:00 p.m. – 9:00 p.m. | LeClaire Park

Riverpalooza Summer Concert Series | Thursday, July 14, 2022 5:00 p.m. – 9:00 p.m. | Quinlan Court

Music on the River 2022 | Sunday, July 17, 2022 6:00 p.m. – 11:00 p.m. | LeClaire Park

Riverpalooza Summer Concert Series | Thursday, July 21, 2022 5:00 p.m. – 9:00 p.m. | Quinlan Court

Christmas in July/Sandstravaganza | Friday, July 22, 2022 5:00 p.m. – 10:00 p.m.; Saturday, July 23, 2022 8:00 a.m. – 11;00 p.m.; Sunday, July 24, 2022 8:00 a.m. – 9:00 p.m. | Freight House

Riverpalooza Summer Concert Series | Thursday, July 28, 2022 5:00 p.m. – 9:00 p.m. | Quinlan Court

Riverpalooza Summer Concert Series | Thursday, August 4, 2022 5:00 p.m. – 9:00 p.m. | Quinlan Court

Music on the River 2022 | Sunday, August 7, 2022 5:00 p.m. – 9:00 p.m. | LeClaire Park

Riverpalooza Summer Concert Series | Thursday, August 11, 2022 5:00 p.m. – 9:00 p.m. | Quinlan Court

Music on the River 2022 | Sunday, August 14, 2022 5:00 p.m. – 9:00 p.m. | LeClaire Park

Riverpalooza Summer Concert Series | Thursday, August 18, 2022 5:00 p.m. – 9:00 p.m. | Quinlan Court

Music on the River 2022 | Wednesday, August 24, 2022 5:00 p.m. – 8:30 p.m. | LeClaire Park

Riverpalooza Summer Concert Series | Thursday, August 25, 2022 5:00 p.m. – 9:00 p.m. | Quinlan Court

Riverpalooza Summer Concert Series | Thursday, September 8, 2022 5:00 p.m. – 9:00 p.m. | Quinlan Court

Riverpalooza Summer Concert Series | Thursday, September 15, 2022 5:00 p.m. – 9:00 p.m. | Quinlan Court

Riverpalooza Summer Concert Series | Thursday, September 22, 2022 5:00 p.m. – 9:00 p.m. | Quinlan Court

Riverpalooza Summer Concert Series | Thursday, September 19, 2022 5:00 p.m. – 9:00 p.m. | Quinlan Court

Rolling on the River Car Show | Saturday, October 1, 2022 8:00 a.m. – 3:00 p.m. | LeClaire Park

ALBUM RELEASE PARTY!

THE TEXTURES





with Special Guest

Widespread Dead

Friday, June 17

6-9 pm

COFFEE HOUSE

Cafe and Goods

1315 Jersey Ridge Road, Davenport

If you are in opposition, please submit it in writing to Brian Krup, Deputy City Clerk for the City of Davenport at brian.krup@davenportiowa.com

City of Davenport
Noise Variance Signature Petition

On the 18th day of August, 2022, there is proposed an event which will include outdoor music or band, requested by Davenport Library during the hours of 5pm - 7pm.

Please print your address and sign your name below and indicate whether you are in favor, oppose, or are not concerned about a noise variance being issued for this event (check one please). **Applicants**: if a resident is unavailable, please list the address and indicate the date(s) and time you tried to make contact.

Name and Address	Favor	Oppose	Not Concerned
Summerly Beauty Lounge (312 N Main) 4430 Canterbury LN.	X		
Me and Billy			✓
Oh So Sweet by Typhanie			
314 Main St Attempted 9:05AM 4/20/22			
Endless Brews			
310 N Main St Rudd Iowa	X		
Mockingbird Theatre?			

*Please use additional sheets, if necessary.

William Fuller 4/20/22
Signature of applicant Date

Office of the City Clerk
563-326-6163

226 West 4th Street
Davenport, IA 52801

Email: Brian.Krup@davenportiowa.com

City of Davenport

Department: Public Safety **Action / Date**
Contact Info: Jamie Swanson | 563-326-7795 **5/25/2021**

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

Front Street Brewery (Front Street Brewery, Inc) - 101 W River Dr - Recurring Outdoor Event "Riverpalooza" Thursdays June 2 - September 29 - License Type - Class C Liquor

Ward 4

Don Juan Mexican Cocina, LLC (Don Juan Mexican Cocina, LLC) - 1902 N Division St - New License - License Type: Class C Liquor

Ward 5

Tipsy Village, LLC (Tipsy Village, LLC) - 1117 Mound St - Outdoor Area - New License (New Ownership) - License Type: Class C Liquor

Rudy's Tacos (LaRosa S A, Inc) - 2214 E 11th St - Extended Outdoor Area May 30 - License Type: Class C Liquor

Ward 8

Girl + Food by Café Fresh (Girl + Food, LLC) - 5345 Belle Ave - Outdoor Area - New License - License Type: Class C Liquor

Best Western Plus Steeplegate Inn (Global Brothers Davenport, LLC) - 100 W 76th St - New License (New Ownership) - License Type: Class C Liquor

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

Ward 2

MK Grocery (MK Grocery, Inc) - 1715 W Kimberly Rd - License Type: Class C Beer

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

Ward 3

Dam View Inn (VanDamQC, LLC) - 410 E 2nd St - Outdoor Area - License Type: Class C Liquor

Ward 4

CVS/Pharmacy #8659 (Iowa CVS Pharmacy, LLC) - 1777 Division St - License Type: Class E Liquor

Sun Mart, LLC (Sun Mart, LLC) - 2920 W Locust St - License Type: Class E Liquor

Ward 6

Staybridge Hotel (Shree Balaji, LLC) - 4729 Progress Dr - License Type: Beer/Wine

Biaggi's Ristorante Italiano, LLC (Biaggi's Ristorante Italiano, LLC) - 5195 Utica Ridge Rd - License Type: Class C Liquor

Ward 7

Steel Plow Burger (Steel Plow Burger II, LLC) - 1430 E 52nd St #3 - Outdoor Area - License Type: Class C Liquor

Recommendation:
Pass the Motion.

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

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Admin, Default	Approved	5/13/2022 - 8:13 AM

City of Davenport

Department: Public Works - Engineering **Action / Date**
Contact Info: Nick Schmuecker | 563-327-5162 **5/25/2022**

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the West 69th Street and Jebens Avenue Resurfacing project, CIP #35054. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
The stretch of West 69th Street between Jebens Avenue and North Hancock Avenue and Jebens Avenue from West 67th Street south to the end of P.C.C. were selected for resurfacing. This project will remove and replace the top layer of asphalt while preserving the underlying pavement layers.

The project is scheduled to be bid yet this spring with construction to be complete this summer. Funding for the West 69th Street and Jebens Avenue Resurfacing project is established within CIP #35054. The current estimate is $81,200.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution Letter

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	5/11/2022 - 12:02 PM
Public Works Committee	Moses, Trish	Approved	5/11/2022 - 12:03 PM
City Clerk	Admin, Default	Approved	5/12/2022 - 11:47 AM

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 W. 69th St. and Jebens Ave. Road Project, CIP #35054.

WHEREAS, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the W. 69th St. and Jebens Ave. Road Project.

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 as the plans, specifications, form of contract and estimate of cost for the W. 69th St. and Jebens Ave. Road Project.

Passed and approved this 25th day of May, 2022.

Approved: Attest:

_____ _____

Michael J. Matson, Mayor Brian Krup, Deputy City Clerk

City of Davenport

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

Action / Date
5/25/2022

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the FY 2023 Sanitary Sewer Lateral Repair Program, CIP #30061. [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 2023 Sanitary Sewer Lateral Repair Program are budgeted in CIP #30061.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	PH Notice

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	5/11/2022 - 12:00 PM
Public Works Committee	Moses, Trish	Approved	5/11/2022 - 12:00 PM
City Clerk	Admin, Default	Approved	5/13/2022 - 9:41 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the FY 2023 Sanitary Sewer Lateral Repair Program, CIP #30061.

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 an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the FY 2023 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 RESOLVED by the City Council of the City of Davenport, Iowa that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the FY 2023 Sanitary Sewer Lateral Repair Program.

Passed and approved this 25th day of May, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

Customer Ad Proof

128-60035820 CITY OF DAVENPORT **Order Nbr 126029**

Publication	**Quad-City Times**		
Contact	CITY OF DAVENPORT	PO Number	2022/2210829
Address 1	1200 E. 46TH ST.	Rate	Legal
Address 2		Order Price	19.15
City St Zip	DAVENPORT IA 52807	Amount Paid	0.00
Phone	5633266163	Amount Due	19.15
Fax			
Section	Notices & Legals	Start/End Dates	05/12/2022 - 05/12/2022
SubSection		Insertions	1
Category	2627 Miscellaneous Notices	Size	27
Ad Key	126029-1	Salesperson(s)	Legals 211
Keywords	FY 2023 Sanitary Sewer Lateral and Nuisance	Taken By	Chelsi Ciavarelli
Notes			

Ad Proof

Notice of Hearing
On the Proposed Plans, Specifications and Proposed Contract for the FY 2023 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 18th, 2022, 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 2023 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: James Odean | 563-326-7739

Action / Date
5/25/2022

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

Recommendation:
Adopt the Resolution.

Background:
Buildings were boarded up at various lots and tracts of real estate and were billed to the property owners. The bills have not been paid after 60 days and now are to be levied against the properties.

ATTACHMENTS:

	Type	Description
	Resolution Letter	Resolution
	Backup Material	Board up Buildings

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	5/11/2022 - 11:58 AM
Public Works Committee	Moses, Trish	Approved	5/11/2022 - 11:58 AM
City Clerk	Admin, Default	Approved	5/13/2022 - 9:41 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

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

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

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

BE IT FURTHER RESOLVED if any amount assessed against property herein does not exceed $500, such assessment must be made in 1 annual payment; if amount assessed exceeds $500, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 2%. All assessments bear interest at the current rate of 2%.

Passed and approved this 25th day of May, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

Board Up Building Invoices for Levy

CUST ACCT	NAME	PARCELID	INVOICE	BALANCE
300132913	BENNAMON, KENNETH	H0053-24	80041664	**$95.00**
000091600	MFN INVESTMENTS LLC	E0030-10	80041998	**$357.32**
300096263	LUCIER, DANIEL L	J0024-39	80042190	**$357.17**

Number of Accounts to Levy **3** **Total Balance Outstanding:** **$809.49**

City of Davenport

Department: Public Works - Admin
Contact Info: James Odean | 563-326-7739

Action / Date
5/25/2022

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

Recommendation:
Adopt the Resolution.

Background:
Brush and debris was removed at various lots and tracts of real estate nd were billed to the property owners. The bills have not been paid after 60 days and now are to be levied against the properties.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Brush & Debris Cleanup

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	5/11/2022 - 11:58 AM
Public Works Committee	Moses, Trish	Approved	5/11/2022 - 11:58 AM
City Clerk	Admin, Default	Approved	5/13/2022 - 12:30 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

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

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

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

BE IT FURTHER RESOLVED if any amount assessed against property herein does not exceed $500, such assessment must be made in 1 annual payment; if amount assessed exceeds $500, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 2%. All assessments bear interest at the current rate of 2%.

Passed and approved this 25th day of May, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

Brush and Debris Invoices for Levy

CUST ACCT	NAME	PARCELID	INVOICE	BALANCE
000092619	VILLALPANDO PROPERTIES LLC	L0002-06	01329445	**$2,797.50**
400001301	NGUYEN INC	J0024-07	80040883	**$178.00**
000063755	NGUYEN, QUOC	H0043-23	80040885	**$161.25**
300153956	DOZAL, ALVARO	H0044-36	80040891	**$161.25**
000055709	CASSIE WELT	E0026-17	80040893	**$161.00**
000061015	ARGENTUM PROPERTIES	C0060-02	80041150	**$153.25**
000080449	GURU NANAK FOOD MART INC	F0002-02B	80041156	**$169.75**
000013827	S & J REALTY	F0032-01	80041173	**$153.25**
400001301	NGUYEN INC	J0024-07	80041214	**$269.75**
000096231	SPINKS, MICHAEL	R0419-32	80041311	**$153.25**
810000104	ANDREW WOLD INVESTMENTS	L0008-11A	80041376	**$153.25**
300256727	DAVENPORT LEASED HOUSING ASSC	T2053D01A	80041378	**$161.50**
400001301	NGUYEN INC	K0006-47A	80041380	**$177.75**
400001301	NGUYEN INC	K0010-03	80041382	**$153.25**
000063755	NGUYEN, QUOC	H0043-23	80041384	**$181.50**
400001301	NGUYEN INC	J0024-07	80041390	**$153.25**
000089626	LE, RICHARD	P1316-10	80041392	**$161.50**
300256727	DAVENPORT LEASED HOUSING ASSC	T2053D01A	80041394	**$161.50**
000096236	1428 PERRY ST DAV LLC	G0024-11	80041396	**$169.75**
300247980	HANSON, RONALD	G0030-03	80041630	**$153.25**
300253445	KING, CONNIE K	K0006-22	80041632	**$153.25**
300260086	MOCHA MAYA LLC	C0064-34	80041634	**$153.25**
000067444	TANNER CHEATHEAM	J0050-25	80041640	**$153.25**
300181169	SMITH, DEVENCIA	G0027-17	80041644	**$161.50**
000066335	MMTL INVESTMENTS LLC	F0063-10	80041646	**$161.50**
000080449	GURU NANAK FOOD MART INC	F0002-02B	80041648	**$153.25**
000051222	LIVING QUARTERS FOR DOLLARS	L0001-12	80041652	**$159.50**
810002325	LICANDRO MANAGEMENT LLC	G0056-20	80041656	**$178.00**
000013827	S & J REALTY	K0015-29	80041658	**$161.50**
000063686	ANDREW WOLD INVESTMENTS LLC	L0007-24	80041966	**$161.50**
000081537	DANIEL FOLTZ	H0021-11	80041968	**$153.25**
000081194	SHEKU KARGBO	M1051-41B	80041970	**$153.25**
000086097	LAYNE MENDES	C0063-32	80041972	**$153.00**
000053805	CRYSTAL BEVERLIN	H0022-10	80041978	**$153.25**
300260086	MOCHA MAYA LLC	C0064-33	80041982	**$153.25**

000082078	JAMES GRANT TAYLOR	G0019-16	80041984	**$161.50**
000015870	SECRETARY OF HOUSING & URBAN	H0026-23	80041988	**$169.00**
000051402	NEIGHBORHOOD HOUSING SERVICES	H0054-07	80041990	**$169.75**
000034516	THOMA-HAGEN PROPERTIES LLC	H0044-56	80041992	**$163.75**
120220705	PATTON, STEPHEN M	F0006-27	80042043	**$370.00**
000063686	ANDREW WOLD INVESTMENTS LLC	L0007-24	80042047	**$153.25**
000053746	AMBER LUND	A0045-46	80042053	**$169.75**
400001128	STEEN, MIKE	C0013-31	80042057	**$153.25**
000085877	ENTERPRISES, KERR	F0050-08A	80042059	**$161.50**
000086045	RICHARD A. MATZEN	W1023A17	80042061	**$724.75**
400001301	NGUYEN INC	J0024-07	80042065	**$161.50**
000080449	GURU NANAK FOOD MART INC	F0002-02B	80042067	**$153.25**
810001866	JESUS PEREZ	F0027-27	80042069	**$153.25**
400001301	NGUYEN INC	K0006-47A	80042071	**$153.25**
000076198	DAN LAGUATAN	F0010-05	80042073	**$161.25**
000075488	LINDA BELL	F0046-20	80042075	**$225.50**
000075309	SARA VARGAS	F0020-06	80042077	**$153.25**
300253467	GLOVER, JEANNE M	J0025-28	80042079	**$153.25**
300010533	LINDSAY, RUSSELL S	J0025-02	80042081	**$185.50**
000069974	NB PROPERTIES LLC	F0051-50	80042083	**$153.25**
000004822	LANK, ROBIN S	C0061-05	80042085	**$169.25**
400001301	NGUYEN INC	J0024-07	80042091	**$161.50**
000068871	BROWNE, THEODORE	H0058-07	80042093	**$306.50**
000063755	NGUYEN, QUOC	H0043-23	80042095	**$153.25**
300248601	BROWN, DANIELLE	A0044-09	80042099	**$153.25**
000063686	ANDREW WOLD INVESTMENTS LLC	C0033-11	80042101	**$178.00**
000063827	BRITTANY SCHNEIDER	P1111C36	80042249	**$153.25**
000074605	RYAN SCHMIDT	P1312A09	80042251	**$161.50**
000074605	RYAN SCHMIDT	P1312A03	80042255	**$161.50**
300257093	STOCK, ANTHONY	23155-04	80042259	**$187.00**
000096657	LUIS FERNANDO RIVERA	R0420-48	80042263	**$161.50**
300017236	MARUTH, CHARLES H	W1007B26	80042265	**$153.00**
300259936	OSWALT, PATSY J	P1113A03	80042269	**$153.25**
000074605	RYAN SCHMIDT	P1311B05	80042271	**$153.25**

Number of Accounts to Levy **69** **Total Balance Outstanding:** **$14,803.00**

City of Davenport

Department: Public Works - Admin
Contact Info: James Odean | 563-326-7739

Action / Date
5/25/2022

Subject:
Resolution assessing the cost of condemned property demolition at various lots and tracts of real estate. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
Condemned properties were demolished at various lots and tracts of real estate and were billed to the property owners. The bills have not been paid after 60 days and now are to be levied against the properties.

ATTACHMENTS:

	Type	Description
	Resolution Letter	Resolution
	Backup Material	Building Demolition

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	5/11/2022 - 11:58 AM
Public Works Committee	Moses, Trish	Approved	5/11/2022 - 11:59 AM
City Clerk	Admin, Default	Approved	5/13/2022 - 1:22 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION assessing the cost of condemned property demolitions at various lots and tracts of real estate.

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

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

BE IT FURTHER RESOLVED if any amount assessed against property herein does not exceed $500, such assessment must be made in 1 annual payment; if amount assessed exceeds $500, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 2%. All assessments bear interest at the current rate of 2%.

Passed and approved this 25th day of May, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

Building Demolition Invoices for Levy

CUST ACCT	NAME	PARCELID	INVOICE	BALANCE
000009335	MARRAR, MOUSA	L0015-23	80041662	**$ 48,250.00**
300222481	LEONARD, PATRICIA	31717-05	80041846	**$ 5,050.00**
300258874	GRANADO, EMETERIO	F0029-18	80042037	**$ 11,850.00**
000073947	DEVELOPMENT LLC, CJ	E0018-03	80042041	**$ 10,250.00**

Number of Accounts to Levy **4** **Total Balance Outstanding:** **$75,400.00**

City of Davenport

Department: Public Works - Admin
Contact Info: James Odean 326-7739

Action / Date
5/25/2022

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

Recommendation:
Adopt the Resolution.

Background:
Snow was removed from sidewalks at various lots and tracts of real estate and billed to the property owners. The bills have not been paid after 60 days and now are to be levied against the properties.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Snow Removal

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	5/11/2022 - 12:01 PM
Public Works Committee	Moses, Trish	Approved	5/11/2022 - 12:01 PM
City Clerk	Admin, Default	Approved	5/13/2022 - 1:56 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

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

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

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

BE IT FURTHER RESOLVED if any amount assessed against property herein does not exceed $500, such assessment must be made in 1 annual payment; if amount assessed exceeds $500, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 2%. All assessments bear interest at the current rate of 2%.

Passed and approved this 25th day of May, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

Snow Invoices for Levy

CUST ACCT	NAME	PARCELID	INVOICE	BALANCE
000015870	SECRETARY OF HOUSING & URBAN	A0005C38	80041123	**$76.88**
000076536	BETH ANN ERBST	B0047-31	80041134	**$75.20**
300262000	LIVIN OUR DREAMS LLC	B0062-17	80041136	**$139.88**
300240030	HOBBS, JUDI	B0064-38	80041138	**$72.26**
000096233	CHESNEY, AUSTIN	C0004-25	80041144	**$66.80**
000091772	STEPHEN WOLFE	C0004-28	80041146	**$120.98**
300134293	EIGENBERGER, JAMES	D0044-22	80041152	**$81.92**
000082920	KRYSANA JACOBSON	F0021-27	80041158	**$73.94**
000073071	DANNATTA BINION	F0021-39	80041165	**$71.00**
000081700	DESTANY WOLLETT	F0030-05	80041167	**$83.60**
000083964	DEKHEAD PROPERTIES, LLC	G0004-22	80041175	**$125.60**
120238976	HOMECOMINGS FINANCIAL LLC	G0013-10	80041177	**$92.00**
000082605	R M O PROPERTIES INC	G0023-06	80041180	**$152.90**
000067612	RANEY, BETTY	H0006-03	80041183	**$71.00**
000083455	HALL-WATSON, NICOLAS	H0020-28	80041187	**$71.00**
300218282	POWELL, DICK	H0023-01	80041193	**$140.30**
300012864	IMMING, SCOTT	H0024-01	80041195	**$140.30**
300251549	VAZQUEZ, JAIME	H0024-15	80041199	**$81.50**
000065202	SHIM CO LLC	H0024-16	80041201	**$134.00**
300248704	WOLFE, THOMAS R	J0046-03	80041218	**$73.10**
300224474	MARQUEZ, MICAELA	J0051-09	80041226	**$66.80**
000058342	RYAN JOHNSON PROPERTIES LLC	K0006-03	80041228	**$75.20**
000013827	S & J REALTY	K0006-06	80041230	**$75.20**
400000128	S & J REALTY	K0006-07	80041232	**$75.20**
000087393	OJEAH, JEREY	K0007-29	80041236	**$134.00**
300254834	FINANCIAL DISTRICT PROP	L0007-29	80041238	**$484.00**
000062668	NATIONAL RETAIL PROPERTIES LP	N0833-02B	80041242	**$221.36**
300257683	MCWHERTER, KASEY W	N1701-09	80041264	**$125.60**
000066696	LOWE'S COMPANIES CANADA ULC	N1707-02D	80041270	**$1,015.72**
800000225	KOHL'S DEPARTMENT STORES	N1709-20M	80041272	**$270.50**
000047868	MURPHY OIL USA INC	O1635-02C	80041277	**$131.90**
000005198	GOLD STAR PROPERTIES LLC	O2101C31	80041291	**$140.30**
000084630	CHAVEZ, FELIPE	P1109-09	80041295	**$106.00**
000092022	STAATS, AARON	W0907C01	80041321	**$138.20**
000096232	BENES, KEVIN	W0921B01	80041323	**$73.10**

300212568	NOVAK, JEFFERY S	W1001A21	80041327	**$79.40**
300027119	MADDEN, MICHAEL W	W1017D01	80041329	**$123.50**
300027621	SALTZ, DONNA	W1019D39	80041331	**$75.20**
300251358	JCO PROPERTIES	Y0717-01A	80041335	**$222.20**
300235537	MENDOZA, MICHAEL/KIM	D0043-42	80041677	**$85.70**
000089608	AGYAPONG, DOMINIC	H0004-44	80041683	**$125.60**
000152228	SOUNTRIS, VIVIAN L	F0032-02	80041685	**$121.40**
000090423	AMANDA LUX	O2115C13	80041687	**$79.40**
300254834	FINANCIAL DISTRICT PROP	L0007-29	80041689	**$439.20**
300218804	GHARAMTI, CHERYL J	P1403B08	80041697	**$129.80**
000096257	BLONDE SQUIRREL ENTERPRISES	H0022-40C	80041699	**$302.00**
300196403	HYDE, SCOTT O	H0011-05	80041703	**$81.50**
300241098	LOWE, LYNDSY	H0011-04	80041705	**$80.66**
000070770	CHRIS MCELYEA	H0012-14	80041711	**$100.60**
000092451	DAVID COOPER	A0049-55	80041715	**$81.50**
300142317	ROSAS, JOSE A	H0019-01	80041717	**$99.00**
000072339	MUIR PASS	H0023-46	80041723	**$75.20**
300255754	STORE MASTER FUNDING I LLC	N0839-08C	80041731	**$318.80**
000085545	DUNCOMBE, SCOTT	F0047-04	80041733	**$119.30**
000072423	CS RESIDENTIAL	P1413A19	80041737	**$201.20**
800004873	L & L GUTTERING SERVICE INC	G0043-42A	80041749	**$108.80**
000096259	DANG, DAVID	G0043-44A	80041751	**$169.00**
000083964	DEKHEAD PROPERTIES, LLC	G0004-22	80041755	**$135.26**
000067018	JENNIFER MEEK	C0038-16	80041759	**$68.90**
000066696	LOWE'S COMPANIES CANADA ULC	N1707-02D	80041775	**$1,027.20**
000032557	SPIRIT MASTER FUNDING LLC	N1702-02	80041777	**$188.60**
000093520	CARLOS ESPINOSA	N1803-21A	80041779	**$119.30**
000057456	QC EQUITY INVESTMENTS LLC	Y0501A04	80041783	**$638.00**
000079746	LUND, MISTY	G0052-39C	80041791	**$158.78**
000086671	THOMAS REYNOLDS	M1055C18	80041793	**$66.80**
000084937	ARYA LLC	F0048-29	80041795	**$136.80**
300259103	CAHILL, CHARLES	F0048-22	80041797	**$108.80**
000096260	TRUE LEGACY HOMES LLC	F0047-15	80041803	**$112.30**
000048028	ALDI INC #80	G0008-09C	80041809	**$172.92**
000080449	GURU NANAK FOOD MART INC	F0002-02B	80041813	**$474.20**
000091939	JAGGER JARRELS	M1512B37	80041815	**$137.36**
000084420	DEVIN DAY	O2113B06	80041817	**$124.48**
000096261	WILSON, MICHAEL	H0003-15	80041819	**$72.68**
000048266	SPRANGER, MARK	A0062-44	80041823	**$72.68**
000095225	TAKEA BURRAGE	W1007C28	80041827	**$173.20**
120192832	KJTLJ LLC	G0006-45	80041829	**$192.80**

300235991	LAMAR, JAMES	H0003-04	80041843	**$71.00**
300221692	SCHWARTZ, ROBERT	E0024-11	80041936	**$165.50**
000094645	BURKE LARDNER	E0028-09	80041946	**$83.60**
300121110	DIPPEL, RICHARD L	P1113C24	80041948	**$188.60**
000091772	STEPHEN WOLFE	C0004-28	80041952	**$120.28**
300264327	S & H RENTAL PROPERTIES II LLC	G0009-19	80041954	**$96.20**
000088049	DEKHEAD PROPERTIES LLC	F0026-35	80041958	**$184.40**
000066215	RIVAS, ELVIA	E0031-26	80041964	**$83.60**
000089280	LAMPTON, NATHANIAL	E0015A02	80042207	**$71.42**
000094932	CORN COAST PROPERTIES LLC	I0056-04	80042209	**$79.40**
000096658	SUITER, RUSTY	E0019-31	80042213	**$83.60**
300264195	WILFORD, MATT R	I0041-02	80042217	**$71.00**
000051993	NOYD, CHARLES	F0003-08	80042219	**$71.00**
000073302	NEVLACSEK, LORENCE J	E0015-10	80042223	**$208.48**
000075494	LESLEY EASTLICK	E0019-09	80042225	**$129.80**
000008112	SMITH, NATASHA K	F0024-29	80042227	**$81.50**
300225442	OTTO, SARAH	F0010-42	80042229	**$185.24**
000052159	TIM MALONE	W1017C27	80042231	**$164.10**
800003761	MILLER, ROBERT O	F0003-09	80042239	**$71.00**
000089280	LAMPTON, NATHANIAL	E0015-09	80042243	**$71.42**
000055553	ZENAS GROUP LLC	F0024-50	80042247	**$84.44**

Number of Accounts to Levy **97** **Total Balance Outstanding:** **$14,842.84**

City of Davenport

Department: Public Works - Admin
Contact Info: James Odean | 563-326-7739

Action / Date
5/25/2022

Subject:
Resolution assessing the cost of stream bank stabilization projects at various lots and tracts of real estate. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
The stream bank stabilization projects were conducted and billed to the property owners. The bills have not been paid after 60 days and now are to be levied against the properties.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Stream Bank Stabilization

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	5/11/2022 - 12:02 PM
Public Works Committee	Moses, Trish	Approved	5/11/2022 - 12:02 PM
City Clerk	Admin, Default	Approved	5/13/2022 - 1:57 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION assessing the cost of stream bank stabilization projects at various lots and tracts of real estate.

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

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

BE IT FURTHER RESOLVED if any amount assessed against property herein does not exceed $500, such assessment must be made in 1 annual payment; if amount assessed exceeds $500, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 0%. All assessments bear interest at the current rate of 0%.

Passed and approved this 25th day of May, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

Streambank Stabilization Invoices for Levy

CUST ACCT	NAME	PARCELID	INVOICE	BALANCE
84641	BRIAN SCHUBERT	W0455-01M	1328990	$2,146.00
300207366	ANTONIO B SISK	W0455-01L	1328991	$8,046.00

Number of Accounts to Levy 2 **Total Balance Outstanding:** $10,192.00

City of Davenport

Department: Public Works - Admin
Contact Info: Clay Merritt | 563-326-7734

Action / Date
5/25/2022

Subject:
Resolution awarding a contract for the City Hall Exterior Repairs project to Bi-State Masonry Inc of Rock Island, Illinois in the amount of $542,313, CIP #23067. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on April 4, 2022 and sent to contractors. On April 26, 2022, the Purchasing Division opened and read five (5) bids. See attached bid tab.

The project consists of repairs to City Hall. The original City Hall Building was built in 1895. Additions have been added over many years. The last renovation that removed part of the north addition was done in 2012. The original City Hall Building exterior walls consist of large sandstone masonry blocks. There are many ornamental features on the building that are also made of sandstone. The north addition is constructed with standard face brick and EFIS and panel. The north elevation which was renovated in 2012 is constructed of standard face brick, limestone block, and ornamental limestone. The sandstone has been repaired in the past. It has been determined that the repairs were done at least 20 years ago.

Based on the Historic Nature of the Building, the restoration of the building will follow the National Park Service, US Department of the Interior, Technical Preservation Service, Preservation Briefs.

Bi-State Masonry Inc of Rock Island, Illinois was the lowest responsive and responsible bidder.

Funding for this project is from the City Hall Exterior Repairs CIP #23067. These funds are available from the sale of General Obligation Bonds.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	5/11/2022 - 11:59 AM
Public Works Committee	Moses, Trish	Approved	5/11/2022 - 11:59 AM
City Clerk	Admin, Default	Approved	5/13/2022 - 1:57 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION awarding a contract for the City Hall Exterior Repairs project to Bi-State Masonry Inc of Rock Island, Illinois in the amount of $542,313, CIP# 23067.

WHEREAS, the City needs to contract for the City Hall Exterior Repairs project; and

WHEREAS, Bi-State Masonry Inc was the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for the City Hall Exterior Repairs project is hereby awarded to Bi-State Masonry Inc of Rock Island, Illinois in the amount of $542,313.

Passed and approved this 25th day of May, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: CITY HALL EXTERIOR REPAIRS

BID NUMBER: 22-123

OPENING DATE: APRIL 26, 2022

FUNDING: CIP 23067 CITY HALL EXTERIOR REPAIRS

RECOMMENDATION: AWARD THE CONTRACT TO BI-STATE MASONRY INC OF ROCK ISLAND IL

VENDOR NAME	PRICE
Bi-State Masonry Inc. of Rock Island IL	**$542313**
TNT Tuckpointing & Building Repairs of Stockton IA	$689,120
Otto Baum Company Inc of Morton IL	$741,842
Bill Bruce Builders Inc of Eldridge IA	$791,000
E & H Restoration LLC of Davenport IA	$809,192

Approved By Kristi Keller 5-4-2022
Purchasing Date

Approved By Nicole Gleason 5-4-22
Dept Director Date

Approved By Brandi Cox 5-5-22
Budget/CIP Date

Approved By Harry L. Wenck 5/5/2022
Assist. City Administrator/ CFO Date

City of Davenport

Department: Public Works - Admin
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
5/25/2022

Subject:
Resolution awarding a contract for the purchase of road salt for the 2022-2023 winter season to Compass Minerals America Inc of Overland Park, Kansas in the amount of $586,980. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on April 5, 2022 and sent to vendors. On April 27, 2022, the Purchasing Division opened and read two (2) bids. See attached bid tab.

This contract is for the purchase of road salt for the 2022-2023 winter season. The base purchase will be for 6,000 tons. The supplemental order must be placed by March 1, 2023. The City must guarantee to purchase 25% or the reserved tonnage, or 1,500 tons. If we experience a light winter, we are only required to purchase this much, but if we have a hard winter, we have 6,000 tons reserved. The total original order will be in the amount of $586,980.

Compass Minerals America Inc of Overland Park, Kansas was the lowest responsive and responsible bidder. The City has purchased road salt from them in the past.

Funding for this purchase is from account 54702031 630302 SALT.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	5/11/2022 - 12:01 PM
Public Works Committee	Moses, Trish	Approved	5/11/2022 - 12:01 PM
City Clerk	Admin, Default	Approved	5/13/2022 - 1:58 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION awarding a contract for the purchase of road salt for the 2022-2023 winter season to Compass Minerals America Inc of Overland Park, Kansas in the amount of $586,980.

WHEREAS, the City needs to purchase road salt for the 2022-2023 winter season; and

WHEREAS, Compass Minerals America Inc was the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for the purchase of road salt for the 2022-2023 winter season is hereby awarded to Compass Minerals America Inc of Overland Park, Kansas in the amount of $586,980.

Passed and approved this 25th day of May, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: ROAD SALT 2022-2023 WINTER SEASON

BID NUMBER: 22-125

OPENING DATE: APRIL 27, 2022

FUNDING: 54702031 630302 SALT

RECOMMENDATION: AWARD THE CONTRACT TO COMPASS MINERALS AMERICA INC OF OVERLAND PARK KS

VENDOR NAME	BASE PURCHASE PLUS 25% OF SUPPLEMENTAL ORDER
Compass Minerals America Inc of Overland Park KS	**$586,980**
Morton Salt Inc of Chicago IL	$597,780

Approved By Kristi Keller — Purchasing — 5-4-2022 — Date

Approved By Nicole Gleason — Dept Director — 5-4-22 — Date

Approved By [signature] — Budget/CIP — 5-5-22 — Date

Approved By Wallace J. Hewitt — Assist. City Administrator/ CFO — 5/5/2022 — Date

City of Davenport

Department: Public Works - Engineering
Contact Info: Brian Schadt | 563-326-7734

Action / Date
5/25/2022

Subject:
Resolution awarding a contract for professional land surveying services for the West 3rd Street and West 4th Street Rehabilitation project to Veenstra & Kimm of Rock Island, Illinois in an amount not-to-exceed $103,206, CIP #35055. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
The City of Davenport has been selected to receive Surface Transportation Block Grant (STBG) Program funding from the Iowa Department of Transportation for the West 3rd Street and West 4th Street Rehabilitation project from Harrison Street to Telegraph Road. Approximately 80% of the project cost will be obtained from the STBG funding.

The professional land surveying services are required to provide the topographic survey information necessary for project design by City staff. Veenstra & Kimm of Rock Island, Illinois was selected based upon their knowledge, expertise, and experience with roadway projects of this size. Their selection will also allow for a more efficient design process for the City due to setup for downloading data having already been established from work on the recent East 53rd Street project.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	5/11/2022 - 12:02 PM
Public Works Committee	Moses, Trish	Approved	5/11/2022 - 12:02 PM
City Clerk	Admin, Default	Approved	5/13/2022 - 1:59 PM

Resolution No. _____

RESOLTUION offered by Alderman Dunn.

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

RESOLUTION awarding a contract for professional land surveying services for the West 3rd and West 4th Street Rehabilitation project to Veenstra & Kimm in an amount not-to-exceed $103,206, CIP #35055.

WHEREAS, the City of Davenport has been selected to receive STBG funding from the Iowa Department of Transportation for the West 3rd and West 4th Street Rehabilitation project from Harrison Street to Telegraph Road; and

WHEREAS, the professional land surveying services are required to provide topographic survey information necessary for project design by City staff.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for professional land surveying services for the West 3rd and West 4th Street Rehabilitation project is hereby awarded to Veenstra & Kimm of Rock Island, Illinois in an amount not-to-exceed $103,206.

Passed and approved this 25th day of May, 2022.

Approved: Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
5/25/2022

Subject:
Resolution awarding a contract for the West 49th Street (Sturdevant Street to Fillmore Lane) Reconstruction project to Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of $324,268, CIP #35054. [Ward 7]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on April 20, 2022 and was sent to 695 contractors. On May 10, 2022 the Purchasing Division opened and read four (4) responsive and responsible bids. See attached bid tab. Centennial Contractors of the Quad Cities was the lowest responsive and responsible bidder and is recommended for the award.

Work for this project includes, but is not limited to, the furnishing of all labor for the removal of the P.C.C. roadway and curbing along West 49th Street, full-depth aggregate stone base material, geo fabric/grid materials, adjacent driveway approaches/sidewalk, underdrains and reconstruct the roadway with a P.C.C. rigid pavement section, underdrains, reset all existing utility surface features to finish grade, complete ADA accessible rams, driveway approach replacements and seeding/sodding.

Funding for this project is from the CIP #35054 Neighborhood Street Repair Program. These funds come from the sale of general obligation bonds.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Cover Memo	Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	5/11/2022 - 3:34 PM
Public Works Committee	Moses, Trish	Approved	5/11/2022 - 3:34 PM
City Clerk	Admin, Default	Approved	5/13/2022 - 2:01 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION awarding the contract for the West 49th Street (Sturdevant Street to Fillmore Lane) Reconstruction project to Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of $324,268, CIP #35054.

WHEREAS, the City needs to contract for the West 49th Street (Sturdevant Street to Fillmore Lane) Reconstruction project; and

WHEREAS, Centennial Contractors of the Quad Cities was the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the contract for West 49th Street (Sturdevant Street to Fillmore Lane) Reconstruction project is hereby awarded to Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of $324,268.

Passed and approved this 25th day of May, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: 49th Street (N Sturdevant St to Fillmore Ln) Reconstruction

BID NUMBER: 22-131

OPENING DATE: May 10, 2022

FUNDING: 70078675 530350 35054 Neighborhood Street Repair Program

RECOMMENDATION: Award the contract to Centennial Contractors of the Quad Cities of Moline, IL

VENDOR NAME	BID AMOUNT
Centennial Contractors of the Quad Cities of Moline, IL	**$324,268.00**
Hawkeye Paving Corporation of Davenport, IA	$334,298.00
McClintock Trucking & Excavating of Silvis, IL	$341,284.00
Langman Construction, Inc. of Rock Island, IL	$362,860.87

Approved By Kari Lorenz 05/11/2022
Purchasing Date

Approved By Nicole Gleason 5-11-22
Dept Director Date

Approved By Brandi Cox 5-11-22
Budget/CIP Date

Approved By [signature] 5/11/22
~~Assist. City Administrator/ CFO~~ Assistant Finance Director Date

City of Davenport

Department: Public Works - Admin
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
5/25/2022

Subject:
Resolution awarding a contract for the Brick Street Patching Program to Kelly Construction of Davenport, Inc of Davenport, Iowa in the amount of $167,879.50, CIP #35054. [Wards 1, 3, 5, 6, & 7]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on April 8, 2022 and was sent to 672 contractors. On May 5, 2022, the Purchasing Division opened and read four (4) responsive and responsible bids. See attached bid tab. Kelly Construction of Davenport, Inc was the lowest responsive and responsible bidder and is recommended for the award.

Funding for this project is from the CIP #35054 Neighborhood Street Repair Program, using a combination of Local Option Sales Tax, Road Use Tax, and General Obligation Bond proceeds.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Cover Memo	Bid tab

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	5/11/2022 - 3:56 PM
Public Works Committee	Moses, Trish	Approved	5/11/2022 - 3:56 PM
City Clerk	Admin, Default	Approved	5/13/2022 - 2:50 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION awarding a contract for the Brick Street Patching Program to Kelly Construction of Davenport, Inc of Davenport, Iowa in the amount of $167,879.50, CIP #35054.

WHEREAS, the City needs to contract for the Brick Street Patching Program; and

WHEREAS, Kelly Construction of Davenport, Inc was the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for the Brick Street Patching Program is hereby awarded to Kelly Construction of Davenport, Inc of Davenport, Iowa in the amount of $167,879.50.

Passed and approved this 25th day of May, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: Brick Street Patching Program

BID NUMBER: 22-128

OPENING DATE: May 5, 2022

FUNDING: 70078682 530350 35054 NEIGHBORHOOD STREET REPAIR

RECOMMENDATION: Award the contract to Kelly Construction of Davenport, Inc of Davenport, IA

VENDOR NAME	BID AMOUNT
Kelly Construction of Davenport, Inc of Davenport, IA	**$167,879.50**
Americore LLC of Blue Grass, IA	$204,963.00
Centennial Contractors of the Quad Cities of Moline, IL	$219,136.00
Hawkeye Paving Corporation of Davenport, IA	$249,759.00

Approved By _____ Purchasing

Approved By _____ Dept Director — Date 5-6-2022

Approved By _____ Budget/CIP — Date 5-6-22

Approved By _____ Assist. Cityljkdministrator/ CFO — Date

City of Davenport

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

Action / Date
5/25/2022

Subject:
Second Consideration: Ordinance amending the Municipal Code of Davenport, Iowa by deleting Chapter 2.26 "Financial Disclosure" and amending Chapter 2.12 "Department of Finance" to add a new Section 2.12.270 entitled "Financial Disclosure". [All Wards]

Recommendation:
Adopt the Ordinance.

Background:
This Ordinance will delete Chapter 2.26 entitled "Financial Disclosure" of the Municipal Code of Davenport, Iowa and will add a new section 2.12.270, entitled "Financial Disclosure". Section 2.12.270 will indicate financial interest disclosure regulations are housed in Administrative Policy 4.10.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	4/27/2022 - 5:14 PM
Finance Committee	Merritt, Mallory	Approved	4/27/2022 - 5:14 PM
City Clerk	Admin, Default	Approved	4/28/2022 - 5:15 PM

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF DAVENPORT, IOWA BY DELETING CHAPTER 2.26 "FINANCIAL DISCLOSURE" AND AMENDING CHAPTER 2.12 "DEPARTMENT OF FINANCE" TO ADD A NEW SECTION 2.12.270 ENTITLED "FINANCIAL DISCLOSURE".

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

Section 1. That Chapter 2.26 "Financial Disclosure" is hereby deleted.

Section 2. That Chapter 2.12 "Department of Finance" is hereby amended to add a new Section 2.12.270 entitled "Financial Disclosure" that reads as follows:

2.12.270 **Financial Disclosure.**

Financial interest disclosure regulations are outlined in City of Davenport Administrative Policy 4.10.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: City Clerk
Contact Info: Corri Spiegel | 563-888-3384

Action / Date
5/25/2022

Subject:
Resolution approving a Memorandum of Understanding between the Downtown Davenport Partnership, City of Davenport, and City of Rock Island establishing an event model for Red, White & Boom through a collaborative policy, programming, and funding approach. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
The attached Memorandum of Understanding (MOU) between the Downtown Davenport Partnership, City of Davenport, and City of Rock Island establishes an event model for Red, White & Boom through a collaborative policy, programming, and funding approach.

As part of the MOU, the Downtown Davenport Partnership will serve as the fiscal agent for dollars pledged and remitted for the purpose of Red, White & Boom.

The City of Davenport will commit three payments $25,000 over three years; the City of Rock Island will commit three payments of $20,000 over three years; and the Downtown Davenport Partnership will commit three payments of $5,000 over three years.

All parties are in agreement that the location of this event will take place from Centennial Bridge as the west boundary extending to the roller dams as the east boundary.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Memorandum of Understanding

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	5/13/2022 - 8:13 AM

Resolution No. _____

Resolution offered by Alderman Condon.

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

RESOLUTION approving a Memorandum of Understanding between the Downtown Davenport Partnership, City of Davenport, and City of Rock Island establishing an event model for Red, White & Boom through a collaborative policy, programming, and funding approach.

WHEREAS, the Downtown Davenport Partnership will act as the fiscal agent, managing the pyrotechnics contract, providing marketing, and overseeing logistics including obtaining required permits for barges; and

WHEREAS, the City of Davenport will commit three payments of $25,000 over three years; the City of Rock Island will commit three payments of $20,000 over three years; and the Downtown Davenport Partnership will commit three payments of $5,000 over three years; and

WHEREAS, all parties are in agreement that the location of this event will take place from Centennial Bridge as the west boundary extending to the roller dams as the east boundary.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the Memorandum of Understanding between the Downtown Davenport Partnership, City of Davenport, and City of Rock Island establishing an event model for Red, White & Boom through a collaborative policy, programming, and funding approach is hereby approved.

Passed and approved this 25th day of May, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

MEMORANDUM OF UNDERSTANDING
Between
Downtown Davenport Partnership, as fiscal agent,
And
City of Davenport and City of Rock Island

THIS MEMORANDUM OF UNDERSTANDING (this "MOU") dated as of the last date written below ("Effective Date"), sets forth the policy framework for implementing the shared goal of establishing an event model for Red, White & Boom and is entered into between the Downtown Davenport Partnership, a series of Quad Cities Community Partnership, LLC, a Delaware series limited liability company ("DDP"), solely as fiscal agent, City of Davenport, and City of Rock Island. The City of Davenport and City of Rock Island are referred to collectively as the "parties".

1. Purpose of MOU: The purpose of this MOU is to establish an event model for Red, White, & Boom through a collaborative policy, programming, and funding approach.

2. Downtown Davenport Partnership, Roles and Responsibilities: For the term of this MOU, DDP agrees to the following:
   A. Serve as the fiscal agent for dollars pledged and remitted for the purpose of Red, White & Boom.
   B. Seek private sponsors to provide additional funding to the event.
   C. Provide marketing dollars and recognition that is equal and equitable to both the City of Rock Island and the City of Davenport via website and promotions.
   D. Act as the responsible party for the fireworks contract.
   E. DDP and any other vendor or contractor doing work on behalf of DDP, such as a pyrotechnics company would need to satisfy the insurance requirements for their assigned risk threshold through the City of Davenport and provide a signed and notarized waiver and hold harmless.
   F. DDP has and shall maintain adequate insurance against such losses and risks and in such amounts as are prudent and customary covering the event, and such insurance shall name the City of Davenport and City of Rock Island, and their agents, representatives, officers, directors, officials and employees, as additional insureds.
   G. DDP shall not be liable in connection with the performance of its duties hereunder except for its own negligence or willful misconduct. The parties agree, to the extent permitted by applicable law, to indemnify and save DDP, its officers, employees, directors and agents, harmless against any costs, claims, expenses (including legal fees and expenses), suits, judgments, damages, losses or liabilities which it may incur in the exercise and performance of its roles and responsibilities hereunder which are not due to its negligence or willful misconduct. The obligation of the parties under this section shall survive the term of this MOU.
   H. Oversee logistics including obtaining required permits for barges in the river, etc.

3. City of Davenport and City of Rock Island, Roles and Responsibilities: For the term of this MOU, these parties agree to the following:
   A. City of Davenport will continue to provide family programming and entertainment in LeClaire Park and Quinlan Court for the event.
   B. City of Rock Island will continue to provide family programming and entertainment in Schweibert Park for the event.

Signed on behalf of Downtown Davenport Partnership, a series of Quad Cities Community Partnership, LLC:

Kyle Carter
Signature

Kyle Carter
Printed Name/Title

5/12/22
Date

Signed on behalf of City of Davenport:

Signature

Printed Name/Title

Date

Signed on behalf of City of Rock Island:

John Gripp
Signature

John Gripp / Interim City Manager
Printed Name/Title

5-12-22
Date