COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, April 20, 2022; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

REVISED APRIL 19, 2022

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Public Works

1. Public Hearing on the submission of the FY 2023 Iowa Department of Transportation State Transit Assistance (STA) Program grant application in the approximate amount of $461,035. [All Wards]

2. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the FY 2023 Brick Street Patching project, CIP #35054. [Wards 1, 3, 5, 6, & 7]

3. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the West 49th Street (Sturdevant Street to Fillmore Lane) Reconstruction project, CIP #35054. [Ward 7]

VII. Petitions and Communications from Council Members and the Mayor

VIII. Action items for Discussion

COMMUNITY DEVELOPMENT

Kyle Gripp, Chair; Judith Lee, Vice Chair

I. COMMUNITY DEVELOPMENT

1. Second Consideration: Ordinance for Case REZ22-01 being the 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]

2. Second Consideration: Ordinance for Case ROW22-02 being the request of The Overland Group on behalf of Dollar General for a partial right-of-way vacation (abandonment) of the alley at 2340 Rockingham Road. [Ward 1]

3. Resolution approving Case P22-02 being the request of Klingner & Associates, P.C. on behalf of Rob Fick LLC for a preliminary plat of Oak Brook 2021, a 30-lot subdivision on 12.4 acres located east of Sturdevant Street and north of West 61st Street. [Ward 8]

4. Resolution approving Case F22-03 being the request of Splendor Homes LLC on behalf of KJTLJ LLC for a final plat of Splendor Estates, a 47-lot subdivision on 26.11 acres located at 2448 and 2460 East 60th Street. [Ward 8]

5. Resolution approving Case F22-04 being the request of Origin Design on behalf of RDIP LLC for a final plat of Russell-Frye/Armstrong Industrial Park Second Addition, a 3-lot subdivision on 50.66 acres located at 8730 Northwest Boulevard. [Ward 2]

6. Resolution setting a 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]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ben Jobgen, Chair; Maria Dickmann, Vice Chair

III. PUBLIC SAFETY

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

   Davenport Community School District; Graduation; Brady Street Stadium | 3603 Brady Street; Sunday, June 5, 2022 7:00 a.m. – 7:00 p.m.; **Closures:** 36th Street from Brady Street to just west of Davenport Avenue. [Ward 7]

   Cornbelt Running Club; Bix 7 and Quick Bix; Saturday, July 30, 2022 4:00 a.m. – 12:00 p.m. **Closures:** Brady Street from River Drive to Kirkwood Boulevard; Kirkwood Boulevard from Brady Street to Jersey Ridge Road; Jersey Ridge Road from Kirkwood Boulevard to Middle Road; Middle Road from Kirkwood Boulevard to McClellan Boulevard; McClellan Boulevard from Middle Road to River Drive; East 4th St from Main Street to River Drive (East 4th Street from Pershing Avenue to River Drive closed beginning at 1:00 p.m. Friday, July 29); East 3rd Street from Main Street to River Drive (East 3rd Street from Iowa Street to River Drive closed beginning at 2:00 p.m. on Friday, July 29 to set up finish line); East 2nd Street from Main Street to Perry Street; East 15th Street from Brady Street to Perry Street; Perry Street from East 15th Street to East 4th Street; LeClaire Street from East 2nd Street to East 4th Street (beginning at noon on Friday, July 29); Iowa Street from East 3rd Street to East 4th Street (beginning at 1:00 p.m. Friday, July 29); River Street from McClellan Boulevard to Hillcrest Avenue. [Wards 3, 5, & 6]

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

   Azteca 1; Cinco de Mayo Event; 4811 North Brady Street; 4:00 p.m. - 10:00 p.m. Wednesday, May 4, 2022 - Friday, May 6, 2022; Outdoor music/band, over 50 dBA.

[Ward 7] **pending notification to neighbors*

Dane Moulton; Renwick Mansion events; 901 Tremont Avenue; every Friday, Saturday, and Sunday through December 31, 2022 no later than 10:00 p.m.; Outdoor music/band, over 50 dBA. [Ward 3]

Josh Rangel; Birthday Party; 2123 Warren Street; Saturday, May 7, 2022 4:00 p.m. - 11:30 p.m.; Outdoor music, over 50 dBA. [Ward 4]

3. Motion approving beer and liquor license applications.

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

Ward 1

Beertini's (Beertini's, LLC) - 3801 Rockingham Rd - New Permanent Outdoor Area License Type: Class C Liquor

Ward 5

Rudy's Tacos (LaRosa S A, Inc) - 2214 E 11th St – Temporary Extended Outdoor Area - May 7th - May 8th - License Type: Class C Liquor

Ward 6

Purgatory's Pub (Purgatory's Pub, Inc) - 5320 Corporate Park Rd - Temporary Outdoor Event - May 15th - May 19th "McGrath's Harley Davidson Bike Night" - License Type: B Beer

Ward 7

Azteca Mexican Restaurant (Azteca Mexican Restaurant, Inc) - 4811 N Brady #3 - Temporary Extended Outdoor Area - May 4th - May 8th - License Type: Class C Liquor

Ganzo's (Ganzo's, LTD) - 3923 N Marquette St - Temporary Extended Outdoor Area - May 7th "Ganzo's Cinco de Mayo Fiesta" - License Type: Class C Liquor

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

Ward 1

Dollar General Store #2913 (DolGenCorp, LLC) - 2217 Rockingham Rd - License Type: Class C Beer

QC Mart (Bethany Enterprises, Inc) - 2747 Rockingham Rd - License Type: Class C Beer

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

Ward 2

Hy-Vee Market Cafe (Hy-Vee, Inc) - 2200 W Kimberly Rd (Cafe Area) - License Type: Class C Liquor

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

Ward 3

Fandom's Bar (W3, LLC) - 1460 W 3rd St - License Type: Class C Liquor

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

Redstone Room (River Music Experience) - 129 Main St (2nd Floor) - License Type: Class C Liquor

RME Courtyard (River Music Experience) - 121 W 2nd St - Outdoor Area - License Type: Class C Liquor

Front Street Brewery (Front St Brewery, Inc) - 208 E River Dr - Outdoor Area - License Type: Class C Liquor

Duck City Delicatessen & Bistro (Moskowitz Llewellyn Restaurant Systems, Inc) - 115 E 3rd St - Outdoor Area - License Type: Class C Liquor

Ward 4

Cedar Street Inn (Fleetfood, Inc) - 810 Cedar St - License Type: Class C Liquor

Ward 6

Dollar General Store #254 (DolGenCorp, LLC) - 2170 E Kimberly Rd - License Type: Class C Beer

Uptown Bar & Grill (TBS Enterprises, LLC) - 1019 Mound St - License Type: Class C Liquor

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

Ward 7

Azteca 4 (Azteca 4, Inc) - 3566 Brady St - License Type: Class C Liquor

Dollar General Store #9381 (DolGenCorp, LLC) - 109 E 50th St - License Type: Class C Beer

Ward 8

GD Xpress (Ram II, LLC) - 4607 N Pine St - License Type: Class E Liquor

QC Marts (Bethany Enterprises, Inc) - 6807 Northwest Blvd - License Type: Class C Beer

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Tim Kelly, Vice Chair

V. PUBLIC WORKS

1. Resolution authorizing submission of the FY 2023 Iowa Department of Transportation State Transit Assistance (STA) Program grant application in the approximate amount of $461,035. [All Wards]
2. Resolution authorizing the submission of a grant application to the Federal Transit Administration (FTA) for four (4) battery-powered electric buses to include charging station infrastructure. [All Wards]
3. Resolution approving the plans, specifications, form of contract, and estimate cost for the FY 2023 Brick Street Patching project, CIP #35054. [Wards 1, 3, 5, 6, & 7]
4. Resolution approving the plans, specifications, form of contract, and estimate of cost for the West 49th Street (Sturdevant Street to Fillmore Lane) Reconstruction project, CIP #35054. [Ward 7]
5. Resolution approving an agreement for engineering services for the Neighborhood I&I Investigation with McClure Engineering Company of North Liberty, Iowa in the amount of $124,700, CIP #30056. [Wards 1, 3, & 4]
6. Resolution awarding two (2) contracts to McClure Engineering Company of Fort Dodge, Iowa and one (1) to Terracon Consultants, Inc of Bettendorf, Iowa for the reconstruction design of the South Ramp at the Davenport Municipal Airport in the total amount of $201,616, and authorizing the Public Works Director to sign said contracts on behalf of the City of Davenport, CIP #20015. [Ward 8]
7. Resolution awarding contracts for the FY 2023 Contract Sewer Repair Program to three (3) contractors, each in the amount of $250,000, and authorizing the Public Works Director/Assistant City Administrator to change order a contract with a maximum value of $1,050,000, CIP #30060 and #33001. [All Wards]
8. Resolution awarding a contract for the Riverfront Trail Patching project from Mound Street to the east City limits and at River Heritage Park to Hawkeye Paving Corporation of Davenport, Iowa in the amount of $144,004, CIP #28030. [Wards 3 & 5]
9. Resolution awarding a contract for the Skybridge North Stair Tower Repair project to Tricon General Construction Inc of Dubuque, Iowa in the amount of $393,000, CIP #23058. [Ward 3]

10. Resolution awarding a contract for the North Division Street (West 12th Street to Locust Street) Reconstruction project to Manatts Inc–Eastern Iowa Division of Camanche, Iowa in the amount of $1,773,448.50, CIP #35053. [Ward 4]
11. Motion awarding a contract for the Airport T-Hangar Revitalization project to Hawkeye Paving Corporation of Davenport, Iowa in the amount of $75,284.50, CIP #20014. [Ward 8]

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 Section 2.63.030 entitled "Composition" of the Davenport Municipal Code to reduce the number of members on the Design Review Board from eleven to nine and to adjust qualifications. [All Wards]
2. Second Consideration: Ordinance amending Section 13.16.108 entitled “Property lien for unpaid fees” of the Davenport Municipal Code to rename it "Unpaid fees" and include new methods of collecting outstanding utility fees. [All Wards]
3. Resolution accepting the Davenport Parks and Recreation Comprehensive Master Plan as a guide for future parks and recreation actions, CIP #64085. [All Wards]
4. Resolution approving increases to the reimbursement amounts for the No Fault Sewer Backup Reimbursement Program. [All Wards]
5. Resolution awarding a contract for the purchase and complete installation of playground equipment at Lafayette Park to Fry & Associates of North Kansas City, Missouri in the amount of $132,856, CIP #ARP10. [Ward 3]
6. Motion awarding a contract for the purchase and complete installation of playground equipment at Whalen Park to LG Playground dba Outdoor Recreation Products of Elkhorn, Nebraska in the amount of $89,908, CIP #ARP10. [Ward 8]
7. Motion awarding a contract for the purchase and complete installation of playground equipment at Harbor Road Park to Park Planet of Redding, California in the amount of $84,908, CIP #ARP10. [Ward 1]
8. Motion approving the annual renewal for the license and support of the City's records management system, OnBase, in the amount of $56,036.88. [All Wards]
9. Motion approving the purchase of upfitting equipment for five (5) Police Department SUVs from Keltek, Inc of Baxter, Iowa in an amount not-to-exceed $95,857.15 from Iowa Department of Administrative Services bid #MA21357. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

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

1. Eastern Iowa Tire Inc | four end loader tires | Amount: $11,032.32
2. Elliott Equipment Co | sewer jetter hose annual purchase | Amount: $13,400

3. Swensen Construction Inc | boat dock operations | Amount: $14,094.76
4. Crawford Company | emergency boiler replacement at Annie Wittenmyer | Amount: $26,342
5. Gillig Corporation | replacement parts for damaged bus | Amount: $29,920.30
6. Pinnacle Business Solutions | Dell PCs | Amount: $45,300

X. Other Ordinances, Resolutions and Motions

XI. Public with Business

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

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

XII. Reports of City Officials

XIII. Adjourn

City of Davenport

Department: Public Works Committee **Action / Date**
Contact Info: Marla Miller | 563-888-2099 **4/20/2022**

Subject:
Public Hearing on the submission of the FY 2023 Iowa Department of Transportation State Transit Assistance (STA) Program grant application in the approximate amount of $461,035. [All Wards]

Recommendation:
Hold the Hearing.

Background:
Each state fiscal year, the Iowa Department of Transportation has provided financial operating assistance to Davenport public transit. This year the City is requesting to apply for the STA grant in the approximate amount of $461,035 or 2.76% of formula funds from the State Transit Assistance Program.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Moses, Trish	Approved	4/13/2022 - 9:59 AM

City of Davenport

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

Action / Date
4/20/2022

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for the FY 2023 Brick Street Patching project, CIP #35054. [Wards 1, 3, 5, 6, & 7]

Recommendation:
Hold the Hearing.

Background:
This is a brick street patching program for work to be completed on various historically-protected brick streets. Patching of ruts, or removal of previous temporary HMA or PCC patches, will be completed. Work will be directed by the City Engineer or their representative and will continue until budgeted funds are exhausted. The project may also include replacement of adjacent curb or driveway if necessary to properly fix the street.

This project will be funded by CIP funds for local roads using a combination of Local Option Sales Tax, Road Use Tax, and General Obligation Bond proceeds.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	4/13/2022 - 10:44 AM
Public Works Committee	Moses, Trish	Approved	4/13/2022 - 10:44 AM
City Clerk	Admin, Default	Approved	4/14/2022 - 12:44 PM

City of Davenport

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

Action / Date
4/20/2022

Subject:
Public Hearing on the plans, specifications, form of contract, and estimate of cost for the West 49th Street (Sturdevant Street to Fillmore Lane) Reconstruction project, CIP #35054. [Ward 7]

Recommendation:
Hold the Hearing.

Background:
This project will remove and replace the existing concrete pavement on 49th Street from Sturdevant Street to Fillmore Lane with new concrete pavement, subbase, and subdrains.

Funding is available through CIP #35054. The estimated project cost is $350,000.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Notice of Hearing-49th St Reconstruction

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	4/13/2022 - 10:55 AM
Public Works Committee	Moses, Trish	Approved	4/13/2022 - 10:55 AM
City Clerk	Admin, Default	Approved	4/14/2022 - 12:44 PM

Notice of Hearing

on Proposed Plans, Specifications, and Proposed Contract for the

49th Street Reconstruction Project from Sturdevant Street to Fillmore Lane

Notice is hereby given that at 5:30 P.M., on Wednesday April 20th, 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 form of contract which the City Council has caused to be filed with the City Clerk of the City of Davenport, Iowa, and on the cost and necessity of the above project in the City of Davenport, Iowa.

At said hearing any interested person may file written objection or comments with respect to the proposed plans, specifications, form of contract or cost of and necessity for such improvements and may be heard orally with respect thereto. PO: 2209640

Brian Krup,
Deputy City Clerk
Publish on April 11, 2022

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **4/27/2022**

Subject:
Second Consideration: Ordinance for Case REZ22-01 being the 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]

Recommendation:
Adopt the Ordinance.

Background:
The petitioner is requesting a rezoning from S-AG Agricultural District to R-1 Single-Family Residential District. The purpose of the rezoning request is to create two new single-family lots.

The site is currently being used for farming and open space. The land also contains wooded areas and steep topography changes along the creek, making the eastern portion of the property difficult to navigate. The most developable area is the ground adjacent to South Utah Avenue.

The petitioner owns approximately 59.15 acres of which 9.15 acres is subject to this rezoning request. The owner intends to subdivide the subject property to create two new single-family lots along South Utah Avenue. The remainder of the property will remain undeveloped and zoned S-AG Agricultural District. A survey of the property has been provided by the applicant delineating the land to be rezoned.

The Plan & Zoning Commission reviewed Case REZ22-01 at its March 15, 2022 meeting and recommended approval (10-0) with the following condition and findings:

Condition:

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

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.

A staff report has been attached with a full analysis.

ATTACHMENTS:

Type	Description

Ordinance	Ordinance
Backup Material	Staff Report
Backup Material	Plat of Subdivision-Fennelly's South Utah Addition
Backup Material	Zoning & Future Land Use Map
Backup Material	Spot Zoning Fact Sheet
Backup Material	Application
Backup Material	Public Hearing Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	4/1/2022 - 2:10 PM

Ordinance No. _____

An ORDINANCE for Case REZ22-01 being the 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.

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 "R-1 Single-Family Residential District."

Part of the Northwest Quarter of Section 31, Township 78 North, Range 3 East of the 5th Principal Meridian, City of Davenport, Scott County, Iowa, more particularly described as follows:

Commencing at the West Quarter corner of said Section 31, per Corner Certificate 01803-96;Thence North 01°30'35" West, along the west line of the Northwest Quarter of said Section 31, a distance of 664.63 feet to the Point of Beginning; Thence North 01°30'35" West, continuing along said west line of said Northwest Quarter, a distance of 465.20 feet; Thence North 88°03'42" East, a distance of 844.98 feet; Thence South 01°39'49" East, a distance of 231.00 feet; Thence North 88°02'25" East, a distance of 187.83 feet; Thence South 02°07'02" East, a distance of 1035.90 feet to the Point of Beginning. The above described real estate contains 10.28 acres, more or less. For the purpose of this description, the west line of the Northwest Quarter of Section 31, has an observed bearing of North 01°30'35" West.

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

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

Section 3. At its March 15, 2022 meeting, the City Plan and Zoning Commission voted to forward Case REZ22-01 to the City Council with a recommendation for approval subject to the listed findings and condition.

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
Plan & Zoning Commission-Staff Report
March 15, 2022

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]

Background:
The petitioner is requesting a rezoning from S-AG Agricultural District to R-1 Single-Family Residential District. The purpose of the rezoning request is to create two new single-family lots.

The site is currently being used for farming and open space. The land also contains wooded areas and steep topography changes along the creek, making the eastern portion of the property difficult to navigate. The most developable area is the ground adjacent to South Utah Avenue.

The petitioner owns approximately 59.15 acres of which 9.15 acres is subject to this rezoning request. The owner intends to subdivide the subject property to create two new single-family lots along South Utah Avenue. The remainder of the property will remain undeveloped and zoned S-AG Agricultural District. A survey of the property has been provided by the applicant delineating the land to be rezoned.

Why is a Zoning Map Amendment Required?
The Zoning Ordinance does not permit single-family dwellings in an agricultural district, which are under 38 acres in area. A rezoning to R-1 Single-Family Residential District is the least intensive zoning classification and is consistent with similar land uses on South Utah Avenue.

Comprehensive Plan:
Within Existing Urban Service Area: No
Within Urban Service Area 2035: Yes

Future Land Use Designations:
The property is designated Agricultural Reserve (AR) and Open Space/Public Land (OS) in the Davenport +2035 Land Use Plan.

1. Agricultural Reserve (AR) - Areas located outside the Urban Service Area and unlikely to develop in the foreseeable future. Uses should be limited to agriculture and open space, with only limited residential development needing minimal urban services.
2. Open Space/Public Land (OS) - Includes undeveloped open space, natural areas, floodplains and wetlands that may be or may not be planned for future park and recreation development - This future land use is not associated with the subject property; however it is found of the remainder of the applicants land.

Zoning:
The property is currently zoned S-AG Agricultural District. This district is intended to address existing agricultural land uses. The standards of the S-AG District promote the continuation of farming, and protect agricultural land uses from encroachment of incompatible developments. Single-family dwellings and any accessory dwellings that are ancillary to the principal activity of agriculture are permitted within the S-AG District.

The applicant is requesting a rezoning of the property to R-1 Single-Family Residential District. This district is intended to accommodate the lowest-density single-family neighborhoods within the City of Davenport, exhibiting a predominantly semi-suburban development pattern of large lots and generous yards.

Technical Review:

1. Zoning: The two proposed single-family lots identified on the submitted subdivision plat satisfy the minimum lot area and width requirements. The R-1 Single-Family Residential District requires a minimum lot size of 20,000 square feet (.46 acres) and a minimum lot width of 100 feet. Lot 1 is 217,802 square feet (5 acres) and 231.03 feet in width. Lot 2 is 180,776 square feet (4.15 acres) and 231 feet in width.
2. Legal: 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 presently existing R-1 districts in relation to the S-AG zoning in the area, similar land use, and consistency with the comprehensive plan, it is the City's Legal staff's opinion this is not spot zoning.
3. Utilities: The property will be served by water, gas and electric utilities, but will not be served by sanitary sewer. Any dwellings will be served by a private septic system, which will require approval by the Scott County Health Department.

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 Agricultural Reserve (AR) in the Davenport +2035 Land Use Plan. This land use category is designated for areas located outside of the Urban Service Boundary, which are unlikely to develop in the foreseeable future. Uses should be restricted to agriculture and open space, with only limited residential development needing minimal urban services.

Based on the submitted subdivision plat, the applicant is limited to a total of three single-family homes on 59.15 acres (the 2 proposed single-family lots in R-1 and an additional single-family home in S-AG). To ensure lower intensity residential development, Staff is recommending no more than two residential lots be platted within the subject property. This will further encourage compatibility with the large lots in the surrounding area.

It is staff's opinion that the rezoning request meets the Comprehensive Plan's threshold for limited residential development and minimal urban services.

b. The compatibility with the zoning of nearby property.

Staff Response: South Utah Avenue, north of West River Drive and South of Telegraph Road, consists of a mix of properties zoned either R-1 Single-Family Residential District or S-AG Agricultural District. Rezoning the southwest 9.15 acres to residential is compatible with the existing zoning districts along the South Utah Avenue corridor. The petitioner's remaining 50 acres of land will remain under the S-AG zoning, thereby retaining the low density housing, farming, and open space character of the neighborhood.

It is staff's opinion that the proposed amendment is compatible with the zoning of nearby property.

c. The compatibility with established neighborhood character.

Staff Response: There are fifteen continuous lots along the east side of Utah Avenue, south of the subject property, containing single-family dwellings. Rezoning the site for the establishment of two new single-family lots is consistent with the development of the surrounding area. The proposed 5 acre lot and 4.15 acre lot far exceed the lot sizes of other R-1 zoned property along South Utah Avenue. This reduced density creates a balance between residential and agriculturally zoned property.

It is staff's opinion that the proposed amendment is 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: Rezoning the property to R-1 Single-Family Residential District will not be detrimental to the surrounding area, which is predominantly single-family dwellings, agriculture, and open space. It is staff's opinion that owners of agriculturally zoned property will not be negatively impacted if the rezoning request is approved. In addition, the R-1 District is the most comparable zoning district to the S-AG Agricultural District in terms of dimensional standards and principal uses. The use restrictions imposed on the surrounding neighborhood will remain consistent should the property be rezoned to R-1.

It is staff's opinion that the proposed zoning map amendment will 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: A residence on an agricultural site may be established if the property is a minimum of 38 acres. Given the petitioner owns 59.15 acres, one single-family home may currently be developed on the property. Based on the plat of subdivision submitted by the applicant, a total of three homes can be constructed on the 59.15 acre property: one dwelling on Lot 1, one dwelling on Lot 2, and one dwelling on the 50 acre agriculturally zoned parcel.

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

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

Staff Response: The two proposed single-family lots, which has necessitated the zoning map amendment, far exceed the minimum standards of the R-1 Residential Single-Family Zoning District. The minimum lot area in the R-1 District is 20,000 square feet (0.46 acres) while the proposed lots are 217,802 square feet (5 acres) and 180,776 square feet (4.15 acres) respectively.

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 March 1, 2022 Plan and Zoning Commission Public Hearing.

To date, staff has not received any written responses from adjacent property owners. During the March 1, 2022 Plan and Zoning Commission public hearing, a representative of 245 South Utah Avenue spoke in opposition to the rezoning request. The abutting property owner to the north and west, John Gerdes, spoke in favor of the rezoning. A prospective buyer of Lot 1 was also in attendance to speak in favor of the petition.

Staff will apprise the Commission of any additional correspondence at the March 15, 2022 Plan and Zoning Commission meeting.

Staff Recommendation
Staff recommends Case REZ22-01 be forwarded to the City Council with a recommendation for approval, subject to the following condition.

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

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.

INDEX LEGEND
LOCATION: PART OF THE NW 1/4, SECTION 31-78N-3E
DAVENPORT, IA
REQUESTOR: PAT FENNELLY
PROPRIETOR: PAT FENNELLY
SURVEYOR: JAMES W. ABBITT, JR.
COMPANY: ABBITT SURVEY & DEVELOPMENT, PLLC
4900 38th AVENUE, SUITE 1
MOLINE, IL 61265
309-524-3124
RETURN TO: JAMES ABBITT, PER ABOVE ADDRESS

PLAT OF SUBDIVISION

FENNELLY'S SOUTH UTAH ADDITION TO THE CITY OF DAVENPORT, IOWA

PART OF THE NORTHWEST QUARTER, SECTION 31,
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M.,
DAVENPORT, SCOTT COUNTY, IOWA

GRAPHIC SCALE
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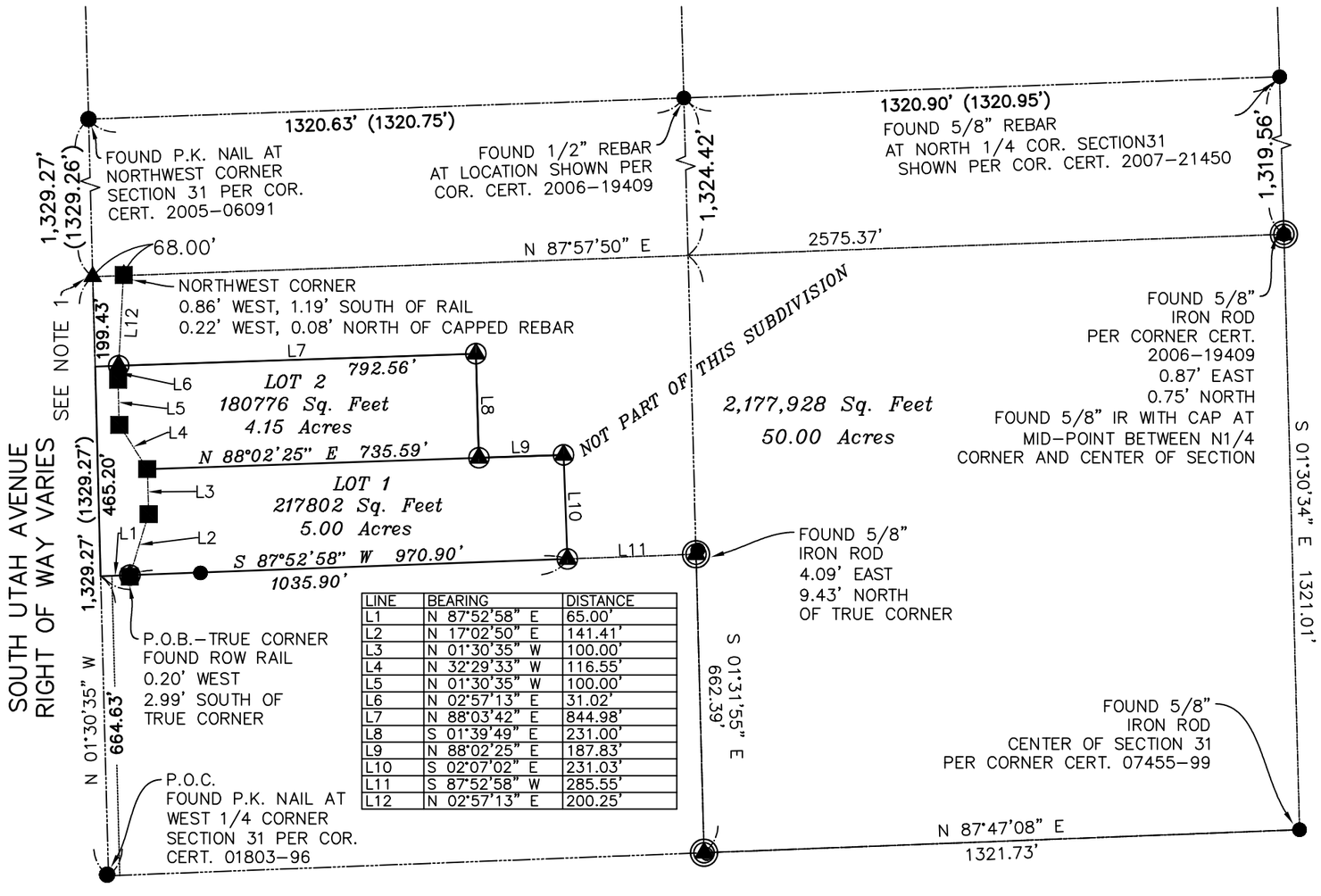
(IN FEET)
1 inch = 300 ft.



LINE	BEARING	DISTANCE
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L2	N 17°02'50" E	141.41'
L3	N 01°30'35" W	100.00'
L4	N 32°29'33" W	116.55'
L5	N 01°30'35" W	100.00'
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L12	N 02°57'13" E	200.25'

LEGEND

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- 5/8" REBAR WITH GREEN, PLASTIC CAP #18465, FOUND
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- 100.00' MEASURED DIMENSION
- (100.00') RECORDED DIMENSION
- R.O.W. RAIL, FOUND
- SURVEY BOUNDARY
- EASEMENT LINE
- SECTION LINE
- R.O.W. LINE

I HEREBY VERIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY BE OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JAMES W. ABBITT, JR. DATE

REG. NO. 18465
MY LICENSE EXPIRES DECEMBER 30, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET ONLY

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

Abbitt Survey & Development, PLLC
ABBITT SURVEY & DEVELOPMENT, PLLC.
4900 38TH AVE. SUITE 1
MOLINE, ILLINOIS 61265
PH. 309-524-3124

DATE: 01-10-2022	SCALE: 1" = 300'	DRAWN BY: SEM	CHECKED BY: JWA

PREPARED FOR: PATRICK FENNELLY
2313 W. LOMBARD STREET
DAVENPORT, IA 52804

PAGE: 1 OF 1

DRAWING No.: 21-398-IADA-B-FENNELLY

DRAWING TITLE: PLAT OF SUBDIVISION

PLAT OF SUBDIVISION

FENNELLY'S SOUTH UTAH ADDITION TO THE CITY OF DAVENPORT, IOWA

PART OF THE NORTHWEST QUARTER, SECTION 31, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF DAVENPORT, SCOTT COUNTY. IOWA

Legal Description:
Part of the Northwest Quarter of Section 31, Township 78 North, Range 3 East of the 5th Principal Meridian, City of Davenport, Scott County, Iowa, more particularly described as follows:
Commencing at the West Quarter corner of said Section 31, per Corner Certificate 01803-96;
Thence North 01°30'35" West, along the west line of the Northwest Quarter of said Section 31, a distance of 664.63 feet to the Point of Beginning;
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THE FOLLOWING AS LISTED HAVE REVIEWED AND APPROVED THIS FINAL PLAT AND FOUND THAT SAID PLAT DOES MEET ALL THE MINIMUM UTILITY REQUIREMENTS.

BY: _____ DATE: _____
MIDAMERICAN ENERGY COMPANY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD

BY: _____ DATE: _____
IOWA-AMERICAN WATER COMPANY

BY: _____ DATE: _____
CENTURYLINK

BY: _____ DATE: _____
METRONET

BY: _____ DATE: _____
MEDIACOM

PLANNING AND ZONING COMMISION

BY: _____ DATE: _____

DAVENPORT CITY COUNCIL

BY: _____ DATE: _____

ATTEST: _____ DATE: _____

ZONING & LOT INFORMATION:

CURRENT ZONING: AR
PROPOSED ZONING: RESIDENTIAL, R-1
TOTAL NUMBER OF LOTS: 2
TOTAL ACREAGE OF LOTS: 9.15
TOTAL R.O.W. ACREAGE: 1.13
TOTAL SITE ACREAGE: 10.28
FRONT YARD BUILDING SETBACK: 30'

LAND SURVEYOR

ABBITT SURVEY & DEVELOPMENT, PLLC
CONTACT: JIM ABBITT
4900 38TH AVENUE, SUITE 1
MOLINE, ILLINOIS 61265
309-524-3124

OWNER

Patrick Fennelly
2313 W. Lombard St.
Davenport, IA 52804
563-529-9916

ATTORNEY

VOLLERSTEN BRITT & GORSLINE
MIKE GORSLINE
5119 UTICA RIDGE ROAD
DAVENPORT, IA 52807
563-324-0441

Abbitt Survey & Development, PLLC
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DAVENPORT, IA 52804

PAGE: 1 OF 1

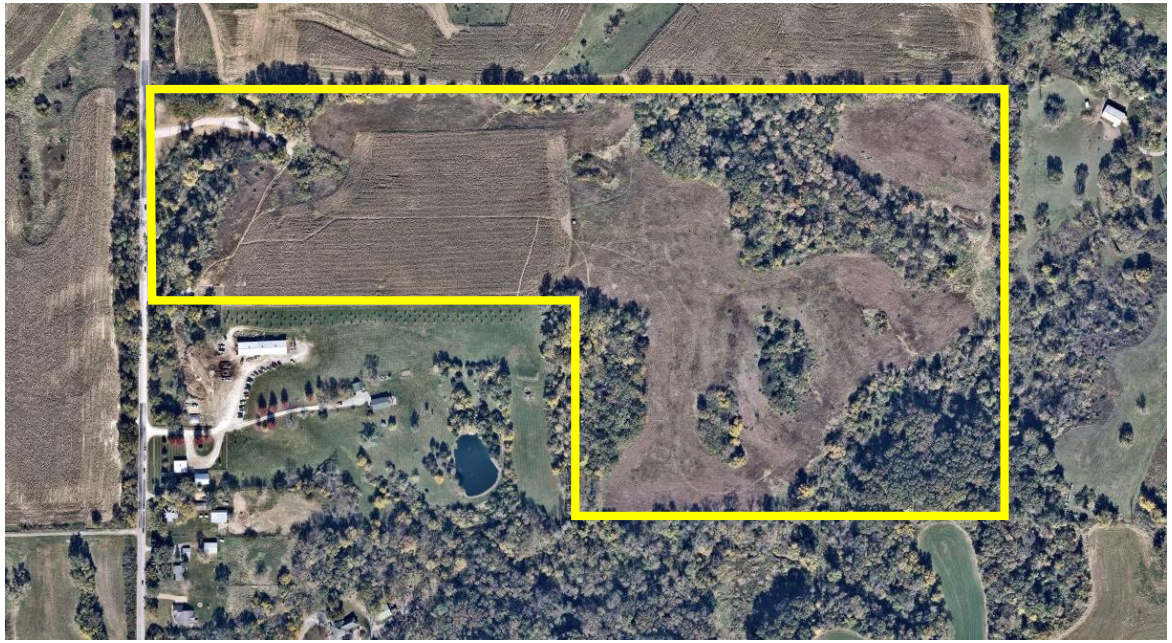
DRAWING No.: 21-398-IADA-B-FENNELLY

DRAWING TITLE: PLAT OF SUBDIVISION

Vicinity Map

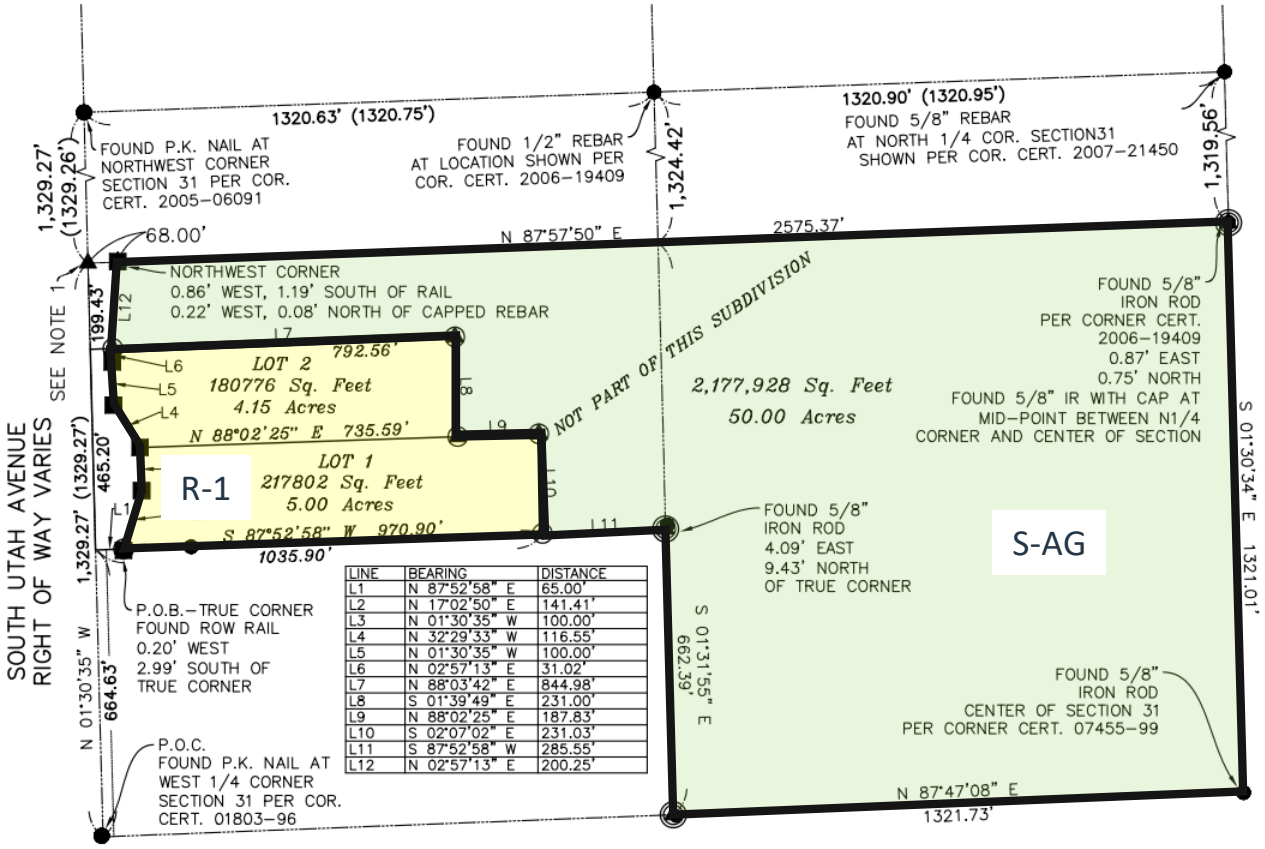
DAVENPORT
IOWA | USA

Current Use of the Site: Farming & Open Space

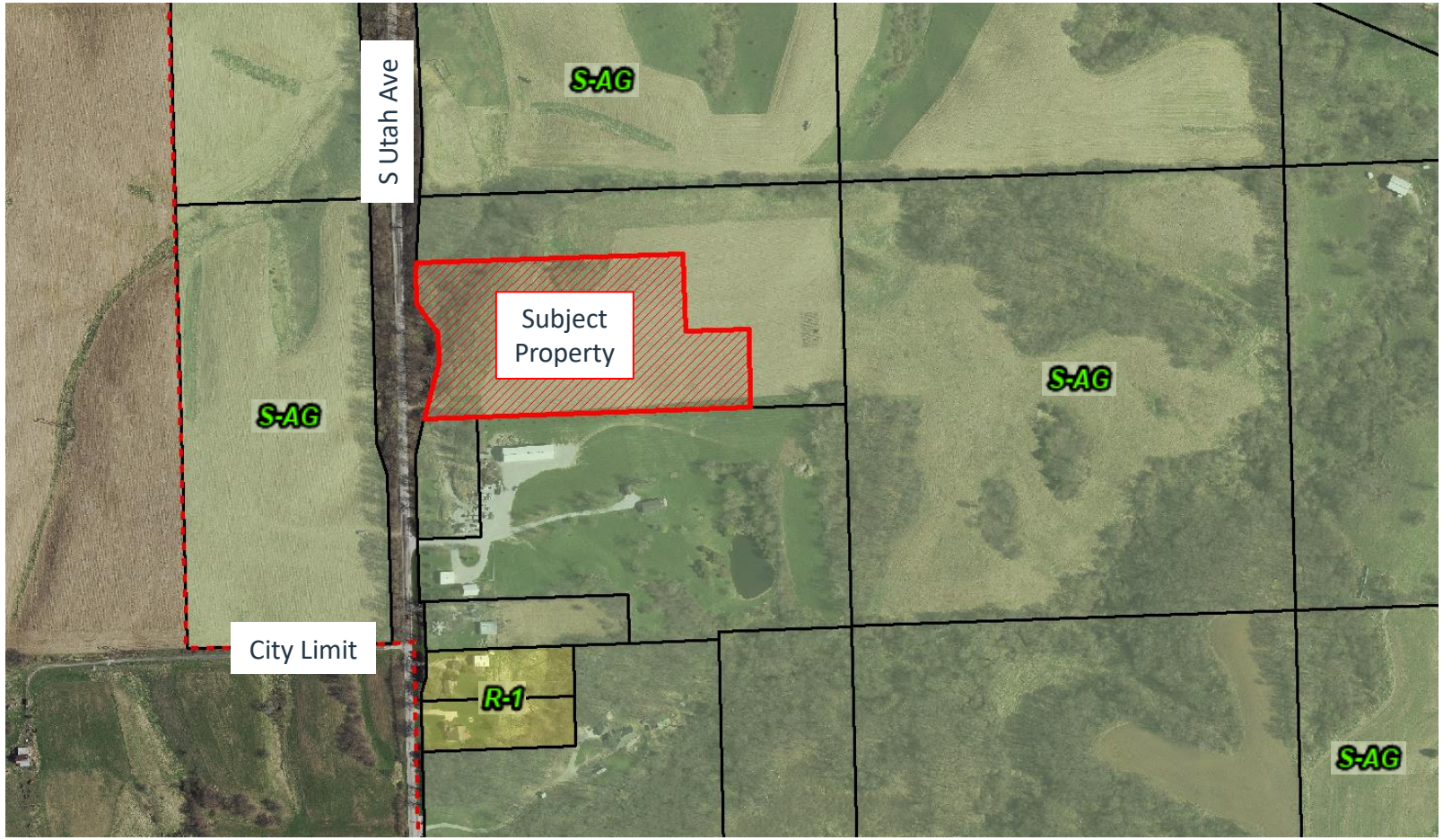


Purpose for the Request

- Purpose: Create two new single-family lots
- Draft subdivision plat has been provided.
- Only Lot 1 & 2 will be rezoned to R-1.
- Remainder of the property will remain S-AG



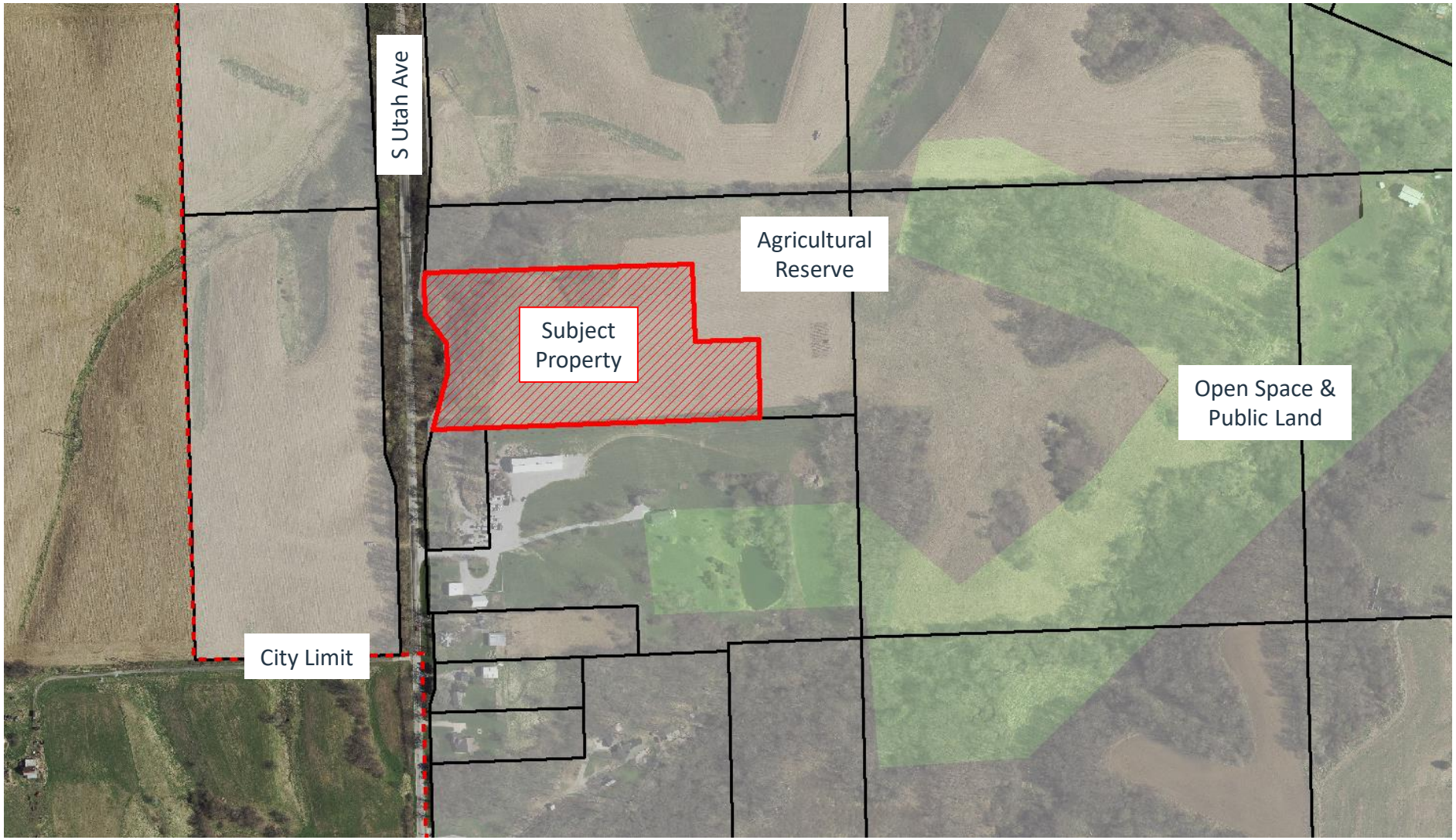
Zoning Map



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

Future Land Use Map

DAVENPORT
IOWA | USA



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.

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

Property Address* Parcel #93117-04
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**
Name: Patrick J. Fennelly
Company:
Address: 2313 W. Lombard St
City/State/Zip: Davenport Iowa 52804
Phone: 563 529-9916
Email: pat@patrickfennelly.com

Owner (if different from Applicant)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Engineer (if applicable)
Name: Abbitt Survey
Company:
Address: 4900 38th Ave Suite #1
City/State/Zip Moline IL 61265
Phone: 309-314-0177
Email: jim@abbittsurvey.com

Architect (if applicable)
Name:
Company
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)
Name: Mike Gorsline
Company: VB&G
Address: 5119 Utica Ridge Rd.
City/State/Zip: Davenport Iowa 52807
Phone: 563 324-0441
Email: Mike@vb-law.com

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

Application Form Type:

Plan and Zoning Commission
- [x] 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

Request:

Existing Zoning: S-AG

Proposed Zoning Map Amendment: R-1

Purpose of the Request:

(2) new lots
5 Acre & 4.15 Acre to R-1

Total Land Area: 9.15 Acres Please Select

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: Patti J Tunnell Date: 1-24-2022

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: Matt Werderitch Date: 1-24-22

Planning staff

Date of the Public Hearing: 3-1-22

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

INDEX LEGEND
LOCATION: PART OF THE NW 1/4, SECTION 31-78N-3E
DAVENPORT, IA
REQUESTOR: PAT FENNELLY
PROPRIETOR: PAT FENNELLY
SURVEYOR: JAMES W. ABBITT, JR.
COMPANY: ABBITT SURVEY & DEVELOPMENT, PLLC
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MOLINE, IL 61265
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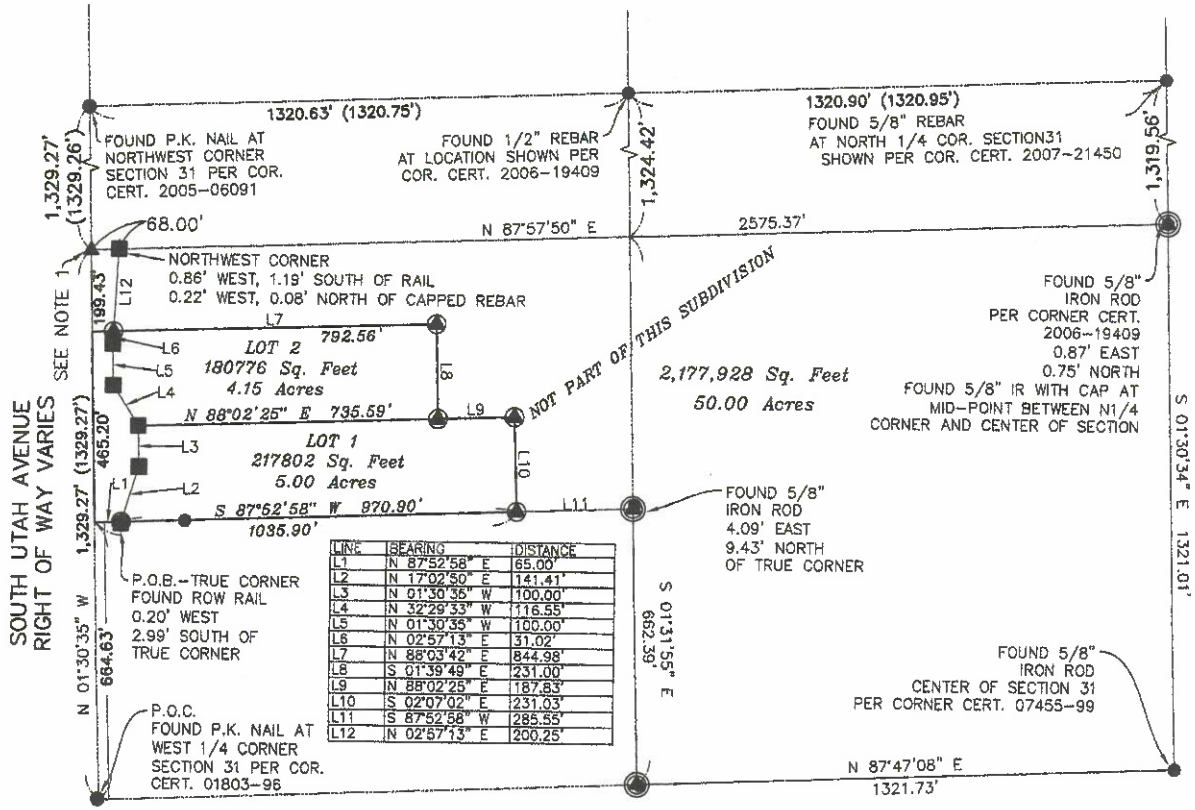

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JAMES W. ABBITT JR.
18465
IOWA

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MOLINE, ILLINOIS 61265
PH. 309-524-3124

DATE: 01-10-2022	SCALE: 1" = 300'	DRAWN BY: SEM	CHECKED BY: JWA
PREPARED FOR: PATRICK FENNELLY 2313 W. LOMBARD STREET DAVENPORT, IA 52804		PAGE: 1 OF 1	
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DRAWING TITLE: PLAT OF SUBDIVISION		21-398-IADA-B-FENNELLY	

PLAT OF SUBDIVISION

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APPROVED SUBJECT TO ENCUMBRANCES OF RECORD

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PLANNING AND ZONING COMMISION
BY: _____ DATE: _____

DAVENPORT CITY COUNCIL
BY: _____ DATE: _____

ATTEST: _____ DATE: _____

ZONING & LOT INFORMATION:

CURRENT ZONING: AR
PROPOSED ZONING: RESIDENTIAL, R-1
TOTAL NUMBER OF LOTS: 2
TOTAL ACREAGE OF LOTS: 9.15
TOTAL R.O.W. ACREAGE: 1.13
TOTAL SITE ACREAGE: 10.28
FRONT YARD BUILDING SETBACK: 30'

LAND SURVEYOR

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CONTACT: JIM ABBITT
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OWNER

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Davenport, IA 52804
563-529-9916

ATTORNEY

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DRAWING TITLE: PLAT OF SUBDIVISION		21-398-IADA-B-FENNELLY	

Doc ID: 021211170002 Type: LAN
Recorded: 10/02/2017 at 12:55:12 PM
Fee Amt: $296.20 Page 1 of 2
Revenue Tax: $279.20
Scott County Iowa
Rita A. Vargas Recorder
File 2017-00026306

Prepared by: Marie R. Tarbox, Gosma, Tarbox & Associates, PLC 201 W. 2nd St, Ste. 401, Davenport IA 52801 563-459-0180
Return to: Return To: VBG
Address Tax Statement: P. Fennelly 2313 W. Lombard St Davenport IA 52804

TRUSTEE DEED

For the consideration of One Dollar and other valuable consideration, **Richard J. Coussens, Trustee of the SJC Family Trust under the Richard J. Coussens and Sandra J. Coussens Revocable Trust**, does hereby convey to Patrick J. Fennelly, an undivided one-half interest in the following described real estate in Scott County, Iowa:

North Half of the Southwest Quarter of the Northwest Quarter and Southeast Quarter of the Northwest Quarter of Section 31, Township 78 North, Range 3 East of the 5th P.m., together with an easement for right of way purposes over and across the West 25 feet of the South Half of the Southwest Quarter of the Northwest Quarter of said Section 31, Township and Range aforesaid.

Except that portion thereof conveyed to the State of Iowa by Warranty Deed dated May 9, 1967 and recorded in Book 306 of Deeds at page 325, in the office of the recorder of Scott County, Iowa.

Subject to easements and restrictions of record.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, according to the context.

Dated this 29 day of September, 2017.

SJC FAMILY TRUST UNDER THE
RICHARD J. COUSSENS & SANDRA J.
COUSSENS, REVOCABLE TRUST

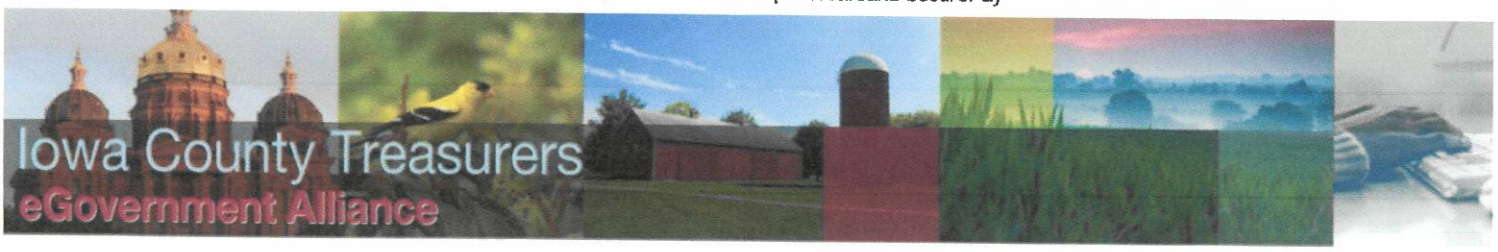
BY: _____
Richard J. Coussens, Trustee

STATE OF IOWA)
) ss:
COUNTY OF SCOTT)

On this 29 day of September, 2017, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared **Richard J. Coussens**, Trustee of the SJC Family Trust Under the Richard J. Coussens and Sandra J. Coussens Revocable Trust, who executed the foregoing instrument and acknowledged that he, as the fiduciary, executed the instrument as his voluntary act and deed.

MARIE ROLLING-TARBOX
Commission Number 745343
My Commission Expires
7-19-2019

_____
Notary Public for the State of Iowa



Payment Receipt

Property Tax

Parcel Number(s)	Tax Year	County Name	Amount
S3117-04	2020	Scott	$284.00
S3119-05	2020	Scott	$371.00

Merchant Name	County Treasurer Internet
First Name	Patrick
Middle Initial	J
Last Name	Fennelly
Address	2313 W. Lombard
City	davenport
Country	United States
State	Iowa
Postal Code	52804
Phone	US +1 563-529-9916
Email Address	pat@patrickfennelly.com
Bill Payment Amount	$655.00
Conv. Fee	$14.74
Total Payment Amount	$669.74
Credit Card Number	xxxxxxxxxxxx7888
Expiration Date	xx / xxxx
Name on Card	Patrick Fennelly
Card Verification Number	xxx

Payment successful!

Amount Charged	$669.74
Transaction ID	176536897
Payment Date / Time	1/23/2022 7:52:16 PM Central

Email Address:

Payment email already sent to pat@patrickfennelly.com

Email Additional Receipt

Print Receipt

Finish

Privacy Policy | Terms of Use

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.

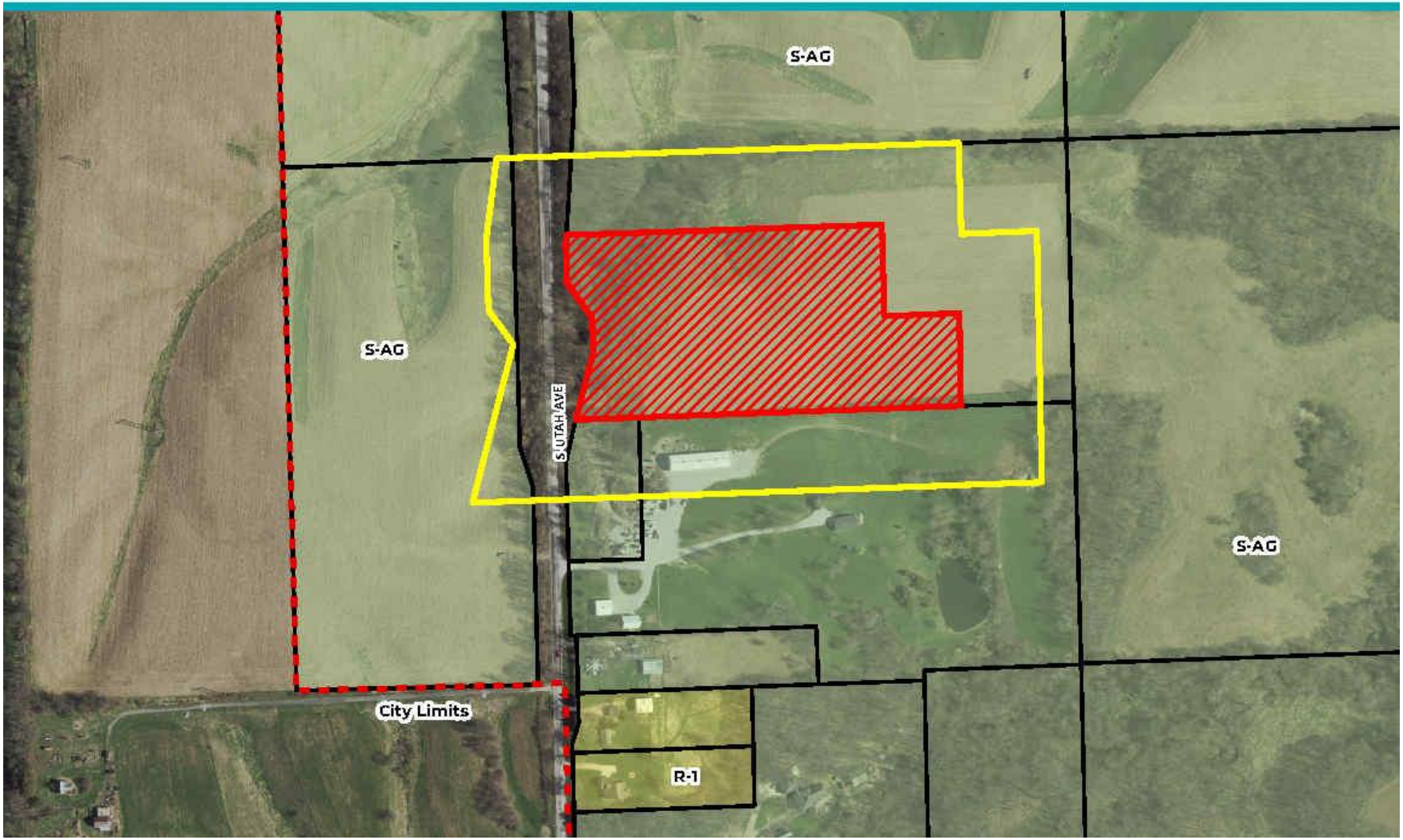
Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **4/27/2022**

Subject:
Second Consideration: Ordinance for Case ROW22-02 being the request of The Overland Group on behalf of Dollar General for a partial right-of-way vacation (abandonment) of the alley at 2340 Rockingham Road. [Ward 1]

Recommendation:
Adopt the Ordinance.

Background:
The purpose of the of the right-of-way alley vacation is to facilitate development of five (5) commercial lots located at 2340 Rockingham Rd to allow for the development of a Dollar General store. Attached is a site plan for the future development of the site.

A legal description of the proposed right-of-way vacation is attached. The land area to be vacated is approximately 4,600 square feet.

The Plan and Zoning Commission reviewed Case ROW22-02 at its March 15, 2022 meeting and has recommended the request be forwarded to City Council for approval (10-0) with the following conditions:

1. All existing utilities located in the right-of-way which are subject to vacation shall be granted a blanket utility and access easement for the maintenance of such utilities.

2. An ingress/egress easement shall be granted for the access of solid waste services/ collections; such easement shall allow at all times passage from the alley adjacent to the east to Rockingham Road; additionally, when access via the parking lot exists for passage from the alley to Boies Avenue, such passage shall also be granted an access easement for said route.

3. A Plat of Survey establishing the easements in Conditions 1 and 2 shall be recorded at the Scott County Recorder's Office; City staff shall review the Plat of Survey prior to recording.

4. The City shall install appropriate traffic control signs as necessary in the remaining public right-of-way for traffic direction.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance
Exhibit	P&Z Staff Report
Exhibit	Public Hearing Notice
Exhibit	Site Plan
Exhibit	Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	4/1/2022 - 2:11 PM

Ordinance No. _____

An ORDINANCE for Case ROW22-02 being the request of The Overland Group on behalf of Dollar General for a partial right-of-way vacation (abandonment) of the alley at 2340 Rockingham Road.

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

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

COMMENCING AT THE SOUTHWEST CORNER OF LOT 10 OF BLOCK 1 OF A.M. COOKS ADDITION TO DAVENPORT, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN DEED BOOK 92 AT PAGE 323 OF THE RECORDS OF THE SCOTT COUNTY RECORDER'S OFFICE; THENCE N57°00'30"E, ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCEOF 27.46 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING N57°00'30"E, 176.30 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE CANADIAN PACIFIC DME RAILROAD; THENCE S71°13'09"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 24.33 FEET; THENCE S53°19'36"W, 162.87 FEET; THENCE S66°39'30"W, 29.23 FEET; THENCE N32°59'30"W, 24.67 FEET, TO THE POINT OF BEGINNING. SAID PUBLIC ALLEY VACATION CONTAINS 4,593 SQUARE FEET MORE OR LESS AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Section 2. The vacation (abandonment) is subject to the following conditions:

1. All existing utilities located in the right-of-way which are subject to vacation shall be granted a blanket utility and access easement for the maintenance of such utilities.
2. An ingress/egress easement shall be granted for the access of solid waste services/collections; such easement shall allow at all times passage from the alley adjacent to the east to Rockingham Road; additionally, when access via the parking lot exists for passage from the alley to Boies Avenue, such passage shall also be granted an access easement for said route.
3. A Plat of Survey establishing the easements in Conditions 1 and 2 shall be recorded at the Scott County Recorder's Office; City staff shall review the Plat of Survey prior to recording.
4. The City shall install appropriate traffic control signs as necessary in the remaining public right-of-way for traffic direction.

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

Department: DNS
Contact Info: Scott Koops | 563-328-6701

City of Davenport
Plan and Zoning Commission

Date
3/15/2022

Subject:
Case ROW22-02: Request of The Overland Group on behalf of Dollar General for a partial right-of-way vacation (abandonment) of the alley at 2340 Rockingham RD. [Ward 1]

Recommendation:
Staff recommends the City Plan and Zoning Commission accept the listed findings to vacate the partial alley right-of-way at 2340 Rockingham Road in Case ROW22-02 to the City Council with a recommendation for approval subject to the listed conditions.

Findings:

1. The public alley right-of-way in question is not necessary for traffic circulations purposes provided they City's solid waste services access needs are met as conditioned.
2. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.
3. Economic vitality will be strengthened in a stressed commercial neighborhood.

Conditions:

1. All existing utilities located in the Right-of-Way which are subject to vacation shall be granted a blanket utility and access easement for the maintenance of such utilities.

2. An ingress/egress easement shall be granted for the access of solid waste services/collections; such easement shall allow at all times passage from the alley adjacent to the east to Rockingham Road; additionally, when access via the parking lot exists for passage from the alley to Boies Avenue, such passage shall also be granted an access easement for said route.

3. A Plat of Survey establishing the easements in Conditions 1 and 2 shall be recorded at the Scott County Recorder's Office. City staff shall review the Plat of Survey prior to recording.

4. The City shall install appropriate traffic control signs as necessary in the remaining public right-of-way for traffic direction.

Background:
Dollar General is proposing a 10,640 square feet (sf) retail store for this the property at 2340 Rockingham Road along both sides of the alley right-of-way. The site plan (attached) depicts the store in the southwest corner of the lot with parking being located in the east, northeast and northwest of the store on both sides of the alley which is to be vacated. This request is to allow for the proposed site plan configuration which would have a parking drive aisle and the site's loading dock access located in the vacated right-of-way.

The legal description of the proposed vacation is attached. The land area to be vacated is 4,593sf., more or less.

Analysis:

Comprehensive Plan:
Davenport 2035+ Classification: Residential General
Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

Zoning:
The subject property and adjacent properties are zoned C-2 Corridor Commercial Zoning District. Adjacent to the north across the railroad right-of-way is a single-family dwelling zoned R-4C Single & Two Family Residential Zoning District.

Technical Review:
Streets. The alley between Rockingham Road and Boies Avenue abutting 2340 Rockingham is the portion of the alley to be vacated by this request. All existing utilities located in the alley right-of-way would remain in their present location and shall be granted easements rights. Should the request be approved an access easement for City solid waste service vehicles will be obtained to provide access to both Boies and Rockingham.
Storm Water. A 10 inch stormwater sewer main is located within the alleys right-of-way.
Sanitary Sewer. No sanitary sewer service is located within the alley right-of-way.
Other Utilities. Overhead utilities are located within the existing alley right-of-way.
Emergency Services. The proposed alley right-of-way and would not have any affect on emergency services.
Parks/Open Space. This proposed vacation would not impact any existing or planned parks or public open spaces.

Public Input:
Neighborhood Meeting (held 2-22-22) and Public Flearing notices were sent to property owners within 200 feet of the proposed right-of-way vacation and to additional properties on the city block served by the alley right-of-way.

Present at the neighborhood meeting were First Ward Alderman Dunn, Plan and Zoning Chairman Inghram, Glen Meisner representing the petitioner, and city staff. No one from the general public attended the meeting. In addition to the mailings to adjacent property owners a public hearing notice was published in the Quad City Times per State Code requirements.

ATTACHMENTS:

Type	Description
Exhibit	Application
Exhibit	Site Plan
Exhibit	Legal Description
Exhibit	Neighborhood Meeting Notice
Exhibit	Public Hearing Notice

DAVENPORT
DEVELOPMENT & NEIGHBORHOOD SERVICES

Public Hearing Notice | Plan & Zoning Commission

Date: 3/1/2022 **Location:** City Hall | 226 W 4th ST | Council Chambers
Time: 5:00:00 PM **Subject:** Hearing for right-of-way abandonment request before Plan & Zoning Commission

29 Notices Sent
Alderman Dunn
Ward 1

To: All property owners within 200' of the subject property **2340 Rockingham RD:**

What is this About?

This notice is being sent to inform you that a public hearing will be held for a right-of-way abandonment request. The purpose of the right-of-way abandonment request is to remove portions of public right-of-way from public use.

Request/Case Description
Case ROW22-02: Request of The Overland group on behalf of Dollar General for the right-of-way vacation (abandonment) of the alley at 2340 Rockingham RD. [Ward 1]

What are the Next Steps after the Public Hearing?

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

Would You Like to Submit an Official Comment?

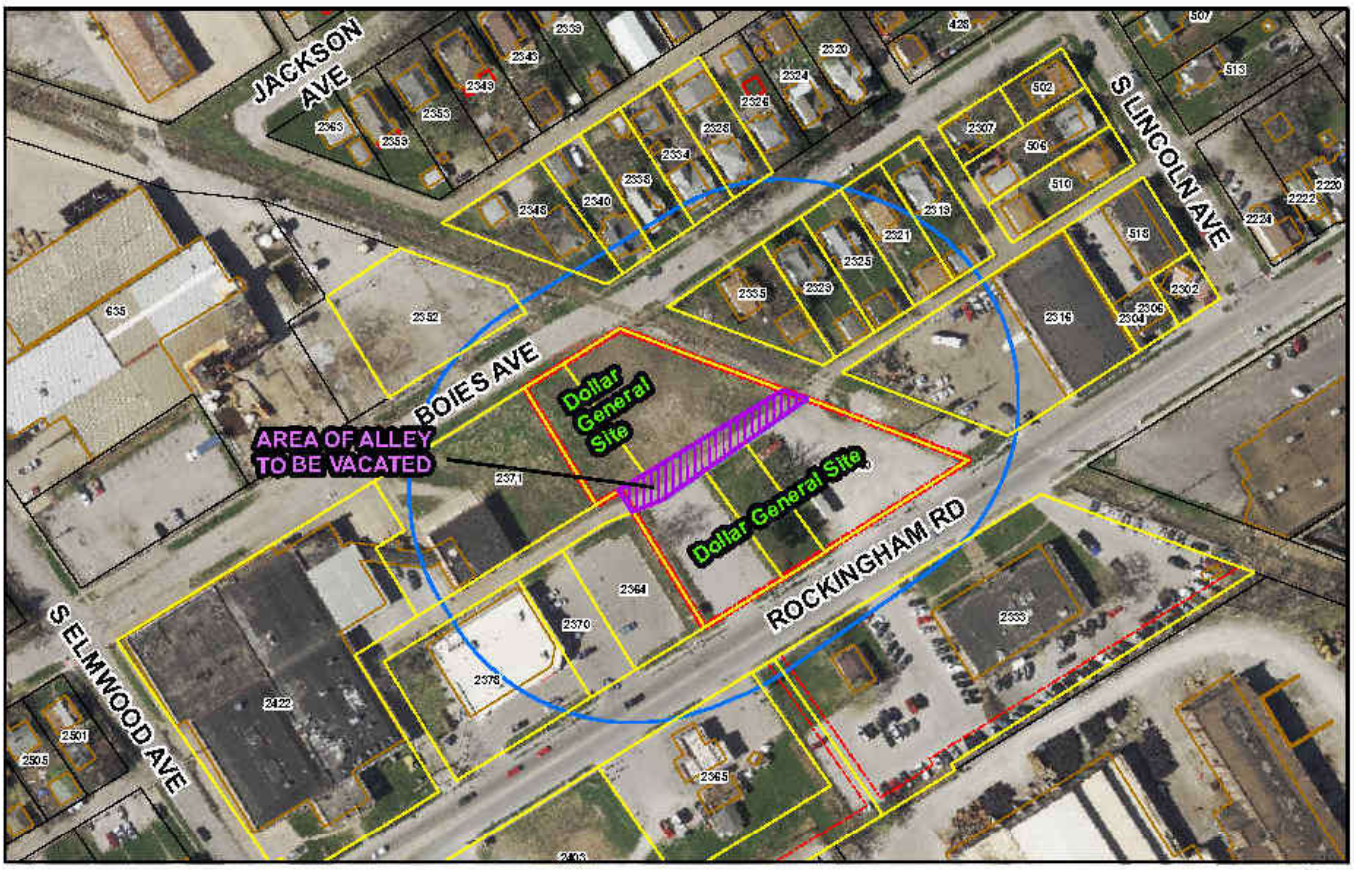
As a property owner/occupant you may have an interest in commenting on the proposed request via email or in person at the public hearing. Official comments must have written signatures sent to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200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

Do You Have Any Questions?

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

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

ZBA: Adjacent Property Owner Notice Area

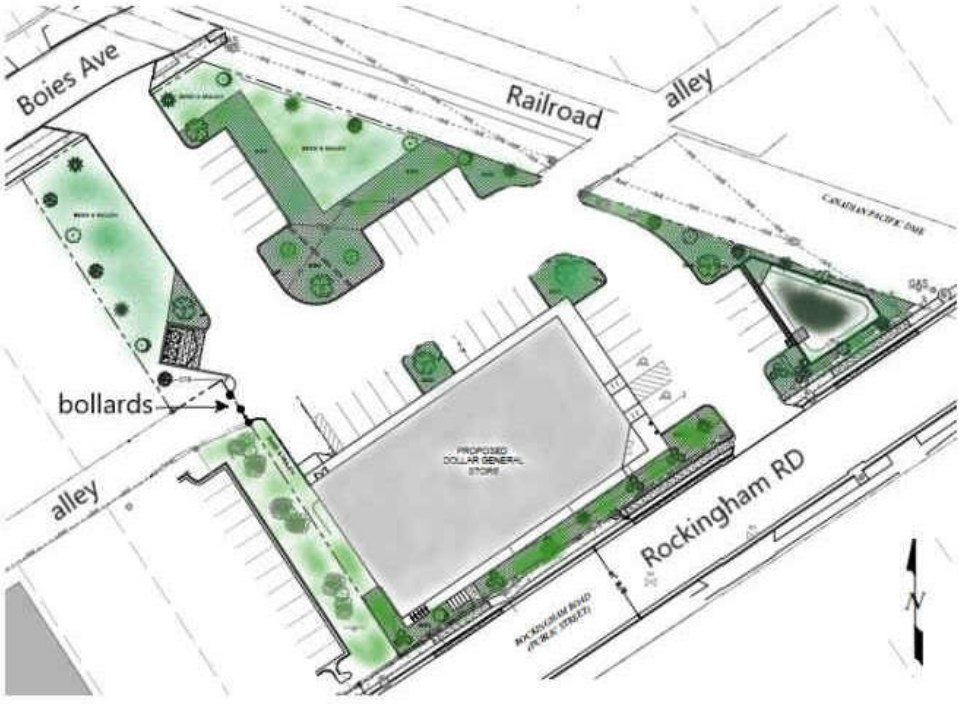


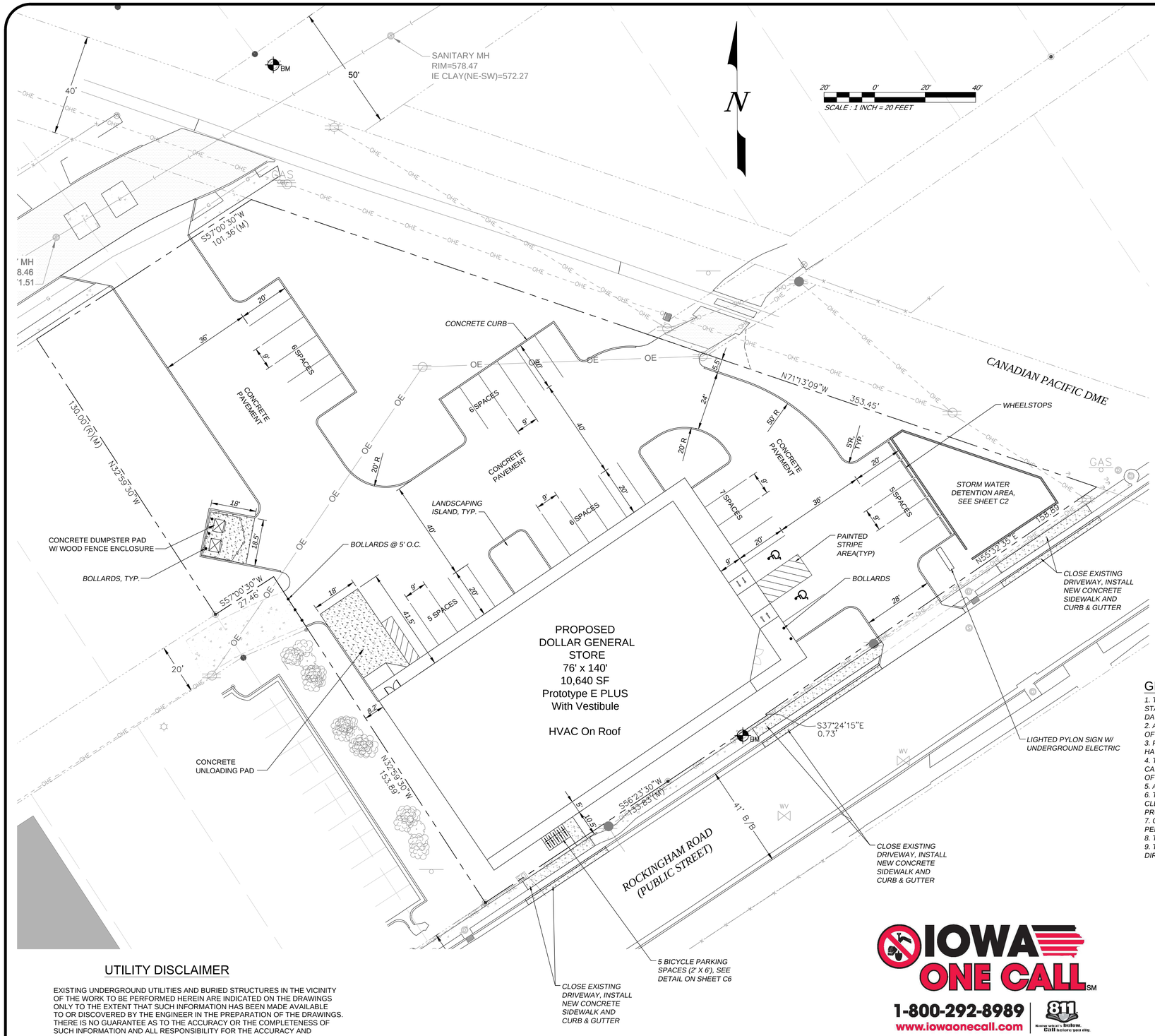
Private parties utilizing City GIS data do so at their own risk. The City of Davenport will not be responsible for any costs or liabilities incurred due to any differences between information provided and actual physical conditions.

0 50 100 200 Feet

N

Public Alley to be Vacated | Noticed Property Owners | 200ft Buffer | Dollar General Site Boundary





STANDARD LEGEND AND NOTES

- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET 5/8" REBAR W/YELLOW, PLASTIC LS CAP NO. 8165 UNLESS NOTED OTHERWISE
- SET CUT "X" IN CONCRETE UNLESS NOTED OTHERWISE
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, PLATTED OR BY DEED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- STORM SEWER LINES
- SANITARY SEWER LINES
- HOT & CHILLED WATER LINES
- WATER MAIN WITH SIZE
- WATER MAIN LINES
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- FENCE LINE SHOT
- EVERGREEN TREE WITH SIZE
- BUSH LINE
- DECIDUOUS TREE WITH SIZE
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- (M) - MEASURED DIMENSIONS
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- FIRE HYDRANT
- WATER VALVE
- SIGN
- CLEAN OUT - UTILITY CLEANOUT
- SANITARY MANHOLE
- STORM MANHOLE
- STORM GRATE INLET
- STORM CURB INLET
- AREA DRAIN - STORM DRAINAGE MANHOLE
- MANHOLE (UNKNOWN)
- MONITOR - MONITORING WELL
- TELEPHONE CAN
- GAS SHUTOFF
- GAS METER
- AIR CONDITIONER
- GUY WIRE
- POWER POLE WITH TRANSFORMER
- LIGHT POLE
- POWER POLE WITH LIGHT
- POWER POLE
- ELECTRIC TRANSFORMER/PAD
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- FUEL MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC LIGHT BASE
- PHONE - PAY PHONE
- BOLLARD
- VERTICAL HAND RAIL POST
- BORING - SOIL BORING LOCATION
- BM - BENCHMARK LOCATION

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

GENERAL NOTES

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS OF THE PUBLIC GENERAL NOTES WORKS DEPARTMENT OF THE CITY OF DAVENPORT, IOWA, UNLESS OTHERWISE NOTED.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CITY OF DAVENPORT, IOWA.
3. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
4. THE CONTRACTOR MAY UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY THE ONE CALL SYSTEM, INC.: 1-(800)-292-8989. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF IOWA.
5. ALL DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL UNDER NO CIRCUMSTANCES CLEAR OR DAMAGE ANY TREES OUTSIDE THE CLEARING LIMIT LINE SET BY THE CITY WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR PROPERTY OWNER.
7. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
8. THE CONTRACTOR SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
9. THE CONTRACTOR SHALL PLACE MIN. 4" TOPSOIL AND SEED & MULCH ALL DISTURBED AREAS AT THE DIRECTION OF THE ENGINEER.

UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE PERFORMED HEREIN ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN THE PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED

IOWA ONE CALL SM
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

SEAL:

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Russell W. Doss — 12/1/2020
(SIGNATURE) (DATE)

RUSSELL W. DOSS

LICENSE NO. 20087

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

PAGES OR SHEETS COVERED BY THIS SEAL: C1 THRU C7

DOLLAR GENERAL

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store #10753-N-E-PLUS
Design Submission Set

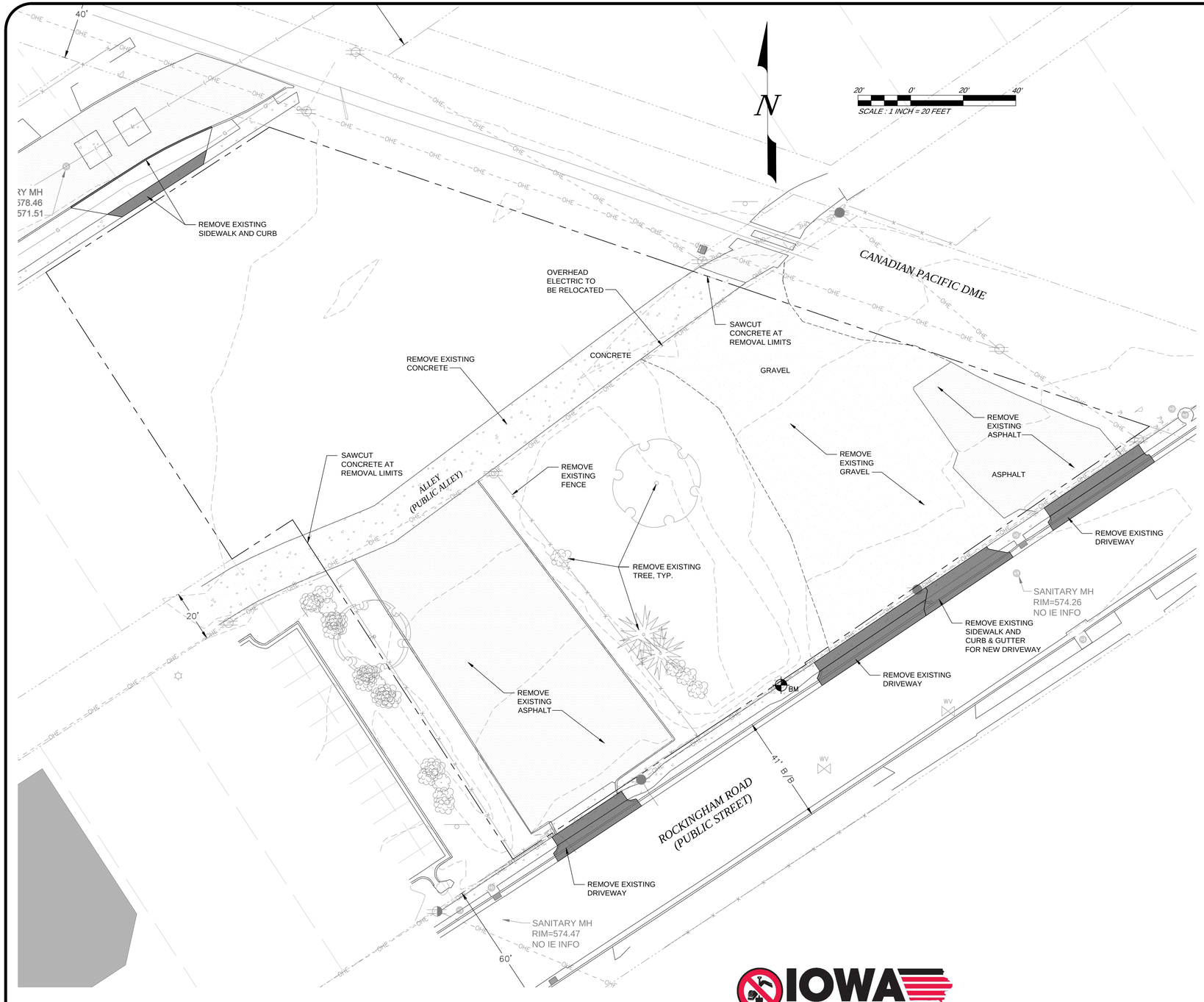
NO.	DATE	DESCRIPTION	BY

Overland ENGINEERING, LLC
1598 IMPERIAL CIR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

SITE PLAN

SHEET
C1



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IOWA ONE CALL SM
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

DEMOLITION NOTES:

1) BUILDING DEMOLITION SHALL CONFORM TO ALL OSHA, EPA, STATE OF IOWA, AND CITY OF DAVENPORT REQUIREMENTS.

2) GEOTECHNICAL/ENVIRONMENTAL CONSULTANTS SHALL BE GRANTED ACCESS TO THE SITE.

3) EXCESS MATERIALS SHALL BE DISPOSED OF PROPERLY, AND IN A TIMELY MANNER.

4) PRIOR TO DEMOLITION, CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITIES BEFORE REMOVING ANY SERVICE CONNECTIONS.

5) SEE THE ENVIRONMENTAL SITE INVESTIGATION REPORT.

6) ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION.

DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number 19422-01

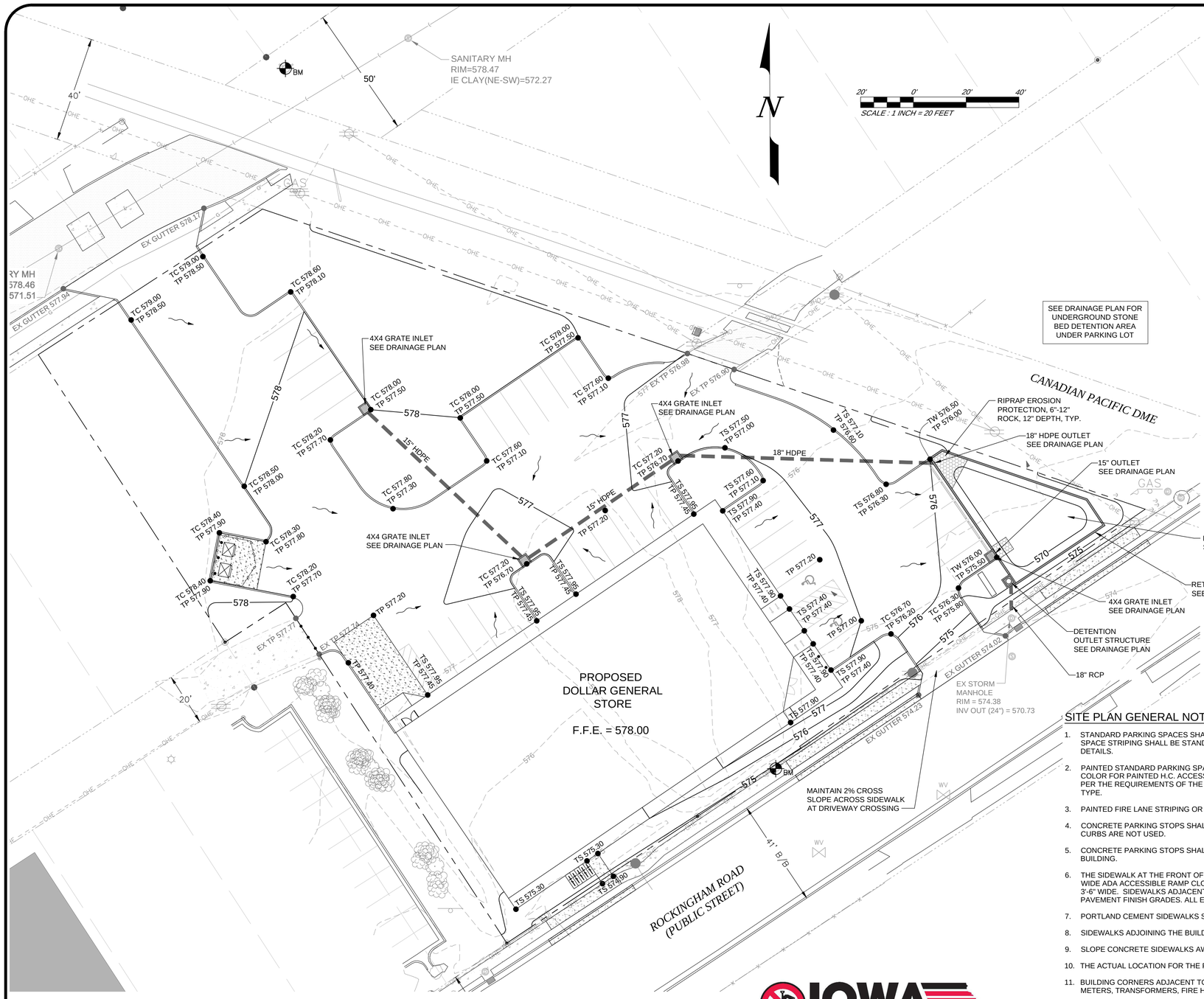
NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rustyd@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA
DEMOLITION PLAN

SHEET
C1.1



STANDARD LEGEND AND NOTES

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- ELECTRICAL LINES - OVERHEAD
- ELECTRICAL LINES
- FIBER OPTIC LINES
- GAS LINES
- WALL (TYPE NOTE)
- FENCE
- FENCE CORNER
- FENCE LINE SHOT
- EVERGREEN TREE WITH SIZE
- BUSH LINE
- DECIDUOUS TREE WITH SIZE
- (R) - RECORDED DIMENSIONS
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- HYDRANT METER
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- SANITARY MANHOLE
- STORM MANHOLE
- STORM GRATE INLET
- STORM CURB INLET
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- GAS METER
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- TRAFFIC CONTROL BOX
- TRAFFIC LIGHT BASE
- PAY PHONE
- BOLLARD
- VERTICAL HAND RAIL POST
- SOIL BORING LOCATION
- BENCHMARK LOCATION

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

SITE PLAN GENERAL NOTES:

1. STANDARD PARKING SPACES SHALL HAVE MINIMUM SIZE OF 9'X 20' UNLESS LOCAL JURISDICTION REQUIRE LARGER SPACES. PARKING SPACE STRIPING SHALL BE STANDARD 90 DEGREE STYLE. MINIMUM SIZE OF H.C. PARKING SPACES AND ACCESS AISLE ARE SHOWN ON DETAILS.
2. PAINTED STANDARD PARKING SPACE AND ISLAND STRIPE COLOR SHALL BE YELLOW FOR ASPHALT PAVEMENT AND CONCRETE PAVEMENT. COLOR FOR PAINTED H.C. ACCESSIBLE PARKING SPACE STRIPES, ACCESS AISLE OR ISLAND STRIPES, H.C. SYMBOLS, SHALL BE PAINTED PER THE REQUIREMENTS OF THE AUTHORITY HAVING JURSIDICTION. BOLLARDS SHALL BE PAINTED YELLOW. PAINT SHALL BE REFLECTIVE TYPE.
3. PAINTED FIRE LANE STRIPING OR PAINTED CURBS SHALL BE PROVIDED AS REQUIRED BY JURISDICTIONAL REQUIREMENTS.
4. CONCRETE PARKING STOPS SHALL BE USED AT PARKING SPACES ALONG THE OUTER PERIMETER OF PARKING LOT WHEN CONCRETE CURBS ARE NOT USED.
5. CONCRETE PARKING STOPS SHALL NOT BE USED AT THE FRONT OF THE BUILDING OR ALONG THE PERIMETER (ADJACENT) TO THE BUILDING.
6. THE SIDEWALK AT THE FRONT OF THE BUILDING SHALL BE A MINIMUM OF 9-FEET WIDE. THE SIDEWALK SHALL INCLUDE A 10-FOOT MINIMUM WIDE ADA ACCESSIBLE RAMP CLOSE TO THE STORE MAIN ENTRANCE. SIDEWALKS ALONG OTHER SIDES OF BUILDING SHALL BE MINIMUM 3'-6" WIDE. SIDEWALKS ADJACENT TO BUILDING SLABS SHALL HAVE SEALED ISOLATION JOINTS AND SHALL BE 6" HIGH ABOVE EXTERIOR OR PAVEMENT FINISH GRADES. ALL EXTERIOR SIDEWALKS SHALL HAVE A BROOM FINISH.
7. PORTLAND CEMENT SIDEWALKS SHALL BE MINIMUM 4" THICK WITH WELDED WIRE FABRIC REINFORCING.
8. SIDEWALKS ADJOINING THE BUILDING MUST HAVE A 6" HIGH INTEGRAL CURB.
9. SLOPE CONCRETE SIDEWALKS AWAY FROM BUILDING AT A MINIMUM SLOPE OF 1/8" PER FOOT. INCLUDING RECESSED ENTRY.
10. THE ACTUAL LOCATION FOR THE PYLON SIGN SHALL BE SITUATED FOR OPTIMUM VISIBILITY ALONG THE MAIN FRONT TRAFFIC CORRIDOR.
11. BUILDING CORNERS ADJACENT TO PAVED AREAS SHALL BE BOLLARD PROTECTED. ABOVE GROUND UTILITY APPURTENANCES, SUCH AS METERS, TRANSFORMERS, FIRE HYDRANTS IN PAVED AREAS, ETC. SHALL BE BOLLARD PROTECTED.
12. DOWNSPOUTS SHALL NOT BE ALLOWED TO DISCHARGE ON CONCRETE SIDEWALKS. ROUTE DOWNSPOUTS UNDER SIDEWALKS AT ALL SIDEWALK LOCATIONS.
13. ALL DOWNSPOUTS DISCHARGING ONTO NON PAVED AREAS ARE TO HAVE A MINIMUM FIVE FOOT PERFORATED LANDSCAPE PIPE STRAPPED TO A MINIMUM 12 INCH X 24 INCH CONCRETE SPLASH BLOCK.
14. FINISH FLOOR TO BE A MINIMUM OF 12 INCHES ABOVE 100 YEAR FLOOD PLAIN.
15. FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON-PAVED AREAS.

UTILITY DISCLAIMER

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DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number 24763-N-4763

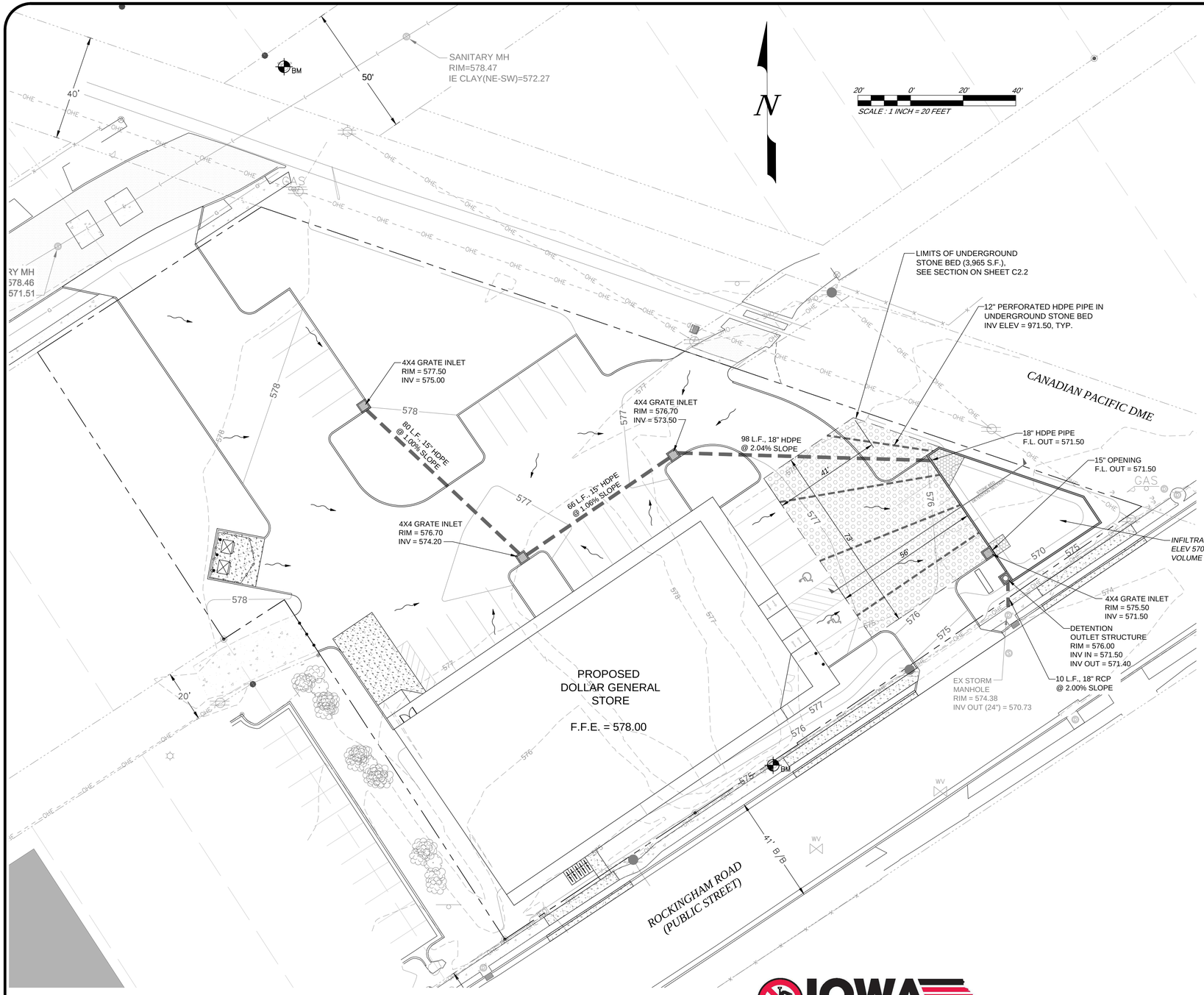
NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO. 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rust@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA
GRADING PLAN

SHEET
C2



STANDARD LEGEND AND NOTES

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DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number 19425-01-42

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

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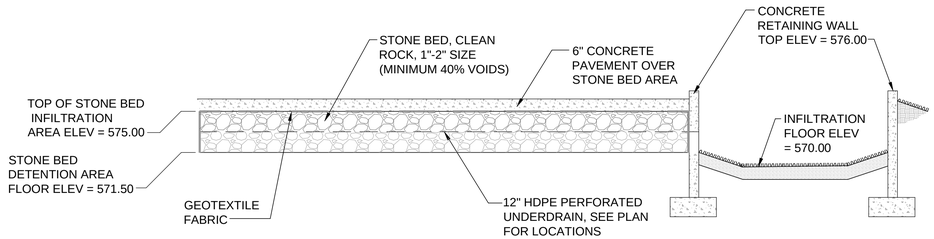
1598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

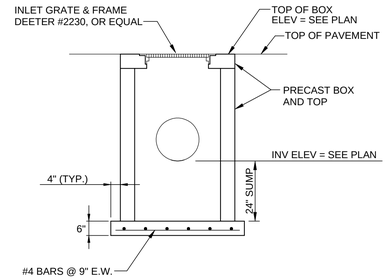
DRAINAGE PLAN

SHEET
C2.1



STONE BED DETENTION SECTION

NOT TO SCALE



GRATE INLET DETAIL

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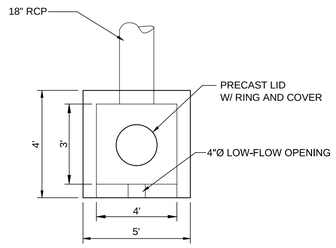
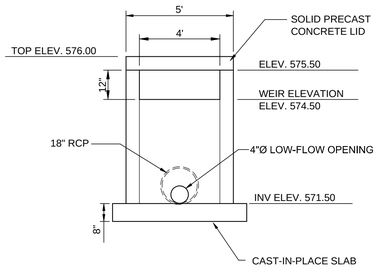
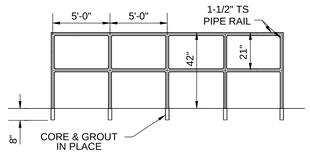


PLAN

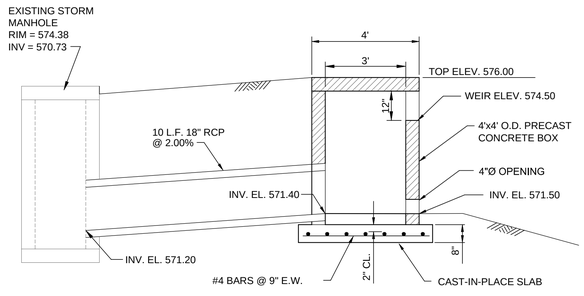


FRONT ELEVATION



HAND RAIL DETAIL

NO SCALE

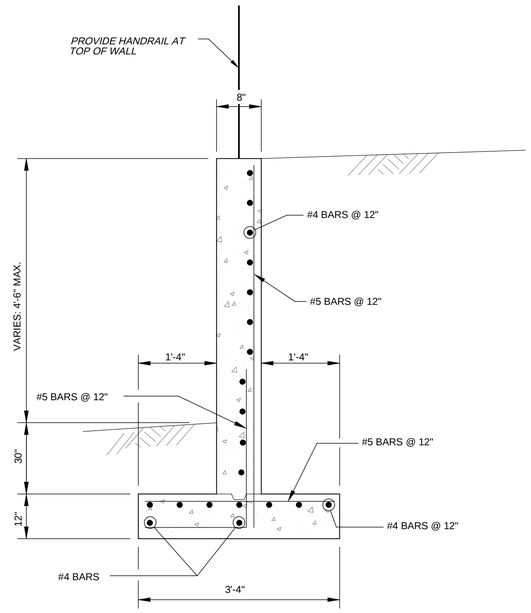


PRECAST CONCRETE STRUCTURES SHALL
BE DESIGNED FOR HS-20 LOADING.

PROFILE

DETENTION OUTLET DETAILS

NOT TO SCALE



CONCRETE RETAINING WALL DETAIL

NOT TO SCALE

DOLLAR GENERAL

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Development #19215

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
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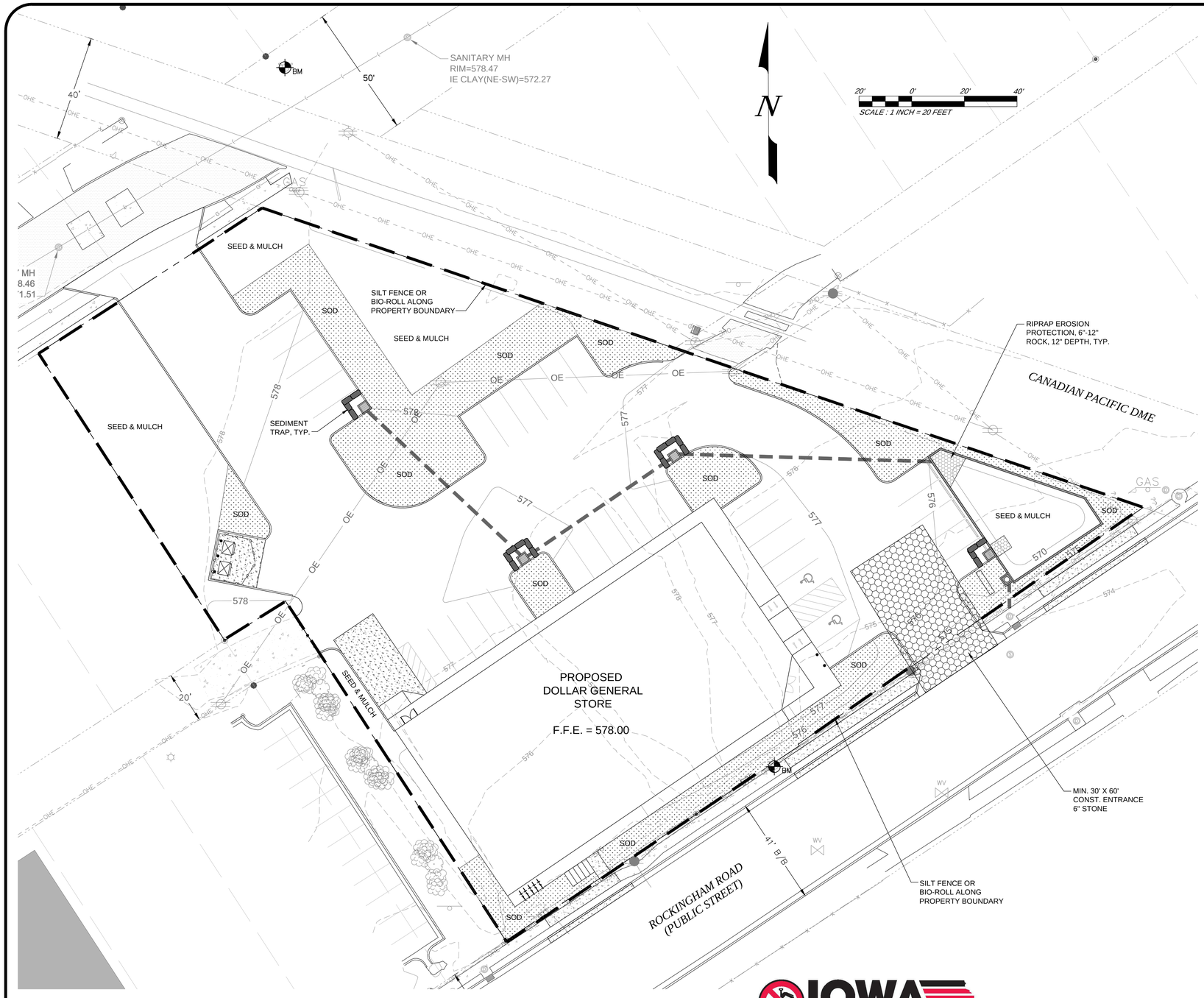
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

DRAINAGE DETAILS

SHEET
C2.2



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DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number 24763-N-253

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
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20087
IOWA

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1598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rusty@overlandeng.com

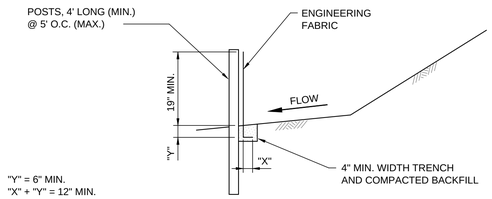
DOLLAR GENERAL
DAVENPORT, IOWA

SEDIMENT & EROSION CONTROL PLAN

SHEET
C3

NOTES:

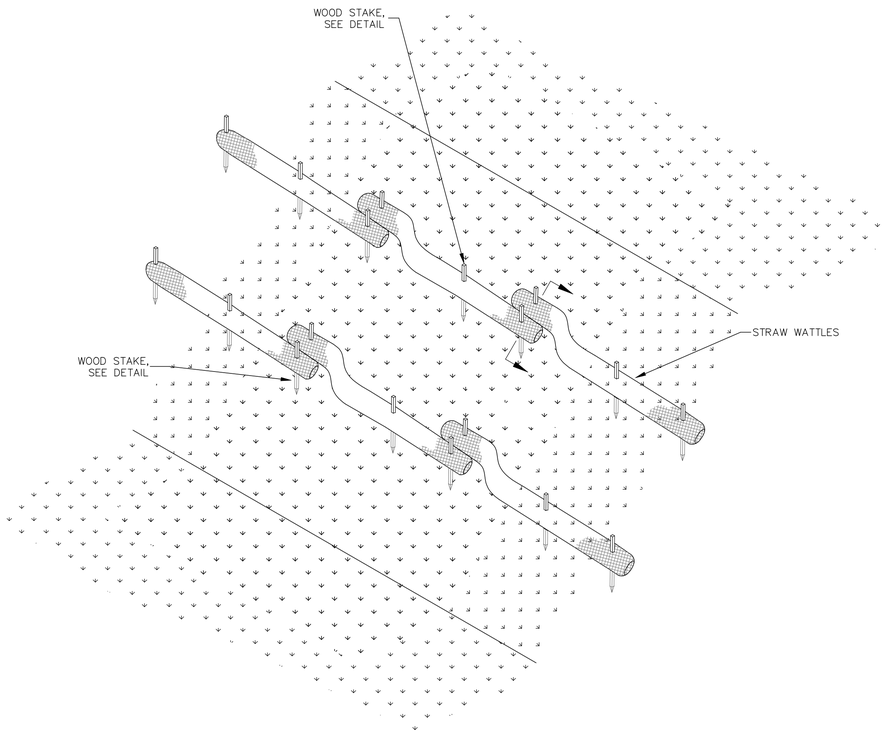
1. THE MININIMUM LONGITUDINAL SPLICE OVERLAP SHALL BE 2' WITH A POST AT EACH END.
2. SECURE FABRIC TO POSTS.

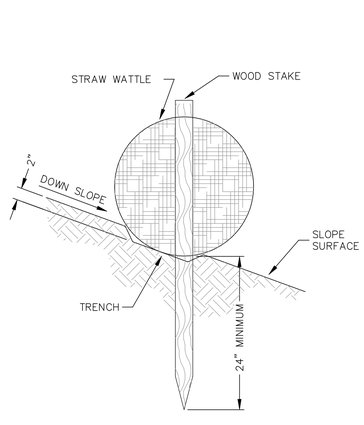


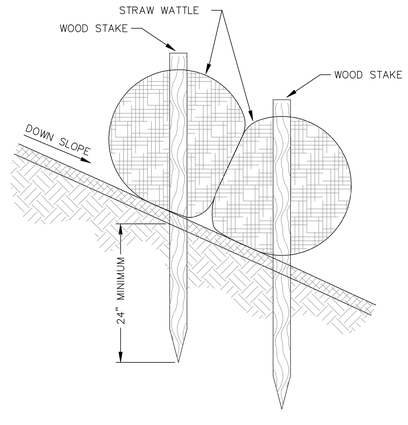
"Y" = 6" MIN.
"X" + "Y" = 12" MIN.

SILT FENCE DETAIL

NOT TO SCALE







BIO-ROLL/WATTLE DETAIL

NOT TO SCALE

SEEDING AND MULCHING SPECIFICATIONS

ALL DISTURBED AREAS MUST BE REVEGETATED BEFORE TEMPORARY SEDIMENT CONTROLS CAN BE REMOVED.

1. GOVERNING SPECIFICATIONS
ALL SEEDING, MUCHING, FERTILIZING, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH SECTION 9010 OF THE SUDAS STANDARD SPECIFICATIONS

2. TOPSOIL
SEEDBED SHALL BE PREPARED LOOSENING TOPSOIL A MINIMUM OF 6 INCHES.

3. FERTILIZER
FERTILIZER SHALL BE 13-13-13 (N-P-K) COMMERCIAL GRADE APPLIED AT A RATE OF 200 LBS PER ACRE.

4. SEEDING
SEED MIX SHALL BE TYPE 1 AS SPECIFIED IN THE SUDAS STANDARD SPECIFICATIONS.
SEED SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE.

5. MULCHING
MULCHING SHALL BE APPLIED AT THE RATE OF 1.5 TONS PER ACRE.

DOLLAR GENERAL

ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number: 23470
Store Opening Date: 2025

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

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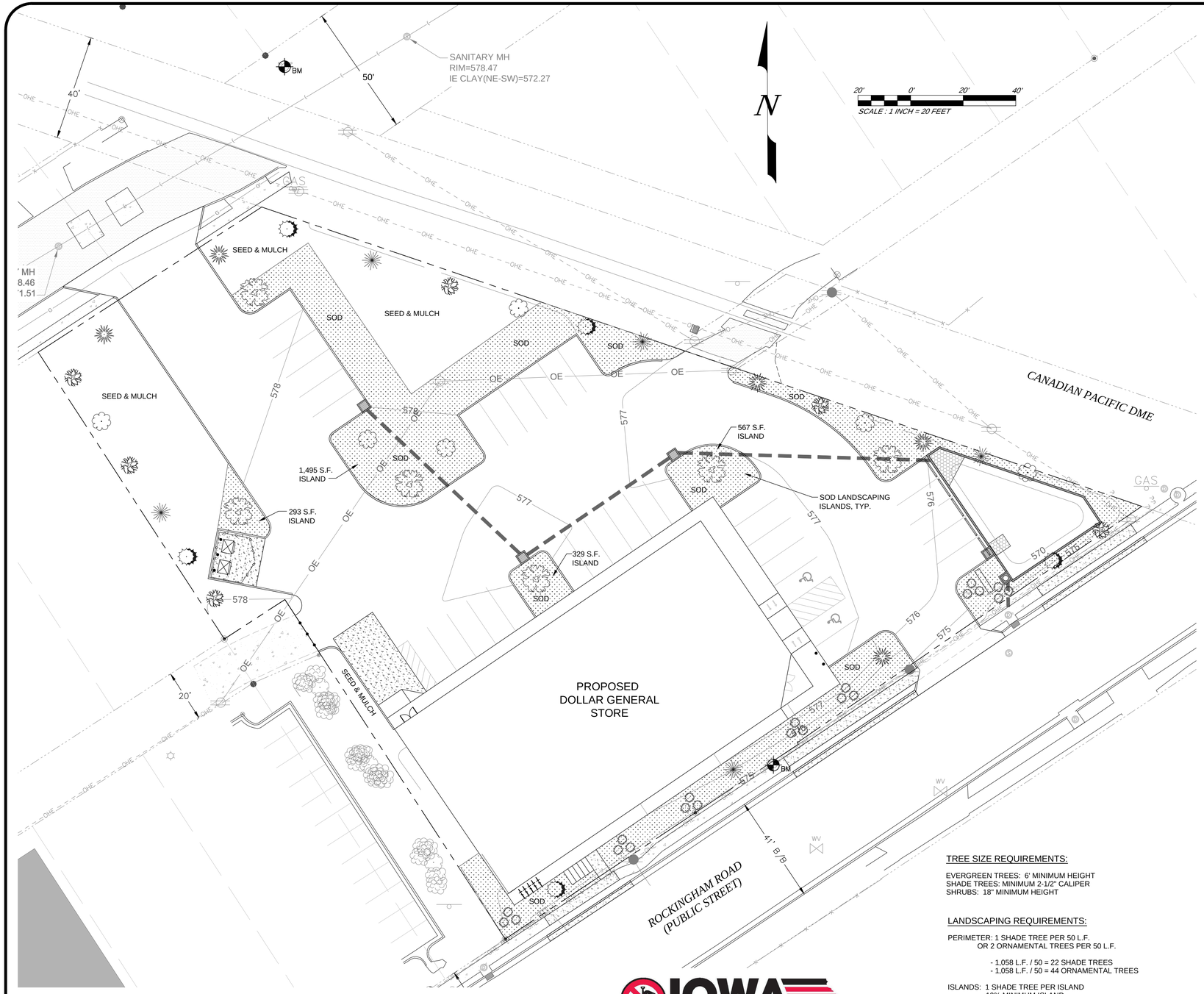
PHONE: (417) 256-8150 FAX: (417) 256-8152
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

SEDIMENT & EROSION CONTROL DETAILS

SHEET
C4



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PLANT SCHEDULE:

QTY	BOTANICAL NAME	COMMON NAME
SHADE TREES		
6	ACER FREEMANII 'MARMO'	MARMO RED MAPLE
6	BETULA NIGRA	RIVER BIRCH
6	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN
EVERGREEN TREES		
5	PICEA ABIES	NORWAY SPRUCE
5	PICEA PUNGENS 'GLAUCA'	BLUE SPRUCE
5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR
SHRUBS		
21	BERBERIS THUNBERGII	CRIMSON PYGMY & GOLDEN NUGGET

TREE SIZE REQUIREMENTS:

EVERGREEN TREES: 6' MINIMUM HEIGHT
SHADE TREES: MINIMUM 2-1/2" CALIPER
SHRUBS: 18" MINIMUM HEIGHT

LANDSCAPING REQUIREMENTS:

PERIMETER: 1 SHADE TREE PER 50 L.F.
OR 2 ORNAMENTAL TREES PER 50 L.F.

- 1,058 L.F. / 50 = 22 SHADE TREES
- 1,058 L.F. / 50 = 44 ORNAMENTAL TREES

ISLANDS: 1 SHADE TREE PER ISLAND
10% MINIMUM ISLAND

- 23,204 S.F. * 10% = 2,320 S.F. ISLAND REQUIRED
- 4 ISLANDS = 4 SHADE TREES

TREES: 26 TOTAL SHADE TREES
- MAXIMUM 40% OF ONE SPECIES
- MINIMUM 5 SPECIES

ISLANDS: 2,684 S.F. PROVIDED > 2,320 S.F. REQUIRED

LANDSCAPING SYMBOL LEGEND

MARMO RED MAPLE
NORWAY SPRUCE
RIVER BIRCH
BLUE SPRUCE
REDMOND LINDEN
DOUGLAS FIR
CRIMSON PYGMY & GOLDEN NUGGET

UTILITY DISCLAIMER

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DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number 19475-N-N23
Store Opening Date: 2024

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
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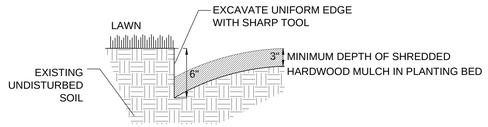
PHONE: (417) 256-8150 FAX: (417) 256-8152
rusty@overlandeng.com

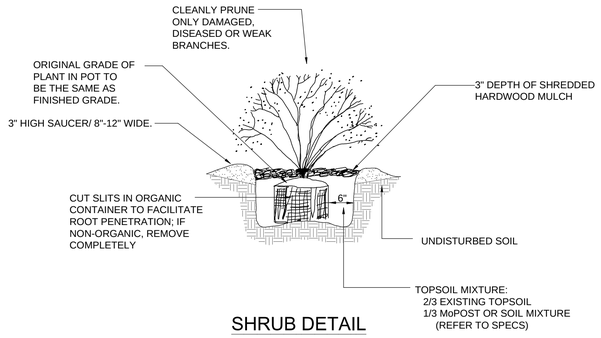
DOLLAR GENERAL
DAVENPORT, IOWA
LANDSCAPING PLAN

SHEET
C5



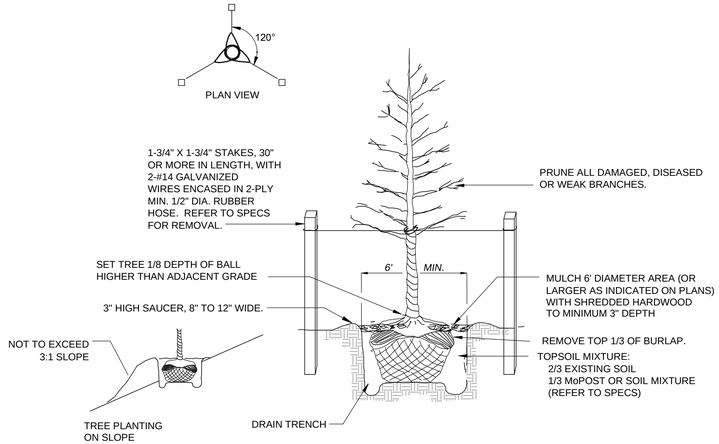
EARTHEN EDGING DETAIL

NO SCALE



SHRUB DETAIL

NO SCALE



TREE DETAIL- LESS THAN 3 1/2" CALIPER

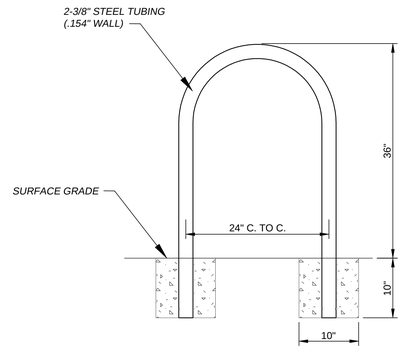
NO SCALE

LANDSCAPE NOTES:

1. *ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF MULCH, WITH EDGING AS REQUIRED.*
2. *ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING.*
3. *ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.*
4. *MAXIMUM GRADING SHALL NOT EXCEED 4:1.*
5. *CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING ALL VEGETATION AND REGIONAL APPROPRIATE LANDSCAPING.*

IRRIGATION NOTES:

1. *IRRIGATION SYSTEM FOR SODDED AND LANDSCAPED AREAS IS NOT SHOWN BUT SHALL BE DESIGNED AND INSTALLED BY CONTRACTOR.*
2. *IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.*
3. *LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT / CURB.*



BICYCLE RACK DETAIL

(NO SCALE)

DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Development #10,743
Site Development Team
(704) 774-3820

NO.	DATE	DESCRIPTION	BY

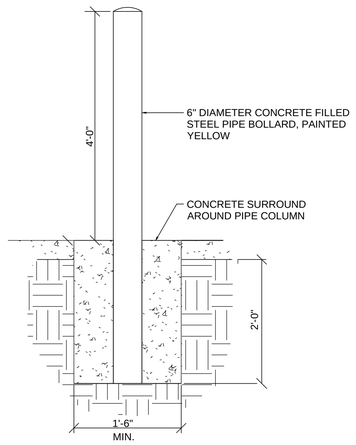
LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1598 IMPERIAL CTR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rust@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

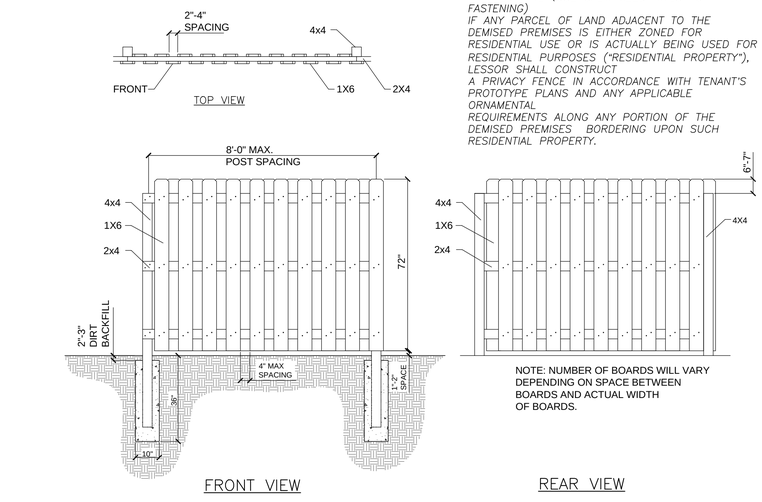
LANDSCAPING DETAILS

SHEET
C6



BOLLARD DETAIL

NOT TO SCALE

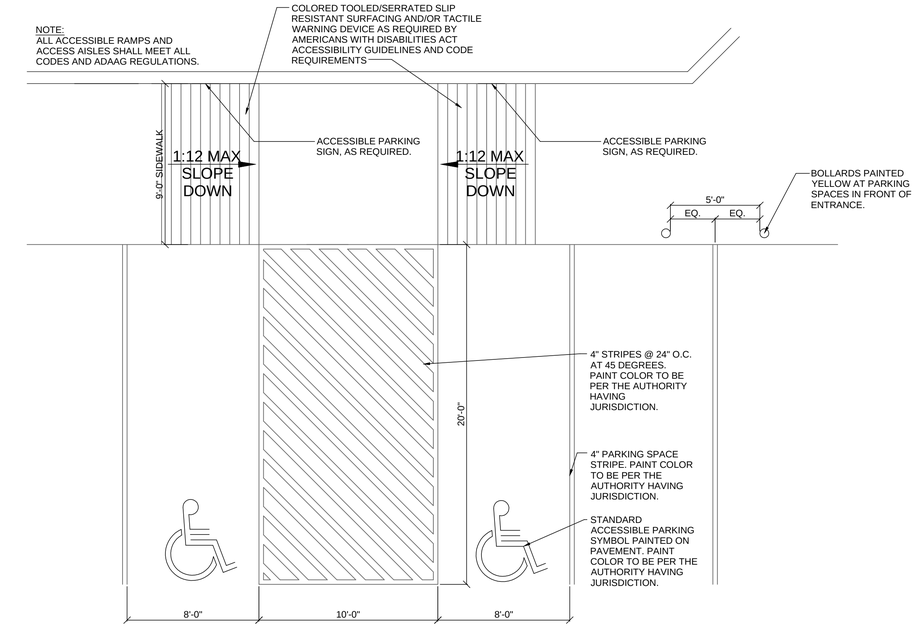


TREATED PINE (USE GALVANIZED NAILS FOR FASTENING)
IF ANY PARCEL OF LAND ADJACENT TO THE DEMISED PREMISES IS EITHER ZONED FOR RESIDENTIAL USE OR IS ACTUALLY BEING USED FOR RESIDENTIAL PURPOSES ("RESIDENTIAL PROPERTY"), LESSOR SHALL CONSTRUCT A PRIVACY FENCE IN ACCORDANCE WITH TENANT'S PROTOTYPE PLANS AND ANY APPLICABLE ORNAMENTAL REQUIREMENTS ALONG ANY PORTION OF THE DEMISED PREMISES BORDERING UPON SUCH RESIDENTIAL PROPERTY.

NOTE: NUMBER OF BOARDS WILL VARY DEPENDING ON SPACE BETWEEN BOARDS AND ACTUAL WIDTH OF BOARDS.

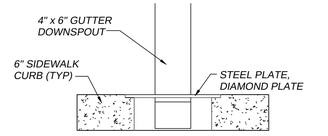
WOOD FENCE DETAIL

NOT TO SCALE



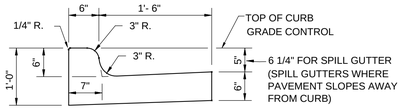
FRONT ENTRY PLAN

NOT TO SCALE



GUTTER DOWNSPOUT DETAIL @ SIDEWALK

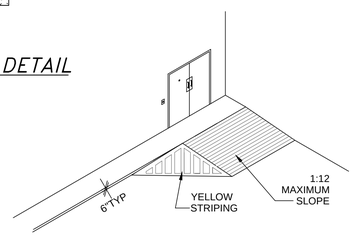
NOT TO SCALE



CONTRACTION JOINTS @ 20' INTERVALS
3/4" EXPANSION JOINTS @ ALL POINTS OF BEGINNING CURVATURE AND TANGENCY

CONCRETE CURB & GUTTER DETAIL

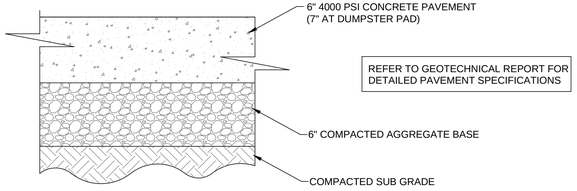
NOT TO SCALE



SIDE ENTRY DETAIL

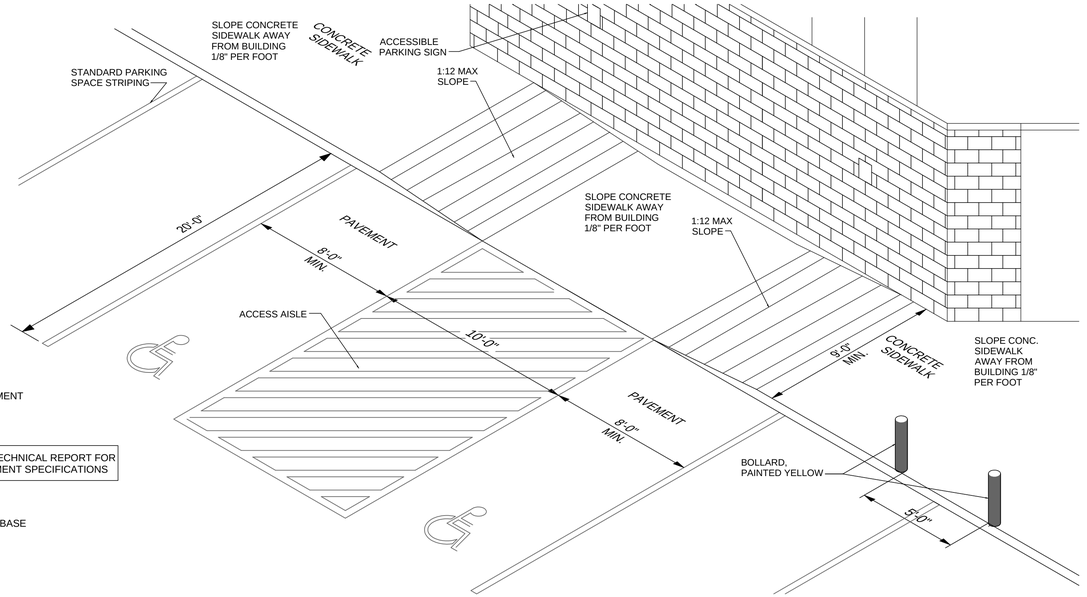
NOT TO SCALE

STRIPING NOTES	
YELLOW CURBING AND BOLLARDS	*SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300*
STRIPING – PARKING LOT	*SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT YELLOW TM5495*
HANDICAP STRIPING – PARKING LOT	*SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT "H.C." BLUE*



CONCRETE PAVEMENT SECTION

NOT TO SCALE



FRONT ENTRY ISOMETRIC

NOT TO SCALE

DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number: 20087
District: Davenport North

Overland ENGINEERING, LLC
1598 IMPERIAL CIR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8150 FAX: (417) 256-8152
rusty@overlandeng.com

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

NO.	DATE	DESCRIPTION	BY

DOLLAR GENERAL
DAVENPORT, IOWA

DETAILS

SHEET
C7

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

Property Address* 2340 Rockingham Road
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)

Name:	Rod Hamby
Company:	The Overland Group
Address:	1598 Imperial Center, Suite 2001
City/State/Zip:	West Plains, MO 65775
Phone:	417-256-4790
Email:	rodhamby@theoverlandgroup.com

Owner (if different from Applicant)

Name:	Gregg Hempel / James Wolters
Company:	JEGCQ / SJM
Address:	951 Rolff St / 2122 Winding Hill Rd
City/State/Zip	Davenport / Davenport
Phone:	563-359-7112 / 563-920-8233
Email:	mschnell@shlawdav.com /

Engineer (if applicable)

Name:	Rusty Doss
Company:	Overland Engineering, LLC
Address:	1598 Imperial Center, Suite 2009
City/State/Zip	West Plains, MO 65775
Phone:	417-256-8150
Email:	rusty@overlandeng.com

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 ☐

Request:

Vacation of alley between parcels J0040-061, J0040-05, J0040-04, J0040-42, and J0040-21.

Total Land Area: 4,593 Square Feet

Submittal Requirements:

- The completed application form.
- Required fee: $400.

The Applicant hereby acknowledges and agrees to the following procedure and requirements:

(1) Application:
- Prior to submission of the application for the right-of-way or easement vacation, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the right-of-way or easement vacation 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) Public Notice for the Plan and Zoning Commission public hearing:
- Planning staff will send a public hearing notice to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the right-of-way or easement vacation:
- 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 hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(4) City Council's consideration of the right-of-way or easement vacation:
- Planning staff will send a public hearing notice to surrounding property owners.
- The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a right-of-way or easement vacation 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: Rod Hamby Date: 01/21/2022

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.

DESCRIPTION - PUBLIC ALLEY VACATION

Commencing at the Southwest Corner of Lot 10 of Block 1 of A.M. Cooks Addition to Davenport, Iowa, in accordance with the Plat thereof Recorded in Deed Book 92 at Page 323 of the Records of the Scott County Recorder's Office; Thence N57°00'30"E, along the South Line of said Lot 10, a distance of 27.46 feet, to the POINT OF BEGINNING; Thence continuing N57°00'30"E, 176.30 feet, to a Point on the Westerly Right-of-Way Line of the Canadian Pacific DME Railroad; Thence S71°13'09"E, along said Westerly Right-of-Way Line, 24.33 feet; Thence S53°19'36"W, 162.87 feet; Thence S66°39'30"W, 29.23 feet; Thence N32°59'30"W, 24.67 feet, to the POINT OF BEGINNING. Said Public Alley Vacation contains 4,593 square feet and is subject to easements and restrictions of record.

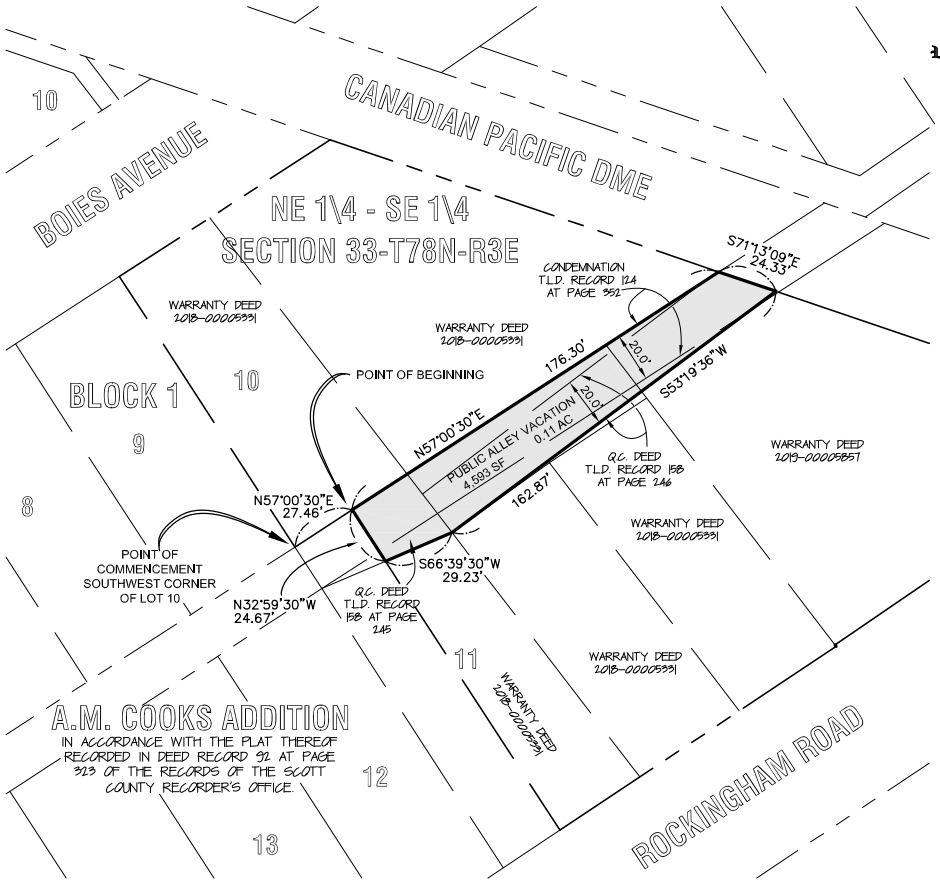
LOCATION:	SURVEY REQUESTED BY:
A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 78 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPAL MERIDIAN. DAVENPORT, SCOTT COUNTY, IOWA.	OVERLAND ENGINEERING, LLC 1598 IMPERIAL CENTER, SUITE 2009 WEST PLAINS, MO 65775
LAND SURVEYOR:	PROPRIETOR OR OWNER:
GLEN D. MEISNER P.L.S MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	CITY OF DAVENPORT 226 WEST 4TH STREET DAVENPORT, IOWA 52801
	DOCUMENT RETURN INFORMATION:
	LAND SURVEYOR

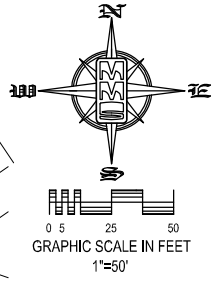
FOR COUNTY RECORDER'S USE

PUBLIC ALLEY VACATION PLAT

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 78 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPAL MERIDIAN

DAVENPORT, SCOTT COUNTY, IOWA





LEGEND AND NOTES

●	– PROPERTY CORNER(S), FOUND (as noted)
○	– PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
———	– PROPERTY &/or BOUNDARY LINES
———	– RIGHT-OF-WAY LINES
——— — ———	– CENTER LINES
——— ———	– LOT LINES, PLATTED OR BY DEED
- - - - - -	– EXISTING EASEMENT LINES, PURPOSE NOTED
(R)	– RECORDED DIMENSIONS
(M)	– MEASURED DIMENSIONS

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

DESCRIPTION - PUBLIC ALLEY VACATION

Commencing at the Southwest Corner of Lot 10 of Block 1 of A.M. Cooks Addition to Davenport, Iowa, in accordance with the Plat thereof Recorded in Deed Book 92 at Page 323 of the Records of the Scott County Recorder's Office; Thence N57°00'30"E, along the South Line of said Lot 10, a distance of 27.46 feet, to the POINT OF BEGINNING; Thence continuing N57°00'30"E, 176.30 feet, to a Point on the Westerly Right-of-Way Line of the Canadian Pacific DME Railroad; Thence S71°13'09"E, along said Westerly Right-of-Way Line, 24.33 feet; Thence S53°19'36"W, 162.87 feet; Thence S66°39'30"W, 29.23 feet; Thence N32°59'30"W, 24.67 feet, to the POINT OF BEGINNING. Said Public Alley Vacation contains 4,593 square feet, and is subject to easements and restrictions of record.

LICENSED PROFESSIONAL LAND SURVEYOR
GLEN D. MEISNER 8165
IOWA

SEAL

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

_____ 20____

GLEN D. MEISNER
P.L.S. Iowa Lic. No. 8165

My license renewal date is December 31, 20____.

Pages or sheets covered by this seal:

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

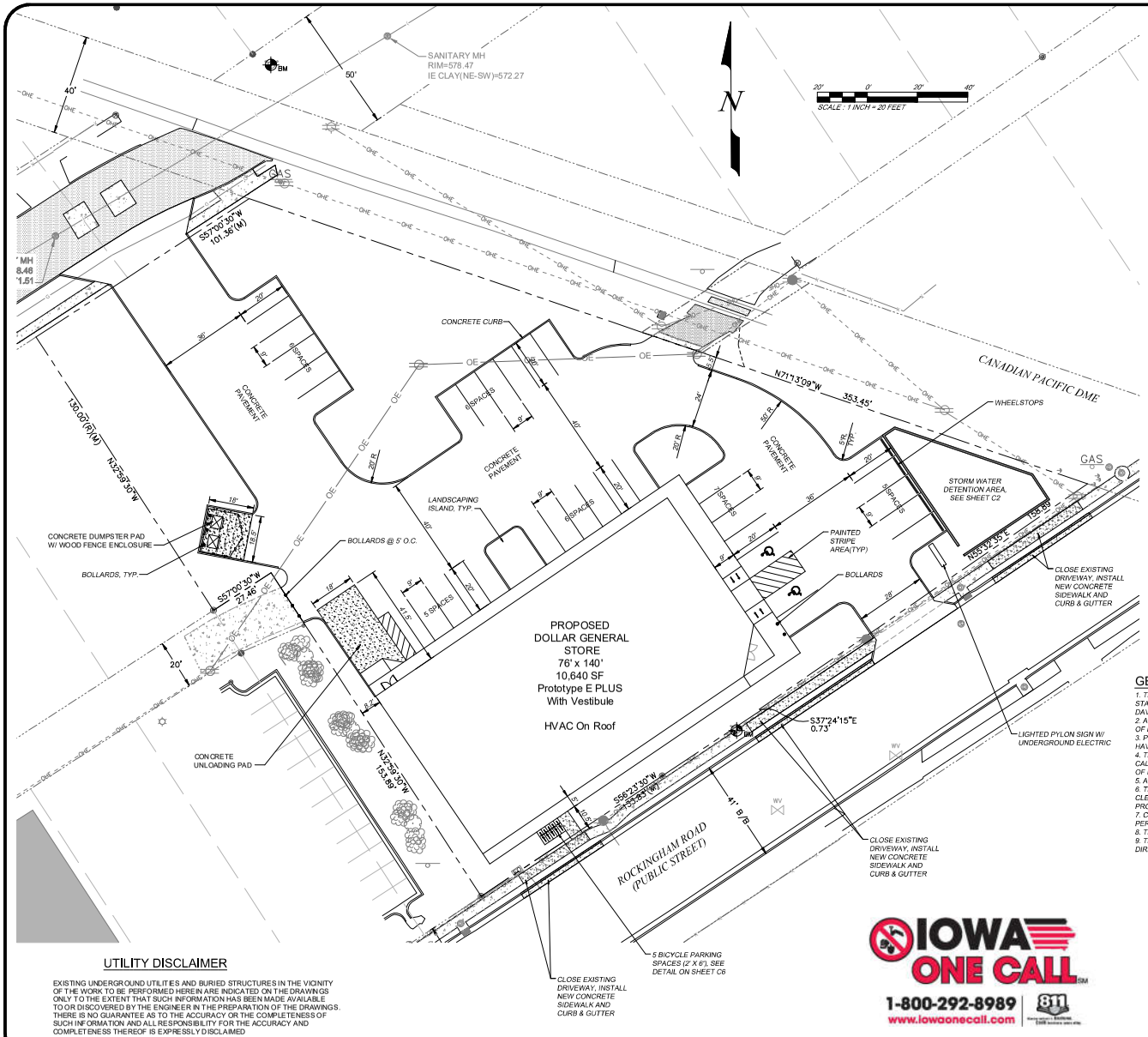
Date	Revision
01-26-2022	PER GDM REVIEW

PUBLIC ALLEY VACATION PLAT

DAVENPORT
SCOTT COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 01-25-2022	
Designed by: OVERLAND	Field Book No: 1331
Drawn by: RLW	Scale: 1"=50'
Checked by: GDM	Sheet No: 1
Project No: IC 9426-030	of: 1



STANDARD LEGEND AND NOTES

- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNER SET 5/8" REBAR W/ ILLOW, PLASTIC CAP NO. 9181 UNLESS NOTED OTHERWISE
- SET CUT "X" IN CONCRETE UNLESS NOTED OTHERWISE
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, PLATTED OR BY DEED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- STORM SEWER LINES
- SANITARY SEWER LINES
- HOT & CHILLED WATER LINES
- WATER MAIN WITH SIZE
- WATER MAIN LINES
- TELECOMMUNICATION LINES
- ELECTRICAL LINES - UNDERGROUND
- ELECTRICAL LINES - OVERHEAD
- ELECTRICAL LINES
- FIBER OPTIC LINES
- GAS LINES
- WALL (TYPE NOTE)
- FENCE
- FENCE CORNER
- FENCE LINE SHOT
- EVERGREEN TREE WITH SIZE
- BUSH LINE
- DECIDUOUS TREE WITH SIZE
- (R) - RECORDED DIMENSIONS
- (M) - MEASURED DIMENSIONS
- HYDRANT METER
- FIRE HYDRANT
- WATER VALVE
- SIGN
- CLEAN OUT - UTILITY CLEANOUT
- SANITARY MANHOLE
- STORM MANHOLE
- STORM GRATE INLET
- STORM CURB INLET
- AREA DRAIN - STORM DRAINAGE MANHOLE
- MANHOLE (UNKNOWN)
- MONITOR - MONITORING WELL
- TELEPHONE CAN
- GAS SHUTOFF
- GAS METER
- AIR CONDITIONER
- GUY WIRE
- POWER POLE WITH TRANSFORMER
- LIGHT POLE
- POWER POLE WITH LIGHT
- POWER POLE
- ELECTRIC TRANSFORMER/PAD
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- FUEL MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC LIGHT BASE
- PHONE - PAY PHONE
- BOLLARD
- VERTICAL HAND RAIL POST
- SOIL BORING LOCATION
- BENCHMARK LOCATION

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

GENERAL NOTES

1. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL CURRENT APPLICABLE STANDARDS AND SPECIFICATIONS OF THE PUBLIC GENERAL NOTES WORKS DEPARTMENT OF THE CITY OF DAVENPORT, IOWA, UNLESS OTHERWISE NOTED.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE CITY OF DAVENPORT, IOWA.
3. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE REINFORMED.
4. THE CONTRACTOR MAY UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY THE ONE CALL SYSTEM, INC.: 1-(800)-292-8989. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF IOWA.
5. ALL DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL UNDER NO CIRCUMSTANCES CLEAR OR DAMAGE ANY TREES OUTSIDE THE CLEARING LIMIT LINE SET BY THE CITY WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR PROPERTY OWNER.
7. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
8. THE CONTRACTOR SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
9. THE CONTRACTOR SHALL PLACE MIN. 4" TOPSOIL AND SEED & MULCH ALL DISTURBED AREAS AT THE DIRECTION OF THE ENGINEER.

UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE PERFORMED HEREIN ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN THE PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED

IOWA ONE CALL SM
1-800-292-8989
www.iowaonecall.com
811

SEAL:

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Russell W. Doss 12/1/2020

(SIGNATURE) (DATE)

RUSSELL W. DOSS

LICENSE NO. 20087

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

PAGES OR SHEETS COVERED BY THIS SEAL: C1 THRU C7

DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA

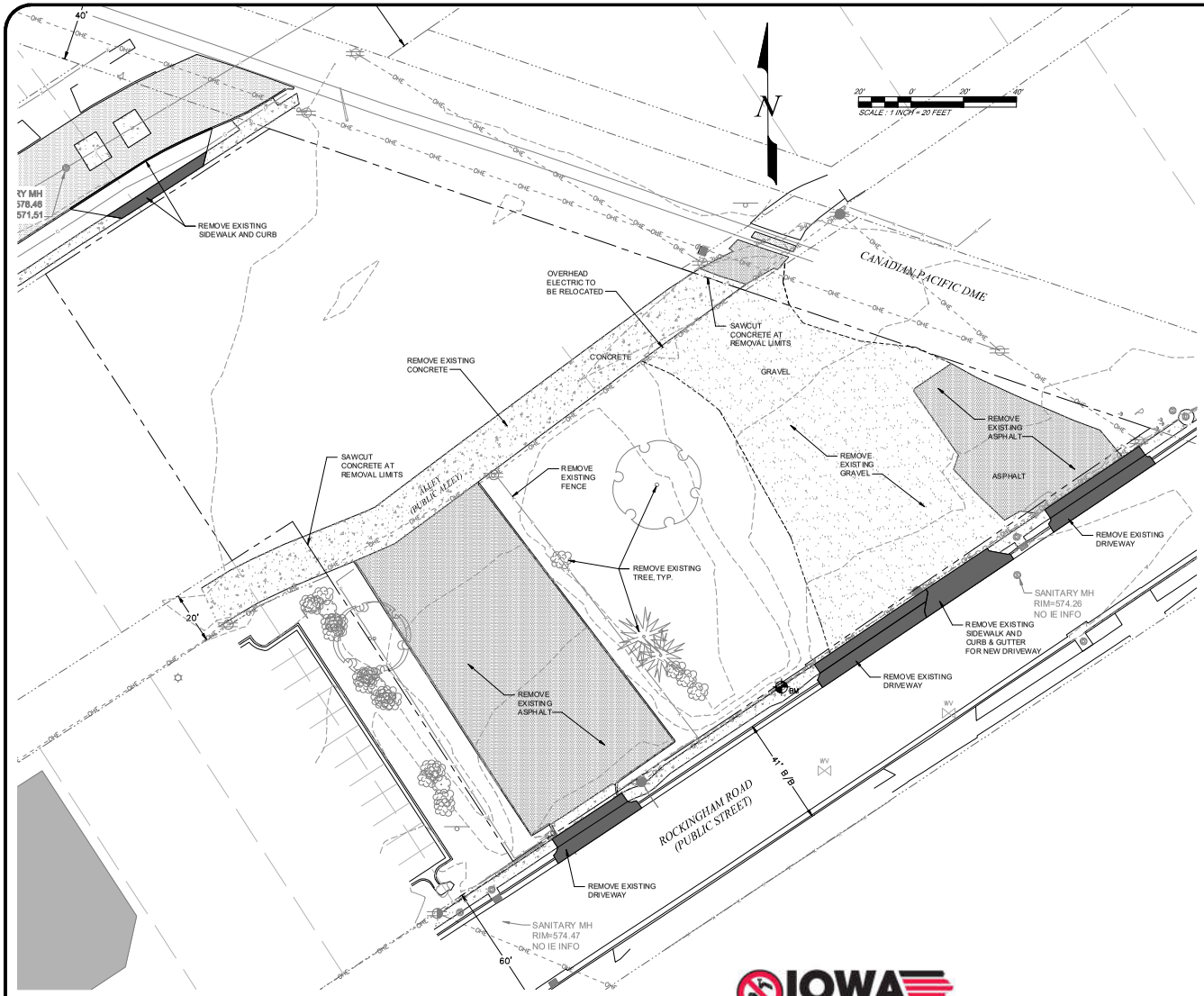
NO.	DATE	DESCRIPTION	BY

Overland ENGINEERING, LLC
1586 IMPERIAL CIR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8500 FAX: (417) 256-8512
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

SITE PLAN

SHEET
C1



STANDARD LEGEND AND NOTES

- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNER SET 5/8" REBAR W/ ILLOW, PLASTIC I.S.CAP NO. 9 651 UNLESS NOTED OTHERWISE
- SET CUT "X" IN CONCRETE UNLESS NOTED OTHERWISE
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- TELEPHONE MANHOLE
- FUEL MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC LIGHT BASE
- PHONE - PAY PHONE
- BOLLARD
- VERTICAL HAND RAIL POST
- SOIL BORING LOCATION
- BM - BENCHMARK LOCATION

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE PERFORMED HEREIN ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN THE PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED

IOWA ONE CALL SM
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DEMOLITION NOTES:

1) BUILDING DEMOLITION SHALL CONFORM TO ALL OSHA, EPA, STATE OF IOWA, AND CITY OF DAVENPORT REQUIREMENTS.

2) GEOTECHNICAL/ENVIRONMENTAL CONSULTANTS SHALL BE GRANTED ACCESS TO THE SITE.

3) EXCESS MATERIALS SHALL BE DISPOSED OF PROPERLY, AND IN A TIMELY MANNER.

4) PRIOR TO DEMOLITION, CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITIES BEFORE REMOVING ANY SERVICE CONNECTIONS.

5) SEE THE ENVIRONMENTAL SITE INVESTIGATION REPORT.

6) ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION.

DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA

NO.	DATE	DESCRIPTION	BY

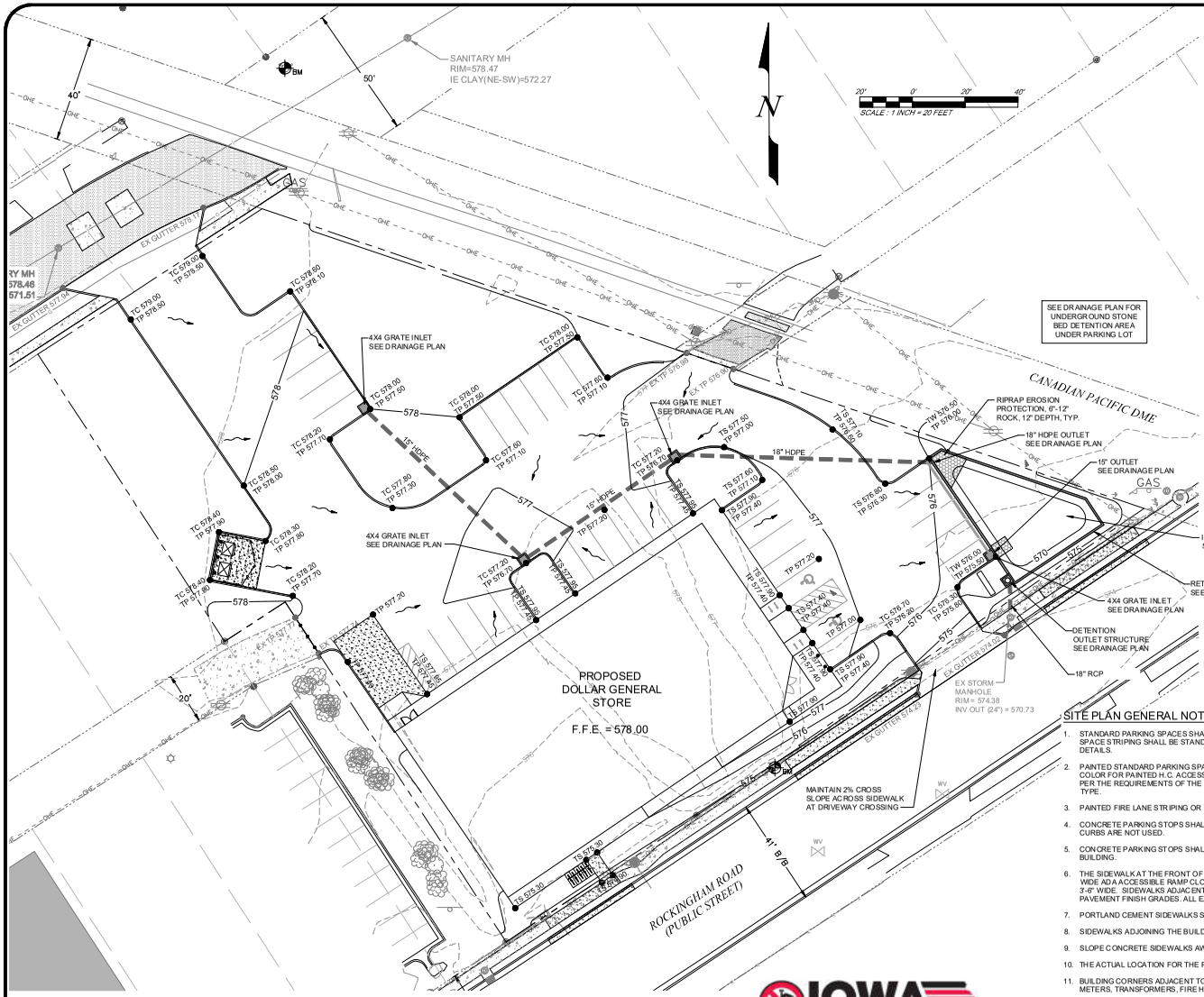
LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1586 IMPERIAL CIR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8002 FAX: (417) 256-8012
russ@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

DEMOLITION PLAN

SHEET
C1.1



STANDARD LEGEND AND NOTES

- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET 5/8" REBAR W/ ILLOW. PLASTIC LS CAP NO. 9 16 SUNLESS NOTED OTHERWISE
- SET CUT "X" IN CONCRETE UNLESS NOTED OTHERWISE
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, PLATTED OR BY DEED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- STORM SEWER LINES
- SANITARY SEWER LINES
- HOT & CHILLED WATER LINES
- WATER MAIN WITH SIZE
- WATER MAIN LINES
- TELECOMMUNICATION LINES
- ELECTRICAL LINES - UNDERGROUND
- ELECTRICAL LINES - OVERHEAD
- ELECTRICAL LINES
- FIBEROPTIC LINES
- GAS LINES
- WALL (TYPE NOTE)
- FENCE
- FENCE CORNER
- FENCE LINE SHOT
- EVERGREEN TREE WITH SIZE
- BUSH LINE
- DECIDUOUS TREE WITH SIZE
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- HYDRANT METER
- FIRE HYDRANT
- WATER VALVE
- SIGN
- CLEAN OUT UTILITY CLEANOUT
- SANITARY MANHOLE
- STORM MANHOLE
- STORM GRATE INLET
- STORM CURB INLET
- AREA DRAIN STORM DRAINAGE MANHOLE
- MANHOLE (UNKNOWN)
- MONITOR MONITORING WELL
- TELEPHONE CAN
- GAS SHUTOFF
- GAS METER
- AIR CONDITIONER
- GUY WIRE
- POWER POLE WITH TRANSFORMER
- LIGHT POLE
- POWER POLE WITH LIGHT
- POWER POLE
- ELECTRIC TRANSFORMER/PAD
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
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- BOLLARD
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- SOIL BORING LOCATION
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SITE PLAN GENERAL NOTES:

1. STANDARD PARKING SPACES SHALL HAVE MINIMUM SIZE OF 9'X 20' UNLESS LOCAL JURISDICTION REQUIRE LARGER SPACES. PARKING SPACE STRIPING SHALL BE STANDARD 90 DEGREE STYLE. MINIMUM SIZE OF H.C. PARKING SPACES AND ACCESS AISLE ARE SHOWN ON DETAILS.
2. PAINTED STANDARD PARKING SPACE AND ISLAND STRIPE COLOR SHALL BE YELLOW FOR ASPHALT PAVEMENT AND CONCRETE PAVEMENT. COLOR FOR PAINTED H.C. ACCESSIBLE PARKING SPACE STRIPES, ACCESS AISLE OR ISLAND STRIPES, H.C. SYMBOLS, SHALL BE PAINTED PER THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION. BOLLARDS SHALL BE PAINTED YELLOW. PAINT SHALL BE REFLECTIVE TYPE.
3. PAINTED FIRE LANE STRIPING OR PAINTED CURBS SHALL BE PROVIDED AS REQUIRED BY JURISDICTIONAL REQUIREMENTS.
4. CONCRETE PARKING STOPS SHALL BE USED AT PARKING SPACES ALONG THE OUTER PERIMETER OF PARKING LOT WHEN CONCRETE CURBS ARE NOT USED.
5. CONCRETE PARKING STOPS SHALL NOT BE USED AT THE FRONT OF THE BUILDING OR ALONG THE PERIMETER (ADJACENT) TO THE BUILDING.
6. THE SIDEWALK AT THE FRONT OF THE BUILDING SHALL BE A MINIMUM OF 9-FEET WIDE. THE SIDEWALK SHALL INCLUDE A 10-FOOT MINIMUM WIDE ADA ACCESSIBLE RAMP CLOSE TO THE STORE MAIN ENTRANCE. SIDEWALKS ALONG OTHER SIDES OF BUILDING SHALL BE MINIMUM 3'-6" WIDE. SIDEWALKS ADJACENT TO BUILDING SLABS SHALL HAVE SEALED ISOLATION JOINTS AND SHALL BE 6" HIGH ABOVE EXTERIOR OR PAVEMENT FINISH GRADES. ALL EXTERIOR SIDEWALKS SHALL HAVE A BROOM FINISH.
7. PORTLAND CEMENT SIDEWALKS SHALL BE MINIMUM 4" THICK WITH WELDED WIRE FABRIC REINFORCING.
8. SIDEWALKS ADJOINING THE BUILDING MUST HAVE A 6" HIGH INTEGRAL CURB.
9. SLOPE CONCRETE SIDEWALKS AWAY FROM BUILDING AT A MINIMUM SLOPE OF 1/8" PER FOOT. INCLUDING RECESSED ENTRY.
10. THE ACTUAL LOCATION FOR THE PYLON SIGN SHALL BE SITUATED FOR OPTIMUM VISIBILITY ALONG THE MAIN FRONT TRAFFIC CORRIDOR.
11. BUILDING CORNERS ADJACENT TO PAVED AREAS SHALL BE BOLLARD PROTECTED. ABOVE GROUND UTILITY APPURTENANCES, SUCH AS METERS, TRANSFORMERS, FIRE HYDRANTS IN PAVED AREAS, ETC. SHALL BE BOLLARD PROTECTED.
12. DOWNSPOUTS SHALL NOT BE ALLOWED TO DISCHARGE ON CONCRETE SIDEWALKS. ROUTE DOWNSPOUTS UNDER SIDEWALKS AT ALL SIDEWALK LOCATIONS.
13. ALL DOWNSPOUTS DISCHARGING ONTO NON PAVED AREAS ARE TO HAVE A MINIMUM FIVE FOOT PERFORATED LANDSCAPE PIPE STRAPPED TO A MINIMUM 12 INCH X 24 INCH CONCRETE SPLASH BLOCK.
14. FINISH FLOOR TO BE A MINIMUM OF 12 INCHES ABOVE 100 YEAR FLOOD PLAIN.
15. FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON-PAVED AREAS.

UTILITY DISCLAIMER

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811

DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA
Store Number 19XXX
Store Type: Urban Infill

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1586 IMPERIAL CIR., STE. 2009 WEST PLAINS, MO 65775
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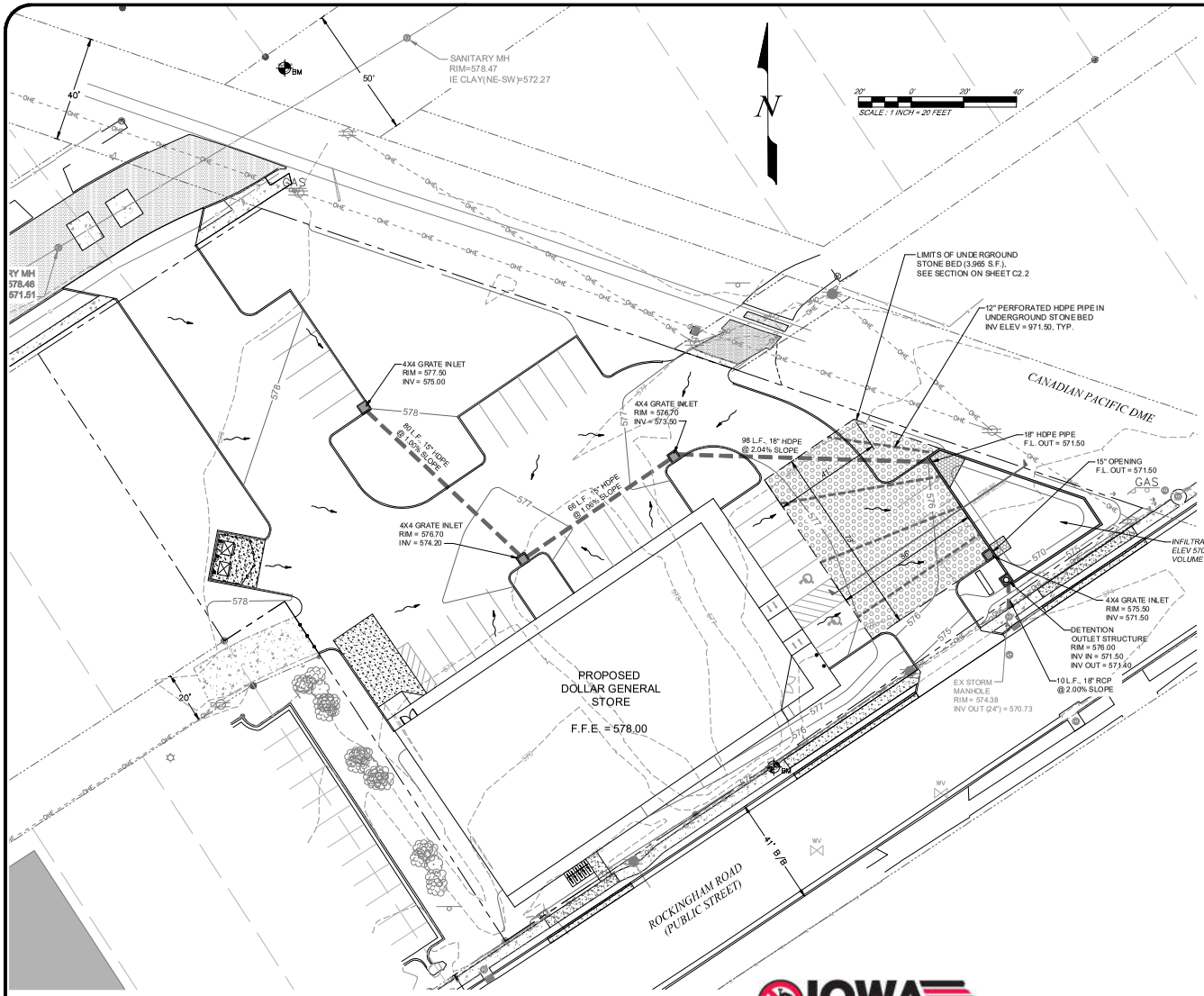
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

GRADING PLAN

SHEET
C2



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DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA

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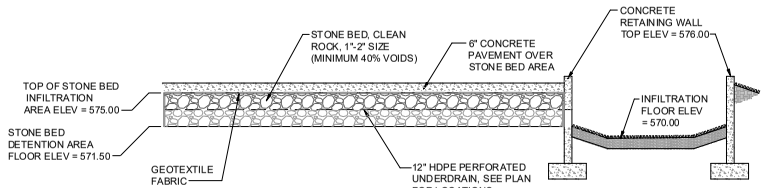
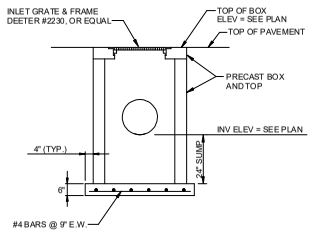
DOLLAR GENERAL
DAVENPORT, IOWA

DRAINAGE PLAN

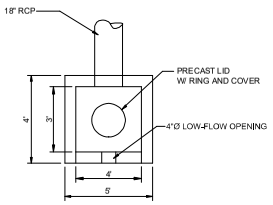
SHEET
C2.1



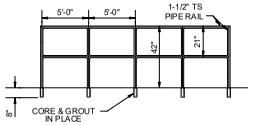
STONE BED DETENTION SECTION
NOT TO SCALE



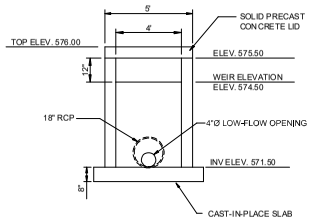
GRATE INLET DETAIL
NOT TO SCALE



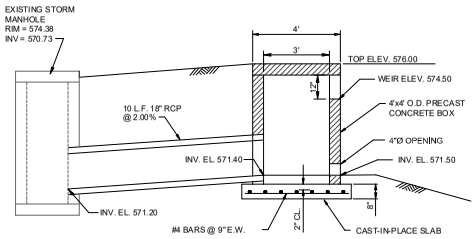
PLAN



HAND RAIL DETAIL
NO SCALE



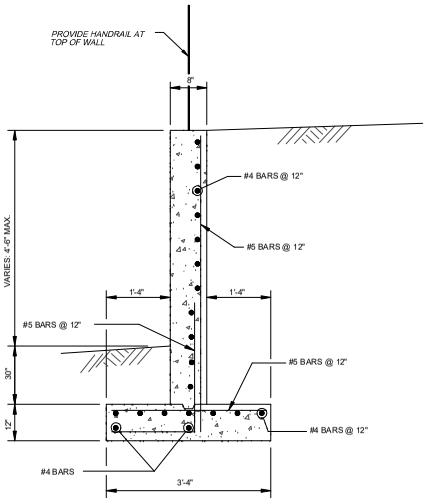
FRONT ELEVATION



PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED FOR HS-20 LOADING.

PROFILE

DETENTION OUTLET DETAILS
NOT TO SCALE



CONCRETE RETAINING WALL DETAIL
NOT TO SCALE

DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA

NO.	DATE	DESCRIPTION	BY

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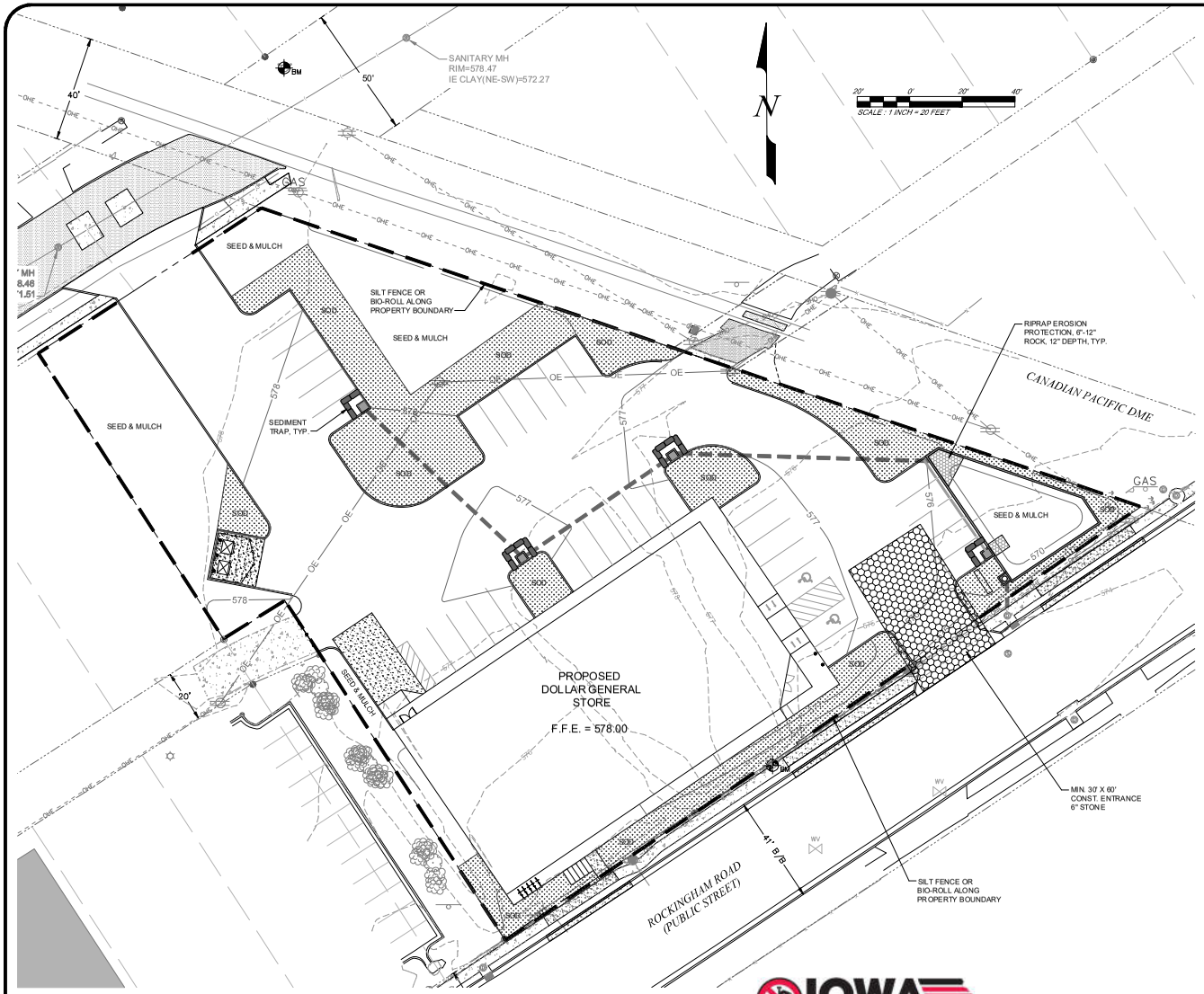
russ@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA
DRAINAGE DETAILS

SHEET
C2.2



STANDARD LEGEND AND NOTES

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DOLLAR GENERAL
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russ@overlandeng.com

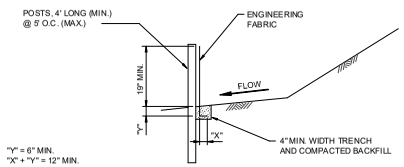
DOLLAR GENERAL
DAVENPORT, IOWA

SEDIMENT & EROSION
CONTROL PLAN

SHEET
C3

NOTES:

1. THE MINIMUM LONGITUDINAL SPLICE OVERLAP SHALL BE 2' WITH A POST AT EACH END.
2. SECURE FABRIC TO POSTS.



SILT FENCE DETAIL

NOT TO SCALE

SEEDING AND MULCHING SPECIFICATIONS

ALL DISTURBED AREAS MUST BE REVEGETATED BEFORE TEMPORARY SEDIMENT CONTROLS CAN BE REMOVED.

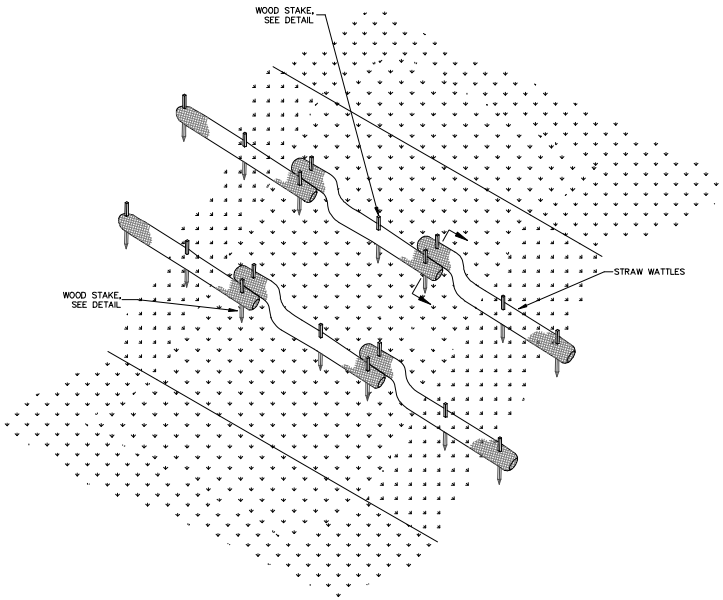
1. GOVERNING SPECIFICATIONS
ALL SEEDING, MUCHING, FERTILIZING, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH SECTION 9010 OF THE SUDAS STANDARD SPECIFICATIONS

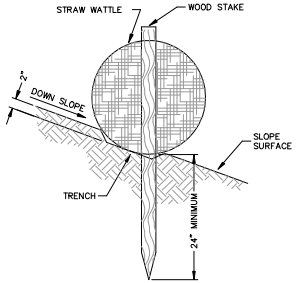
2. TOPSOIL
SEEDBED SHALL BE PREPARED LOOSENING TOPSOIL A MINIMUM OF 6 INCHES.

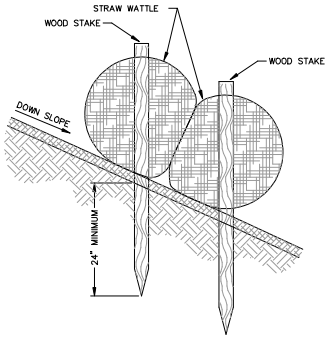
3. FERTILIZER
FERTILIZER SHALL BE 13-13-13 (N-P-K) COMMERCIAL GRADE APPLIED AT A RATE OF 200 LBS PER ACRE.

4. SEEDING
SEED MIX SHALL BE TYPE 1 AS SPECIFIED IN THE SUDAS STANDARD SPECIFICATIONS.
SEED SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE.

5. MULCHING
MULCHING SHALL BE APPLIED AT THE RATE OF 1.5 TONS PER ACRE.







BIO-ROLL/WATTLE DETAIL

NOT TO SCALE

DOLLAR GENERAL

ROCKINGHAM ROAD, DAVENPORT, IOWA

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
21087
IOWA

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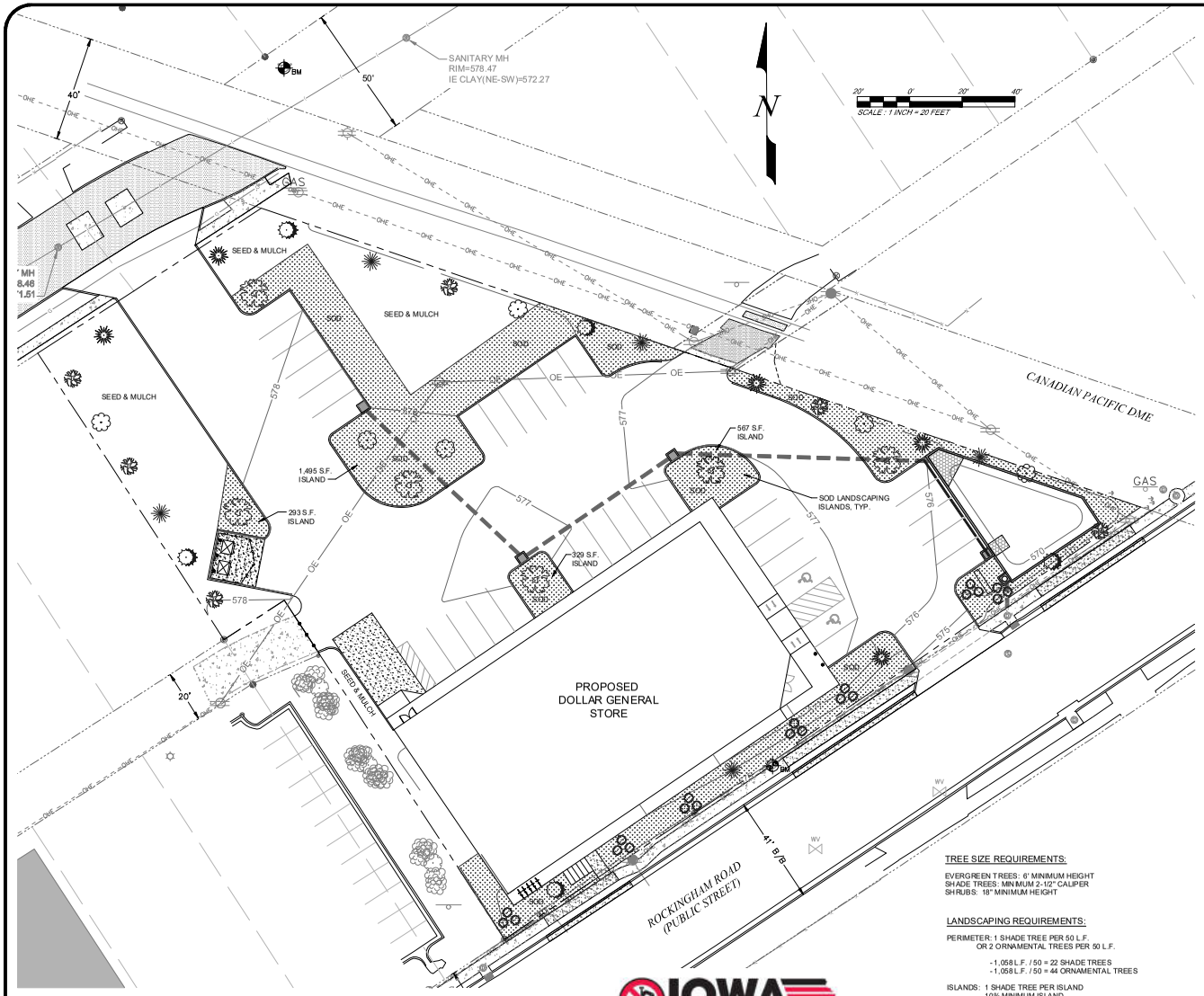
PHONE: (417) 256-9052 FAX: (417) 256-9052
russ@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

SEDIMENT & EROSION CONTROL DETAILS

SHEET
C4



STANDARD LEGEND AND NOTES

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- SOIL BORING LOCATION
- BENCHMARK LOCATION

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

PLANT SCHEDULE:

QTY	BOTANICAL NAME	COMMON NAME
SHADE TREES		
6	ACER FREEMANII 'MARMO'	MARMO RED MAPLE
6	BETULA NIGRA	RIVER BIRCH
6	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN
EVERGREEN TREES		
5	PICEA ABIES	NORWAY SPRUCE
5	PICEA PUNGENS 'GLAUCA'	BLUE SPRUCE
5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR
SHRUBS		
21	BERBERIS THUNBERGII	CRIMSON PYGMY & GOLDEN NUGGET

TREE SIZE REQUIREMENTS:

EVERGREEN TREES: 6' MINIMUM HEIGHT
SHADE TREES: MINIMUM 2-1/2" CALIPER
SHRUBS: 18" MINIMUM HEIGHT

LANDSCAPING REQUIREMENTS:

PERIMETER: 1 SHADE TREE PER 50 L.F.
OR 2 ORNAMENTAL TREES PER 50 L.F.

-1,058 L.F. / 50 = 22 SHADE TREES
-1,058 L.F. / 50 = 44 ORNAMENTAL TREES

ISLANDS: 1 SHADE TREE PER ISLAND
10% MINIMUM ISLAND

-23,204 S.F. * 10% = 2,320 S.F. ISLAND REQUIRED
-4 ISLANDS = 4 SHADE TREES

TREES: 26 TOTAL SHADE TREES
- MAXIMUM 40% OF ONE SPECIES
- MINIMUM 5 SPECIES

ISLANDS: 2,684 S.F. PROVIDED > 2,320 S.F. REQUIRED

LANDSCAPING SYMBOL LEGEND

- *MARMO RED MAPLE*
- *RIVER BIRCH*
- *REDMOND LINDEN*
- *NORWAY SPRUCE*
- *BLUE SPRUCE*
- *DOUGLAS FIR*
- *CRIMSON PYGMY & GOLDEN NUGGET*

UTILITY DISCLAIMER

EXISTING UNDERGROUND UTILITIES AND BURIED STRUCTURES IN THE VICINITY OF THE WORK TO BE PERFORMED HEREIN ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT THAT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER IN THE PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR THE COMPLETENESS OF SUCH INFORMATION AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811

DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA

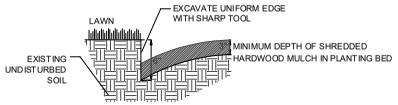
NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1586 IMPERIAL CIR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-6500 FAX: (417) 256-6512
russ@overlandeng.com

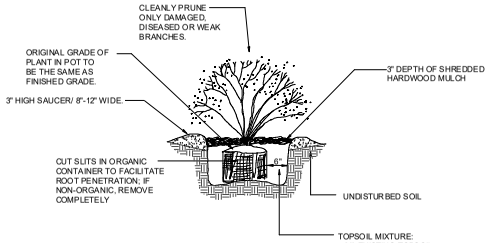
DOLLAR GENERAL
DAVENPORT, IOWA
LANDSCAPING PLAN

SHEET
C5



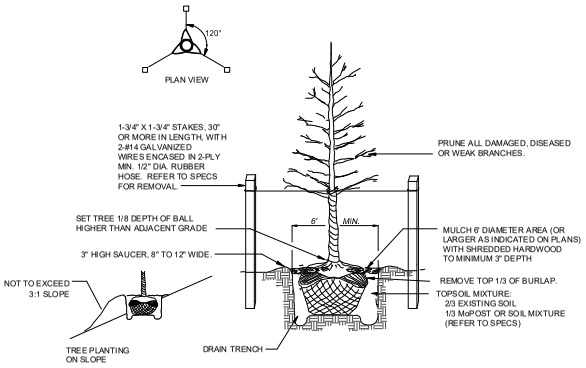
EARTHEN EDGING DETAIL

NO SCALE



SHRUB DETAIL

NO SCALE



TREE DETAIL- LESS THAN 3 1/2" CALIPER

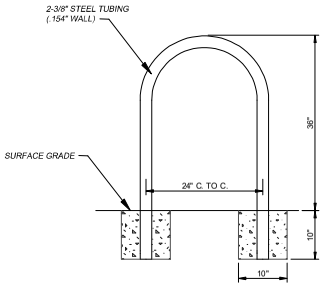
NO SCALE

LANDSCAPE NOTES:

1. *ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF MULCH, WITH EDGING AS REQUIRED.*
2. *ALL TREES LOCATED IN SOD AREAS SHALL HAVE A MULCH RING AROUND THEM WITH EDGING.*
3. *ALL PLANTINGS SHALL BE THOROUGHLY WATERED BY THE LANDSCAPE CONTRACTOR AT THE TIME OF THE PLANTINGS.*
4. *MAXIMUM GRADING SHALL NOT EXCEED 4:1.*
5. ***CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING ALL VEGETATION AND REGIONAL APPROPRIATE LANDSCAPING.***

IRRIGATION NOTES:

1. *IRRIGATION SYSTEM FOR SODDED AND LANDSCAPED AREAS IS NOT SHOWN BUT SHALL BE DESIGNED AND INSTALLED BY CONTRACTOR.*
2. *IRRIGATION SYSTEM TO INCLUDE ALL SPRAY HEADS, VALVES AND CONTROLLERS.*
3. *LOCATE HEADS A MINIMUM OF 2'-0" FROM EDGE OF PAVEMENT / CURB.*



BICYCLE RACK DETAIL

(NO SCALE)

DOLLAR GENERAL

ROCKINGHAM ROAD, DAVENPORT, IOWA

NO.	DATE	DESCRIPTION	BY

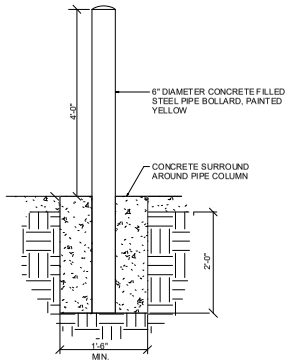
LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1586 IMPERIAL CIR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8052 FAX: (417) 256-8152
rusty@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

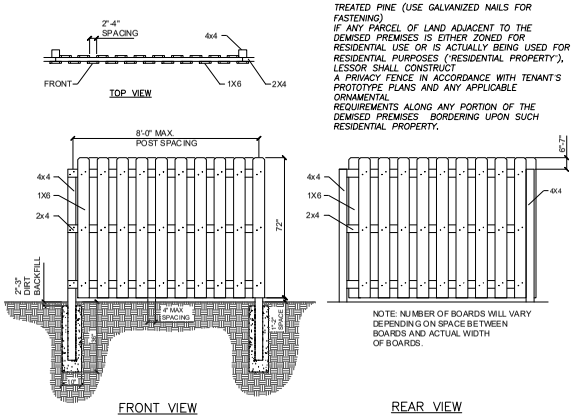
LANDSCAPING DETAILS

SHEET
C6



BOLLARD DETAIL

NOT TO SCALE

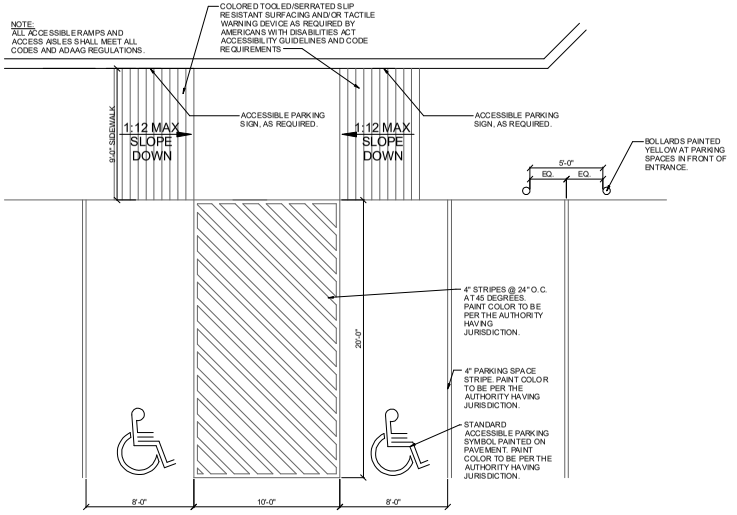


TREATED PINE (USE GALVANIZED NAILS FOR FASTENING)
IF ANY PARCEL OF LAND ADJACENT TO THE DEMISED PREMISES IS EITHER ZONED FOR RESIDENTIAL USE OR IS ACTUALLY BEING USED FOR RESIDENTIAL PURPOSES ("RESIDENTIAL PROPERTY"), LESSOR SHALL CONSTRUCT A PRIVACY FENCE IN ACCORDANCE WITH TENANT'S PROTOTYPE PLANS AND ANY APPLICABLE ORNAMENTAL REQUIREMENTS ALONG ANY PORTION OF THE DEMISED PREMISES BORDERING UPON SUCH RESIDENTIAL PROPERTY.

NOTE: NUMBER OF BOARDS WILL VARY DEPENDING ON SPACE BETWEEN BOARDS AND ACTUAL WIDTH OF BOARDS.

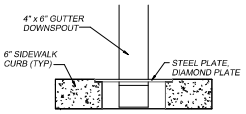
WOOD FENCE DETAIL

NOT TO SCALE



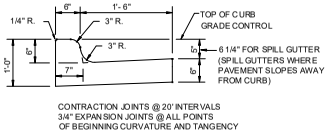
FRONT ENTRY PLAN

NOT TO SCALE



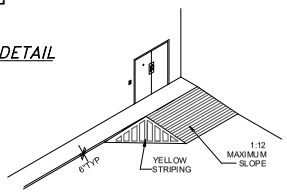
GUTTER DOWNSPOUT DETAIL @ SIDEWALK

NOT TO SCALE



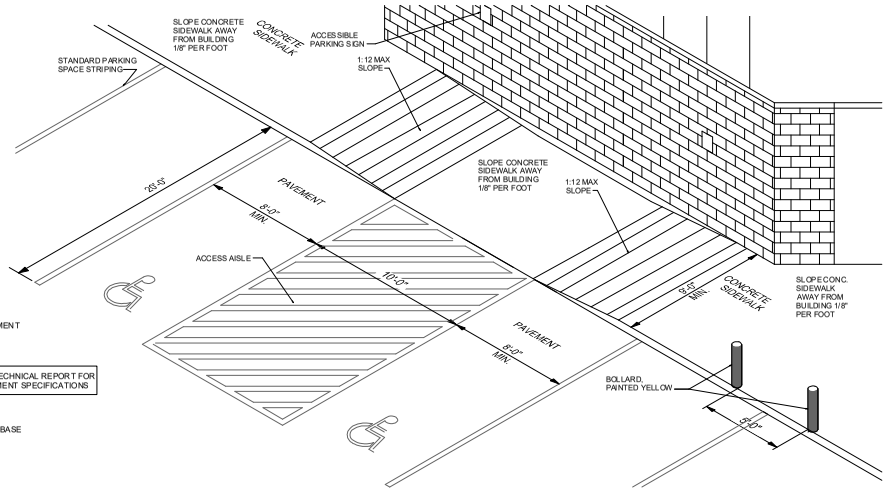
CONCRETE CURB & GUTTER DETAIL

NOT TO SCALE



SIDE ENTRY DETAIL

NOT TO SCALE

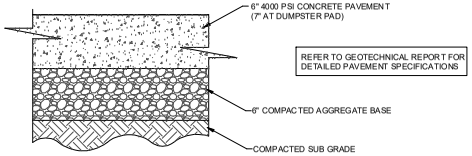


FRONT ENTRY ISOMETRIC

NOT TO SCALE

STRIPING NOTES

YELLOW CURBING AND BOLLARDS	SURFACES SHOULD BE CLEAN, DRY AND METAL SURFACES FREE OF HEAVY RUST 2 COATS SHERWIN WILLIAMS - KEM 4000 ACRYLIC ALKYD ENAMEL SAFETY YELLOW B55Y300
STRIPING – PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT YELLOW TM5495
HANDICAP STRIPING – PARKING LOT	SURFACES SHOULD BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PROMAR TRAFFIC MARKING PAINT "H.C." BLUE



CONCRETE PAVEMENT SECTION

NOT TO SCALE

DOLLAR GENERAL
ROCKINGHAM ROAD, DAVENPORT, IOWA

NO.	DATE	DESCRIPTION	BY

LICENSED PROFESSIONAL ENGINEER
RUSSELL W. DOSS
20087
IOWA

Overland ENGINEERING, LLC
1586 IMPERIAL CIR., STE. 2009 WEST PLAINS, MO 65775
PHONE: (417) 256-8002 FAX: (417) 256-8012
russ@overlandeng.com

DOLLAR GENERAL
DAVENPORT, IOWA

DETAILS

SHEET
C7

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **4/27/2022**

Subject:
Resolution approving Case P22-02 being the request of Klingner & Associates, P.C. on behalf of Rob Fick LLC for a preliminary plat of Oak Brook 2021, a 30-lot subdivision on 12.4 acres located east of Sturdevant Street and north of West 61st Street. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
The request is for a Preliminary Plat for a 30-lot subdivision on 12.4 acres of property to facilitate residential development. The lot sizes and dimensions are compatible with the adjacent subdivision to the east and west. The Plan and Zoning Commission reviewed Case P22-02 at its April 5, 2022 meeting and has recommended approval subject to the listed findings and conditions:

Findings:

1. The preliminary plat conforms to the comprehensive plan Davenport +2035.
2. The preliminary plat prepares the area for future development.
3. The preliminary plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Conditions:

1. Add a note stating "Sidewalks shall be constructed along all street frontages prior to the completion of residential construction for each lot, or as so ordered by the City of Davenport."
2. Indicate the width of existing pavement at the 61st Street connection point.
3. The size of the existing sanitary sewer where connection is being made shall be labelled.
4. Provide the proposed width(s) of pavement.
5. Label building setback lines.
6. The final plat shall require an easement with a hammerhead turnaround at the terminus of West 64th Street.
7. Add a note stating, "Storm water quality treatment and storm water detention is required for this subdivision. A provision for storm water detention for this subdivision has been made in the regional detention facility located immediately south of West 61st Street. This facility is owned and maintained by the City of Davenport."

Comprehensive Plan:

Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes
Future Land Use Designation: Residential General (RG)
Relevant Goals: Strengthen the Existing Built Environment.

The proposed final plat would comply with the Davenport +2035 proposed land use

section.

Zoning:
The property is currently zoned R-3 Single-Family and Two-Family Residential District.

Technical Review:

- Streets: The subdivision will have access via the extension of 61st Street. Two new north-south streets will be dedicated and connected through a new east-west street, labelled as 54th Street. At a future date, Sturdevant Street will be extended to connect the two existing roadway stubs. However, this extension requires additional right-of-way from the property owner to the west. All streets as shown meet Davenport Municipal Code requirements.
- Storm Water: The R-3 District permits a maximum impervious surface of 60% for each lot. The development of the property will need to comply with the City's storm water requirements. Storm water quality treatment and storm water detention is required for this subdivision. A provision for storm water detention for this subdivision has been made in the regional detention facility located immediately south of West 61st Street. This facility is owned and maintained by the City of Davenport.
- Sanitary Sewer: Sanitary sewers will be extended from existing infrastructure to serve this subdivision. Additional storm and sanitary sewer easements shall be required based on preliminary engineering of conceptual plans.
- Other Utilities: Other normal utility services are available.

Public Input:

No Public Hearing is required for a preliminary plat.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Preliminary Plat
🗋	Backup Material	Zoning & Future Land Use Map
🗋	Backup Material	Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	4/13/2022 - 12:33 PM

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION approving Case P22-02 being the request of Klinger & Associates, P.C. on behalf of Rob Fick LLC for a preliminary plat of Oak Brook 2021, 30-lot subdivision on 12.4 acres located east of Sturdevant Street and north of West 61st Street.

WHEREAS, the Plan & Zoning Commission reviewed Case P22-02 at the April 5, 2022 regularly scheduled meeting with a recommendation for approval subject to seven conditions; and

WHEREAS, with the recommended conditions, the subdivision is consistent with Chapter 16 of the Municipal Code of the City of Davenport.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the preliminary plat of Oak Brook 2021 to the City of Davenport, Iowa be the same and is hereby approved and accepted subject to all conditions as stated in the April 5, 2022 Plan and Zoning Commission's recommendation for approval.

Passed and approved this 27th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

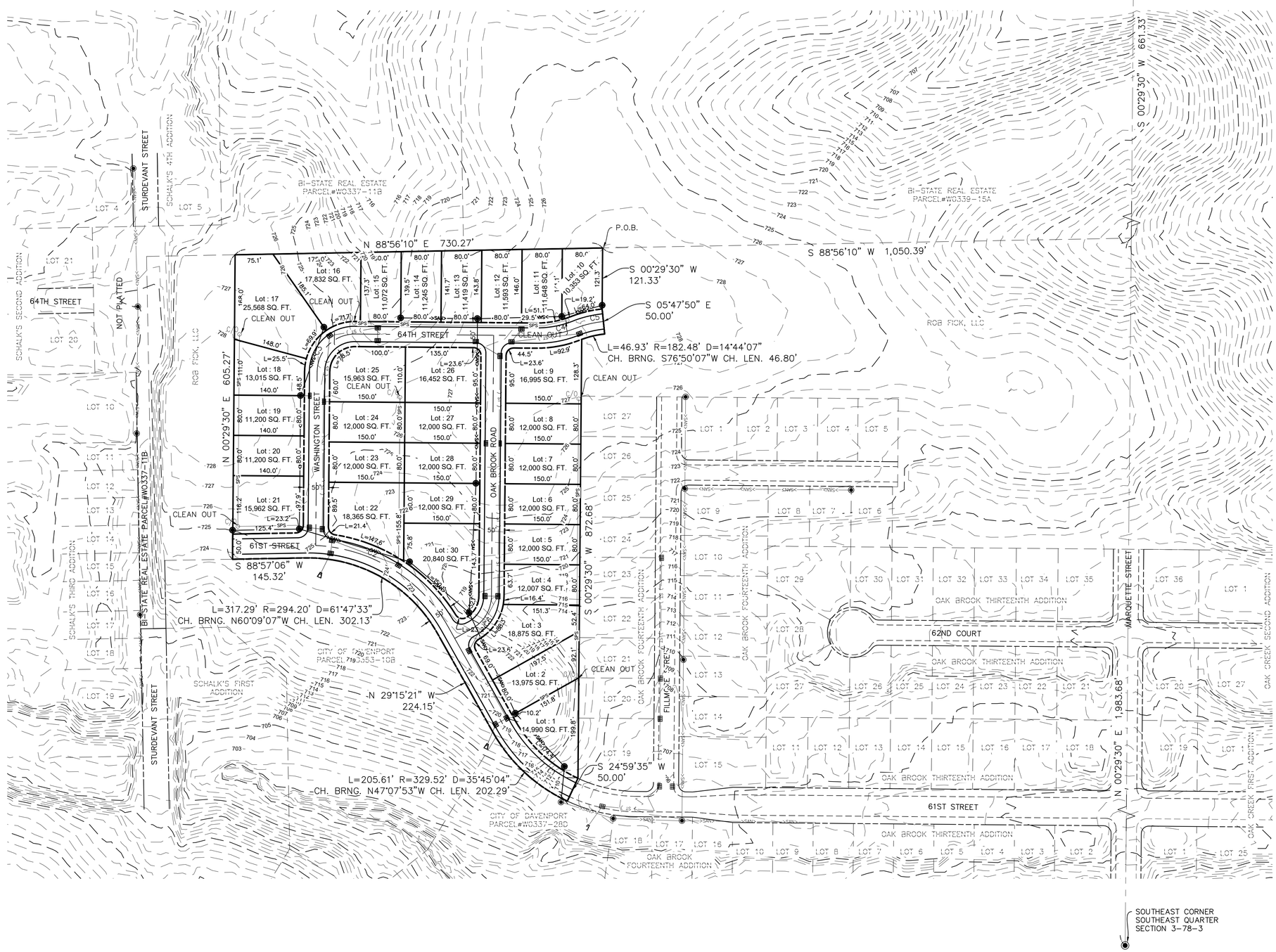
_____

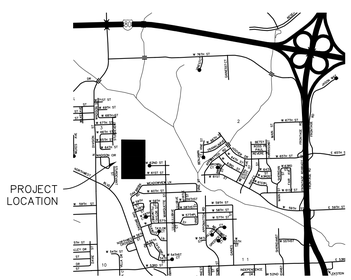
Brian Krup
Deputy City Clerk

PRELIMINARY PLAT

OAK BROOK 2021

AN ADDITION TO THE CITY OF DAVENPORT, IOWA
BEING PART OF THE SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M.





GENERAL NOTES

ALL IMPROVEMENTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF DAVENPORT STANDARD SPECIFICATIONS AND DETAIL DRAWING.

ALL INTERIOR LOT DIMENSIONS ARE APPROXIMATE

TOPOGRAPHY BY OTHERS

SUBDIVISION CONTAINS 12.40 ACRES, MORE OR LESS

FRONT YARDS WHERE SANITARY IS SHOWN SHALL HAVE A 15 FOOT SANITARY SEWER & UTILITY EASEMENT. FRONT YARDS WITHOUT SANITARY SEWER SHALL HAVE A 15 FOOT WATERMAIN & UTILITY EASEMENT. SIDE LOT LINES WITH SANITARY AND STORM SEWER SHALL HAVE A 30 FOOT SEWER & DRAINAGE EASEMENT.

CURRENT ZONING IS R-3

ALL SANITARY SEWER SHALL BE 8 INCH DIAMETER.

ALL WATERMAIN SHALL BE 8 INCH DIAMETER DUCTILE IRON PIPE.

Centerline Curve Table	
Curve #	Radius
C1	305'
C2	320'
C3	75'
C4	205'
C5	205'
C6	75'

LEGEND

- SURVEY BOUNDARY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINES
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SUMP PUMP SEWER
- PROPOSED STORM SEWER LINE
- EXISTING STORM CATCH BASIN
- PROPOSED STORM CATCH BASIN
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED FLARED END SECTION

KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors
Davenport, Iowa
4111 East 60th St
563.391.1046
www.klingner.com
Quincy, IL Galesburg, IL Burlington, IA
Pella, IA Hannibal, MO Columbia, MO

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REVISION HISTORY

MARK	DESCRIPTION	DATE	APPR

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY PLAT

ROB FICK, LLC
OAK BROOK AREA
DAVENPORT, IOWA

Non-Reduced Sheet Size: 24" x 36"

Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN: JLR
FIELD	FIELD BOOK
CHECKED DLM	CHECK DATE

PRELIMINARY PLAT

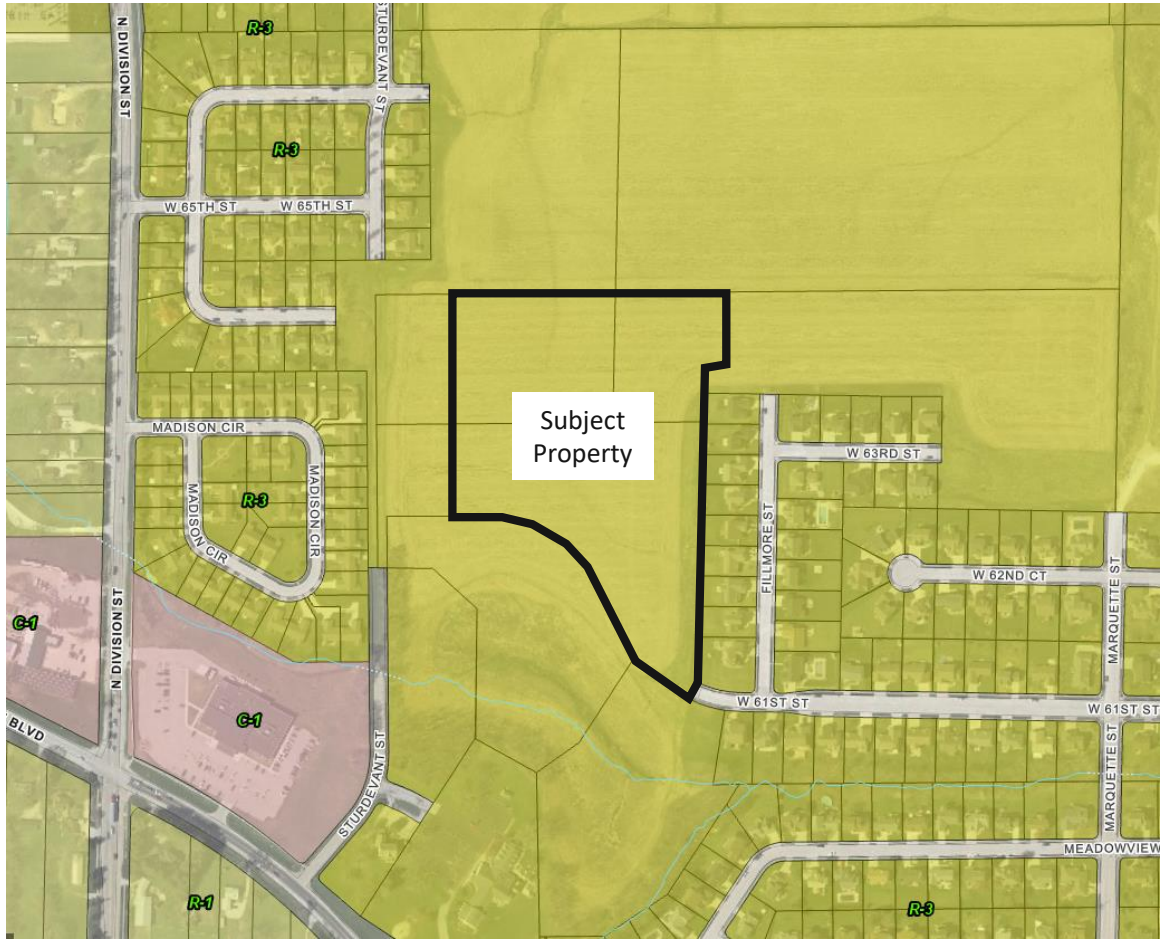
PROJECT NO.
21-6125-PRE-PLAT-2-24-22

2-24-2022

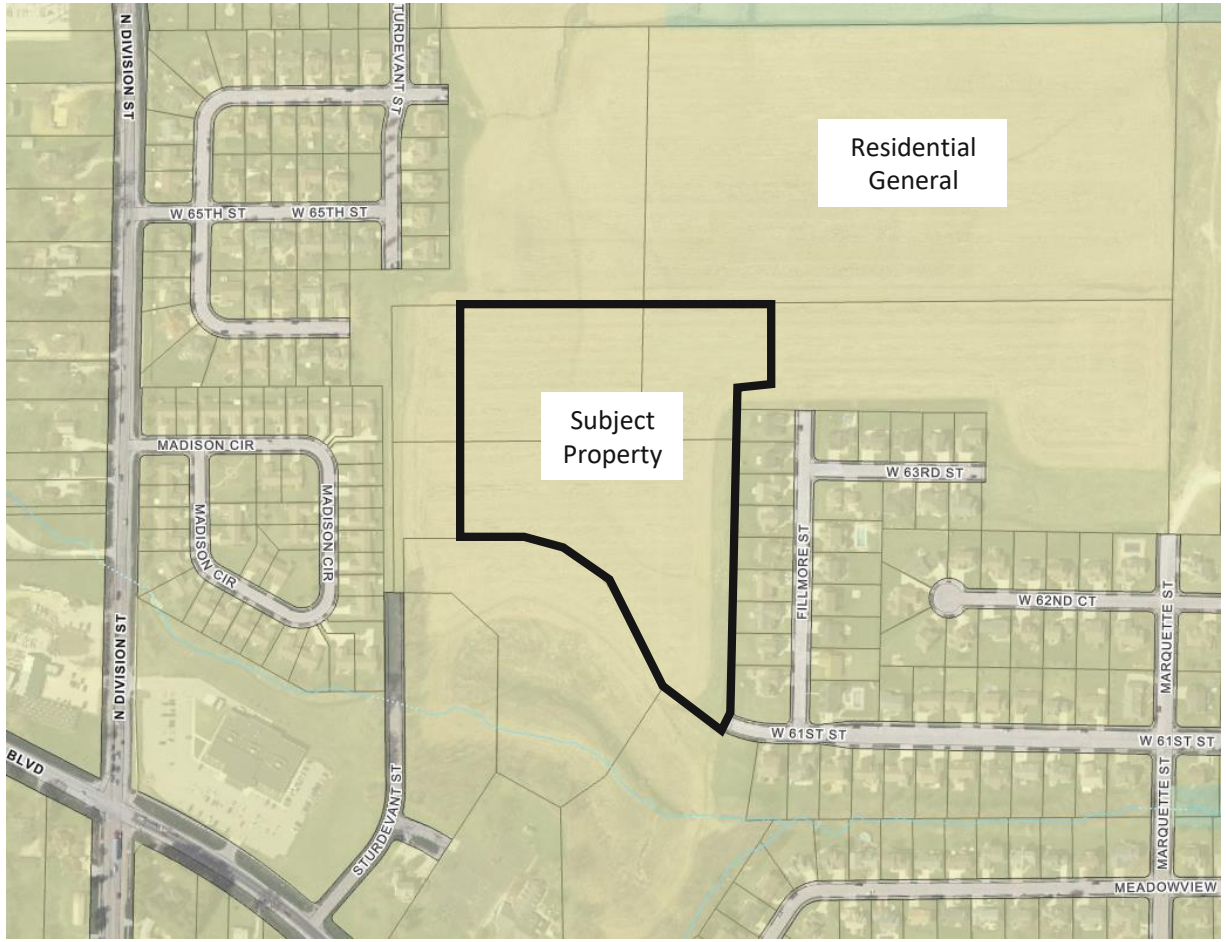
SHEET
1 OF 1

Vicinity Map

Maps



Zoning Map



Future Land Use Map

1200 E 46th Street
Davenport, Iowa 52807
(563) 326-6198
Planning@davenportiowa.com

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

Owner (if different from Applicant)
Name:
Company:
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

Preliminary Plat – Required for subdivisions of four lots or more.

Property Location:

Total Land Area:
Total Number of Lots:
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
  Ten or fewer lots - $400 plus $25 per lot.
  Eleven to twenty-five lots - $700 plus $25 per lot.
  More than twenty-five lots - $1,000 plus $25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
  - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
  - The proposed location and width of streets, alleys, lots, building setback lines and easements.
  - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
  - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
  - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
  - Existing contours with intervals of five feet or less.
  - North point, scale and date.
  - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

Final Plat – Required for subdivisions of two lots or more.

Property Location:

Total Land Area:
Total Number of Lots:
Linear Feet of Streets Added:
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
  Ten or fewer lots - $400 plus $25 per lot.
  Eleven to twenty-five lots - $700 plus $25 per lot.
  More than twenty-five lots - $1,000 plus $25 per lot.
- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
  - The boundary lines of the area being subdivided with accurate distances and bearings.
  - The lines of all proposed streets and alleys with their width and names.
  - The accurate outline of any property which is offered for dedication for public use.
  - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
  - All lot lines and an identification system for lots and blocks.
  - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
  - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
  - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
  - All survey monuments and bench marks together with their descriptions.
  - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
  - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
  - Executed platting certificates acceptable to the City of Davenport:
    - Acceptance by the City of Davenport.
    - Hold Harmless Agreement.
    - Assessment waiver (sidewalks and subdivision improvements).
    - Dedication of Owner.
    - Consent to platting where applicable.
    - Certificate of Attorney.
    - Surveyor's Certificate.
    - Certificate of County Treasurer.
    - Certificate of Subdivision Name by Scott County Auditor.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:

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

(2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the proposed preliminary plat:
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:

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

(2) Plan and Zoning Commission's consideration of the proposed final plat:
- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

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- Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
  - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
  - Executed platting certificate.
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

(4) Recordation:
- After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
- After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
- It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner: Date:

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

Received by: Date:

Planning staff

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held the Tuesday prior to City Council Committee of the Whole meetings at 5:00 p.m. in City Hall Council Chambers, 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, authorize
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the property located at

_____

_____
Signature(s)

State of ,
County of .
Sworn and subscribed to before me

This day of 20 _____
Form of Identification

_____
Notary Public

My Commission Expires:

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **4/20/2022**

Subject:
Resolution approving Case F22-03 being the request of Splendor Homes LLC on behalf of KJTLJ LLC for a final plat of Splendor Estates, a 47-lot subdivision on 26.11 acres located at 2448 and 2460 East 60th Street. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
The request is for a 47-lot subdivision on 26.11 acres of property to facilitate residential development. The lot sizes and dimensions are compatible with the adjacent subdivision to the east. City Council approved the preliminary plat for this subdivision at the January 26, 2022 meeting. The Plan & Zoning Commission reviewed Case F22-03 at its March 15, 2022 meeting and has recommended approval subject to the listed findings and conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Conditions:

1. Add the following statement to the end of Note #9: "Sidewalks along the Jersey Ridge Road frontage shall be constructed when so ordered by the City of Davenport."
2. Revise the easement description "20' Sanitary & Utility Easement" to "20' Sewer & Utility Easement".
3. The storm sewer heading north through Heather Avenue shall be located within a sewer easement.
4. Include a note indicating ownership and maintenance of any future hard surface in the Driveway/Detention Basin Access Easement, located to the east of Lot 26.
5. Include Base Flood Elevation to Note 7. Add "and is subject to the regulations in Chapter 15.44 of the City Code entitled Flood Damage Prevention."
6. Remove Note 12.
7. Each outlot that is designated as storm water detention shall be located in a storm water detention easement.
8. Add a note stating, "Storm water detention and water quality treatment are required for this subdivision and shall be owned and maintained by the owner or home owners association."
9. Right-of-Way widths shall be added to the plat.
10. Either two existing lot corners or two 1/4 sections shall be labeled with details.
11. All stormwater mains and drainage ways shall be within designated easements.
12. A Line and Curve table shall be added to the plat.

Comprehensive Plan:

Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes
Future Land Use Designation: Residential General (RG)
Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

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

Zoning: The property is currently zoned R-3 Single-Family and Two-Family Residential District.

Technical Review:

- Streets: The subdivision would have access via Jersey Ridge Road and East 61st Street. All streets as shown meet Davenport Municipal Code requirements. At a future date, Jersey Ridge Road will be re-graded for the installation of sidewalks.
- Storm Water: The R-3 District permits a maximum impervious surface of 60% for each lot. The development of the property will need to comply with the City's stormwater requirements.
- Sanitary Sewer: Sanitary sewers will be extended from existing infrastructure to serve this subdivision. Additional storm and sanitary sewer easements shall be required based on preliminary engineering of conceptual plans including service drainage of the property to the west.
- Other Utilities: Other normal utility services are available.

Public Input: No Public Hearing is required for a final plat.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Final Plat
🗋	Backup Material	Zoning & Future Land Use Map
🗋	Backup Material	Documentation of Easement being Vacated
🗋	Backup Material	Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	4/13/2022 - 12:33 PM

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION approving Case F22-03 being the request of Splendor Homes LLC on behalf of KJTLJ LLC for a final plat of Splendor Estates, a 47-lot subdivision on 26.11 acres located at 2448 and 2460 East 60th Street.

WHEREAS, the Plan & Zoning Commission reviewed Case F22-03 at the March 15, 2022 regularly scheduled meeting with a recommendation for approval subject to twelve conditions; and

WHEREAS, the conditions, will be added to the plat and/or provided; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the final plat of Splendor Estates, an addition to the City of Davenport, Scott County, Iowa as filed with the City Clerk by Splendor Homes LLC, be the same is hereby approved and accepted; and dedication for public street purposes and the granting of easements as shown on said plat are accepted and confirmed by the Mayor and Deputy City Clerk of said City; and

BE IT FURTHER RESOLVED that the Mayor and Deputy City Clerk are hereby authorized and directed to certify to the adoption of this resolution on said plat as required by law.

Passed and approved this 27th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

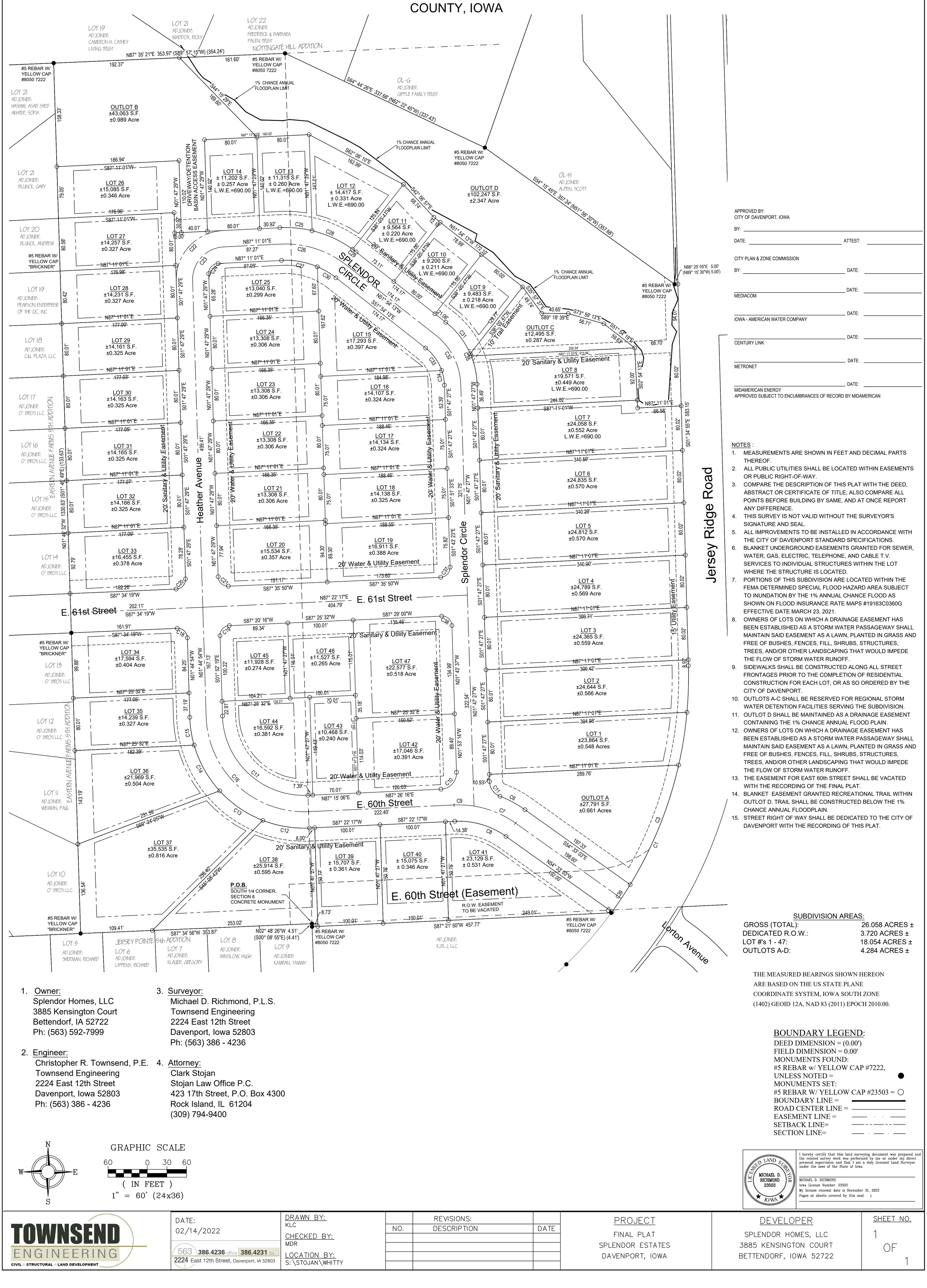
_____

Brian Krup
Deputy City Clerk

FINAL PLAT

SPLENDOR ESTATES

TO THE CITY OF DAVENPORT, PART OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA



APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

_____ DATE: _____
MEDIACOM

_____ DATE: _____
IOWA - AMERICAN WATER COMPANY

_____ DATE: _____
CENTURY LINK

_____ DATE: _____
METRONET

_____ DATE: _____
MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

NOTES :

1. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
3. COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
5. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
6. BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
7. PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0360G EFFECTIVE DATE MARCH 23, 2021.
8. OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF BUSHES, FENCES, FILL, SHRUBS, STRUCTURES, TREES, AND/OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORM WATER RUNOFF.
9. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREET FRONTAGES PRIOR TO THE COMPLETION OF RESIDENTIAL CONSTRUCTION FOR EACH LOT, OR AS SO ORDERED BY THE CITY OF DAVENPORT.
10. OUTLOTS A-C SHALL BE RESERVED FOR REGIONAL STORM WATER DETENTION FACILITIES SERVING THE SUBDIVISION.
11. OUTLOT D SHALL BE MAINTAINED AS A DRAINAGE EASEMENT CONTAINING THE 1% CHANCE ANNUAL FLOOD PLAIN.
12. OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF BUSHES, FENCES, FILL, SHRUBS, STRUCTURES, TREES, AND/OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORM WATER RUNOFF.
13. THE EASEMENT FOR EAST 60th STREET SHALL BE VACATED WITH THE RECORDING OF THE FINAL PLAT.
14. BLANKET EASEMENT GRANTED RECREATIONAL TRAIL WITHIN OUTLOT D. TRAIL SHALL BE CONSTRUCTED BELOW THE 1% CHANCE ANNUAL FLOODPLAIN.
15. STREET RIGHT OF WAY SHALL BE DEDICATED TO THE CITY OF DAVENPORT WITH THE RECORDING OF THIS PLAT.

SUBDIVISION AREAS:

GROSS (TOTAL):	26.058 ACRES ±
DEDICATED R.O.W.:	3.720 ACRES ±
LOT #'s 1 - 47:	18.054 ACRES ±
OUTLOTS A-D:	4.284 ACRES ±

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE US STATE PLANE COORDINATE SYSTEM, IOWA SOUTH ZONE (1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.

BOUNDARY LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
#5 REBAR w/ YELLOW CAP #7222, UNLESS NOTED = ●
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = ○
BOUNDARY LINE = ——————
ROAD CENTER LINE = ——————
EASEMENT LINE = —— · · ——
SETBACK LINE= —— - - —— - - ——
SECTION LINE= —— · —— · ——

1. Owner:
Splendor Homes, LLC
3885 Kensington Court
Bettendorf, IA 52722
Ph: (563) 592-7999

2. Engineer:
Christopher R. Townsend, P.E.
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386 - 4236

3. Surveyor:
Michael D. Richmond, P.L.S.
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386 - 4236

4. Attorney:
Clark Stojan
Stojan Law Office P.C.
423 17th Street, P.O. Box 4300
Rock Island, IL 61204
(309) 794-9400

N
W E
S

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1" = 60' (24x36)

LICENSED LAND SURVEYOR
MICHAEL D. RICHMOND 23503
IOWA

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

MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2023
Pages or sheets covered by this seal: 1

TOWNSEND ENGINEERING
CIVIL ○ STRUCTURAL ○ LAND DEVELOPMENT

DATE: 02/14/2022

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC
CHECKED BY: MDR
LOCATION BY: S:\STOJAN\WHITTY

NO.	REVISIONS: DESCRIPTION	DATE

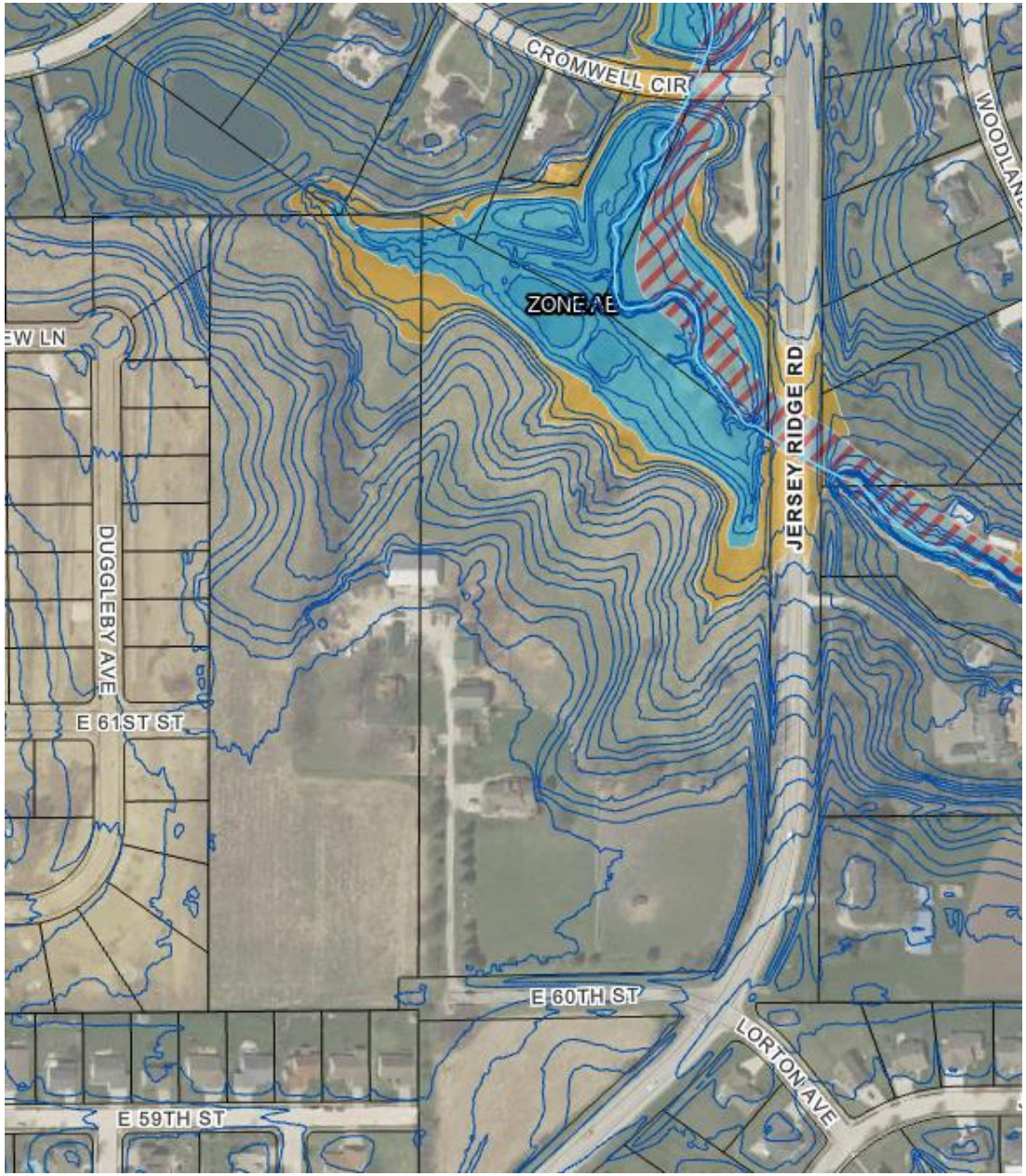
PROJECT
FINAL PLAT
SPLENDOR ESTATES
DAVENPORT, IOWA

DEVELOPER
SPLENDOR HOMES, LLC
3885 KENSINGTON COURT
BETTENDORF, IOWA 52722

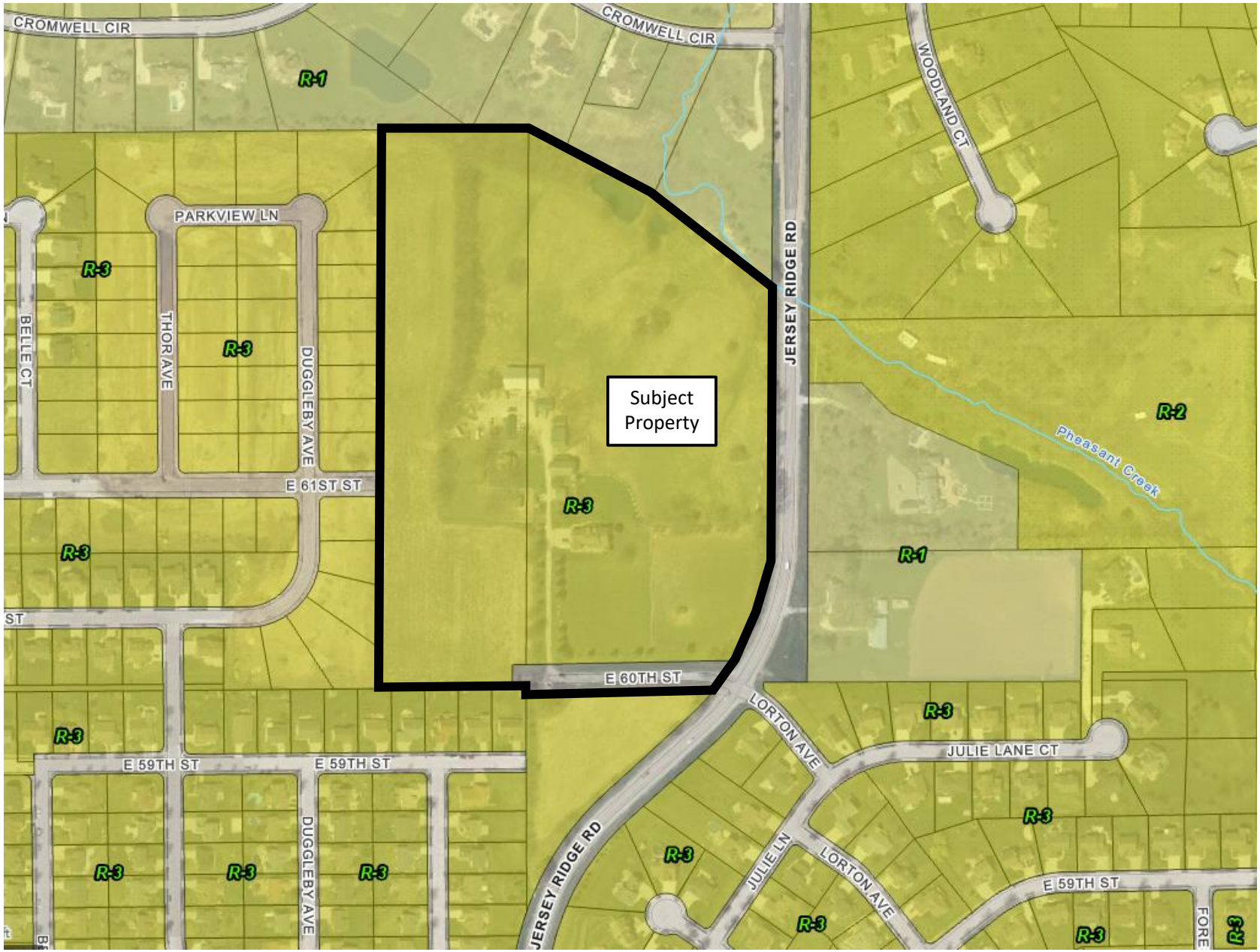
SHEET NO.
1 OF 1

Case F22-03: Splendor Estates
Vicinity Map

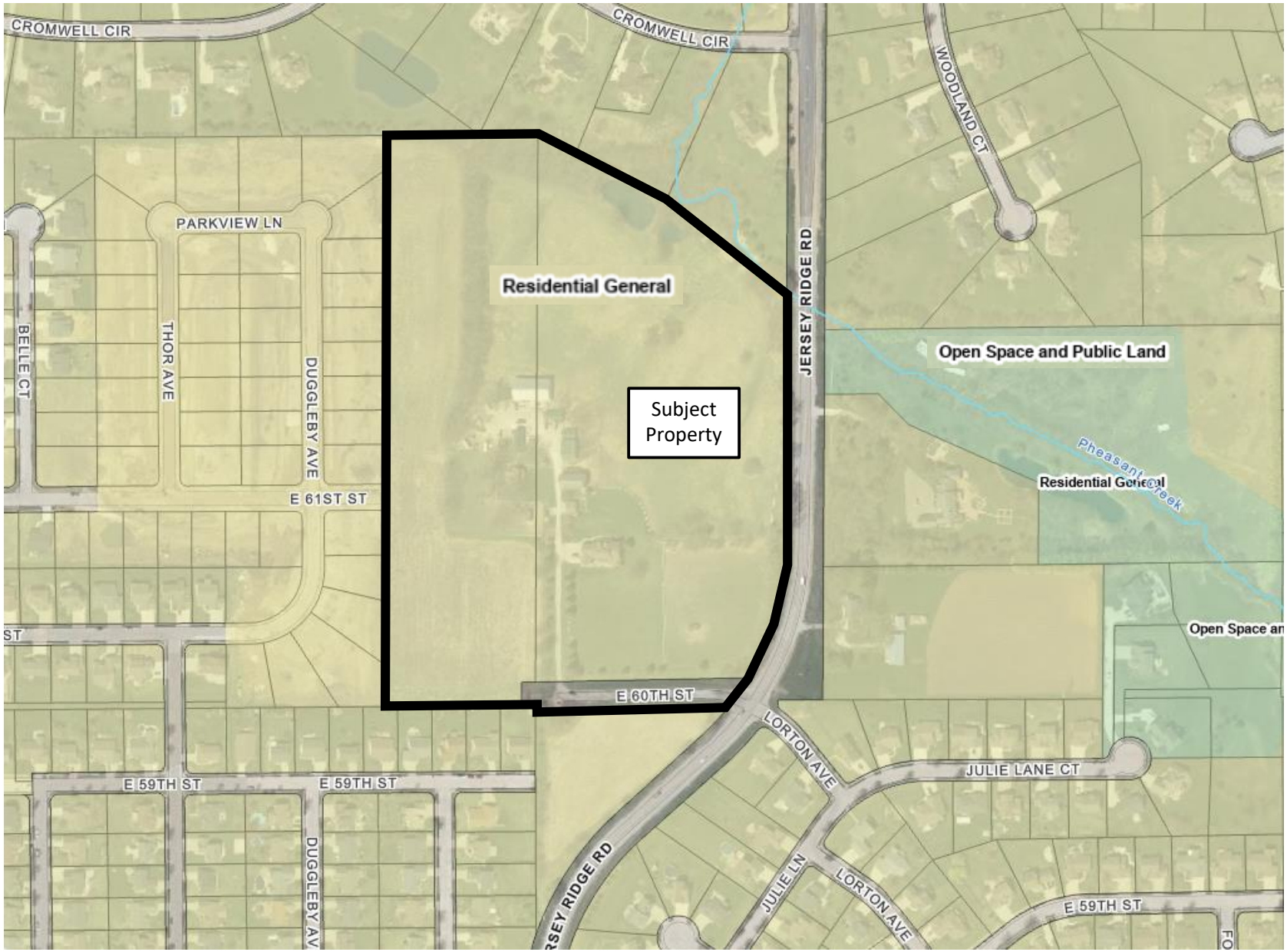
Case F22-03: Splendor Estates
Flood & Elevation Map



Case F22-03: Splendor Estates
Zoning Map



Case F22-03: Splendor Estates
Future Land Use Map



4M —12-50—9094—49556

Iowa State Highway Commission
Form No. 476

PROPERTY PLAT

Acquired from GEORGE I. BARR & GEORGE J. NAGEL
(Name of owner must agree exactly with Name in which property stands of Record.)
ALSO SHOWING RELOCATION AND REESTABLISHMENT FROM CTR SECTION 7-78-4 TO STA 33+38.23

Married or Single? .....
(Give full name of spouse)

R. O. W. Area 0.14 EACH Acres.

Borrow Area ..... Acres. Total Consideration $.....

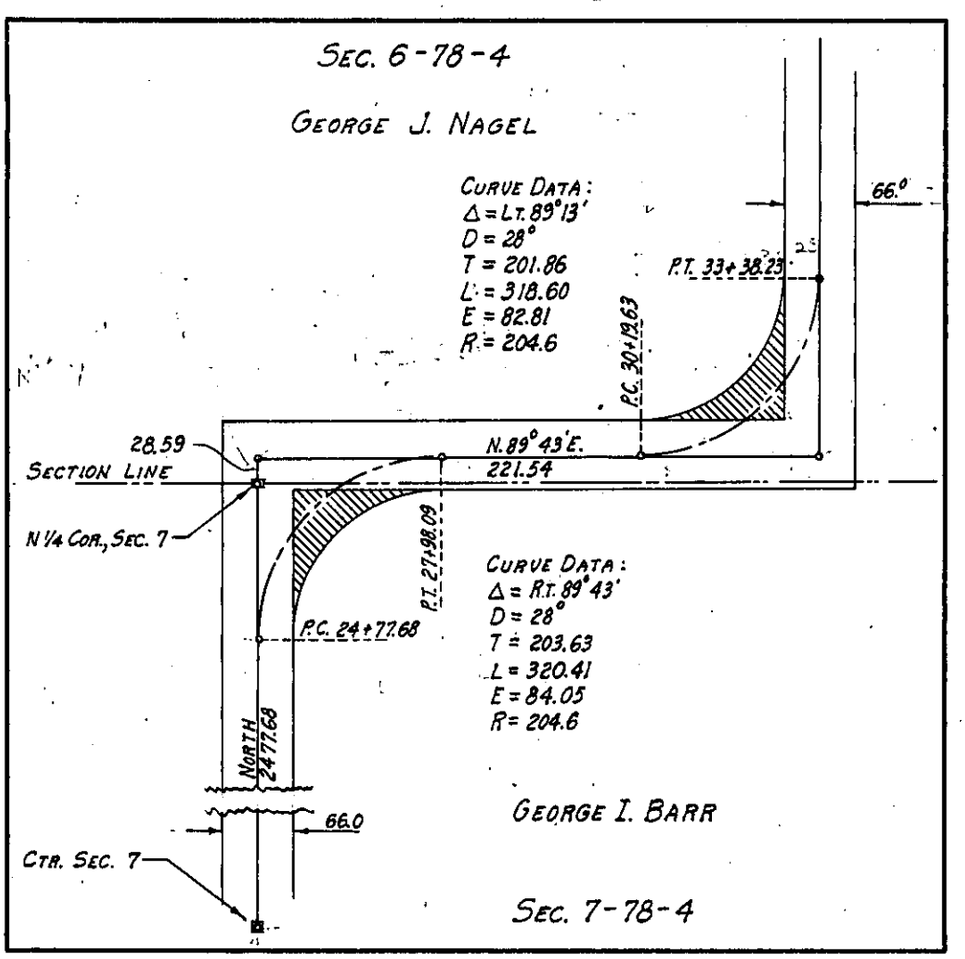
Acquired by EASEMENT **Date of Contract** ....., 19....
(Easement—Deed—Condemnation—Contract)

LOCATION

From CL Station ..... to CL Station .....

Section 6 & 7, Township 78 N, Range 4 E.

Township (Civil) DAVENPORT, County of SCOTT Iowa.



..... Project No. .....
(County)

RD # 37 & 263

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

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

Applicant (Primary Contact)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Owner (if different from Applicant)
Name:
Company:
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

Preliminary Plat – Required for subdivisions of four lots or more.

Property Location:

Total Land Area:
Total Number of Lots:
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
  Ten or fewer lots - $400 plus $25 per lot.
  Eleven to twenty-five lots - $700 plus $25 per lot.
  More than twenty-five lots - $1,000 plus $25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
  - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
  - The proposed location and width of streets, alleys, lots, building setback lines and easements.
  - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
  - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
  - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
  - Existing contours with intervals of five feet or less.
  - North point, scale and date.
  - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

Final Plat – Required for subdivisions of two lots or more.

Property Location:

Total Land Area:
Total Number of Lots:
Linear Feet of Streets Added:
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
  Ten or fewer lots - $400 plus $25 per lot.
  Eleven to twenty-five lots - $700 plus $25 per lot.
  More than twenty-five lots - $1,000 plus $25 per lot.
- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
  - The boundary lines of the area being subdivided with accurate distances and bearings.
  - The lines of all proposed streets and alleys with their width and names.
  - The accurate outline of any property which is offered for dedication for public use.
  - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
  - All lot lines and an identification system for lots and blocks.
  - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
  - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
  - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
  - All survey monuments and bench marks together with their descriptions.
  - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
  - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
  - Executed platting certificates acceptable to the City of Davenport:
    - Acceptance by the City of Davenport.
    - Hold Harmless Agreement.
    - Assessment waiver (sidewalks and subdivision improvements).
    - Dedication of Owner.
    - Consent to platting where applicable.
    - Certificate of Attorney.
    - Surveyor's Certificate.
    - Certificate of County Treasurer.
    - Certificate of Subdivision Name by Scott County Auditor.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:

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

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The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:

(1) Application:
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- It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner: V. Rao Ramavaram Date: 12/9/2021
By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by: Date:
Planning staff

Date of Plan and Zoning Commission Public Hearing:

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

Authorization to Act as Applicant

I,
authorize
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

_____

_____
Signature(s)

State of ,
County of .
Sworn and subscribed to before me

This day of 20 _____
Form of Identification

_____
Notary Public

My Commission Expires:

2020 DEVELOPOMENT CALENDAR

CITY PLAN & ZONING COMMISSION SCHEDULE				CITY COUNCIL SCHEDULE		
REZONING & ROW VACATION SUBMITTAL DEADLINE	*SUBDIVISION & DEV. PLAN* SUBMITTAL DEADLINE	PLAN & ZONING PUBLIC HEARING (Preview for plats/plans)	PLAN & ZONING COMMISION MEETING	COUNCIL ITEMS SUBMITTAL DEADLINE	COMMITTEE OF THE WHOLE (PUBLIC HEARING)	CITY COUNCIL MEETING
12:00 PM - Monday	12:00 PM - Monday	5:00 PM - Tuesday	5:00 PM - Tuesday	12:00PM - Friday	5:30 PM - Wednesday	5:30 PM - Wednesday
11/19/19	12/02/19	12/10/19	12/24/19	12/27/19	01/08/20	01/15/20
12/02/19	12/16/19	12/24/19	01/07/20	01/10/20	01/22/20	01/29/20
12/17/19	**12/28/19**	01/07/20	01/21/20	01/24/20	02/05/20	02/12/20
12/27/19	01/13/20	01/21/20	02/04/20	02/07/20	02/19/20	02/26/20
01/13/20	01/27/20	02/04/20	02/18/20	02/21/20	03/04/20	03/11/20
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04/13/20	04/27/20	05/05/20	05/19/20	05/22/20	06/03/20	06/10/20
04/27/20	05/11/20	05/19/20	06/02/20	06/05/20	06/17/20	06/24/20
05/11/20	**05/22/20**	06/02/20	06/16/20	06/19/20	07/01/20	07/08/20
05/22/20	06/08/20	06/16/20	06/30/20	07/03/20	07/15/20	07/22/20
06/08/20	06/22/20	06/30/20	07/14/20	07/24/20	08/05/20	08/12/20
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07/13/20	07/27/20	08/04/20	08/18/20	08/21/20	09/02/20	09/09/20
07/27/20	08/10/20	08/18/20	09/01/20	09/04/20	09/16/20	09/23/20
08/10/20	08/24/20	09/01/20	09/22/20	09/25/20	10/07/20	10/14/20
08/31/20	09/14/20	09/22/20	10/06/20	10/09/20	10/21/20	10/28/20
09/14/20	09/28/20	10/06/20	10/20/20	10/22/20	11/04/20	11/10/20
09/28/20	10/12/20	10/20/20	11/03/20	11/05/20	11/18/20	**11/24/20**
10/12/20	10/26/20	11/03/20	11/17/20	11/20/20	12/02/20	12/09/20
10/26/20	11/09/20	11/17/20	12/01/20	**cancelled due to holiday**		
11/09/20	11/23/20	12/01/20	12/15/20	12/11/20	12/30/20	01/06/21
11/23/20	12/07/20	12/15/20	12/29/20	12/23/20	01/13/21	01/20/21
12/07/20	12/21/20	12/29/20	01/05/21	01/08/21	01/27/21	02/03/21
12/14/20	12/28/20	01/05/21	01/26/21	01/22/21	02/10/21	02/17/21

- **SUBMISSION & MEETING DATES MAY BE CHANGED DUE TO HOLIDAY MARKED IN RED**
- **ORDINANCES REQUIRE THREE CONSIDERATIONS BEFORE CITY COUNCIL**
- **DATES SUBJECT TO CGHHANE DUE TO HOLIDAYS MARKED IN RED**
- **DELAYS MAY OCCUR UPON THE PETITION REACHING THE CITY COUNCIL'S AGENDA**

Doc ID: 022215920003 Type: LAN
Recorded: 01/07/2020 at 03:07:50 PM
Fee Amt: $1,816.40 Page 1 of 3
Revenue Tax: $1,794.40
Scott County Iowa
Rita A. Vargas Recorder
File 2020-00000568

Prepared By & Return to: T. F. Olt III, Lane & Waterman LLP, 220 N. Main St., Suite 600, Davenport, IA 52801 (563) 324-3246

Address tax statement: KJTLJ, LLC, 2705 Happy Joe Drive, Bettendorf, IA 52722

TRUSTEE WARRANTY DEED
(Inter Vivos Trust)

For the consideration of ten and 00/100 -----($10.00)----- Dollar(s) and other valuable consideration, **Larry J. Whitty and Timothy S. Whitty as Successor Trustees of the Revocable Living Trust of Lawrence J. Whitty and any amendments thereto,** do hereby convey to **KJTLJ, L.L.C., an Iowa limited liability company,** the real estate described in the attached Exhibit "A" situated in Scott County, Iowa:

Subject to easements, covenants and restrictions of record.
This Deed is given in fulfillment of one certain real estate contract between the parties hereto filed on December 19, 2008 as Document No. 2008-33054 in the office of the Scott County Recorder. The Warranties of this Deed are limited to the date of said contract except for matters arising through or under the Grantor.

The grantor hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

The grantor further warrants to the grantees all of the following: That the trust pursuant to which the transfer is made is duly executed and in existence; that to the knowledge of the grantor the person creating the trust was under no disability or infirmity at the time the trust was created; that the transfer by the trustee to the grantees is effective and rightful; and that the trustee knows of no facts or legal claims which might impair the validity of the trust or the validity of the transfer.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: December 31, 2019.

X _____

Larry J. Whitty as Successor Trustee of the Revocable Living Trust of Lawrence J. Whitty, and any amendments thereto.

STATE OF IOWA)
)SS:
COUNTY OF SCOTT)

This instrument was acknowledged before me on 1/6, 2020 by **Larry J. Whitty as Successor Trustee of the Revocable Living Trust of Lawrence J. Whitty, and any amendments thereto**

HOLLIE MATTHYS
Commission Number 813978
My Commission Expires
November 27, 2021

_____
Notary Public

X _____

Timothy S. Whitty as Successor Trustee of the Revocable Living Trust of Lawrence J. Whitty, and any amendments thereto.

STATE OF IOWA)
)SS:
COUNTY OF SCOTT)

This instrument was acknowledged before me on 1/6, 2020 by **Timothy S. Whitty as Successor Trustee of the Revocable Living Trust of Lawrence J. Whitty, and any amendments thereto**

HOLLIE MATTHYS
Commission Number 813978
My Commission Expires
November 27, 2021

_____
Notary Public

CAVEAT: The trustee/grantor should consult with their lawyer concerning the trustee's personal liability arising out of the warranties contained herein.

EXHIBIT "A"

The South ½ of the Southwest Quarter, the West 19 acres of the South ½ of the Southeast Quarter, and the South 42 rods and 2 2/3 links of the West 38 rods of the North ½ of the Southeast Quarter; all in Section 6, Township 78 North, Range 4 East of the 5th P.M., Scott County, Iowa, subject to existing public highways. Except that part conveyed to Glenn H. Dexter and Catherine Dexter by Warranty Deed dated June 14, 1971 and recorded as Document #7014-71, records of the office of the Recorder of Scott County, Iowa, and except that part conveyed to Andrew A. Dexter and Eileen M. Dexter, Husband and Wife, under Contract dated September 16, 1977 and recorded as Document #20254-77, records of the office of the Recorder of Scott County, Iowa. Also excepting therefrom that part conveyed to River Valley Development Corp. by Warranty Deed dated June 2, 1994 and recorded as Document #16811-94, records of the office of the Recorder of Scott County, Iowa.

(also excepting that portion conveyed to the City of Davenport, Iowa, on July 17, 1975, filed as Document No. 10939-75.)

AND

Part of the Northeast Quarter of Section 7, Township 78 North, Range 4 East of the 5th P.M., Davenport, Scott County, Iowa, being more particularly described as follows:

Commencing, as a point of reference, at the northwest corner of the Northeast Quarter of said Section 7; thence South 00°-08'-55" East 4.41 feet along the west line of the Northeast Quarter of said Section 7 to the POINT OF BEGINNING of the tract of land hereinafter described:

thence North 89°-20'-20" East 457.79 feet along a line parallel with and 4.41 feet normally distant southerly from the north line of the Northeast Quarter of said Section 7 to a point on the westerly right of way line of Jersey Ridge Road as now established in the City of Davenport, Iowa;

thence southwesterly 104.29 feet along the westerly right of way line of said Jersey Ridge Road being a curve concave northwesterly having a radius of 610.00 feet and a chord bearing and dimension of South 43°-12'-40" West 104.16 feet;

thence South 48°-06'-30" West 262.21 feet along the westerly right of way line of said Jersey Ridge Road;

thence southwesterly 345.05 feet along the westerly right of way line of said Jersey Ridge Road being a curve concave southeasterly having a radius of 690.00 feet and a chord bearing and dimension of South 33°-47'-00" West 341.47 feet to a point on the west line of the Northeast Quarter of said Section 7;

thence North 00°-08'-55" West 529.53 feet along the west line of the Northeast Quarter of said Section 7 to the point of beginning. Containing 2.38 acres, more or less, subject to easement of record.

City of Davenport

Department: City Clerk **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **4/27/2022**

Subject:
Resolution approving Case F22-04 being the request of Origin Design on behalf of RDIP LLC for a final plat of Russell-Frye/Armstrong Industrial Park Second Addition, a 3-lot subdivision on 50.66 acres located at 8730 Northwest Boulevard. [Ward 2]

Recommendation:
Adopt the Resolution.

Background:
The request is for a 3-lot subdivision on 50.66 acres of property to facilitate industrial development. The Plan & Zoning Commission reviewed Case F22-04 at its April 5, 2022 meeting and has recommended approval subject to the listing findings and conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The plat (with conditions recommended by City Staff) would achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Remove notes #2 and #5.
4. Public utility easements shall be a minimum of 15 feet or twice the depth of the utility line, whichever is greater.
5. An additional three feet of public right-of-way along West 83rd Street, west of North Zenith Avenue, shall be dedicated as public right-of-way.
6. Add a note stating "The minimum right-of-way width of West 83rd Street shall be seventy feet."
7. Add a note stating North Zenith Avenue, West 83rd Street, and West 86th Street shall be dedicated as public right-of-way.
8. A fifty foot wide right-of-way shall be dedicated along the north property line of Lot 1 and shall be named W 86th Street. A fifteen foot public utility easement shall be established along the north and south boundary of the dedicated public right-of-way.
9. Add a note stating "Sidewalks shall be constructed along all street frontages when so ordered by the City."

Comprehensive Plan:

Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes
Future Land Use Designation: Industry (I)
Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

The proposed final plat complies with the Davenport +2035 proposed land use section.

Zoning: I-1 Light Industrial District.

Technical Review:

1. Streets: North Zenith Avenue and additional right-of-way along the south property line for the expansion and extension of West 83rd Street will be dedicated as public right-of-way with the recording of the plat. A condition of approval is the dedication of ROW for an east-west road along the north property line of Lot 1. The purpose is to establish a new east-west street that will connect to Wisconsin Avenue. Given the potential for large scale industrial development and its associated traffic impacts, additional connectivity is required for the area. Sidewalks are required along the future Zenith Avenue and West 83rd right-of-way. City Council has waived installation of sidewalks for the development at this time.
2. Storm Water: The site will require stormwater detention and water quality. Storm detention is proposed in Outlots A and B. Access must be provided for maintenance of detention areas and any drainage ways must be maintained to provide for the proper flow of water.
3. Sanitary Sewer: Existing sanitary sewer infrastructure is available along Northwest Boulevard and will be extended into the site as development occurs.
4. Other Utilities: Normal utility services are available at this site.
5. Parks/Open Space: The proposed plat does not impact any existing or planned parks or public open space.

Public Input: No Public Hearing is required for a final plat. Scott County has been notified.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Final Plat
🗋	Backup Material	Zoning & Future Land Use Map
🗋	Backup Material	Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	4/13/2022 - 12:32 PM

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION approving Case F22-04 being the request of Origin Design on behalf of RDIP LLC for a final plat of Russell-Frye/Armstrong Industrial Park Second Addition, a 3-lot subdivision on 50.66 acres located at 8730 Northwest Boulevard.

WHEREAS, the Plan & Zoning Commission reviewed Case F22-04 at the April 5, 2022 regularly scheduled meeting with a recommendation for approval subject to the following eight conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Remove notes #2 and #5.
4. Public utility easements shall be a minimum of 15 feet or twice the depth of the utility line, whichever is greater.
5. An additional three feet of public right-of-way along West 83rd Street, west of North Zenith Avenue, shall be dedicated as public right-of-way.
6. Add a note stating "The minimum right-of-way width of West 83rd Street shall be seventy feet."
7. Add a note stating North Zenith Avenue, West 83rd Street, and West 86th Street shall be dedicated as public right-of-way.
8. A fifty foot wide right-of-way shall be dedicated along the north property line of Lot 1 and shall be named West 86th Street. A fifteen foot public utility easement shall be established along the north and south boundary of the dedicated public right-of-way
9. Add a note stating "Sidewalks shall be constructed along all street frontages when so ordered by the City."; and

WHEREAS, the conditions will be added to the plat and/or provided.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the final plat of Russell-Frye/Armstrong Industrial Park Second Addition, an addition to the City of Davenport, Scott County, Iowa as filed with the City Clerk by RDIP LLC be the same is hereby approved and accepted; and dedication for public street purposes and the granting of easements as shown on said plat are accepted and confirmed by the Mayor and Deputy City Clerk of said City; and

BE IT FURTHER RESOLVED the Mayor and Deputy City Clerk are hereby authorized and directed to certify to the adoption of this Resolution on said plat as required by law.

Passed and approved this 27th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

FINAL PLAT

RUSSELL–FRYE/ARMSTRONG INDUSTRIAL PARK SECOND ADDITION

LYING WITHIN LOT 4, RUSSELL FRYE–ARMSTRONG INDUSTRIAL PARK FIRST ADDITION AND THE NORTH HALF OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5th P.M., IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA

FOR RECORDER USE

DATE OF SURVEY:
MARCH 10, 2022
TOTAL AREA SURVEYED:
49.979 ACRES

EASEMENT NOTE

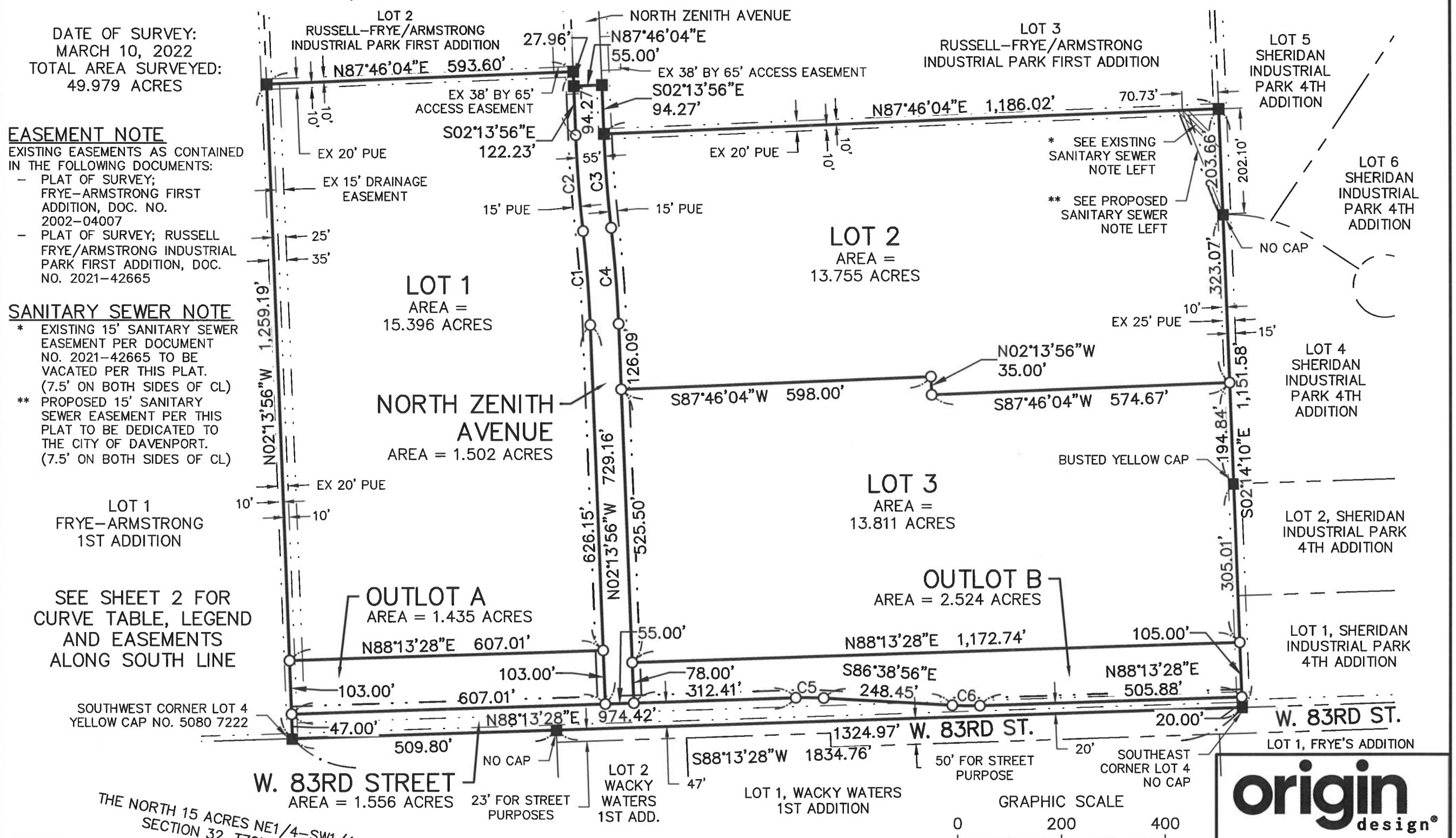
EXISTING EASEMENTS AS CONTAINED IN THE FOLLOWING DOCUMENTS:

- PLAT OF SURVEY; FRYE–ARMSTRONG FIRST ADDITION, DOC. NO. 2002–04007
- PLAT OF SURVEY; RUSSELL FRYE/ARMSTRONG INDUSTRIAL PARK FIRST ADDITION, DOC. NO. 2021–42665

SANITARY SEWER NOTE

* EXISTING 15' SANITARY SEWER EASEMENT PER DOCUMENT NO. 2021–42665 TO BE VACATED PER THIS PLAT. (7.5' ON BOTH SIDES OF CL)

** PROPOSED 15' SANITARY SEWER EASEMENT PER THIS PLAT TO BE DEDICATED TO THE CITY OF DAVENPORT. (7.5' ON BOTH SIDES OF CL)



NOTE

THIS SURVEY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS–OF–WAY OF RECORD AND NOT OF RECORD.

SURVEYOR'S CERTIFICATE
SEE SHEET 2 OF 3

NORTH

GRAPHIC SCALE
0 200 400
1" = 200'

DRAWING MAY HAVE BEEN REDUCED

origin design®
800 556-4491 origindesign.com

DRAWN	DMK
CHECKED	JMT
DATE	3–10–22
PLAT NO.	7–IA–22
PROJ. NO.	21152
SHEET	1 of 3

P:\21\152\DRAWINGS\SURVEY\21152 FINAL PLAT2

Index Legend

Location:	LOT 4 RUSSELL–FRYE/ARMSTRONG INDUSTRIAL PARK FIRST ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY IOWA
Proprietor:	RDIP, LLC
Requestor:	RUSSELL CONSTRUCTION
Surveyor:	JOHN M. TRANMER
Surveyor Company:	ORIGIN DESIGN CO., 137 MAIN STREET DUBUQUE, IOWA 52001 PHONE: (563)556–2464

FINAL PLAT
RUSSELL–FRYE/ARMSTRONG INDUSTRIAL PARK SECOND ADDITION
LYING WITHIN LOT 4, RUSSELL FRYE–ARMSTRONG INDUSTRIAL PARK FIRST ADDITION AND THE NORTH HALF OF SECTION 32, TOWNSHIP 79 NORTH, RANGE 3 EAST OF THE 5th P.M., IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA

PREPARED BY: ORIGIN DESIGN CO. 137 MAIN STREET, SUITE 100 DUBUQUE, IOWA (563) 556–2464

NOTES

1. OUTLOTS A AND B ARE RESERVED AS STORMWATER DETENTION EASEMENTS AND WILL BE MAINTAINED BY AN ASSOCIATION CREATED BY THE OWNER.
2. OUTLOTS A AND B OVERFLOW TO ROADSIDE DITCH.
3. FUTURE STREET R.O.W. ALONG THE SOUTH LINE OF LOT 4 (W. 83rd STREET AND THE ADJACENT 15' UTILITY EASEMENT TO BE DEDICATED THE CITY/PUBLIC.
4. STORM SEWER IN THE STREET R.O.W. SHALL BE OWNED AND MAINTAINED BY THE CITY OF DAVENPORT, IOWA.
5. ALL SANITARY SEWER WILL BE PRIVATE AND WILL BE MAINTAINED BY THE OWNER/INDUSTRIAL PARK ASSOCIATION TO BE CREATED.
6. BLANKET UNDERGROUND EASEMENTS GRANTED TO RESPECTIVE UTILITY COMPANY FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TV SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE STRUCTURES ARE LOCATED. BLANKET EASEMENTS GRANTED FOR STREET LIGHTING WITHIN THE SUBDIVISION.
7. OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF BUSHES, FENCES, FILL, SHRUBS, STRUCTURES, TREES, AND/OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORM WATER RUNOFF.
8. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREET FRONTAGES WHEN SO ORDERED BY THE CITY OF DAVENPORT.

CURVE TABLE					
CURVE	DISTANCE	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	180.97'	2472.50'	4° 11' 37"	N4° 19' 44"W	180.93'
C2	184.99'	2527.50'	4° 11' 37"	N4° 19' 44"W	184.95'
C3	180.97'	2472.50'	4° 11' 37"	N4° 19' 44"W	180.93'
C4	184.99'	2527.50'	4° 11' 37"	N4° 19' 44"W	184.95'
C5	53.68'	600.00'	5° 07' 35"	S89° 12' 44"E	53.67'
C6	53.68'	600.00'	5° 07' 35"	S89° 12' 44"E	53.67'

ZONING REQUIREMENTS

AT THE TIME OF RECORDING AND ACCEPTANCE BY THE CITY, THE SUBJECT PROPERTY WAS ZONED I–1, LIGHT INDUSTRIAL ZONING DISTRICT. REQUIRED SETBACKS AT TIME OF RECORDED ARE:

FRONT: MINIMUM 25'
REAR: MINIMUM 15'
SIDE: NONE, UNLESS ABUTTING RESIDENTIAL

SETBACKS ARE SET WITHIN THE ZONING CHAPTER OF THE CITY OF DAVENPORT MUNICIPAL CODE AND ARE SUBJECT TO REVISIONS.

LEGEND

———	PROPERTY BOUNDARY
—— — — ——	LOT/RIGHT–OF–WAY LINE
— · · — · · —	EASEMENT LINE
SEC.	SECTION
R.O.W.	RIGHT–OF–WAY
BSL	BUILDING SETBACK LINE
PUE	PUBLIC UTILITY EASEMENT
EX	EXISTING
( )	RECORDED AS
■	FOUND 5/8" IRON REBAR W/ RED PLASTIC CAP NO. 21408 OR AS NOTED
○	SET 5/8" IRON REBAR WITH RED PLASTIC CAP NO. 12631

UTILITY SIGNATURES

MID AMERICAN ENERGY COMPANY
BY: _____
DATE: _____

MEDIACOM COMMUNICATIONS CORP.
BY: _____
DATE: _____

METRO FIBERNET, LLC
BY: _____
DATE: _____

LUMEN TECHNOLOGIES
BY: _____
DATE: _____

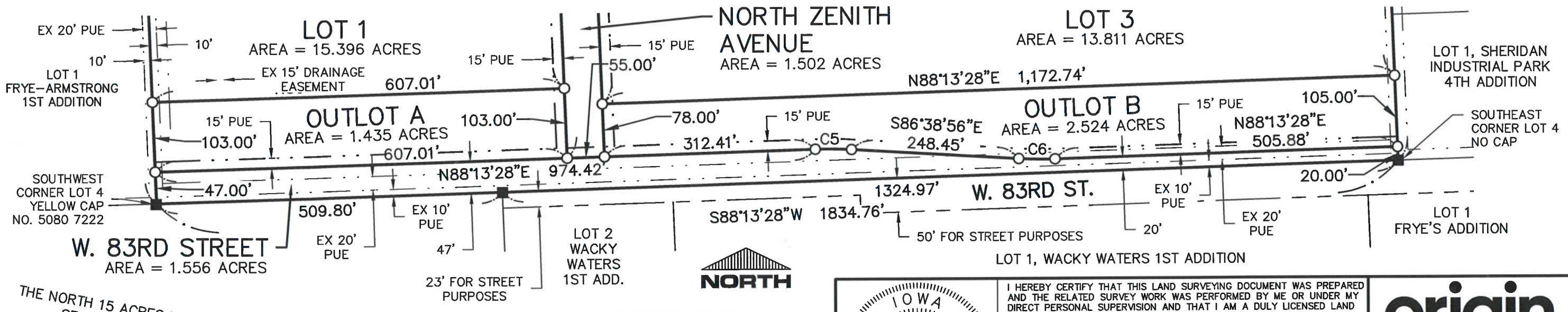
IOWA–AMERICAN WATER COMPANY
BY: _____
DATE: _____

CITY OF DAVENPORT
BY: _____
DATE: _____

PLANNING AND ZONING
BY: _____
DATE: _____

STORM DETENTION NOTE

STORM WATER DETENTION AND WATER QUALITY TREATMENT WILL BE REQUIRED WITH THE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY THE OWNER AND/OR THE INDUSTRIAL PARK ASSOCIATION TO BE CREATED.



THE NORTH 15 ACRES NE1/4–SW1/4 SECTION 32, T79N, R3E

NOTE

THIS SURVEY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS–OF–WAY OF RECORD AND NOT OF RECORD.

DATE OF SURVEY:
MARCH 10, 2022
TOTAL AREA SURVEYED:
49.979 ACRES

GRAPHIC SCALE
0 150 300
1" = 150'
DRAWING MAY HAVE BEEN REDUCED

IOWA
JOHN M. TRANMER
LS 12631
LICENSED LAND SURVEYOR

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

FOR ORIGIN DESIGN CO.

JOHN M. TRANMER — DATE 3/10/22

LICENSE NO. 12631 MY LICENSE RENEWAL DATE IS 12/31/2022

PAGES OR SHEETS COVERED BY THIS SEAL SHEETS 1 THRU 3

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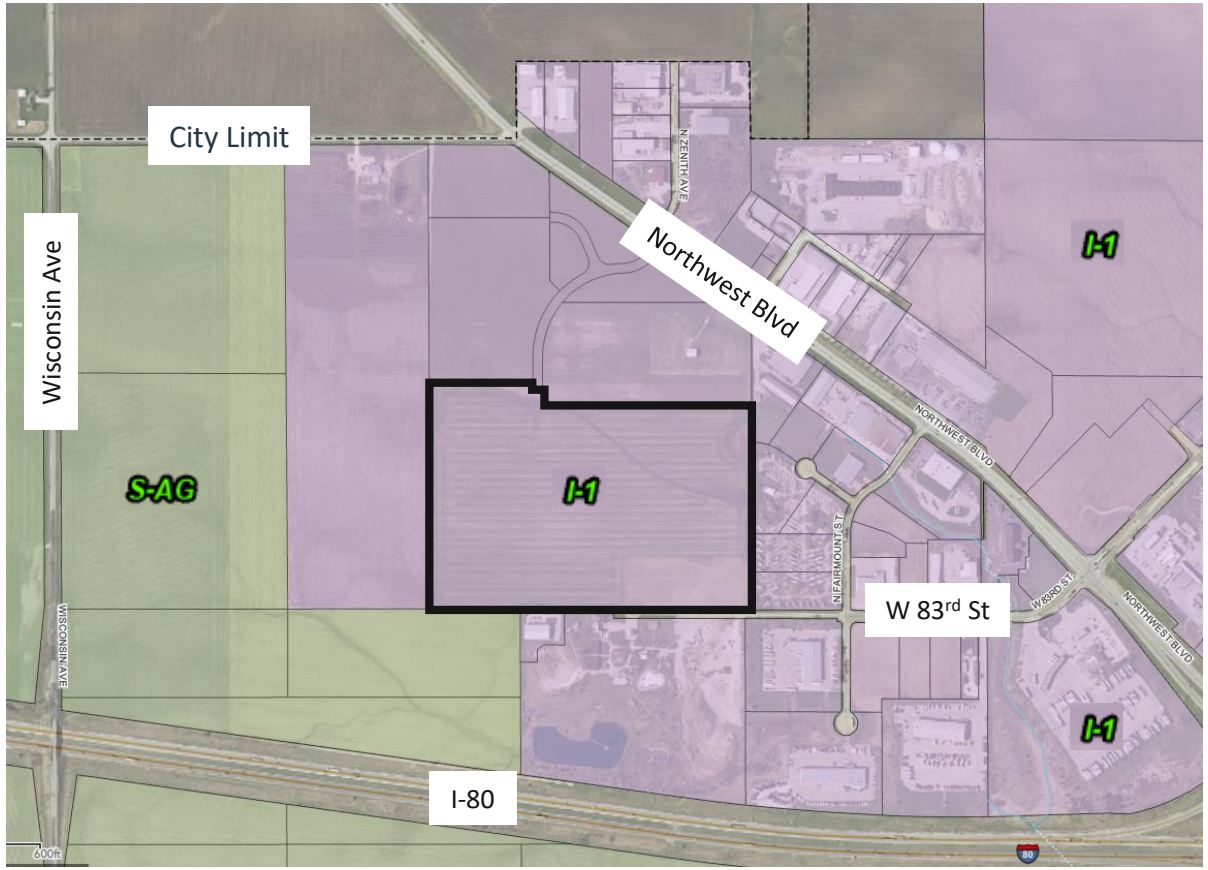
800 556-4491 origindesign.com

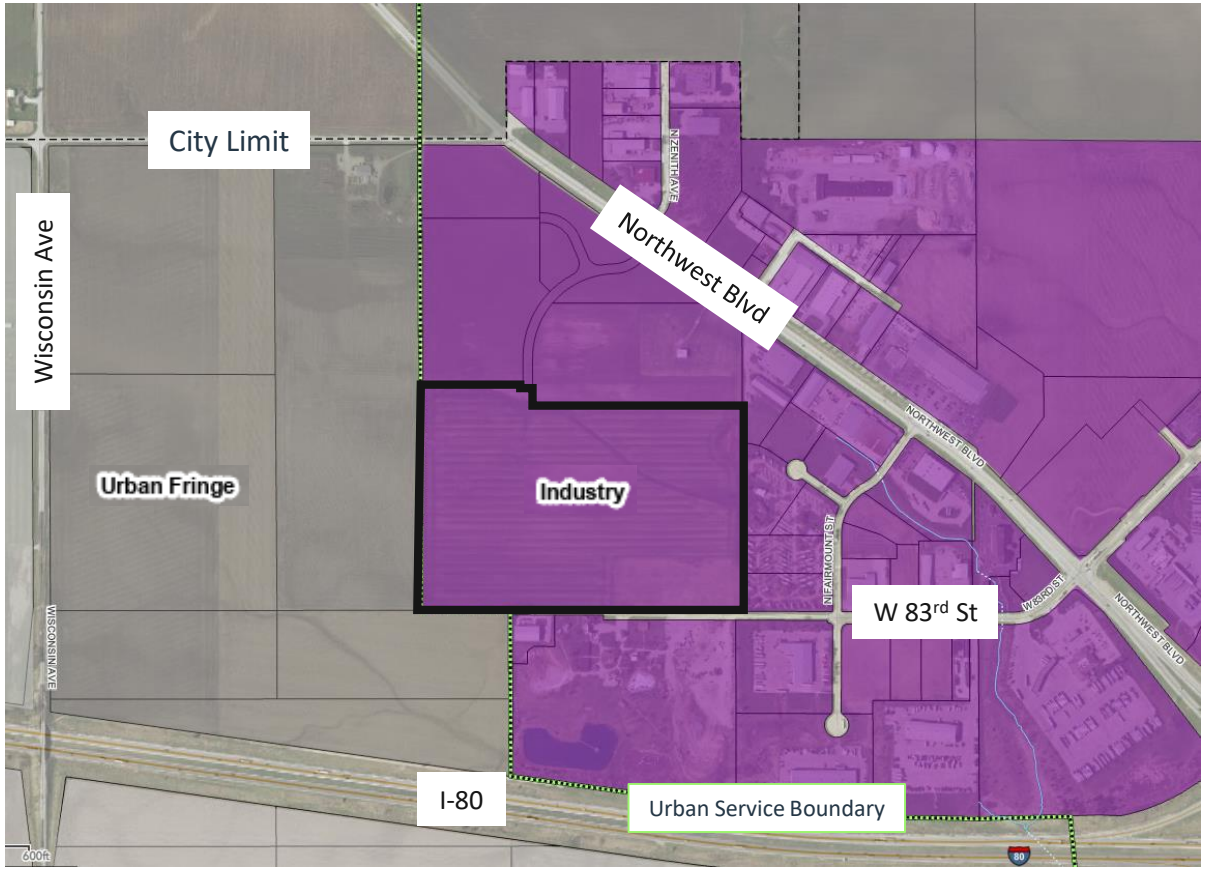
DRAWN	DMK	PLAT NO.	7–IA–22
CHECKED	JMT	PROJ. NO.	21152
DATE	3–10–22	SHEET	2 of 3
P:\21\152\DRAWINGS\SURVEY\21152 FINAL PLAT2			

Vicinity Map

Maps



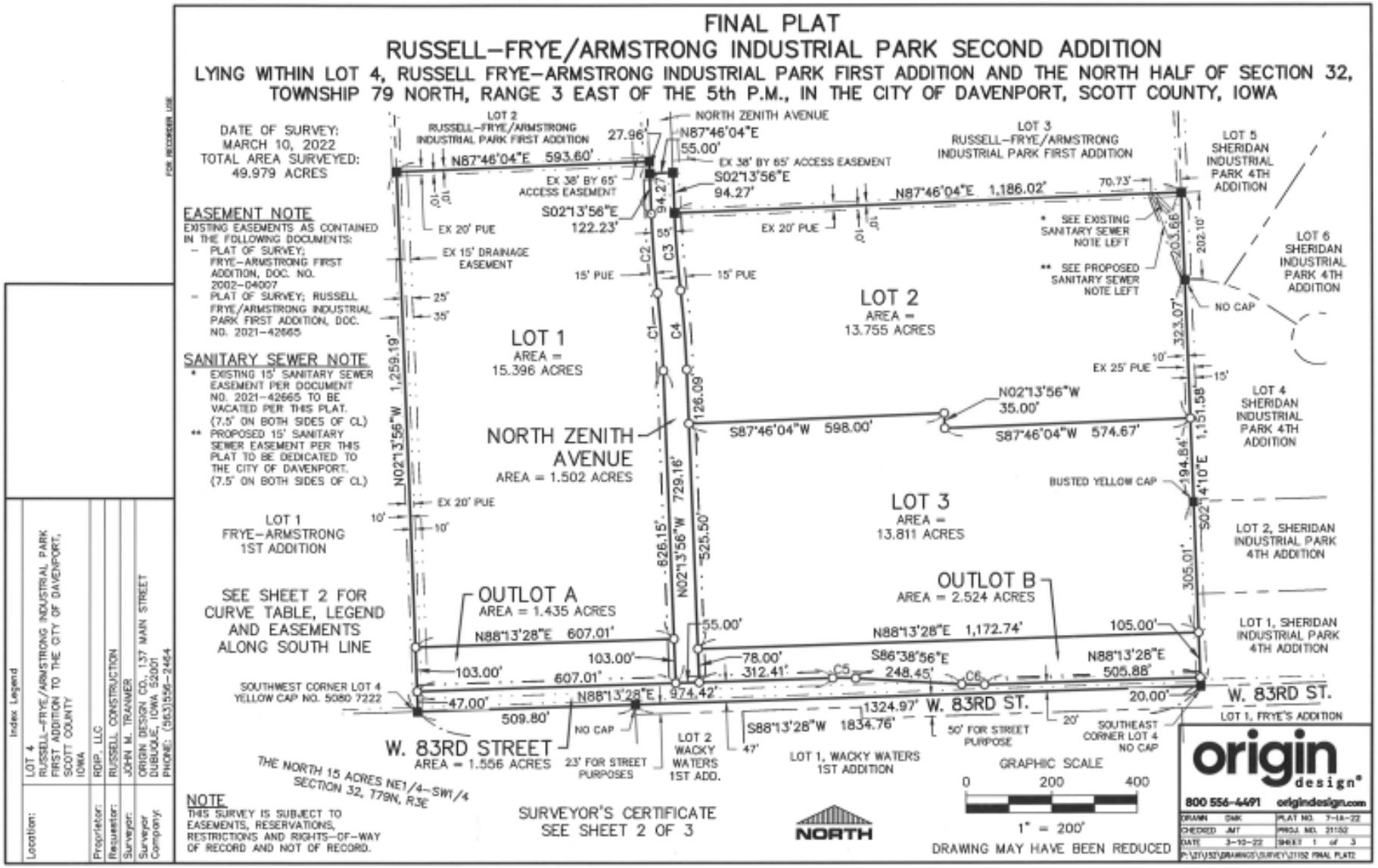
Zoning Map



Future Land Use Map

Final Plat

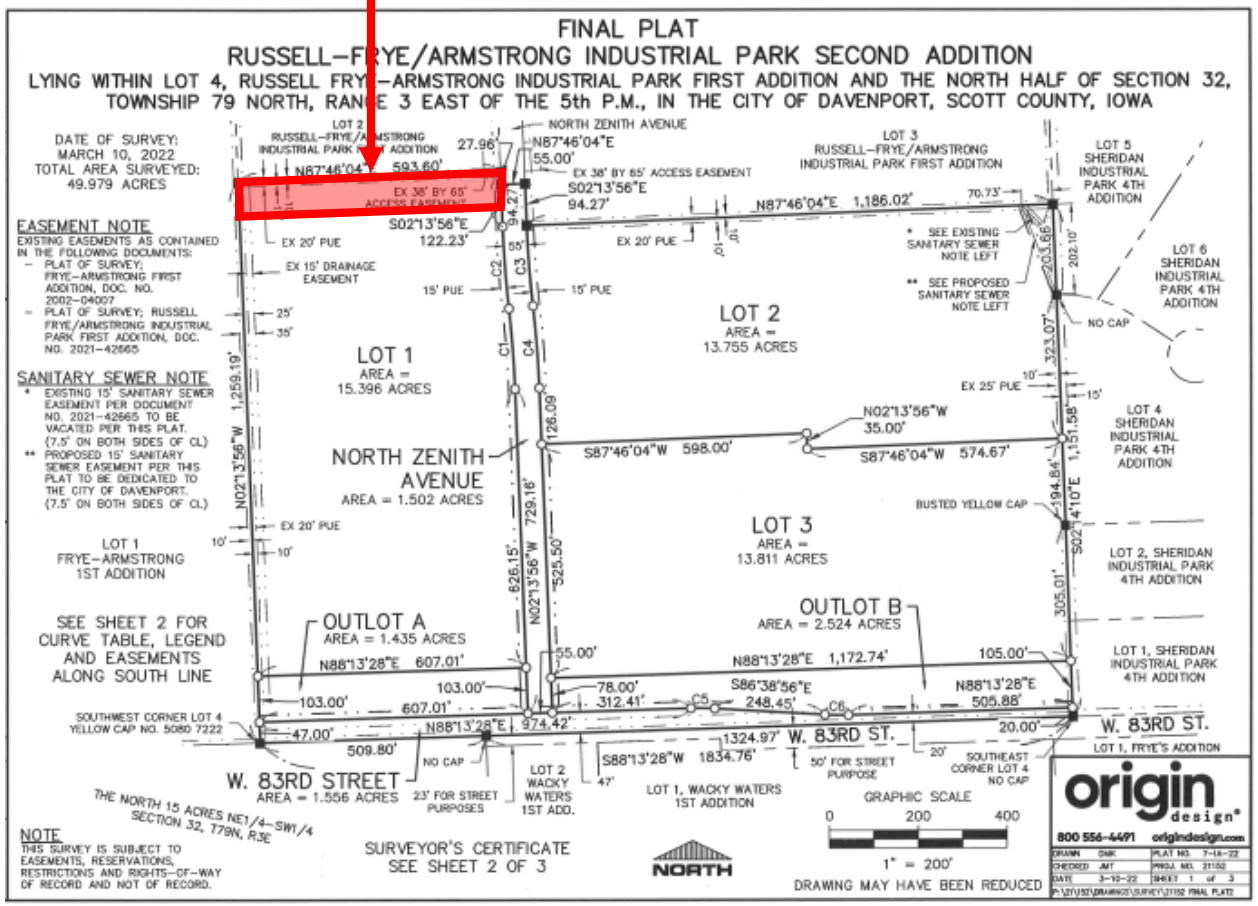
DAVENPORT
IOWA | USA



Final Plat

DAVENPORT
IOWA | USA

Condition: Dedicate W 86th Street



1200 E 46th Street
Davenport, Iowa 52807
(563) 326-6198
Planning@davenportiowa.com

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

Owner (if different from Applicant)
Name:
Company:
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

Preliminary Plat – Required for subdivisions of four lots or more.

Property Location:

Total Land Area:
Total Number of Lots:
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
  Ten or fewer lots - $400 plus $25 per lot.
  Eleven to twenty-five lots - $700 plus $25 per lot.
  More than twenty-five lots - $1,000 plus $25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
  - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
  - The proposed location and width of streets, alleys, lots, building setback lines and easements.
  - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
  - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
  - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
  - Existing contours with intervals of five feet or less.
  - North point, scale and date.
  - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

Final Plat – Required for subdivisions of two lots or more.

Property Location:

Total Land Area:
Total Number of Lots:
Linear Feet of Streets Added: (1200 LF Phase 1, 1240 LF Future ROW Dedication)
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
  Ten or fewer lots - $400 plus $25 per lot.
  Eleven to twenty-five lots - $700 plus $25 per lot.
  More than twenty-five lots - $1,000 plus $25 per lot.
- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
  - The boundary lines of the area being subdivided with accurate distances and bearings.
  - The lines of all proposed streets and alleys with their width and names.
  - The accurate outline of any property which is offered for dedication for public use.
  - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
  - All lot lines and an identification system for lots and blocks.
  - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
  - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
  - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
  - All survey monuments and bench marks together with their descriptions.
  - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
  - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
  - Executed platting certificates acceptable to the City of Davenport:
    - Acceptance by the City of Davenport.
    - Hold Harmless Agreement.
    - Assessment waiver (sidewalks and subdivision improvements).
    - Dedication of Owner.
    - Consent to platting where applicable.
    - Certificate of Attorney.
    - Surveyor's Certificate.
    - Certificate of County Treasurer.
    - Certificate of Subdivision Name by Scott County Auditor.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:

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

(2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the proposed preliminary plat:
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:

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

(2) Plan and Zoning Commission's consideration of the proposed final plat:
- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the final plat:
- Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
  - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
  - Executed platting certificate.
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

(4) Recordation:
- After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
- After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
- It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner: Kristin Crawford Date:
By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by: Date:
Planning staff

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held the Tuesday prior to City Council Committee of the Whole meetings at 5:00 p.m. in City Hall Council Chambers, 226 West 4th Street, Davenport, Iowa.

City of Davenport

Department: Legal
Contact Info: Brian Heyer | 563-326-7735

Action / Date
4/27/2022

Subject:
Resolution setting a 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:
Adopt the Resolution.

Background:
The City recently vacated this right-of-way so Seven Hills Paving LLC could include it in a subdivision plat. The vacated right-of-way provides access to otherwise land-locked parcels.

Adoption of this Resolution will set the Public Hearing for May 4, 2022 at the Committee of the Whole Meeting beginning at 5:30 p.m. in Council Chambers at Davenport City Hall, 226 West 4th Street.

ATTACHMENTS:

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

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Warner, Tom	Approved	4/12/2022 - 4:50 PM
Finance Committee	Merritt, Mallory	Approved	4/13/2022 - 10:47 AM
City Clerk	Admin, Default	Approved	4/13/2022 - 3:04 PM

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION setting a 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).

WHEREAS, the City of Davenport currently owns the 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.

WHEREAS, the City of Davenport desires to sell its interest in the aforementioned real estate; and

WHEREAS, Seven Hills Paving, LLC has offered to acquire said property; and

WHEREAS, Iowa law requires a city to hold a Public Hearing prior to conveying its interest in real property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a Public Hearing on the proposed conveyance of vacated public right-of-way as legally described

above will be held on May 4, 2022 at the Committee of the Whole Meeting beginning at 5:30 p.m. in Council Chambers at Davenport City Hall, 226 West 4th Street.

Passed and approved this 27th day of April, 2022.

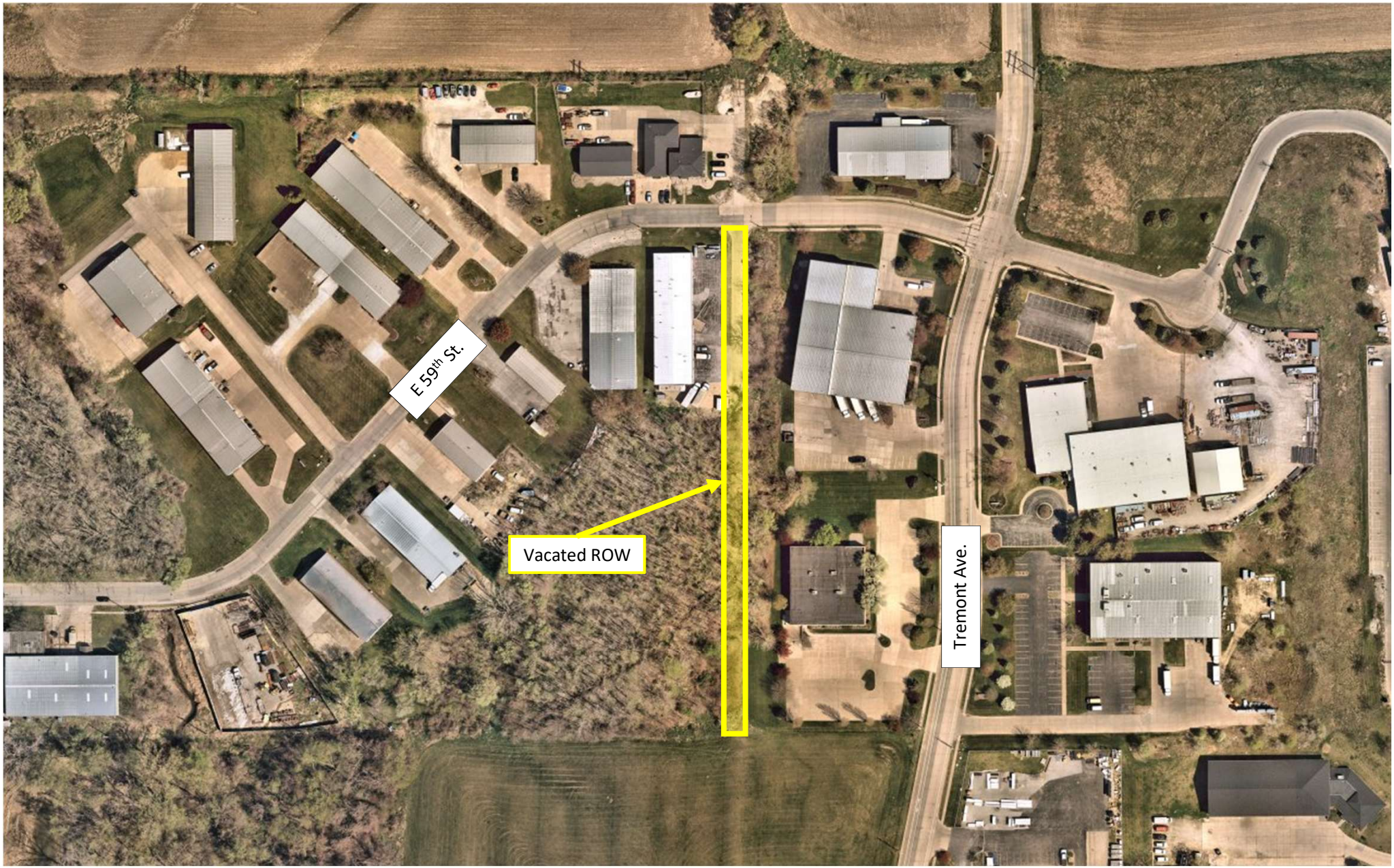
Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

Proposed Conveyance Area



City of Davenport

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

Action / Date
4/27/2022

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

Davenport Community School District; Graduation; Brady Street Stadium | 3603 Brady Street; Sunday, June 5, 2022 7:00 a.m. – 7:00 p.m.; **Closures:** 36th Street from Brady Street to just west of Davenport Avenue. [Ward 7]

Cornbelt Running Club; Bix 7 and Quick Bix; Saturday, July 30, 2022 4:00 a.m. – 12:00 p.m. **Closures:** Brady Street from River Drive to Kirkwood Boulevard; Kirkwood Boulevard from Brady Street to Jersey Ridge Road; Jersey Ridge Road from Kirkwood Boulevard to Middle Road; Middle Road from Kirkwood Boulevard to McClellan Boulevard; McClellan Boulevard from Middle Road to River Drive; East 4th St from Main Street to River Drive (East 4th Street from Pershing Avenue to River Drive closed beginning at 1:00 p.m. Friday, July 29); East 3rd Street from Main Street to River Drive (East 3rd Street from Iowa Street to River Drive closed beginning at 2:00 p.m. on Friday, July 29 to set up finish line); East 2nd Street from Main Street to Perry Street; East 15th Street from Brady Street to Perry Street; Perry Street from East 15th Street to East 4th Street; LeClaire Street from East 2nd Street to East 4th Street (beginning at noon on Friday, July 29); Iowa Street from East 3rd Street to East 4th Street (beginning at 1:00 p.m. Friday, July 29); River Street from McClellan Boulevard to Hillcrest Avenue. [Wards 3, 5, & 6]

Recommendation:
Adopt the Resolution.

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

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	DCSD Graduation Map
🗋	Backup Material	Bix 7 Description
🗋	Backup Material	Quick Bix Description
🗋	Backup Material	Bix Course Map

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	4/14/2022 - 1:25 PM

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.

Davenport Community School District; Graduation; Brady Street Stadium | 3603 Brady Street; Sunday, June 5, 2022 7:00 a.m. – 7:00 p.m.; ***Closures:*** *36th Street from Brady Street to just west of Davenport Avenue. [Ward 7]*

Cornbelt Running Club; Bix 7 and Quick Bix; Saturday, July 30, 2022 4:00 a.m. – 12:00 p.m. ***Closures:*** *Brady Street from River Drive to Kirkwood Boulevard; Kirkwood Boulevard from Brady Street to Jersey Ridge Road; Jersey Ridge Road from Kirkwood Boulevard to Middle Road; Middle Road from Kirkwood Boulevard to McClellan Boulevard; McClellan Boulevard from Middle Road to River Drive; East 4th St from Main Street to River Drive (East 4th Street from Pershing Avenue to River Drive closed beginning at 1:00 p.m. Friday, July 29); East 3rd Street from Main Street to River Drive (East 3rd Street from Iowa Street to River Drive closed beginning at 2:00 p.m. on Friday, July 29 to set up finish line); East 2nd Street from Main Street to Perry Street; East 15th Street from Brady Street to Perry Street; Perry Street from East 15th Street to East 4th Street; LeClaire Street from East 2nd Street to East 4th Street (beginning at noon on Friday, July 29); Iowa Street from East 3rd Street to East 4th Street (beginning at 1:00 p.m. Friday, July 29); River Street from McClellan Boulevard to Hillcrest Avenue. [Wards 3, 5, & 6]*

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 27th day of April, 2022.

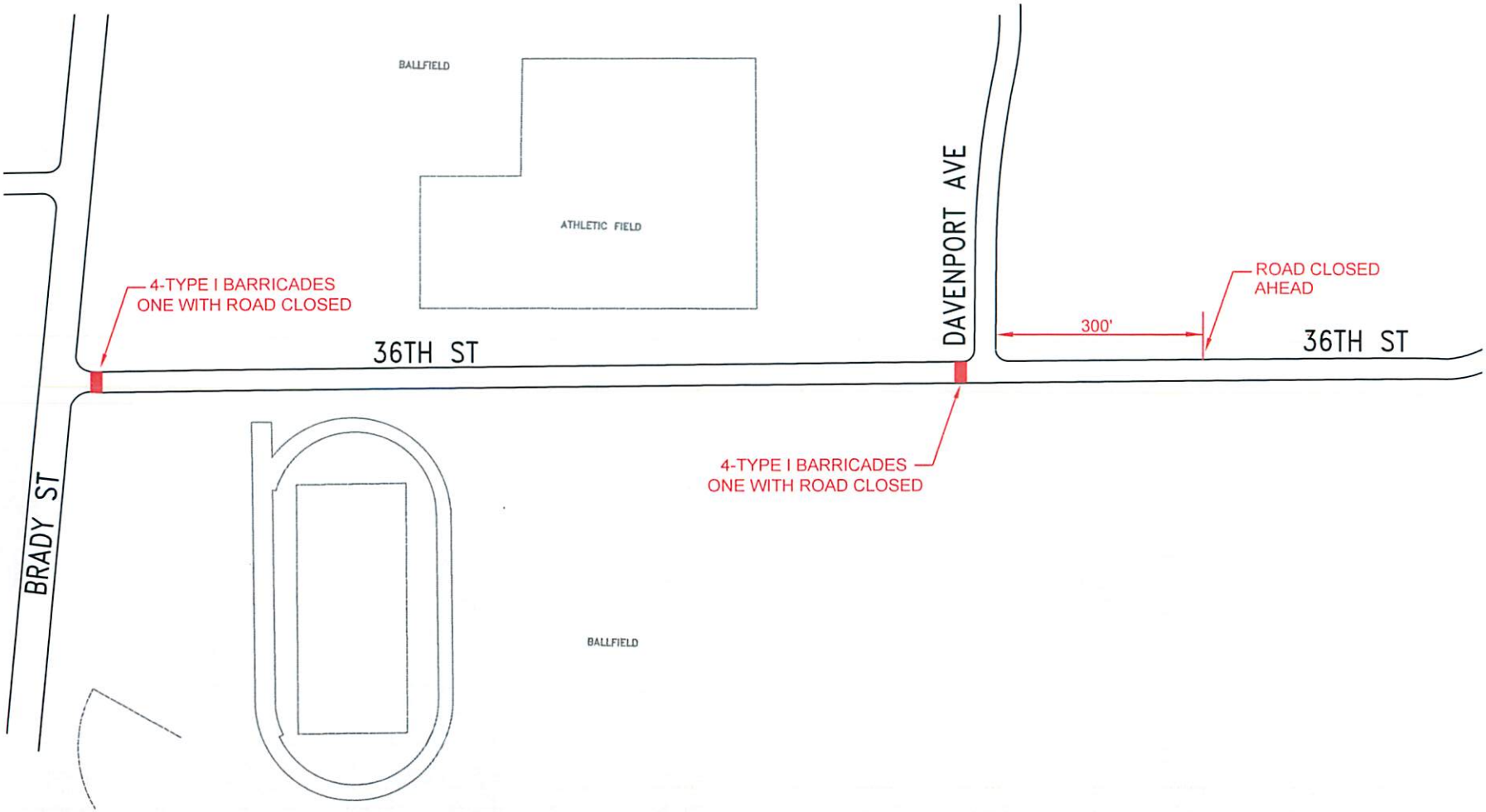
Approved: Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

DAVENPORT SCHOOLS
STREET CLOSURE



2022 Quad-City Times Bix 7

"48th Anniversary"

The 48th Anniversary of the annual Bix 7 road race will be held on July 30th, 2022. The event will attract up to 20,000 participants and will use 4,000+ volunteers to ensure the safety and welfare of all participants.

The Cornbelt Running Club is requesting the following.

1. Closing the entire course route on July 30th, 2022. We will need to have "no parking" allowed from 5:00 am until 11:30 am. We are also requesting the closure of E River Drive/River St, between Hillcrest Ave and McClellan Blvd, during this time. This will allow emergency access to and from our secondary medical tent on E River Dr near the turnaround.

2. No parking should start the evening before to insure no cars on the course race day.

3. The "Start Line" will again be at 4th St. & Brady St. Due to the recent bump-out curb on the Northeast corner of 4th and Brady, the Bix 7 will work with Davenport Public Works to make sure our participants cross this intersection safely.

4. At the start up of the race on Brady St., it will be necessary to notify all businesses in this area that the crowd of participants will make it impossible for access to their establishments until after the start of the event. At approximately 8:15 am., the Running Club will notify them that access is available.

5. The finish of the race will be on 3rd St. This year we will be turning left onto 3rd St. after coming down Brady St. The finish will be approximately at Le Claire St. The flow of the entrants will take them down 3rd St. into the Quad-City Times parking lot.

6. We are requesting to have 3rd St. closed to traffic at 2:00 pm on July 29th for set up of the finish line. 3rd St. from Iowa to River Dr. will need to be shut off.

7. We request 3rd St. to remain open until 9:00 pm for packet pick-up.

8. We will need no parking signs put up on Thursday so that there will not be cars on the street during our set up.

9. The after race party for the 20,000 participants will take place in the Quad-City Times parking lot.

10. We are requesting closing off 4th St. from River Dr. to Le Claire St. for additional room for the after race party. This will need to be closed off Saturday morning, 6:00 am until noon on July 30th.

11. We will also need barricades and other material, snow fence, etc.

2022 Quad-City Times Bix 7

"Quick Bix"

For the 48th Anniversary of the Quad-City Times Bix 7, we will present the "Quick Bix". The Quick Bix is a two mile fun run or walk. It goes up Brady Street hill to 15th St. where it turns right for one block to Perry Street. The course then turns right onto Perry St. and then down the hill to 4th Street. At 4th St. the course takes a left turn to the finish at Le Claire St. Everyone will continue to sign up for the Bix 7 and then on race day decide which event to run.

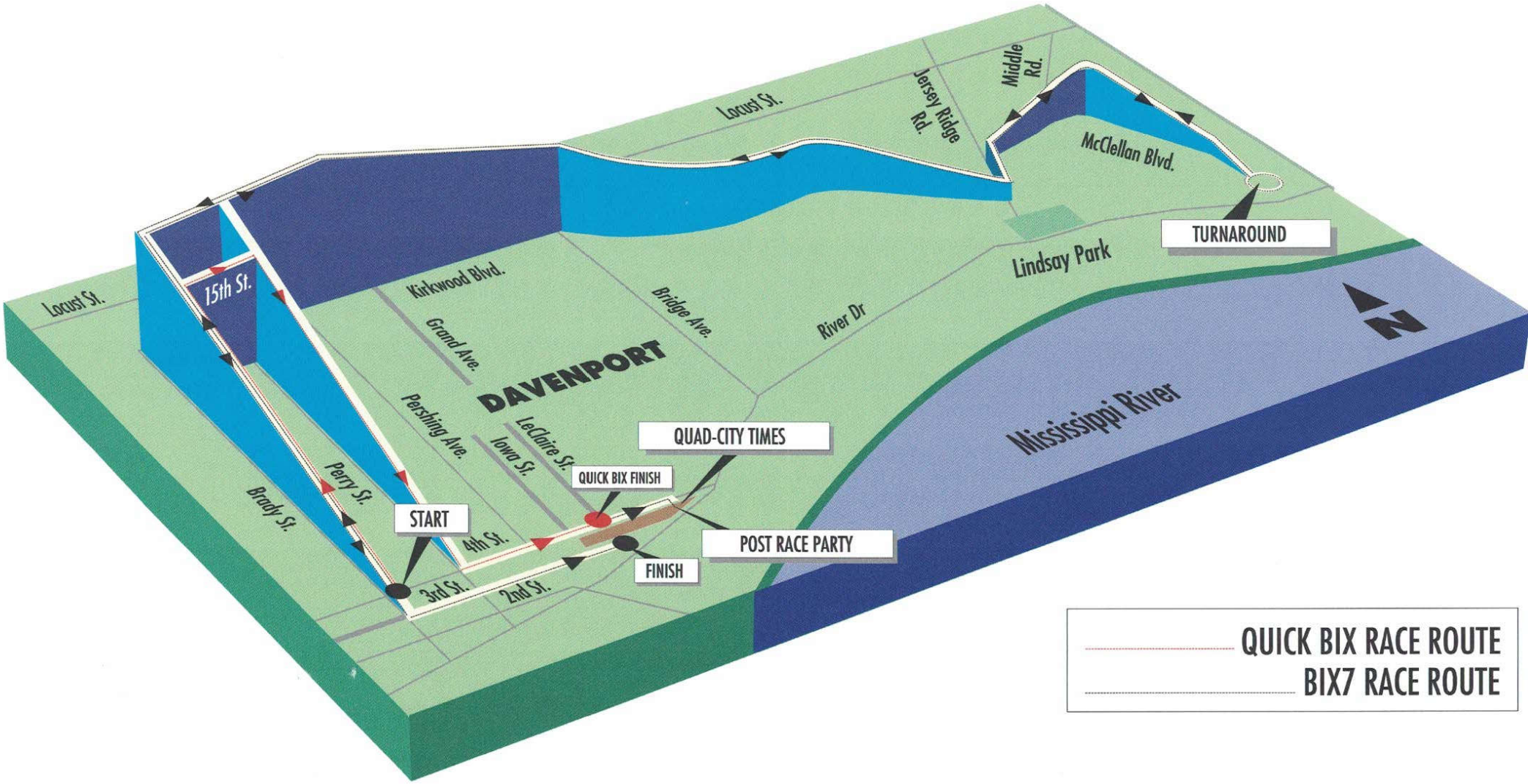
See attached map of the course.

The Cornbelt Running Club is requesting the following:

1. Closing the "Quick Bix" course on July 30th, 2022 to traffic and no parking signs on 15th Street from Brady St. to Perry St. and no parking on Perry St. from 15th St. to 4th Street. Also no parking on 4th St. from Brady St. to River Dr.

2. Course would need to be closed from 7:00 am. to 11:00 am.

3. There were over 4,000 participants in the Quick Bix in 2019.


Locust St.
Jersey Ridge Rd.
Middle Rd.
McClellan Blvd.
TURNAROUND
Lindsay Park
Kirkwood Blvd.
15th St.
Grand Ave.
Bridge Ave.
River Dr
DAVENPORT
Locust St.
Pershing Ave.
LeClaire St.
Iowa St.
QUAD-CITY TIMES
QUICK BIX FINISH
Mississippi River
Perry St.
Brady St.
START
4th St.
POST RACE PARTY
FINISH
3rd St.
2nd St.
N
QUICK BIX RACE ROUTE
BIX7 RACE ROUTE

City of Davenport

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

Action / Date
4/27/2022

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

Azteca 1; Cinco de Mayo Event; 4811 North Brady Street; 4:00 p.m. - 10:00 p.m. Wednesday, May 4, 2022 - Friday, May 6, 2022; Outdoor music/band, over 50 dBA. [Ward 7] **pending notification to neighbors*

Dane Moulton; Renwick Mansion events; 901 Tremont Avenue; every Friday, Saturday, and Sunday through December 31, 2022 no later than 10:00 p.m.; Outdoor music/band, over 50 dBA. [Ward 3]

Josh Rangel; Birthday Party; 2123 Warren Street; Saturday, May 7, 2022 4:00 p.m. - 11:30 p.m.; Outdoor music, over 50 dBA. [Ward 4]

Recommendation:
Pass the Motion.

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

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Rangel Noise Variance Petition

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	4/14/2022 - 1:25 PM

CITY OF DAVENPORT

NOISE VARIANCE PETITION FOR SPECIAL EVENTS

On the 7th day of MAY, 2022, there is proposed an event which will include outdoor music or a band, requested by J. RANGEL, during the hours of 4 - 11:30pm.

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

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT CONCERNED
Billy Dolan 2113 Warren	✓		
Lee [illegible] 2110 Warren	✓		✓
Michelle MacGillivray 2117 Warren	✓		✓
Megan Meese 2117 Warren	✓		✓
Elizabeth Morgan 2117 Warren	✓		✓
Jeff Morgan 2130 Warren	✓		✓
[illegible] 2133 Warren	✓		✓
Jamie Ferguson 2114 Warren	✓		✓
[illegible] 2146 Warren	✓		✓

except St.

* 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.

Joshua S. Rangel 4-11-22
Signature of Applicant Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com

City of Davenport

Department: Public Safety **Action / Date**
Contact Info: Jamie Swanson | 563-326-7795 **4/27/2022**

Subject:
Motion approving beer and liquor license applications.

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

Ward 1

Beertini's (Beertini's, LLC) - 3801 Rockingham Rd - New Permanent Outdoor Area License Type: Class C Liquor

Ward 5

Rudy's Tacos (LaRosa S A, Inc) - 2214 E 11th St – Temporary Extended Outdoor Area - May 7th - May 8th - License Type: Class C Liquor

Ward 6

Purgatory's Pub (Purgatory's Pub, Inc) - 5320 Corporate Park Rd - Temporary Outdoor Event - May 15th - May 19th "McGrath's Harley Davidson Bike Night" - License Type: B Beer

Ward 7

Azteca Mexican Restaurant (Azteca Mexican Restaurant, Inc) - 4811 N Brady #3 - Temporary Extended Outdoor Area - May 4th - May 8th - License Type: Class C Liquor

Ganzo's (Ganzo's, LTD) - 3923 N Marquette St - Temporary Extended Outdoor Area - May 7th "Ganzo's Cinco de Mayo Fiesta" - License Type: Class C Liquor

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

Ward 1

Dollar General Store #2913 (DolGenCorp, LLC) - 2217 Rockingham Rd - License Type: Class C Beer

QC Mart (Bethany Enterprises, Inc) - 2747 Rockingham Rd - License Type: Class C Beer

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

Ward 2

Hy-Vee Market Cafe (Hy-Vee, Inc) - 2200 W Kimberly Rd (Cafe Area) - License Type: Class C Liquor

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

Ward 3

Fandom's Bar (W3, LLC) - 1460 W 3rd St - License Type: Class C Liquor

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

Redstone Room (River Music Experience) - 129 Main St (2nd Floor) - License Type: Class C Liquor

RME Courtyard (River Music Experience) - 121 W 2nd St - Outdoor Area - License Type: Class C Liquor

Front Street Brewery (Front St Brewery, Inc) - 208 E River Dr - Outdoor Area - License Type: Class C Liquor

Duck City Delicatessen & Bistro (Moskowitz Llewellyn Restaurant Systems, Inc) - 115 E 3rd St - Outdoor Area - License Type: Class C Liquor

Ward 4

Cedar Street Inn (Fleetfood, Inc) - 810 Cedar St - License Type: Class C Liquor

Ward 6

Dollar General Store #254 (DolGenCorp, LLC) - 2170 E Kimberly Rd - License Type: Class C Beer

Uptown Bar & Grill (TBS Enterprises, LLC) - 1019 Mound St - License Type: Class C Liquor

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

Ward 7

Azteca 4 (Azteca 4, Inc) - 3566 Brady St - License Type: Class C Liquor

Dollar General Store #9381 (DolGenCorp, LLC) - 109 E 50th St - License Type: Class C Beer

Ward 8

GD Xpress (Ram II, LLC) - 4607 N Pine St - License Type: Class E Liquor

QC Marts (Bethany Enterprises, Inc) - 6807 Northwest Blvd - License Type: Class C Beer

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	4/14/2022 - 1:20 PM

City of Davenport

Department: Public Works Committee
Contact Info: Marla Miller | 563-888-2099

Action / Date
4/27/2022

Subject:
Resolution authorizing submission of the FY 2023 Iowa Department of Transportation State Transit Assistance (STA) Program grant application in the approximate amount of $461,035. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
Each state fiscal year, the Iowa Department of Transportation has provided financial operating assistance to Davenport public transit. This year the City is requesting to apply for the STA grant in the approximate amount of $461,035 or 2.76% of formula funds from the State Transit Assistance Program.

ATTACHMENTS:

	Type	Description
	Resolution Letter	Resolution
	Backup Material	Authorizing Resolution for signature

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Moses, Trish	Approved	4/13/2022 - 9:57 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION authorizing submission of the FY 2023 Iowa Department of Transportation State Transit Assistance Program grant application in the approximate amount of $461,035.

WHEREAS, the Iowa Department of Transportation provides financial operating assistance for the City of Davenport Public Transit; and

WHEREAS, for FY 2023 the City of Davenport is requesting $461,035, or 2.76% of formula funds.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that staff is hereby authorized to submit the FY 2023 Iowa Department of Transportation State Transit Assistance Program grant application in the approximate amount of $461,035.

Passed and approved this 27th day of April, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

Authorizing Resolution

We, hereby, authorize Mayor Mike Matson
(Name of Authorized Signatory)

on behalf of Davenport Transit
(Legal Name of Applicant)

to apply for financial assistance as noted below and to enter into related contract(s) with the Iowa Department of Transportation.

From the State Transit Assistance Program:

2.76 % of formula funds;

$ _____ of Special Project funds

From federal funds for transit in non-urbanized areas and/or for transit serving primarily elderly persons and person with disabilities:

$ _____

From statewide federal capital assistance for transit:

$ 461,035

We understand acceptance of federal transit assistance involves an agreement to comply with certain labor protection provisions.

We certify that City of Davenport Transit
(Legal Name of Applicant)

has sufficient non-federal funds to provide required local match for capital projects and at time of delivery will have the funds to operate and maintain vehicles and equipment purchased under this project.

We request that State Transit Assistance formula funding be advanced as allowed by law, to improve transit system cash flow.

Adopted the _____ day of _____ , _____

Name: City Council and Mayor of Davenport Iowa
(Applicant's Governing Body)

By: _____ Mike Matson
(Signature of Chief Executive Officer) (Printed Name of Chief Executive Officer)

Title: Mayor

Address: 226 West 4th Street, Davenport, Iowa 52801

Telephone: 563-326-7711 E-mail Address: _____
(E-mail Address of Chief Executive Officer)

City of Davenport

Department: Public Works Committee **Action / Date**
Contact Info: Marla Miller | 563-888-2099 **4/27/2022**

Subject:
Resolution authorizing the submission of a grant application to the Federal Transit Administration (FTA) for four (4) battery-powered electric buses to include charging station infrastructure. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
The City of Davenport is seeking grant opportunities to add electric buses to the current fleet of diesel buses to lower emissions and provide a healthier environment to the community; additionally, Davenport Transit would like to leverage resources and replace four (4) diesel buses with electric buses. The diesel buses selected for replacement have over 2 million accumulated miles and the current fleet of diesel buses are either near or over useful life.

If awarded this grant, it will be the first electric equipment investment for the City of Davenport Transit Division as well as support reliability of Transit services to the community while decreasing Fleet service calls that are disruption to the service we provide to passengers.

Davenport Transit Division staff has petitioned local stakeholders asking for support towards this application including monetary donations and upon a successful grant award, Mid-American Energy has committed to a monetary donation of $160,000.

The estimated total project cost is $5.32 million with the grant amount request of $4.5 million. The City would like to utilize the monetary donation from MidAmerican Energy of $160,000 along with CIP funds to cover the local match of $776,250.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Miller, Marla	Approved	4/14/2022 - 9:00 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RRESOLUTION authorizing the submission of a grant application to the Federal Transit Administration (FTA) for four (4) battery-powered electric buses to include charging station infrastructure.

WHEREAS, the City of Davenport (the "City") is a political subdivision organized and existing under the law and the Constitution of the State of Iowa (the "State"); and

WHEREAS, the City of Davenport is committed to improving its asset condition, reducing the continuous maintenance of the bus fleet inventory, and lowering emissions and providing health benefits to the community; and

WHEREAS, a $160,000 monetary donation from MidAmerican Energy has been committed if there is a successful grant award, and with the requirement of the FTA local matching funds, the City is committing an amount up to $776,250 to the project and such funds will be readily available and unencumbered; and

WHEREAS, the City endorses the application and has estimated the total project cost to be up to $5.32 million with the grant amount request up to $4.5 million.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davenport, Iowa hereby endorses said electric bus project and that City Transit Division staff is authorized to submit an application to the Federal Transit Administration, authorizes the City Administrator to be the Designated Authorized Representative, and acknowledges that the City's matching funds in the amount of up to $775,000 are readily available and unencumbered.

Passed and approved this 27th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
4/27/2022

Subject:
Resolution approving the plans, specifications, form of contract, and estimate cost for the FY 2023 Brick Street Patching project, CIP #35054. [Wards 1, 3, 5, 6, & 7]

Recommendation:
Adopt the Resolution.

Background:
This is a brick street patching program for work to be completed on various historically-protected brick streets. Patching of ruts, or removal of previous temporary HMA or PCC patches, will be completed. Work will be directed by the City Engineer or their representative and will continue until budgeted funds are exhausted. The project may also include replacement of adjacent curb or driveway if necessary to properly fix the street.

This project will be funded by CIP funds for local roads using a combination of Local Option Sales Tax, Road Use Tax, General Obligation Bond proceeds.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Page 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	4/13/2022 - 10:56 AM
Public Works Committee	Moses, Trish	Approved	4/13/2022 - 10:56 AM
City Clerk	Admin, Default	Approved	4/13/2022 - 6:02 PM

Resolution No. _____

Resolution offered by Alderman Dunn

Resolved by the City Council of the City of Davenport.

Resolution approving the plans, specifications, forms of contract and estimated cost for the FY'23 Brick Street Patching project, CIP #35054 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 FY'23 Brick Street Patching project, CIP #35054 project; and

Whereas, Notice of Hearing on plans, specifications and form of contract was published as required by law:

Now, Therefore, Bet It Resolved, by the City Council of the City of Davenport; that said plans, specifications, forms of contract and estimate of cost are hereby approved for said FY'23 Brick Street Patching project.

Passed and approved this 27th day of April, 2022.

Approved:

_____
Mike Matson, Mayor

Attest:

_____
Brian Krup, Deputy City Clerk

City of Davenport

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

Action / Date
4/27/2022

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the West 49th Street (Sturdevant Street to Fillmore Lane) Reconstruction project, CIP #35054. [Ward 7]

Recommendation:
Adopt the Resolution.

Background:
This project will remove and replace the existing concrete pavement on West 49th Street from Sturdevant Street to Fillmore Lane with new concrete pavement, subbase, and subdrains.

Funding is available through CIP #35054. The estimated project cost is $350,000.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	4/13/2022 - 10:57 AM
Public Works Committee	Moses, Trish	Approved	4/13/2022 - 10:57 AM
City Clerk	Admin, Default	Approved	4/14/2022 - 12:45 PM

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 West 49th Street Reconstruction (Sturdevant Street to Fillmore Lane) Reconstruction project, CIP #35054.Ward

WHEREAS, plans, specifications, form of contract, and an estimate of cost were filed with the City Clerk of Davenport, Iowa for the West 49th Street (Sturdevant Street to Fillmore Lane) Reconstruction project; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, 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 West 49th Street Reconstruction (Sturdevant Street to Fillmore Lane) Reconstruction project.

Passed and approved this 27th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
4/27/2022

Subject:
Resolution approving an agreement for engineering services for the Neighborhood I&I Investigation with McClure Engineering Company of North Liberty, Iowa in the amount of $124,700, CIP #30056. [Wards 1, 3, & 4]

Recommendation:
Adopt the Resolution.

Background:
As part of Davenport's ongoing efforts to improve the operation of the sanitary sewer collection system, this study will evaluate the severity of inflow and infiltration within identified neighborhood areas and watersheds. Recommendations for improvements and mitigation strategies will be made as part of this agreement. This study and the resulting reports are in line with Davenport's current Administrative Order with the IDNR.

The total cost of these professional engineering and flow monitoring services for the proposed study is $124,700 and is budgeted in CIP #30056.

ATTACHMENTS:

	Type	Description
	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	4/13/2022 - 10:55 AM
Public Works Committee	Moses, Trish	Approved	4/13/2022 - 10:56 AM
City Clerk	Admin, Default	Approved	4/14/2022 - 12:45 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION approving an agreement for engineering services for the Neighborhood I&I Investigation with McClure Engineering Company of North Liberty, Iowa in the amount of$124,700, CIP #30056.

WHEREAS, the City of Davenport continues to pursue new technology and methods to improve the operation of the sanitary sewer collection system; and

WHEREAS, recommendations for improvements and mitigation strategies will be made as part of this agreement; and

WHEREAS, this work is to be performed at agreed upon prices; and

WHEREAS, funds have been budgeted for said work.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that an agreement for engineering services for the Neighborhood I&I Investigation with McClure Engineering Company of North Liberty, Iowa in the amount of $124,700 is hereby approved, and the Project Manager is hereby authorized to execute said document.

Passed and Approved this 27th day of April, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Tom Vesalga | 563-326-7783

Action / Date
4/27/2022

Subject:
Resolution awarding two (2) contracts to McClure Engineering Company of Fort Dodge, Iowa and one (1) to Terracon Consultants, Inc of Bettendorf, Iowa for the reconstruction design of the South Ramp at the Davenport Municipal Airport in the total amount of $201,616, and authorizing the Public Works Director to sign said contracts on behalf of the City of Davenport, CIP #20015. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
The South Ramp at the Davenport Municipal Airport is more than 60 years old and requires maintenance. In order to prepare for construction, the City is contracting for Engineering Design (Phase I | FY 2023) and Construction Observation Services (Phase II | FY 2024) with McClure Engineering Company of Fort Dodge, Iowa in amounts not-to-exceed $82,390 and $95,630 respectively.

Additionally, a contract for geotechnical and material testing services has been negotiated with Terracon Consultants, Inc of Bettendorf, Iowa in the amount of $23,596.

These projects fall under the Federal Aviation Administration Airport Improvement Program Entitlement Funding which allocates $150,000 per year for eligible projects. The current $150,000 entitlement expires in September 2022. Additional federal funding is available in subsequent years to offset the cost of construction phase contracts and tasks. Total contracted project funding will be $178,443 (90%) federal and $23,173 (10%) local match, CIP #20015.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	4/13/2022 - 10:59 AM
Public Works Committee	Moses, Trish	Approved	4/13/2022 - 10:59 AM
City Clerk	Admin, Default	Approved	4/14/2022 - 5:22 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION awarding two (2) contracts to McClure Engineering Company of Fort Dodge, Iowa and one (1) to Terracon Consultants, Inc of Bettendorf, Iowa for the reconstruction design of the South Ramp at the Davenport Municipal Airport in the total amount of $201,616, and authorizing the Public Works Director to sign said contracts on behalf of the City of Davenport, CIP #20015.

WHEREAS, McClure Engineering Company of Fort Dodge, Iowa and Terracon Consultants, Inc of Bettendorf, Iowa, have been was selected to provide services for this project; and

WHEREAS, three satisfactory contracts have been negotiated with McClure Engineering Company and Terracon Consultants, Inc for the total amount of $201,616.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the two (2) contracts with McClure Engineering Company of Fort Dodge, Iowa and the one (1) contract with Terracon Consultants, Inc of Bettendorf, Iowa in the total amount of $201,616 ($82,390, $95,630, and $23,596, respectively) are hereby approved; and

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

Passed and approved this 27th day of April, 2022

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Kevan Oliver | 563-327-5199

Action / Date
4/27/2022

Subject:
Resolution awarding contracts for the FY 2023 Contract Sewer Repair Program to three (3) contractors, each in the amount of $250,000, and authorizing the Public Works Director/Assistant City Administrator to change order a contract with a maximum value of $1,050,000, CIP #30060 and #33001. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This program is to repair damages to sewer infrastructure by contract. Design of the sewer repairs and program management will be completed by the Sewer Division with quality assurance inspections being performed by City inspection staff.

Three (3) bids were received on March 28, 2022 and the first year bids ranged from a low of $263,274 to a high of $353,090. A bid tabulation sheet is attached.

This project was bid as an Indefinite Quantity, Indefinite Delivery Task Order Contract. The three lowest bidding contractors will enter into annual contracts with the City with an option for a one-year contract extension. Work will be assigned to the contractors on a rotating basis.

Contracts will be guaranteed in the amount of $250,000 for each contractor with a maximum contract value of $1,050,000. It is anticipated that each contract will be awarded additional funds, based on the individual contractor's progress and the needs of the City.

The Resolution provides the Assistant City Administrator/Public Works Director the authority to approve change orders to the contracts in excess of $50,000 without further review by City Council. The total of such change orders shall not exceed the amount budgeted for this program. Any funds added to a contract that exceed the amount budgeted for the program shall adhere to Purchasing guidelines for approval. This authority is intended to provide the flexibility for contractors to continue working on emergency repairs without a delay in the work or payment to the contractor.

The following list are the approved contractors:

Hagerty Earthworks, LLC of Muscatine, Iowa | $250,000
Hometown Plumbing and Heating Co, Inc of Davenport, Iowa | $250,000
Petersen Plumbing and Heating Co, Inc of Davenport, Iowa | $250,000

Funds for the FY 2023 Contract Sewer Repair Program are budgeted in CIP #30060 at $1,250,000 and in CIP #33001 at $300,000.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

Backup Material Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	4/13/2022 - 10:56 AM
Public Works Committee	Moses, Trish	Approved	4/13/2022 - 10:56 AM
City Clerk	Admin, Default	Approved	4/14/2022 - 12:57 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION awarding contracts for the FY 2023 Contract Sewer Repair Program to three (3) contractors, each in the amount of $250,000, and authorizing the Public Works Director/Assistant City Administrator to change order a contract with a maximum value of $1,050,000, CIP #30060 and #33001.

WHEREAS, the City needs to contract for the FY 2023 Contract Sewer Repair Program; and

WHEREAS, the FY 2023 Contract Sewer Repair Program was duly advertised and published according to state law; and

WHEREAS, three (3) responsible and responsive bids were received at the appointed time and place for the bid opening.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the first year contracts for the FY 2023 Contract Sewer Repair Program are hereby awarded to Hagerty Earthworks, LLC of Muscatine, Iowa; Hometown Plumbing and Heating Co, Inc of Davenport, Iowa; and Petersen Plumbing and Heating Co, Inc of Davenport, Iowa each in the amount of $250,000; and

BE IT FURTHER RESOLVED that the second (option) year of the contracts may be awarded by a separate Resolution to exercise the option year at a later date as approved by City Council; and

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

BE IT FURTHER RESOLVED that the Project Manager may recommend increase in quantities up to a total contract of $1,050,000, within the Capital Improvement Project budget constraints, upon approval of the Public Works Director/Assistant City Administrator.

Passed and approved this 27th day of April, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

Bid Request Number	22-105 Addendum 2	**Organization**	City of Davenport IA
Title	FY23-24 Contract Sewe	**Bid Creator**	Kristi Keller Purchasir
Description	This Invitation to Bid is	**Email**	Kristi.Keller@davenpo
Bid Type	ITB	**Phone**	(563) 888-2077
Issue Date	3/8/2022 10:01:12 AM (	**Fax**	(563) 888-2079
Close Date	3/28/2022 03:00:00 PM (CT)		

Responding Suppliers

Name	City	State	Response Submitted	Lines Responded
Petersen Plumbing & Heating	Davenport	IA	3/25/2022 03:41:31 PM (CT)	135
Hometown Plumbing & Heating	Davenport	IA	3/28/2022 12:12:28 PM (CT)	135
Hagerty Earthworks LLC	Muscatine	IA	3/28/2022 02:29:01 PM (CT)	135

ıg Manager
ɾtiowa.com

Response Total
$565,448.75
$585,620.00
$733,040.00

Bid Request Number	22-105 Addendum 2	**Organiza**	City of Davenport IA
Title	FY23-24 Contract Sewer Repair Prograr	**Bid Crea**	Kristi Keller Purchasing Manager
Description	This Invitation to Bid is for the Contract S	**Email**	Kristi.Keller@davenportiowa.com
Bid Type	ITB	**Phone**	(563) 888-2077
Issue Date	3/8/2022 10:01:12 AM (CT)	**Fax**	(563) 888-2079
Close Date	3/28/2022 03:00:00 PM (CT)		

Responding Suppliers

Name	City	State	Respons	Lines Respond	Response Total
Petersen Plumbing & Heating	Davenport	IA	3/25/202	135	**$565,448.75**
Hometown Plumbing & Heating	Davenport	IA	3/28/202	135	**$585,620.00**
Hagerty Earthworks LLC	Muscatine	IA	3/28/202	135	**$733,040.00**

Specification Responses

				Petersen Plumbing & Heating		Hometown Plumbing & Heating Co., Inc.		Hagerty Earthworks LLC	
Line	**Description**	**UOM**	**QTY**	**Unit**	**Extended**	**Unit**	**Extended**	**Unit**	**Extended**
1	FY23	EA	1	**$263,273.75**	**$263,273.75**	**$268,490.00**	**$268,490.00**	**$353,090.00**	**$353,090.00**
1.1	FENCE, REMOVE	LF	100	**$5.00**		**$1.00**		**$3.00**	
1.2	FENCE, REMOVE AND REPL	LF	25	**$5.75**		**$5.00**		**$6.00**	
1.3	BUSHES/SHRUBS, REMOVE	EA	10	**$2.00**		**$1.00**		**$1.00**	
1.4	TREE REMOVAL	IN-DIA	30	**$11.50**		**$1.00**		**$10.00**	
1.5	GROUT PIPE ENTRY INSIDE	EA	5	**$22.00**		**$10.00**		**$10.00**	
1.6	PAVEMENT REMOVAL	SY	350	**$95.00**		**$75.00**		**$140.00**	
1.7	SIDEWALK REMOVAL	SF	150	**$6.00**		**$2.00**		**$8.00**	
1.8	P.C.C. SIDEWALK, 4 INCH	SF	100	**$7.00**		**$7.00**		**$7.00**	
1.9	P.C.C. SIDEWALK, 7 INCH	SF	50	**$9.90**		**$8.00**		**$9.00**	
1.10	DETECTABLE WARNING PAI	SF	20	**$27.50**		**$25.00**		**$15.00**	
1.11	R & R SW-STYLE INTAKE TO	SF	20	**$44.00**		**$30.00**		**$40.00**	
1.12	R & R SW-STYLE INTAKE TH	SF	20	**$16.50**		**$15.00**		**$15.00**	
1.13	EXCAVATION	CY	1300	**$11.50**		**$10.00**		**$15.00**	
1.14	6-10 INCH PIPE, REMOVE AN	LF	100	**$11.50**		**$20.00**		**$23.00**	
1.15	6-10 INCH PIPE, REMOVE AN	LF	150	**$11.50**		**$18.00**		**$21.00**	
1.16	8-12 INCH PIPE, REMOVE AN	LF	20	**$27.50**		**$80.00**		**$75.00**	
1.17	8-12 INCH PIPE, REMOVE AN	LF	20	**$22.50**		**$52.00**		**$50.00**	
1.18	12-15 INCH PIPE, REMOVE A	LF	100	**$11.50**		**$41.00**		**$49.00**	
1.19	12-15 INCH PIPE, REMOVE A	LF	150	**$16.50**		**$39.00**		**$47.00**	
1.20	12-18 INCH PIPE, REMOVE A	LF	30	**$11.50**		**$25.00**		**$28.00**	
1.21	15-18 INCH PIPE, REMOVE A	LF	20	**$38.50**		**$145.00**		**$188.00**	
1.22	15-18 INCH PIPE, REMOVE A	LF	30	**$33.00**		**$88.00**		**$88.00**	
1.23	20-24 INCH PIPE, REMOVE A	LF	20	**$44.00**		**$215.00**		**$200.00**	

1.24	20-24 INCH PIPE, REMOVE A	LF	20	**$33.00**	**$135.00**
1.25	21-27 INCH PIPE, REMOVE A	LF	10	**$27.50**	**$30.00**
1.26	30-48 INCH PIPE, REMOVE A	LF	10	**$44.00**	**$100.00**
1.27	60 INCH PIPE, REMOVE AND	LF	10	**$55.00**	**$200.00**
1.28	FOOTING FOR 21-27 INCH R	EA	2	**$750.00**	**$300.00**
1.29	FOOTING FOR 30-48 INCH R	EA	4	**$850.00**	**$400.00**
1.30	FOOTING FOR 60 INCH RCP	EA	2	**$950.00**	**$500.00**
1.31	CONSTRUCT SINGLE INTAKI	EA	3	**$2,250.00**	**$2,000.00**
1.32	CONSTRUCT DOUBLE INTAK	EA	2	**$2,250.00**	**$2,600.00**
1.33	CONSTRUCT TRIPLE INTAKE	EA	1	**$2,650.00**	**$2,600.00**
1.34	REMOVE AND REPLACE CAS	EA	5	**$750.00**	**$500.00**
1.35	REMOVE MANHOLE	VF	30	**$15.00**	**$15.00**
1.36	CONSTRUCT 60 INCH DIAME	EA	5	**$1,100.00**	**$1,100.00**
1.37	CONSTRUCT 60 INCH DIAME	VF	40	**$220.00**	**$235.00**
1.38	CONSTRUCT 60 INCH DIAME	EA	4	**$880.00**	**$705.00**
1.39	CONSTRUCT 60 INCH DIAME	EA	1	**$330.00**	**$545.00**
1.40	MANHOLE DROP CONNECTI	VF	10	**$110.00**	**$100.00**
1.41	CONCRETE ADJUSTING RIN	EA	20	**$33.00**	**$71.00**
1.42	MANHOLE FRAME AND COV	EA	6	**$330.00**	**$425.00**
1.43	INTAKE FRAME AND GRATE	EA	5	**$490.00**	**$560.00**
1.44	INFILTRATION BARRIER	VF	10	**$330.00**	**$275.00**
1.45	CONSTRUCT CONCRETE PI	CF	300	**$27.50**	**$28.00**
1.46	GRANULAR BACKFILL	TON	950	**$50.00**	**$48.00**
1.47	FLOWABLE FILL	CY	5	**$275.00**	**$150.00**
1.48	BORROW, FURNISH, PLACE	CY	80	**$33.00**	**$5.00**
1.49	AGGREGATE STABILIZATIO	TON	20	**$23.00**	**$20.00**
1.50	REVETMENT STONE	TON	20	**$35.00**	**$65.00**
1.51	TOPSOIL, FURNISH AND PL	CY	30	**$27.50**	**$20.00**
1.52	P.C.C. PAVEMENT, 7 INCH	SY	80	**$120.00**	**$100.00**
1.53	P.C.C. PAVEMENT, 8 INCH	SY	170	**$160.00**	**$180.00**
1.54	P.C.C. PAVEMENT, 10 INCH	SY	100	**$145.00**	**$190.00**
1.55	TEMPORARY P.C.C. PAVEM	SY	25	**$110.00**	**$85.00**
1.56	BRICK STREET PATCHING	SY	10	**$148.50**	**$145.00**
1.57	HMA 300K I-S PG 58-28	TON	10	**$90.00**	**$110.00**
1.58	SOD	SY	20	**$15.00**	**$30.00**
1.59	SEED, FERTILIZE, AND MUL	SY	200	**$25.00**	**$15.00**
1.60	TEMPORARY ROLLED EROS	SY	20	**$6.00**	**$4.00**
1.61	SILT FENCE	LF	20	**$6.00**	**$4.00**
1.62	TEMPORARY TRAFFIC CON	EA	20	**$250.00**	**$250.00**
1.63	TEMPORARY TRAFFIC CON	EA	4	**$750.00**	**$800.00**

1.64	PIPE CONNECTION, 6-10 INC	EA	20	**$440.00**		**$400.00**	
1.65	PIPE CONNECTION, 12-15 IN	EA	6	**$500.00**		**$500.00**	
1.66	PIPE CONNECTION, 18-24 IN	EA	2	**$500.00**		**$100.00**	
1.67	SEWER LATERAL TELEVISEI	EA	5	**$125.00**		**$125.00**	
2	FY24	EA	1	**$302,175.00**	**$302,175.00**	**$317,130.00**	**$317,130.00**
2.1	Fence, Remove	LF	100	**$15.50**		**$1.00**	
2.2	FENCE, REMOVE AND REPL	LF	25	**$27.50**		**$5.00**	
2.3	BUSHES/SHRUBS, REMOVE	EA	10	**$2.00**		**$1.00**	
2.4	TREE REMOVAL	IN-DIA	30	**$11.50**		**$1.00**	
2.5	GROUT PIPE ENTRY INSIDE	EA	5	**$23.00**		**$10.00**	
2.6	PAVEMENT REMOVAL	SY	350	**$97.50**		**$75.00**	
2.7	SIDEWALK REMOVAL	SF	150	**$7.00**		**$2.00**	
2.8	P.C.C. SIDEWALK, 4 INCH	SF	100	**$7.50**		**$7.00**	
2.9	P.C.C. SIDEWALK, 7 INCH	SF	50	**$10.25**		**$8.00**	
2.10	DETECTABLE WARNING PAI	SF	20	**$28.50**		**$25.00**	
2.11	R R SW-STYLE INTAKE TOP	SF	20	**$46.00**		**$30.00**	
2.12	R R SW-STYLE INTAKE THR	SF	20	**$18.00**		**$15.00**	
2.13	EXCAVATION	CY	1300	**$12.50**		**$10.00**	
2.14	6-10 INCH PIPE, REMOVE AI	LF	100	**$12.50**		**$20.00**	
2.15	6-10 INCH PIPE, REMOVE AI	LF	150	**$12.50**		**$18.00**	
2.16	8-12 INCH PIPE, REMOVE AI	LF	20	**$28.50**		**$80.00**	
2.17	8-12 INCH PIPE, REMOVE AI	LF	20	**$23.50**		**$52.00**	
2.18	8-12 INCH PIPE, REMOVE AI	LF	20	**$23.50**		**$52.00**	
2.19	12-15 INCH PIPE, REMOVE A	LF	100	**$12.50**		**$41.00**	
2.20	12-15 INCH PIPE, REMOVE A	LF	1150	**$17.50**		**$39.00**	
2.21	12-18 INCH PIPE, REMOVE A	LF	30	**$12.50**		**$25.00**	
2.22	15-18 INCH PIPE, REMOVE A	LF	20	**$39.50**		**$145.00**	
2.23	15-18 INCH PIPE, REMOVE A	LF	30	**$34.50**		**$88.00**	
2.24	20-24 INCH PIPE, REMOVE A	LF	20	**$46.00**		**$215.00**	
2.25	20-24 INCH PIPE, REMOVE A	LF	20	**$35.00**		**$135.00**	
2.26	21-27 INCH PIPE, REMOVE A	LF	10	**$28.50**		**$30.00**	
2.27	30-48 INCH PIPE, REMOVE A	LF	10	**$46.00**		**$100.00**	
2.28	60 INCH PIPE, REMOVE AND	LF	10	**$58.00**		**$200.00**	
2.29	FOOTING FOR 21-27 INCH RI	EA	12	**$750.00**		**$300.00**	
2.30	FOOTING FOR 30-48 INCH RI	EA	4	**$850.00**		**$400.00**	
2.31	FOOTING FOR 60 INCH RCP	EA	2	**$950.00**		**$500.00**	
2.32	CONSTRUCT SINGLE INTAKI	EA	3	**$2,250.00**		**$2,000.00**	
2.33	CONSTRUCT DOUBLE INTAK	EA	2	**$2,350.00**		**$2,600.00**	

2.34	CONSTRUCT TRIPLE INTAKE	EA	1	**$2,650.00**		**$2,600.00**
2.35	REMOVE AND REPLACE CAS	EA	5	**$750.00**		**$500.00**
2.36	REMOVE MANHOLE	VF	30	**$15.00**		**$15.00**
2.37	CONSTRUCT 60 INCH DIAME	EA	5	**$1,150.00**		**$1,100.00**
2.38	CONSTRUCT 60 INCH DIAME	VF	40	**$230.00**		**$235.00**
2.39	CONSTRUCT 60 INCH DIAME	EA	4	**$890.00**		**$705.00**
2.40	CONSTRUCT 60 INCH DIAME	EA	1	**$330.00**		**$545.00**
2.41	MANHOLE DROP CONNECTI	VF	10	**$110.00**		**$100.00**
2.42	CONCRETE ADJUSTING RIN	EA	20	**$34.00**		**$71.00**
2.43	MANHOLE FRAME AND COV	EA	6	**$340.00**		**$425.00**
2.44	INTAKE FRAME AND GRATE	EA	15	**$500.00**		**$560.00**
2.45	INFILTRATION BARRIER	VF	10	**$330.00**		**$275.00**
2.46	CONSTRUCT CONCRETE PI	CF	300	**$29.00**		**$28.00**
2.47	GRANULAR BACKFILL	TON	950	**$50.00**		**$48.00**
2.48	FLOWABLE FILL	CY	5	**$275.00**		**$150.00**
2.49	BORROW, FURNISH, PLACE	CY	80	**$35.00**		**$5.00**
2.50	AGGREGATE STABILIZATION	TON	20	**$25.00**		**$20.00**
2.51	REVETMENT STONE	TON	20	**$35.00**		**$65.00**
2.52	TOPSOIL, FURNISH AND PLA	CY	30	**$28.00**		**$20.00**
2.53	P.C.C. PAVEMENT, 7 INCH	SY	80	**$125.00**		**$100.00**
2.54	P.C.C. PAVEMENT, 8 INCH	SY	170	**$165.00**		**$180.00**
2.55	P.C.C. PAVEMENT, 10 INCH	SY	100	**$150.00**		**$190.00**
2.56	TEMPORARY P.C.C. PAVEME	SY	25	**$115.00**		**$85.00**
2.57	BRICK STREET PATCHING	SY	10	**$150.00**		**$145.00**
2.58	HMA 300K I-S PG 58-28	TON	10	**$90.00**		**$110.00**
2.59	SOD	SY	20	**$15.00**		**$30.00**
2.60	SEED, FERTILIZE, AND MUL	SY	200	**$25.00**		**$15.00**
2.61	TEMPORARY ROLLED EROS	SY	20	**$6.00**		**$4.00**
2.62	SILT FENCE	LF	20	**$6.00**		**$4.00**
2.63	TEMPORARY TRAFFIC CON	EA	20	**$250.00**		**$250.00**
2.64	TEMPORARY TRAFFIC CON	EA	4	**$750.00**		**$800.00**
2.65	PIPE CONNECTION, 6-10 INC	EA	20	**$440.00**		**$400.00**
2.66	PIPE CONNECTION, 12-15 IN	EA	6	**$500.00**		**$500.00**
2.67	PIPE CONNECTION, 18-24 IN	EA	2	**$500.00**		**$100.00**
2.68	SEWER LATERAL TELEVISEI	EA	5	**$125.00**		**$125.00**
		Total			**$565,448.75**	**$585,620.00**

Bid Request Number 22-105 Addendum 2

Specification Responses

Level	Number	Attribute Name	Description
Header	1	Acknowledge Addendum 1	Addendum 1 w
Header	2	Acknowledge Addendum 2	Corrected the

	Petersen Plumbing & Heati	Hometown Plumbing & Hea	Hagerty Earthworks LLC
Type	**Response**	**Response**	**Response**
Checkbox	We acknowledge Addendu	We acknowledge Addendu	We acknowledge Addendur
Checkbox	We acknowledge Addendu	We acknowledge Addendu	We acknowledge Addendur

m 1
m 2

Bid Request Number	22-105 Addendum 2	**Organiza**	City of Davenport IA
Title	FY23-24 Contract Sewer Repair Prograr	**Bid Crea**	Kristi Keller Purchasing Manager
Description	This Invitation to Bid is for the Contract S	**Email**	Kristi.Keller@davenportiowa.com
Bid Type	ITB	**Phone**	(563) 888-2077
Issue Date	3/8/2022 10:01:12 AM (CT)	**Fax**	(563) 888-2079
Close Date	3/28/2022 03:00:00 PM (CT)		

Responding Suppliers

Name	City	State	Respons	Lines Respond	Response Total
Petersen Plumbing & Heating	Davenport	IA	3/25/202	135	**$565,448.75**
Hometown Plumbing & Heating	Davenport	IA	3/28/202	135	**$585,620.00**
Hagerty Earthworks LLC	Muscatine	IA	3/28/202	135	**$733,040.00**

Specification Responses

				Petersen Plumbing & Heating		Hometown Plumbing & Heating Co., Inc.		Hagerty Earthworks LLC	
Line	**Description**	**UOM**	**QTY**	**Unit**	**Extended**	**Unit**	**Extended**	**Unit**	**Extended**
1	FY23	EA	1	**$263,273.75**	**$263,273.75**	**$268,490.00**	**$268,490.00**	**$353,090.00**	**$353,090.00**
1.1	FENCE, REMOVE	LF	100	**$5.00**		**$1.00**		**$3.00**	
1.2	FENCE, REMOVE AND REPL	LF	25	**$5.75**		**$5.00**		**$6.00**	
1.3	BUSHES/SHRUBS, REMOVE	EA	10	**$2.00**		**$1.00**		**$1.00**	
1.4	TREE REMOVAL	IN-DIA	30	**$11.50**		**$1.00**		**$10.00**	
1.5	GROUT PIPE ENTRY INSIDE	EA	5	**$22.00**		**$10.00**		**$10.00**	
1.6	PAVEMENT REMOVAL	SY	350	**$95.00**		**$75.00**		**$140.00**	
1.7	SIDEWALK REMOVAL	SF	150	**$6.00**		**$2.00**		**$8.00**	
1.8	P.C.C. SIDEWALK, 4 INCH	SF	100	**$7.00**		**$7.00**		**$7.00**	
1.9	P.C.C. SIDEWALK, 7 INCH	SF	50	**$9.90**		**$8.00**		**$9.00**	
1.10	DETECTABLE WARNING PAI	SF	20	**$27.50**		**$25.00**		**$15.00**	
1.11	R & R SW-STYLE INTAKE TO	SF	20	**$44.00**		**$30.00**		**$40.00**	
1.12	R & R SW-STYLE INTAKE TH	SF	20	**$16.50**		**$15.00**		**$15.00**	
1.13	EXCAVATION	CY	1300	**$11.50**		**$10.00**		**$15.00**	
1.14	6-10 INCH PIPE, REMOVE AN	LF	100	**$11.50**		**$20.00**		**$23.00**	
1.15	6-10 INCH PIPE, REMOVE AN	LF	150	**$11.50**		**$18.00**		**$21.00**	
1.16	8-12 INCH PIPE, REMOVE AN	LF	20	**$27.50**		**$80.00**		**$75.00**	
1.17	8-12 INCH PIPE, REMOVE AN	LF	20	**$22.50**		**$52.00**		**$50.00**	
1.18	12-15 INCH PIPE, REMOVE A	LF	100	**$11.50**		**$41.00**		**$49.00**	
1.19	12-15 INCH PIPE, REMOVE A	LF	150	**$16.50**		**$39.00**		**$47.00**	
1.20	12-18 INCH PIPE, REMOVE A	LF	30	**$11.50**		**$25.00**		**$28.00**	
1.21	15-18 INCH PIPE, REMOVE A	LF	20	**$38.50**		**$145.00**		**$188.00**	
1.22	15-18 INCH PIPE, REMOVE A	LF	30	**$33.00**		**$88.00**		**$88.00**	
1.23	20-24 INCH PIPE, REMOVE A	LF	20	**$44.00**		**$215.00**		**$200.00**	

1.24	20-24 INCH PIPE, REMOVE A	LF	20	**$33.00**	**$135.00**
1.25	21-27 INCH PIPE, REMOVE A	LF	10	**$27.50**	**$30.00**
1.26	30-48 INCH PIPE, REMOVE A	LF	10	**$44.00**	**$100.00**
1.27	60 INCH PIPE, REMOVE AND	LF	10	**$55.00**	**$200.00**
1.28	FOOTING FOR 21-27 INCH R	EA	2	**$750.00**	**$300.00**
1.29	FOOTING FOR 30-48 INCH R	EA	4	**$850.00**	**$400.00**
1.30	FOOTING FOR 60 INCH RCP	EA	2	**$950.00**	**$500.00**
1.31	CONSTRUCT SINGLE INTAKI	EA	3	**$2,250.00**	**$2,000.00**
1.32	CONSTRUCT DOUBLE INTAK	EA	2	**$2,250.00**	**$2,600.00**
1.33	CONSTRUCT TRIPLE INTAKE	EA	1	**$2,650.00**	**$2,600.00**
1.34	REMOVE AND REPLACE CAS	EA	5	**$750.00**	**$500.00**
1.35	REMOVE MANHOLE	VF	30	**$15.00**	**$15.00**
1.36	CONSTRUCT 60 INCH DIAME	EA	5	**$1,100.00**	**$1,100.00**
1.37	CONSTRUCT 60 INCH DIAME	VF	40	**$220.00**	**$235.00**
1.38	CONSTRUCT 60 INCH DIAME	EA	4	**$880.00**	**$705.00**
1.39	CONSTRUCT 60 INCH DIAME	EA	1	**$330.00**	**$545.00**
1.40	MANHOLE DROP CONNECTI	VF	10	**$110.00**	**$100.00**
1.41	CONCRETE ADJUSTING RIN	EA	20	**$33.00**	**$71.00**
1.42	MANHOLE FRAME AND COV	EA	6	**$330.00**	**$425.00**
1.43	INTAKE FRAME AND GRATE	EA	5	**$490.00**	**$560.00**
1.44	INFILTRATION BARRIER	VF	10	**$330.00**	**$275.00**
1.45	CONSTRUCT CONCRETE PI	CF	300	**$27.50**	**$28.00**
1.46	GRANULAR BACKFILL	TON	950	**$50.00**	**$48.00**
1.47	FLOWABLE FILL	CY	5	**$275.00**	**$150.00**
1.48	BORROW, FURNISH, PLACE	CY	80	**$33.00**	**$5.00**
1.49	AGGREGATE STABILIZATIO	TON	20	**$23.00**	**$20.00**
1.50	REVETMENT STONE	TON	20	**$35.00**	**$65.00**
1.51	TOPSOIL, FURNISH AND PL	CY	30	**$27.50**	**$20.00**
1.52	P.C.C. PAVEMENT, 7 INCH	SY	80	**$120.00**	**$100.00**
1.53	P.C.C. PAVEMENT, 8 INCH	SY	170	**$160.00**	**$180.00**
1.54	P.C.C. PAVEMENT, 10 INCH	SY	100	**$145.00**	**$190.00**
1.55	TEMPORARY P.C.C. PAVEM	SY	25	**$110.00**	**$85.00**
1.56	BRICK STREET PATCHING	SY	10	**$148.50**	**$145.00**
1.57	HMA 300K I-S PG 58-28	TON	10	**$90.00**	**$110.00**
1.58	SOD	SY	20	**$15.00**	**$30.00**
1.59	SEED, FERTILIZE, AND MUL	SY	200	**$25.00**	**$15.00**
1.60	TEMPORARY ROLLED EROS	SY	20	**$6.00**	**$4.00**
1.61	SILT FENCE	LF	20	**$6.00**	**$4.00**
1.62	TEMPORARY TRAFFIC CON	EA	20	**$250.00**	**$250.00**
1.63	TEMPORARY TRAFFIC CON	EA	4	**$750.00**	**$800.00**

1.64	PIPE CONNECTION, 6-10 INC	EA	20	**$440.00**		**$400.00**	
1.65	PIPE CONNECTION, 12-15 IN	EA	6	**$500.00**		**$500.00**	
1.66	PIPE CONNECTION, 18-24 IN	EA	2	**$500.00**		**$100.00**	
1.67	SEWER LATERAL TELEVISEI	EA	5	**$125.00**		**$125.00**	
2	FY24	EA	1		**$271,705.00**		**$268,490.00**
2.1	Fence, Remove	LF	100	**$15.50**	**$1,550.00**	**$1.00**	**$100.00**
2.2	FENCE, REMOVE AND REPL	LF	25	**$27.50**	**$687.50**	**$5.00**	**$125.00**
2.3	BUSHES/SHRUBS, REMOVE	EA	10	**$2.00**	**$20.00**	**$1.00**	**$10.00**
2.4	TREE REMOVAL	IN-DIA	30	**$11.50**	**$345.00**	**$1.00**	**$30.00**
2.5	GROUT PIPE ENTRY INSIDE	EA	5	**$23.00**	**$115.00**	**$10.00**	**$50.00**
2.6	PAVEMENT REMOVAL	SY	350	**$97.50**	**$34,125.00**	**$75.00**	**$26,250.00**
2.7	SIDEWALK REMOVAL	SF	150	**$7.00**	**$1,050.00**	**$2.00**	**$300.00**
2.8	P.C.C. SIDEWALK, 4 INCH	SF	100	**$7.50**	**$750.00**	**$7.00**	**$700.00**
2.9	P.C.C. SIDEWALK, 7 INCH	SF	50	**$10.25**	**$512.50**	**$8.00**	**$400.00**
2.10	DETECTABLE WARNING PAI	SF	20	**$28.50**	**$570.00**	**$25.00**	**$500.00**
2.11	R R SW-STYLE INTAKE TOP	SF	20	**$46.00**	**$920.00**	**$30.00**	**$600.00**
2.12	R R SW-STYLE INTAKE THR	SF	20	**$18.00**	**$360.00**	**$15.00**	**$300.00**
2.13	EXCAVATION	CY	1300	**$12.50**	**$16,250.00**	**$10.00**	**$13,000.00**
2.14	6-10 INCH PIPE, REMOVE AI	LF	100	**$12.50**	**$1,250.00**	**$20.00**	**$2,000.00**
2.15	6-10 INCH PIPE, REMOVE AI	LF	150	**$12.50**	**$1,875.00**	**$18.00**	**$2,700.00**
2.16	8-12 INCH PIPE, REMOVE AI	LF	20	**$28.50**	**$570.00**	**$80.00**	**$1,600.00**
2.17	8-12 INCH PIPE, REMOVE AI	LF	20	**$23.50**	**$470.00**	**$52.00**	**$1,040.00**
2.19	12-15 INCH PIPE, REMOVE A	LF	100	**$12.50**	**$1,250.00**	**$41.00**	**$4,100.00**
2.20	12-15 INCH PIPE, REMOVE A	LF	150	**$17.50**	**$2,625.00**	**$39.00**	**$5,850.00**
2.21	12-18 INCH PIPE, REMOVE A	LF	30	**$12.50**	**$375.00**	**$25.00**	**$750.00**
2.22	15-18 INCH PIPE, REMOVE A	LF	20	**$39.50**	**$790.00**	**$145.00**	**$2,900.00**
2.23	15-18 INCH PIPE, REMOVE A	LF	30	**$34.50**	**$1,035.00**	**$88.00**	**$2,640.00**
2.24	20-24 INCH PIPE, REMOVE A	LF	20	**$46.00**	**$920.00**	**$215.00**	**$4,300.00**
2.25	20-24 INCH PIPE, REMOVE A	LF	20	**$35.00**	**$700.00**	**$135.00**	**$2,700.00**
2.26	21-27 INCH PIPE, REMOVE A	LF	10	**$28.50**	**$285.00**	**$30.00**	**$300.00**
2.27	30-48 INCH PIPE, REMOVE A	LF	10	**$46.00**	**$460.00**	**$100.00**	**$1,000.00**
2.28	60 INCH PIPE, REMOVE AND	LF	10	**$58.00**	**$580.00**	**$200.00**	**$2,000.00**
2.29	FOOTING FOR 21-27 INCH R	EA	2	**$750.00**	**$1,500.00**	**$300.00**	**$600.00**
2.30	FOOTING FOR 30-48 INCH R	EA	4	**$850.00**	**$3,400.00**	**$400.00**	**$1,600.00**
2.31	FOOTING FOR 60 INCH RCP	EA	2	**$950.00**	**$1,900.00**	**$500.00**	**$1,000.00**
2.32	CONSTRUCT SINGLE INTAKI	EA	3	**$2,250.00**	**$6,750.00**	**$2,000.00**	**$6,000.00**
2.33	CONSTRUCT DOUBLE INTAI	EA	2	**$2,350.00**	**$4,700.00**	**$2,600.00**	**$5,200.00**
2.34	CONSTRUCT TRIPLE INTAKE	EA	1	**$2,650.00**	**$2,650.00**	**$2,600.00**	**$2,600.00**

2.35	REMOVE AND REPLACE CAS	EA	5	**$750.00**	**$3,750.00**	**$500.00**	**$2,500.00**
2.36	REMOVE MANHOLE	VF	30	**$15.00**	**$450.00**	**$15.00**	**$450.00**
2.37	CONSTRUCT 60 INCH DIAME	EA	5	**$1,150.00**	**$5,750.00**	**$1,100.00**	**$5,500.00**
2.38	CONSTRUCT 60 INCH DIAME	VF	40	**$230.00**	**$9,200.00**	**$235.00**	**$9,400.00**
2.39	CONSTRUCT 60 INCH DIAME	EA	4	**$890.00**	**$3,560.00**	**$705.00**	**$2,820.00**
2.40	CONSTRUCT 60 INCH DIAME	EA	1	**$330.00**	**$330.00**	**$545.00**	**$545.00**
2.41	MANHOLE DROP CONNECTI	VF	10	**$110.00**	**$1,100.00**	**$100.00**	**$1,000.00**
2.42	CONCRETE ADJUSTING RIN	EA	20	**$34.00**	**$680.00**	**$71.00**	**$1,420.00**
2.43	MANHOLE FRAME AND COV	EA	6	**$340.00**	**$2,040.00**	**$425.00**	**$2,550.00**
2.44	INTAKE FRAME AND GRATE	EA	5	**$500.00**	**$2,500.00**	**$560.00**	**$2,800.00**
2.45	INFILTRATION BARRIER	VF	10	**$330.00**	**$3,300.00**	**$275.00**	**$2,750.00**
2.46	CONSTRUCT CONCRETE PI	CF	300	**$29.00**	**$8,700.00**	**$28.00**	**$8,400.00**
2.47	GRANULAR BACKFILL	TON	950	**$50.00**	**$47,500.00**	**$48.00**	**$45,600.00**
2.48	FLOWABLE FILL	CY	5	**$275.00**	**$1,375.00**	**$150.00**	**$750.00**
2.49	BORROW, FURNISH, PLACE	CY	80	**$35.00**	**$2,800.00**	**$5.00**	**$400.00**
2.50	AGGREGATE STABILIZATION	TON	20	**$25.00**	**$500.00**	**$20.00**	**$400.00**
2.51	REVETMENT STONE	TON	20	**$35.00**	**$700.00**	**$65.00**	**$1,300.00**
2.52	TOPSOIL, FURNISH AND PLA	CY	30	**$28.00**	**$840.00**	**$20.00**	**$600.00**
2.53	P.C.C. PAVEMENT, 7 INCH	SY	80	**$125.00**	**$10,000.00**	**$100.00**	**$8,000.00**
2.54	P.C.C. PAVEMENT, 8 INCH	SY	170	**$165.00**	**$28,050.00**	**$180.00**	**$30,600.00**
2.55	P.C.C. PAVEMENT, 10 INCH	SY	100	**$150.00**	**$15,000.00**	**$190.00**	**$19,000.00**
2.56	TEMPORARY P.C.C. PAVEME	SY	25	**$115.00**	**$2,875.00**	**$85.00**	**$2,125.00**
2.57	BRICK STREET PATCHING	SY	10	**$150.00**	**$1,500.00**	**$145.00**	**$1,450.00**
2.58	HMA 300K I-S PG 58-28	TON	10	**$90.00**	**$900.00**	**$110.00**	**$1,100.00**
2.59	SOD	SY	20	**$15.00**	**$300.00**	**$30.00**	**$600.00**
2.60	SEED, FERTILIZE, AND MUL	SY	200	**$25.00**	**$5,000.00**	**$15.00**	**$3,000.00**
2.61	TEMPORARY ROLLED EROS	SY	20	**$6.00**	**$120.00**	**$4.00**	**$80.00**
2.62	SILT FENCE	LF	20	**$6.00**	**$120.00**	**$4.00**	**$80.00**
2.63	TEMPORARY TRAFFIC CON	EA	20	**$250.00**	**$5,000.00**	**$250.00**	**$5,000.00**
2.64	TEMPORARY TRAFFIC CON	EA	4	**$750.00**	**$3,000.00**	**$800.00**	**$3,200.00**
2.65	PIPE CONNECTION, 6-10 INC	EA	20	**$440.00**	**$8,800.00**	**$400.00**	**$8,000.00**
2.66	PIPE CONNECTION, 12-15 IN	EA	6	**$500.00**	**$3,000.00**	**$500.00**	**$3,000.00**
2.67	PIPE CONNECTION, 18-24 IN	EA	2	**$500.00**	**$1,000.00**	**$100.00**	**$200.00**
2.68	SEWER LATERAL TELEVISE	EA	5	**$125.00**	**$625.00**	**$125.00**	**$625.00**
		Total			**$565,448.75**		**$585,620.00**

City of Davenport

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

Action / Date
4/27/2022

Subject:
Resolution awarding a contract for the Riverfront Trail Patching project from Mound Street to the east City limits and at River Heritage Park to Hawkeye Paving Corporation of Davenport, Iowa in the amount of $144,004, CIP #28030. [Wards 3 & 5]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on 28 March 2022 and was sent to 617 contractors. On April 12, 2022, the Purchasing Division opened and read five (5) responsive and responsible bids. See attached bid tab.

Hawkeye Paving Corporation of Davenport, Iowa was the lowest responsive and responsible bidder and is recommended for the award.

Patching will take place on the Riverfront Trail from Mound Street to the east City Limits and at River Heritage Park. The work provides all labor, materials, equipment, and services necessary for PCC patching of the existing trail including pavement removal and replacement, traffic control, surveying, new subbase, topsoil, and seeding.

Funding for this project is from the CIP #28030 Recreational Path Reconstruction. These funds are 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	4/14/2022 - 8:39 AM
Public Works Committee	Moses, Trish	Approved	4/14/2022 - 8:39 AM
City Clerk	Admin, Default	Approved	4/14/2022 - 12:58 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 Riverfront Trail Patching project from Mound Street to the east City limits and at River Heritage Park to Hawkeye Paving Corporation of Davenport, Iowa in the amount of $144,004, CIP #28030.

WHEREAS, the City needs to contract for the Riverfront Trail Patching project; and

WHEREAS, Hawkeye Paving Corporation 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 Riverfront Trail Patching project from Mound Street to the east City limits and at River Heritage Park is hereby awarded to Hawkeye Paving Corporation of Davenport, Iowa in the amount of $144,004.

Passed and approved this 27th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: River Front Trail Patching

BID NUMBER: 22-121

OPENING DATE: April 12, 2022

FUNDING: 70634682 530350 28030 Recreational Path Reconstruction

RECOMMENDATION: Award the contract to Hawkeye Paving Corporation of Davenport, IA

VENDOR NAME	BID AMOUNT
Hawkeye Paving Corporation of Davenport, IA	**$114,004.00**
Americore LLC of Blue Grass, IA	$137,740.00
Centennial Contractors of the Quad Cities of Moline, IL	$135,290.00
Emery Construction Group Inc. of Moline, IL	$145,942.00
Kelly Construction of Davenport, Inc	$154,823.62

Approved By Kari Thoren 04/13/2022
Purchasing Date

Approved By Nicole Gleason 4-13-2022
Dept Director Date

Approved By Brandi Cox 4-13-22
Budget/CIP Date

Approved By Mallory J. Merritt 04/13/2022
Assist. City Administrator/ CFO Date

City of Davenport

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

Action / Date
4/27/2022

Subject:
Resolution awarding a contract for the Skybridge North Stair Tower Repair project to Tricon General Construction Inc of Dubuque, Iowa in the amount of $393,000, CIP #23058. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued and sent to contractors on March 10, 2022. On April 8, 2022 the Purchasing Division opened and read three (3) bids. See attached bid tab.

Tricon General Construction was the lowest responsive and responsible bidder. They have successfully performed work for the City in the past.

The North Tower has developed water issues over the years; this project should allow a new method to transport the water that will not cause future damage.

Funding for this project is from CIP #23058 Skybridge Repairs. These funds are 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	4/14/2022 - 8:39 AM
Public Works Committee	Moses, Trish	Approved	4/14/2022 - 8:40 AM
City Clerk	Admin, Default	Approved	4/14/2022 - 1:15 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 Skybridge North Stair Tower Repair project to Tricon General Construction Inc of Dubuque, Iowa in the amount of $393,000, CIP #23058.

WHEREAS, the City needs to contract for the Skybridge North Stair Tower Repair project; and

WHEREAS, Tricon General Construction Inc was the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa a contract for the Skybridge North Stair Tower Repair project is hereby awarded to Tricon General Construction Inc of Dubuque, Iowa in the amount of $393,000.

Passed and approved this 27th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: SKYBRIDGE NORTH STAIRWELL REPAIRS

BID NUMBER: 22-108

OPENING DATE: APRIL 6, 2022

FUNDING: 77083682 530350 23058 SKYBRIDGE REPAIRS

RECOMMENDATION: AWARD THE CONTRACT TO TRICON GENERAL CONSTRUCTION OF DUBUQUE IA

VENDOR NAME	PRICE
Tricon General Construction of Dubuque IA	**$393,000**
WRS Construction Inc of Davenport IA	$396,577
Reed Construction Inc of DeWitt IA	$451,073

Approved By Krista Keller 4-13-2022
Purchasing Date

Approved By Nicole Gleason 4-12-2
Dept. Director Date

Approved By Brandi Cooper 4-12-22
Budget/CIP Date

Approved By Timothy J. Wennitt 04/13/2022
Assistant City Administrator/CFO Date

City of Davenport

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

Action / Date
4/27/2022

Subject:
Resolution awarding a contract for the North Division Street (West 12th Street to Locust Street) Reconstruction project to Manatts Inc–Eastern Iowa Division of Camanche, Iowa in the amount of $1,773,448.50, CIP #35053. [Ward 4]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued and sent to contractors on March 16, 2022. On April 6, 2022, the Purchasing Division opened and read five (5) responsive and responsible bids. See attached bid tab.

Manatts Inc - Eastern Iowa Division of Camanche, Iowa was the lowest bidder. They have successfully performed this type of work for the City in the past.

Project work includes the furnishing of all labor, materials, equipment, and services necessary for the North Division Street Reconstruction project, including, but not limited to, pavement removal, HMA and PCC pavement, PCC curb and gutter, PCC driveway and sidewalk removal and replacement, longitudinal subdrains, storm sewer removal and replacement, sanitary sewer structure repairs, and other related construction.

Funding for this project is from CIP # 35053 High Volume Street Repair. These funds are 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	4/14/2022 - 8:39 AM
Public Works Committee	Moses, Trish	Approved	4/14/2022 - 8:39 AM
City Clerk	Admin, Default	Approved	4/14/2022 - 1:32 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 North Division Street (West 12th Street to Locust Street) Reconstruction project to Manatts Inc – Eastern Iowa Division of Camanche, Iowa in the amount of $1,773,448.50, CIP #35053.

WHEREAS, the City needs to contract for the North Division Street (West 12th Street to Locust Street) Reconstruction project; and

WHEREAS, Manatts Inc – Eastern Iowa Division was the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa a contract for the North Division Street (West 12th Street to Locust Street) Reconstruction project is hereby awarded to Manatts Inc – Eastern Iowa Division of Camanche, Iowa in the amount of $1,773,448.50.

Passed and approved this 27th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: DIVISION ST PAVEMENT (W12TH TO W LOCUST ST)

BID NUMBER: 22-118

OPENING DATE: APRIL 6, 2022

FUNDING: 70077682 530350 35053 HIGH VOLUME STREET REPAIR

RECOMMENDATION: AWARD THE CONTRACT TO MANATTS INC - EASTERN IOWA DIVISION OF CAMANCHE IA

VENDOR NAME	**PRICE**
Manatts Inc – Eastern Iowa Division of Camanche IA	**$1,773,448.50**
CDMI Concrete Contractors Inc of Port Byron IL	$1,777,359.86
Hawkeye Paving Corporation of Davenport IA	$1,889,407.05
Langman Construction Inc of Rock Island IL	$2,029,034.70
Brandt Construction Co of Milan IL	$2,056,971.45

Approved By Kristi Keller 4-13-2022
Purchasing Date

Approved By Nicole Gleason 4-13-22
Dept. Director Date

Approved By Brandi Cox 4-12-22
Budget/CIP Date

Approved By Wallenjo. Yemit 04/12/2022
Assistant City Administrator/CFO Date

City of Davenport

Department: Public Works - Admin **Action / Date**
Contact Info: Thomas Vesalga | 563-326-7783 **4/27/2022**

Subject:
Motion awarding a contract for the Airport T-Hangar Revitalization project to Hawkeye Paving Corporation of Davenport, Iowa in the amount of $75,284.50, CIP #20014. [Ward 8]

Recommendation:
Pass the Motion.

Background:
An Invitation to Bid was issued on 17 March 2022 and was sent to 951 contractors. On 8 April 2022, the Purchasing Division opened and read two (2) responsive and responsible bids. See attached bid tab.

Hawkeye Paving Corporation was the lowest responsive and responsible bidder and is recommended for the award.

This project will consist of removing and replacing concrete taxilane pavement panel sealant, to include saw cutting, chipping, removal, disposal, furnishing, placing and properly curing concrete taxilane pavement panel seals, and other work related thereto on the t-hangar taxilane at the Davenport Municipal Airport. A concrete joint saw and reseal is required to to protect the 11 year old taxilane concrete by removing the vegetation that has migrated into the joints over the years.

Funding for this project is from the CIP #20014 Airport Pavement Maintenance. These funds come from the sale of general obligation bonds.

ATTACHMENTS:

Type	Description
Cover Memo	Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	4/13/2022 - 2:20 PM
Public Works Committee	Moses, Trish	Approved	4/13/2022 - 2:20 PM
City Clerk	Admin, Default	Approved	4/14/2022 - 2:13 PM

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: Airport T-Hangar Revitalization Project

BID NUMBER: 22-116

OPENING DATE: April 8, 2022

FUNDING: 73527682 530350 20014 Airport Pavement Maintenance

RECOMMENDATION: Award the contract to Hawkeye Paving Corporation of Davenport, IA

VENDOR NAME	BID AMOUNT
Hawkeye Paving Corporation of Davenport, IA	**$75,284.50**
Fahrner Asphalt Sealers, LLC of Eau Claire, WI	$86,267.18

Approved By Kari Thoren — Purchasing — 04/12/2022 — Date

Approved By Nicole Gleason — Dept Director — 4-12-2022 — Date

Approved By Brandi Cox — Budget/CIP — 4-12-22 — Date

Approved By Anthony P. Merritt — Assist. City Administrator/ CFO — 4/12/2022 — Date

City of Davenport

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

Action / Date
4/27/2022

Subject:
Second Consideration: Ordinance amending Section 2.63.030 entitled "Composition" of the Davenport Municipal Code to reduce the number of members on the Design Review Board from eleven to nine and to adjust qualifications. [All Wards]

Recommendation:
Adopt the Ordinance.

Background:
Current ordinance language for the Design Review Board calls for eleven members with experience or interest in specific industries such as architecture, engineering, real estate or urban planning/design. Appointing residents with the mandatory qualifications has been difficult and with board member resignations, keeping the board filled with eleven seats is challenging.

In order to ensure the Design Review Board can easily meet quorum requirements, and to help fill vacancies as resignations are submitted, the composition language is being adjusted from having experience or interest to interest preferred.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	3/30/2022 - 2:32 PM
Finance Committee	Merritt, Mallory	Approved	3/30/2022 - 2:32 PM
City Clerk	Admin, Default	Approved	4/1/2022 - 11:29 AM

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 2.63.030 ENTITLED "COMPOSITION" OF THE DAVENPORT MUNICIPAL CODE TO REDUCE THE NUMBER OF MEMBERS ON THE DESIGN REVIEW BOARD FROM ELEVEN TO NINE AND TO ADJUST QUALIFICATIONS.

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

Section 1. That Section 2.63.030 entitled "Composition" is hereby amended to read as follows:

2.63.030 Composition.

The board shall consist of 9 members. An interest in urban planning, urban design and City development or experience as an architect, urban designer, urban planner, architectural historian, landscape architect, civil or structural engineer, real estate development professional, contractor or similar occupation is preferred.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
4/27/2022

Subject:
Second Consideration: Ordinance amending Section 13.16.108 entitled “Property lien for unpaid fees” of the Davenport Municipal Code to rename it "Unpaid fees" and include new methods of collecting outstanding utility fees. [All Wards]

Recommendation:
Adopt the Ordinance.

Background:
This is a resubmittal of ordinance 2017-22 which originally passed on January 25, 2017. On August 18, 2018 Ordinance 2018-354 was passed updating Chapter 13.16 “Wastewater Facilities” in its entirety using a previous version of this ordinance which inadvertently omitted 2017-22. This program had been temporarily suspended due to the COVID pandemic.

The City of Davenport has always actively collected delinquent utility invoices, sixty days after a utility bill is issued. Historically, approximately 15% of utility balances remain unpaid after this time period. These balances are then either levied to the County or sent to a collection agency to be actively collected and turned over to the State of Iowa to participate in the Iowa Income Offset program.

The State of Iowa passed a statute in 2017 allowing a water utility to enter into an agreement with a city utility, city enterprise, combined city utility, or combined city enterprise to disconnect water service for outstanding balances for sewer and clean water fees. Iowa Code establishes the minimum requirements needed to have Iowa American Water (IAW) disconnect water service for delinquent sewer and clean water fees owed to the City.

Some highlights of the program are:

1. The City of Davenport is required have an agreement with Iowa American Water (IAW) defining the disconnect process.
2. A customer must have a delinquent sewer and clean water balance in excess of $500, which can be changed from time to time after notice is provided to the City Council.
3. The customer will receive a written notices at least 12 days prior to disconnection.
4. The customer has the ability to contest the invoice.
5. Disconnection will not occur after 3:00pm, on weekends, holidays, or the day after a holiday.
6. Customer will be allowed to sign up to two agreements to pay delinquent balances.
7. Staff will allow qualifying customers subject to disconnection to sign up for the Utility Exemption Program.

The City wants to utilize all resources available to collect delinquent utility bills. Disconnection will be used after other collection options prove unsuccessful. An effective collection program is an integral component of lower utility rates and financial solvency.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Finance Committee	Merritt, Mallory	Approved	3/30/2022 - 9:54 AM
City Clerk	Admin, Default	Approved	4/1/2022 - 11:47 AM

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 13.16.108 ENTITLED "PROPERTY LIEN FOR UNPAID FEES" OF THE DAVENPORT MUNICIPAL CODE TO RENAME IT "UNPAID FEES" AND INCLUDE NEW METHODS OF COLLECTING OUTSTANDING UTILITY FEES.

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

Section 1. That Section 13.16.108 shall be amended in its entirety to read as follows:

13.16.108 **Unpaid fees.**

A. Unpaid sewer fees will be handled by one or a combination of the following collection methods:

1. The city treasurer shall certify to the county treasurer any comprehensive sewer user charge which is owed sixty days after the invoice is issued. All certified charges constitute a lien upon the premises served by the sanitary sewer system for which the charges were made and shall be collected in the same manner as taxes. Failure to send or receive a bill for comprehensive sewer user charges is not a defense to the collection of the charges.
2. Add a collection fee to customer balances and turn accounts over to a collection agency.
3. Turn accounts over to the State of Iowa to participate in the Iowa Income Offset program which is covered under Chapter 8A.504 of the Iowa Code.
4. City staff may order suspension of utility services to those premises for which the comprehensive sewer and/or clean water user charge is delinquent including but not limited to notifying Iowa American Water (IAW) to suspend water service as allowed by State of Iowa Code §476.20(l)(b) and 199 IAC 21.4(7).
    a. Disconnection of service shall be permitted according to the conditions:
        i. The City must enter into an agreement with Iowa American Water.
        ii. The City shall notify the person promptly of the reason for refusal to serve and the person's right to file a complaint with the Iowa Utilities Board.

iii. The customer must have a combined delinquent balance of sewer and clean water fees in excess of an amount to be established by the Finance Director after notice is provided to the Mayor and City Council.
iv. The City must send a letter to the customer notifying the customer of the delinquent balance, allow the customer 12 days to respond excluding Sundays and holidays.
v. Allow the customer to enter up to two written agreements for the duration of 12 months to pay off the delinquent balance.
vi. Reconnect fees must be consistent with the water utilities approved tariff.

5. Collection fees shall be established by and additional collection methods may be initiated by the Finance Director.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of the ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained not illegal or void provisions.

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

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

First Consideration _____

Second Consideration _____

Third Consideration _____

Published in the *Quad City Times* on _____

Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Finance
Contact Info: Chad Dyson | 563-326-7817

Action / Date
4/27/2022

Subject:
Resolution accepting the Davenport Parks and Recreation Comprehensive Master Plan as a guide for future parks and recreation actions, CIP #64085. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
The Parks and Recreation Comprehensive Master Plan presents a 10-year prioritized plan for park and facility maintenance, upgrades and enhancements, recreational programs, and services which provide Davenport with an equitable, inclusive, and cohesive brand of park facilities and recreation programs. This plan is guided by extensive public and committee input which highlights the needs and wants of the community. Strategic and responsible investment in the parks system, through this plan and the recommendations it outlines, provides an immense and long-term benefit to the community and its citizens.

At a high level, the Comprehensive Master Plan consists of the following recommendations:

- Regular and consistent maintenance
- Equipment and infrastructure upgrades
- Indoor recreation and community space
- Neighborhood parks
- Natural resource management
- Trail connections and corridors

This master plan is intended to include a prioritized action plan and long-term strategy for improving the community's park and recreation facilities, increasing recreational programming, and identifying resource needs associated with effectively managing park assets over the long term.

Due to its size, the full document is not attached. It can be viewed here: https://files.davenportiowa.com/message/hdYZpBsxzUXeqtGdjLn1vK.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	4/12/2022 - 10:36 AM
Finance Committee	Merritt, Mallory	Approved	4/12/2022 - 10:36 AM
City Clerk	Admin, Default	Approved	4/14/2022 - 2:14 PM

Resolution No. _____

Resolution offered by Alderman Condon.

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

RESOLUTION accepting the Davenport Parks and Recreation Comprehensive Master Plan as a guide for future parks and recreation actions, CIP #64085.

WHEREAS, it is recommended by the Parks and Recreation Department that the City accept the Davenport Parks and Recreation Comprehensive Master Plan; and

WHEREAS, the goal was to develop a 10-year prioritized plan for park and facility maintenance, upgrades and enhancements, recreation programs, and services which provide Davenport with an equitable, inclusive, and cohesive brand of park facilities and recreation programs; and

WHEREAS, when combined, these recommendations serve as a comprehensive, long-term, prioritized action plan and strategy for improving the community's park and recreation facilities, increasing recreation programming, and identifying resource needs associated with efficiently managing park assets over the long term.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the Davenport Parks and Recreation Comprehensive Master Plan is hereby accepted and will serve as a guide to strategic and responsible stewardship in the park system, through this plan and the recommendations it outlines, providing an immense and long-term benefit to the community and its citizens.

Passed and approved this 27th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

City of Davenport

Department: Finance
Contact Info: Kelley Shook | 563-888-3379

Action / Date
4/27/2022

Subject:
Resolution approving increases to the reimbursement amounts for the No Fault Sewer Backup Reimbursement Program. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
Since its inception in 2013, the No Fault Sewer Backup Reimbursement Program has provided financial assistance to Davenport residents who have experienced an unanticipated sewer backup. The program is designed to help residents with the financial burden of a sewer backup, without regard to legal liability, according to the conditions of the policy. With confirmation that a sewer backup meets the requirements of the program, the City will reimburse the property owner for clean-up costs, building damages, and mechanical equipment essential to the habitation of a residence. The City is a secondary payer after any homeowner's or renter's insurance that may be in place.

Since its inception, the NFSBRP has including a limit of $7,500 per building, per year, which includes a $1,000 allowance for personal property reimbursement within that limit. However, based on the information gathered through an internal audit and a review of the program, the City recommends to increase the reimbursement limit from $7,500 to $9,000. Additionally, under this same limit, the City recommends to increase the reimbursement limit of personal property and/or possession from $1,000 to $1,500.

The increased limits of the program are beneficial to City residents as the cost of a passive backflow preventer has increased since the policy's inception. For example, in 2017, the average cost of the passive backflow preventer was $1,609.33 whereas in 2021, the average cost had risen to $2,636.39, an increase of over $1,000. Additionally, increasing the total reimbursement amount of the program will allow Davenport residents to recover more funds for their loss. Since 2015, 122 homeowners have completed the program, with 18 of these homeowners (14.75%) maxing out the program.

Personal property and possessions, such as a washer, dryer, furniture, and rugs, are generally not covered by a homeowner's insurance in the event of a sewer backup. Because the cost of these items has increased since the program's inception in 2013, raising the reimbursement maximum to $1,500 will better meet the needs of Davenport residents.

The change in value of the reimbursement program will have no disruption for homeowners who have been accepted into the program. If the proposed changes are approved, the Risk Management Division will update the program documents, including the verbiage on the City's website. All currently accepted residents with open applications will proceed with the new limits in place if the Resolution is passed.

ATTACHMENTS:

Type	Description

Resolution Letter	Resolution
Backup Material	NFSBRP Audit Chart

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	4/13/2022 - 10:48 AM
Finance Committee	Merritt, Mallory	Approved	4/13/2022 - 10:48 AM
City Clerk	Admin, Default	Approved	4/14/2022 - 2:14 PM

Resolution No. _____

Resolution offered by Alderman Condon.

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

RESOLUTION approving increases to the reimbursement limits for the No Fault Sewer Backup Reimbursement Program.

WHEREAS, the City of Davenport has designed the No Fault Sewer Backup Reimbursement Program to help residents with the financial burden of an unanticipated sewer backup; and

WHEREAS, the average cost of the passive backflow preventer and personal property and possessions has increased since the program's inception in 2013; and

WHEREAS, 14.75% of homeowners have maxed out the benefits of the program since 2015.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the increases to the reimbursement limits for the No Fault Sewer Backup Reimbursement Program are hereby approved as follows:

1. Total reimbursement | $7,500 to $9,000
2. Personal property and possessions | $1,000 to $1,500

Passed and approved this 27th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

Calendar Year	Total Claims	Total Claims Pursued	Average Cost	Average Cost of Passive Backflow Preventer	# of Claims Maxed Out / % of Total Claims Pursued
2022	**4**	All 4 still open	**$0**	**$0**	**0 / 0%**
2021	**11**	5 pursued, 2 still open, 4 not pursued	**$4,430.51**	**$2,636.39**	**1/5, 20%**
2020	**11**	10 pursued, 1 not pursued	**$3,795.89**	**$2,473.63**	**1/9, 11%**
2019	**23**	21 pursued, 2 not pursued	**$4,863.43**	**$2,194.95**	**6/21, 28.6%**
2018	**20**	18 pursued, 2 not pursued	**$3,644.83**	**$1,935.00**	**3/18, 16.67%**
2017	**6**	3 pursued, 3 not pursued	**$5,628.67**	**$1,609.33**	**0 / 0%**
2016	**9**	8 pursued, 1 not pursued	**$3,403.22**	**$1,673.75**	**0 / 0%**
2015	**96**	69 pursued, 27 not pursued	**$3,718.91**	**$1,835.60**	**7/69, 10.1%**

City of Davenport

Department: Finance
Contact Info: Chad Dyson | 563-326-7817

Action / Date
4/27/2022

Subject:
Resolution awarding a contract for the purchase and complete installation of playground equipment at Lafayette Park to Fry & Associates of North Kansas City, Missouri in the amount of $132,856, CIP #ARP10. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
A Request for Proposals was issued and sent to vendors on November 3, 2021 for the purchase and complete installation of playground equipment at Lafayette Park. On February 4, 2022, the Purchasing Division opened and read five (5) proposals. See attached proposal tabulation.

A committee consisting of staff from Parks and Recreation and Finance evaluated the proposals. The proposals were scored on the following criteria:

Quality and thoroughness of proposal 10%
Overall play area 25%
Safety and accessibility 25%
Site compatibility 10%
Design and functionality 20%
Project timeline 10%

Playground renderings were shared at neighborhood meetings. Interviews were held with the firms scoring high. Fry & Associates Inc of North Kansas City, Missouri was chosen for Lafayette Park as the firm that best fit that park's needs.

Funding for this project is from American Rescue Plan Act Funding, CIP #ARP10.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	4/14/2022 - 9:24 AM
Finance Committee	Merritt, Mallory	Approved	4/14/2022 - 9:24 AM
City Clerk	Admin, Default	Approved	4/14/2022 - 5:23 PM

Resolution No. _____

Resolution offered by Alderman Condon.

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

RESOLUTION awarding a contract for the purchase and complete installation of playground equipment at Lafayette Park to Fry & Associates Inc of North Kansas City, Missouri in the amount of $132,856, CIP #ARP10.

WHEREAS, the City needs to purchase and completely construct the playground at Lafayette Park; and

WHEREAS, Fry & Associates Inc was the firm that scored the highest and could best fit the City's needs for that park.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for the purchase and complete installation of playground equipment at Lafayette Park is hereby awarded to Fry & Associates Inc of North Kansas City, Missouri in the amount of $132,856.

Passed and approved this 27th day of April, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
PROPOSAL TABULATION

DESCRIPTION: LAFAYETTE PARK PLAYGROUND

BID NUMBER: 22-56

OPENING DATE: FEBRUARY 4, 2022

FUNDING: 54624010 530398 ARP10 NEIGHBORHOOD PARKS REPAIRS

RECOMMENDATION: AWARD THE CONTRACT TO FRY & ASSOCIATES INC OF NORTH KANSAS CITY MO

VENDOR NAME	LOCATION
Fry & Associates Inc	**North Kansas City MO**
Commercial Recreation Specialists	Verona WI
Cunningham Recreation	Ankeny IA
LG Playground dba Outdoor Recreation Products	Omaha NE
Park Planet	Redding CA

Approved By Kristin Keller 4-13-2022
Purchasing Date

Approved By Betsy Tello 4-13-22
Sr. Parks Operations Manager Date

Approved By Joy Lemmon 4/13/22
Budget/CIP Date

Approved By Malleny D. Merritt 04/13/2022
Assistant City Administrator/CFO Date

City of Davenport

Department: Finance
Contact Info: Chad Dyson | 563-326-7817

Action / Date
4/27/2022

Subject:
Motion awarding a contract for the purchase and complete installation of playground equipment at Whalen Park to LG Playground dba Outdoor Recreation Products of Elkhorn, Nebraska in the amount of $89,908, CIP #ARP10. [Ward 8]

Recommendation:
Pass the Motion.

Background:
A Request for Proposals was issued and sent to vendors on November 3, 2021 for the purchase and complete installation of playground equipment at Whalen Park. On February 4, 2022 the Purchasing Division opened and read five (5) proposals. See attached proposal tabulation.

A committee consisting of staff from Parks and Recreation and Finance evaluated the proposals. The proposals were scored on the following criteria:

Quality and thoroughness of proposal 10%
Overall play area 25%
Safety and accessibility 25%
Site compatibility 10%
Design and functionality 20%
Project timeline 10%

Playground renderings were shared at neighborhood meetings. Interviews were held with the firms scoring high. LG Playground dba Outdoor Recreation Products was chosen for Whalen Park as the firm that best fit that park's needs.

Funding for this project is from American Rescue Plan Act Funding, CIP #ARP10.

ATTACHMENTS:

	Type	Description
🗋	Cover Memo	Proposal Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	4/14/2022 - 9:23 AM
Finance Committee	Merritt, Mallory	Approved	4/14/2022 - 9:24 AM
City Clerk	Admin, Default	Approved	4/14/2022 - 5:23 PM

CITY OF DAVENPORT, IOWA
PROPOSAL TABULATION

DESCRIPTION: WHALEN PARK PLAYGROUND

BID NUMBER: 22-56

OPENING DATE: FEBRUARY 4, 2022

FUNDING: 54624010 530398 ARP10 NEIGHBORHOOD PARKS REPAIRS

RECOMMENDATION: AWARD THE CONTRACT TO LG PLAYGROUNDS INC OF OMAHA NE

VENDOR NAME	**LOCATION**
LG Playgrounds Inc dba Outdoor Recreation Products	**Omaha NE**
Commercial Recreation Specialists	Verona WI
Cunningham Recreation	Ankeny IA
Fry & Associates Inc	North Kansas City MO
Park Planet	Redding CA

Approved By Kristin Keller 4-13-22
Purchasing Date

Approved By Betsy Lebo 4-13-22
Sr. Parks Operations Manager Date

Approved By Jay Lemmon 4/13/2022
Budget/CIP Date

Approved By Wallenjit Wemitt 04/13/2022
Assistant City Administrator/CFO Date

City of Davenport

Department: Finance
Contact Info: Chad Dyson | 563-326-7817

Action / Date
4/27/2022

Subject:
Motion awarding a contract for the purchase and complete installation of playground equipment at Harbor Road Park to Park Planet of Redding, California in the amount of $84,908, CIP #ARP10. [Ward 1]

Recommendation:
Approve the Motion.

Background:
A Request for Proposals was issued and sent to vendors on November 3, 2021 for the purchase and complete installation of playground equipment. On February 4, 1011, the Purchasing Division opened and read five (5) proposals. See proposal tabulation attached.

A committee consisting of staff from Parks and Recreation and Finance evaluated the proposals. The proposals were scored on the following criteria:

Quality and thoroughness of proposal %10
Overall play area %25
Safety and accessibility %25
Site compatibility %10
Design and functionality %20
Project timeline %10

Playground renderings were shared at neighborhood meetings. Interviews were held with the firms scoring high. Park Planet was chosen for Harbor Road Park as the firm that best fit that Park's needs.

Funding for this project is from American Rescue Plan Act Funding, CIP #ARP10.

ATTACHMENTS:

Type	Description
Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	4/14/2022 - 9:23 AM
Finance Committee	Merritt, Mallory	Approved	4/14/2022 - 9:23 AM
City Clerk	Admin, Default	Approved	4/14/2022 - 5:42 PM

CITY OF DAVENPORT, IOWA
PROPOSAL TABULATION

DESCRIPTION: HARBOR ROAD PARK PLAYGROUND

BID NUMBER: 22-56

OPENING DATE: FEBRUARY 4, 2022

FUNDING: 54624010 530398 ARP10 NEIGHBORHOOD PARKS REPAIRS

RECOMMENDATION: AWARD THE CONTRACT TO PARK PLANET OF REDDING CA

VENDOR NAME	LOCATION
Park Planet	**Redding CA**
Commercial Recreation Specialists	Verona WI
Cunningham Recreation	Ankeny IA
Fry & Associates Inc	North Kansas City MO
LG Playground dba Outdoor Recreation	Omaha NE

Approved By Kristin Keller 4-13-2022
Purchasing Date

Approved By Betsy Lobb 4-13-22
Sr. Parks Operations Manager Date

Approved By Jay Lammers 4/13/22
Budget/CIP Date

Approved By Mallory J. Merritt 04/13/2022
Assistant City Administrator/CFO Date

City of Davenport

Department: Finance
Contact Info: Cory Smith | 563-888-2162

Action / Date
4/27/2022

Subject:
Motion approving the annual renewal for the license and support of the City's records management system, OnBase, in the amount of $56,036.88. [All Wards]

Recommendation:
Pass the Motion.

Background:
OnBase, through IDP, is the City's document management software that is integrated into most software application processes to store, track, and retrieve critical documents. Licensing is required for legal use of the software and is required annually.

Funding for this expense is from IT's General Fund #50450530 520226 IT Maintenance - Machinery and Equipment.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	4/12/2022 - 10:35 AM
Finance Committee	Merritt, Mallory	Approved	4/12/2022 - 10:37 AM
City Clerk	Admin, Default	Approved	4/12/2022 - 12:24 PM

City of Davenport

Department: Finance
Contact Info: Michelle Voelkers | 563-326-7712

Action / Date
4/27/2022

Subject:
Motion approving the purchase of upfitting equipment for five (5) Police Department SUVs from Keltek, Inc of Baxter, Iowa in an amount not-to-exceed $95,857.15 from Iowa Department of Administrative Services bid #MA21357. [All Wards]

Recommendation:
Pass the Motion.

Background:
The Police Department has recently purchased five (5) new SUV squad units. This purchase is for the upfitting of the five vehicles to convert them into patrol squad units.

The purchase from Keltek, Inc is from the Iowa Department of Administrative Services bid #MA12357. The amount for equipment should not exceed $95,857.15.

The funding for this purchase is from CIP #24025 with a current balance of $26,141.99 and CIP #24027 with a current balance of $345,080.60.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	4/12/2022 - 10:35 AM
Finance Committee	Merritt, Mallory	Approved	4/12/2022 - 10:37 AM
City Clerk	Admin, Default	Approved	4/12/2022 - 12:25 PM