

COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, April 20, 2016; 5:30 PM

226 West Fourth Street

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public hearing for the Ordinance for Case No. REZ16-03: Request of D6 Companies LLC for the rezoning of 1.94 acres, more or less, of real property located at 3723 Belle Avenue located at the southeast corner of Belle Avenue and 38th Street. Property is to be rezoned from "R-1" Low Density Dwelling District to "PDD" Planned Development District so as to facilitate senior housing residential development. [Ward 6]

VII. Presentations

A. Swearing In of Police Officers

Angela Jarrin
Andrew Weingart
Evan Obert
Emily Rasche
Benjamin Blaser

VIII. Petitions and Communications from Council Members and the Mayor

A. Community Engagement Update
Rita Rawson, Chair

IX. Action items for Discussion

COMMUNITY DEVELOPMENT

Bill Boom, Chairman; Kyle Gripp, Vice Chairman

I. COMMUNITY DEVELOPMENT

1. Second Consideration: Ordinance for Case No. REZ16-02 being the petition of the

Greater Davenport Redevelopment Corporation for the rezoning of 63.90 acres, more or less, of recently annexed property located south of Slopertown Road and east of Hillandale Road from A-1 Agriculture District to M-1 Light Industrial District [Ward 8]

2. First Consideration: Ordinance for Case No. REZ16-01: Request of SAINI, LLC for the rezoning of 6,750 square feet, more or less, of real property located at 1808 West 7th Street from R-4 Moderate Density Dwelling District to C-2 General Commercial District to facilitate redevelopment of the adjacent commercial use at 1802 West 7th Street. The proposed use when combined with 1802 W 7th Street is a convenience store. [Ward 3] (Continued from the March 9, 2016 Council Meeting)
NOTE: PLAN & ZONE COMMISSION RECOMMENDS DENIAL (REQUIRES EIGHT VOTES FOR PASSAGE, THREE FOURTHS VOTE IF ABSTENTION FOR CONFLICT OF INTEREST)
3. First Consideration: Ordinance for Case No. REZ16-03: Request of D6 Companies LLC for the rezoning of 1.94 acres, more or less, of real property located at 3723 Belle Avenue located at the southeast corner of Belle Avenue and 38th Street. Property is to be rezoned from "R-1" Low Density Dwelling District to "PDD" Planned Development District so as to facilitate senior housing residential development. [Ward 6]
4. Resolution approving Case No. FDP16-04: Request of D6 Companies LLC for a final development plan of 1.94 acres, more or less, of real property located at 3723 Belle Avenue located at the southeast corner of Belle Avenue and 38th Street. Property is to be rezoned from "R-1" Low Density Dwelling District to "PDD" Planned Development District so as to facilitate senior housing residential development. [Ward 6]
5. Resolution in support of Hilltop Campus Village continuing in the Main Street program administered by the Iowa Economic Development Authority.
[Wards 3,4,5]
6. Resolution approving an Urban Revitalization Tax Exemption project for 121 W 8th Street. [Ward 3]
7. Resolution supporting a Workforce Housing Tax Credit application to the State of Iowa for a multi-family project located at 121 W 8th St. [Ward 3]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Mike Matson, Chairman; Maria Dickmann, Vice Chairman

III. PUBLIC SAFETY

1. Second Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by adding Jersey Ridge Road along both sides from 46th Street to Jersey Meadows Drive. [Wards 6 & 8]
2. Second Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by adding Marquette Street along both sides from Beiderbecke Drive to 15th Street. [Wards 3 & 4]

3. Second Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by adding Tremont Avenue along both sides from 54th Street to Veterans Memorial Parkway. [Ward 8]
4. Third Consideration: Ordinance amending Schedule VI of Chapter 10.96 entitled "Speed Limits" by adding Rusholme Street from Eastern Avenue west 920 feet as a 25 mph street. [Ward 5]
5. Resolution establishing the times and dates for the Halloween Parade and Trick-or-Treating [All Wards]
6. Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).

Shelly Bridgewater Dreams Foundation, Dreams Walk, May 7th, 7AM - Noon, Beiderbecke Dr between Warren and Marquette, Ward 3

Vietnam Veterans of America, Chapters 776 & 299; VFW 828;; MAVA Chapter Hero Street, Vietnam War 50th Anniversary Commemoration Parade, May 21st, 10:30 AM - Noon, Downtown west of Centennial Bridge, River Drive and Marquette Street, Ward 3

Jimmie O's Saloon, 2735 Telegraph Rd, Spring Fest, May 21st; Noon to 9:00 PM, Rolf St from Telegraph Rd south to alley, Ward 1

Les Miller dBa Gravy's Bar, 1902 Rockingham Rd, Vintage Bike Show, May 21st; 10AM to 5:00 PM, Howell Street from Rockingham Rd north to alley, Ward 1

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

Mississippi River Indian Alliance of QC/Friends of Credit Island, Credit Island Park, Pow Wow of Champions, May 6-8th, Over 50 dBa, Ward 1

Joel Alejandro, 2031 N Harrison, Block Party with Outdoor Music, April 30th, 7:00 PM to 10 PM, over 50 dBa, Ward 5

Circle Tap, 1345 W Locust St, Outdoor Band June 11th, 8 PM - Midnight and June 18th 1 PM - 5 PM, Over 50 dBa, Ward 4

8. Motion approving beer and liquor license applications.

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

Ward 5

Rookie's Sports Bar (Rookies Inc.) - 2818 Brady St. - Outdoor area April 30, 2015 'Annual Customer Appreciation Event' - License Type: C Liquor

Ward 6

Kelly's Irish Pub and Eatery (Kelly's QCA Inc.) - 5320 Corporate Dr. - 6 Month Outdoor Area - 'Bike Nights' April 30, 2015 'Spring Kick Off' - May 28, 2016 'Blues & BBQ' - June 18, 2016 'Freedom Day' - Sept. 24, 2016 'Fall Open House' - Oct. 15, 2016

'Football Tailgate' - *Future dates to follow

Ward 7

Ganzo's (Ganzo's LTD) - 3923 N Marquette St. - Outdoor Area May 5 - 7, 2016 'Cinco De Mayo' - License Type: C Liquor

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

Ward 1

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

Ward 2

Pilot Travel Center #636 (Pilot Travel Centers LLC) - 8200 Northwest Blvd. - Outdoor Area - License Type: C Beer

Ward 3

Artisan Grain Distillery (Artisan Grain Distillery LLC) - 318 E 2nd St. - License Type: Micro-Distillery

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

Save-A-Lot (Conklin's Supermarkets Inc.) - 1309 W 4th St. - License Type: C Beer

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

Ward 4

Cedar Street Inn (Fleetfood Incorporated) - 810 Cedar St. - License Type: C Liquor

Ward 6

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

Ward 7

Bicycle Rack Sports Grill (Sports Station Inc.) - 3303 Brady St. - Outdoor Area - License Type: C Liquor

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Ray Ambrose, Chairman; Rick Dunn, Vice Chairman

V. PUBLIC WORKS

1. Resolution granting permission to Geneseo Communications Services, Inc. to install a buried communications system in the City right-of-way along Elmore Avenue from 46th Street to 6600 Elmore Avenue South of Veteran's Memorial Parkway, Agreement Reference No. 2016-F5. [Ward 6]

2. Resolution granting permission to Geneseo Communications Services, Inc. to install a buried communications system in the City right-of-way along Jersey Ridge Road from Locust Street to Lombard Street, Agreement Reference No. 2016-F4. [Wards 5&6]
3. Resolution assessing cost of boarding up building at various lots and tracts of real estate. [All Wards]
4. Resolution assessing brush & debris removal at various lots and tracts of real estate. [All Wards]
5. Resolution assessing snow removal at various lots and tracts of real estate. [All Wards]
6. Resolution assessing sewer lateral repair at various lots and tracts of real estate. [All Wards]
7. Resolution assessing cost of tree removal at various lots and tracts of real estate. [All Wards]
8. Motion approving the purchase of 300 HESCO brand, flood barriers, in the amount of \$120,000, to add to existing inventory. This system is not interchangeable making them a sole source provider. [All Wards]
9. Motion to apply for three grant application requests from the Iowa Department of Transportation, Office of Aviation (1) in the amount of \$95,000 for the Davenport Municipal Airport Pavement Rehabilitation Program, CIP Project #20004, (2) in the amount of \$32,500 for the Rehabilitation of Hangar 8990, CIP Project # 20006, and (3) in the amount of \$20,000 for the Harrison Street Security Fence Installation Project, CIP Project # 20007. [Ward 8]
10. Motion accepting the supplemental agreement with the Iowa Department of Transportation and the City of Davenport. The City of Davenport performs maintenance services on various state roads within Davenport City limits and is reimbursed by the Iowa DOT. This agreement is for reimbursement for the period of July 1, 2015 to June 30, 2016. [All Wards]
11. Motion accepting the 5th Street Pavers contract, with a final cost of \$320,000 using Community Development Block Grant funds, BG250. [Ward 3]
12. Motion to approve a project scope amendment to the Brick Street Base Reconstruction Project, CIP #35010. [Wards 1,3,5]
13. Motion approving Change Order #3 for additional funding to the construction contract with Langman Construction, Inc. for the General Street Resurfacing contract, in the amount of \$62,000, CIP #10550 to allow for emergency pavement repair of 53rd Street near Grand Avenue. [Wards 7 & 8]
14. Motion approving Contract Amendment Number One Revised for the Brady Street Storm and Sanitary Rehabilitation - Construction Inspection to Veenstra & Kimm, Inc. in the amount Not-To-Exceed \$54,820, budgeted in CIP #35012. This is a continuation of work per the Iowa DNR Consent Order and the locations are in relation with upcoming construction projects. [Wards 3 & 5]
15. Motion to recommend the contract for the Brady Street Sewer Repair and Resurfacing Project to Langman Construction, Inc. of Rock Island, IL. Final contract acceptance

will be through the Iowa DOT. The contract recommended is for \$3,652,250.62
[Wards 3 & 5]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

Jason Gordon, Chairman; Kerri Tompkins, Vice Chairman

VII. FINANCE

1. Resolution approving eight Open Prairie Tax Exemptions. [All Wards]
2. Motion awarding a contracted parking enforcement agreement to Per Mar Security Services of Davenport, IA in the annual amount of approximately \$67,000 per year.
[All Wards] **STAFF RECOMMENDS TABLING UNTIL FIRST CYCLE IN MAY**
3. Motion setting the public hearing for amending the FY 2016 Operating and Capital Improvement Budgets. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

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

1. Alliance Technology Group LLC - Pure Storage annual maintenance - Amount: \$36,900
2. Moody's Investors Service, Inc. - 2016 bond rating - Amount: \$34,000
3. ESRI - Annual ArcGIS renewal - Amount: \$17,000
4. Paper 101 - Copy paper (Bi-State bid) - Amount: \$14,903
5. Musco Sports Lighting - Lighting for Modern Woodmen Park - Amount: \$10,000

XI. Other Ordinances, Resolutions and Motions

XII. Public with Business

XIII. Reports of City Officials

XIV. Adjourn

City of Davenport

Agenda Group: Committee of the Whole
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 6

Action / Date
COW4/20/2016

Subject:

Public hearing for the Ordinance for Case No. REZ16-03: Request of D6 Companies LLC for the rezoning of 1.94 acres, more or less, of real property located at 3723 Belle Avenue located at the southeast corner of Belle Avenue and 38th Street. Property is to be rezoned from "R-1" Low Density Dwelling District to "PDD" Planned Development District so as to facilitate senior housing residential development. [Ward 6]

Recommendation:

Findings

- The zoning complies with the future land use map of the comprehensive plan.

Recommendation:

The City Plan and Zoning Commission accepted the finding and forwards Case No. REZ16-03 to the City Council for approval.

The Commission vote was 9-yes and 0-no (with 0 abstention).

THE PROTEST RATE IS 0.0%.

Relationship to Goals:

Neighborhood Improvements

Background:

The owner is proposing to build a senior living facility on the subject property. Staff strongly recommends keeping standard requirements for public sidewalks, as per normal requirements. For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
▣ Ordinance	REZ16-03 Public Hearing ONLY
▣ Backup Material	REZ16-03 BackgroundPH

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	4/14/2016 - 10:56 AM
Community Development Committee	Berger, Bruce	Approved	4/14/2016 - 10:56 AM
City Clerk	Admin, Default	Approved	4/14/2016 - 2:29 PM

TO BE PUBLISHED IN THE APRIL 15, 2016 EDITION OF THE QUAD CITY TIMES, HAVING THE NOTICE BILLED TO PO#1615627 AND RECEIVING THE PROOF OF PUBLICATION PRIOR TO THE PUBLIC HEARING

TO WHOM IT MAY CONCERN:

There is on file in the Community Planning and Economic Development Department of the City of Davenport, the following petitions:

Case No. REZ16-03: Request of D6 Companies LLC for the rezoning of 1.94 acres, more or less, of real property located at 3723 Belle Avenue located at the southeast corner of Belle Avenue and 38th Street. Property is to be rezoned from "R-1" Low Density Dwelling District to "PDD" Planned Development District so as to facilitate senior housing residential development.

The property has the following legal description:

Part of the N.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Sec. 18 in Twp. 78 N., Rng. 4 East of the 5th P.M., in the City of Davenport, Iowa, more particularly described as follows:

Beginning at the Northeast corner of the S.W. $\frac{1}{4}$ of said Sec. 18; thence running South on the East line of said S.W. $\frac{1}{4}$, being along the center line of Jersey Ridge Road, 519.75 feet; thence West on the South line of 38th Street 567.3 feet to the POINT OF BEGINNING; thence from said point of the beginning continuing West on the South line of 38th Street 300 feet to the intersection of the East line of Belle Avenue; thence South on the East line of Belle Avenue 280 feet; thence East, parallel with the South line of 38th Street, 300 feet; and thence North 280 feet to the point of the beginning.

Said tract contains 1.94 acres more or less.

The City Plan and Zoning Commission accepted the findings and forwards Case No. REZ16-03 to the City Council for approval with no special conditions.

A public hearing on this ordinance will be held before the Committee of the Whole in the Council Chambers, City Hall, Davenport, Iowa on Wednesday, April 20, 2016 at 5:30 p.m. At the hearing interested parties may appear and be heard regarding the proposed ordinances. PO#1615627

Department of Community Planning & Economic Development
Phone: (563) 326-7765
Email: planning@ci.davenport.ia.us

April 6, 2016

Honorable Mayor and City Council
City Hall
Davenport, Iowa 52801

Honorable Mayor and City Council:

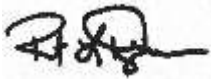
At its regular meeting of April 5, 2016, the City Plan and Zoning Commission considered Case No. REZ16-03: Request of D6 Companies LLC for the rezoning of 1.94 acres, more or less, of real property located at 3723 Belle Avenue located at the southeast corner of Belle Avenue and 38th Street. Property is to be rezoned from "R-1" Low Density Dwelling District to "PDD" Planned Development District so as to facilitate senior housing residential development.

The City Plan and Zoning Commission adopted the following staff findings as the findings of the Commission:

- The zoning complies with the future land use map of the comprehensive plan.

By a roll call vote of 9-yes and 0-no, the City Plan and Zoning Commission forwards Case No. REZ16-03 to the City Council with a recommendation of approval of the request.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

PLAN AND ZONING COMMISSION

Regular Meeting: April 5, 2016
Request: Zoning Amendment: From R-1 Low Density To: PDD - Planned Development
Location: 3723 Belle Ave
Case No.: REZ16-03
Applicant: D6 Companies LLC

Recommendation:

Staff recommends the Plan and Zoning Commission accepts this report's findings and forward Case No. REZ16-03 to the City Council with a recommendation of approval.

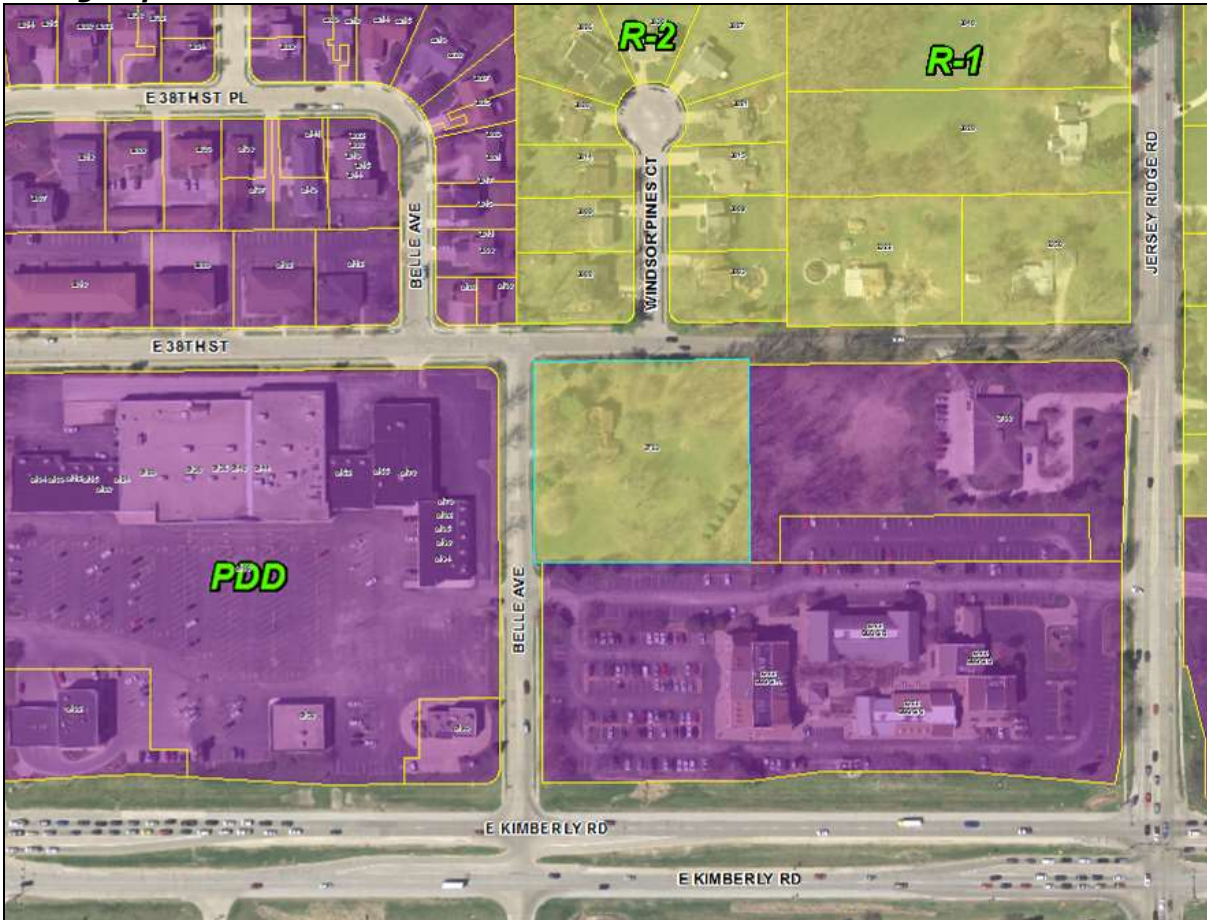
Introduction:

Case No. REZ16-03: Request of D6 Companies LLC for the rezoning of 1.94 acres, more or less, of real property located at 3723 Belle Avenue located at the southeast corner of Belle Avenue and 38th Street. Property is to be rezoned from "R-1" Low Density Dwelling District to "PDD" Planned Development District so as to facilitate senior housing residential development.

AREA CHARACTERISTICS:



Zoning Map



R-1: Low Density Dwelling, R-2: Low Density Dwelling, PDD: Planned Development

Davenport 2025 Proposed Land Use



CC: Commercial Corridor, RL: Residential Limited Neighborhood

Background:

Comprehensive Plan:

Within Urban Service Area: Yes

Proposed Land Use Designation:

Commercial Corridor (CC) identifies areas which are a) generally commercial in nature, b) oriented toward a major corridor, c) more intense than CN – Commercial Neighborhood, and d) less intense than CR – Commercial Retail. This category can be considered a transition between a "residential corridor" and a "commercial district." Higher density commercial uses are allowed with limited residential uses.

Relevant Goals to be considered in this Case:

Neighborhood Improvements

Technical Review:

Streets. The property utilizes the existing street pattern. Public Works will be asking for a dedication of an 11' strip of land on the east side of Belle Avenue and an 8' strip of land on the south side of 38th Street.

Storm Water. Storm water currently drains to the southeast. The development will need to meet stormwater permitting requirements and is in communication with Davenport Public Works.

Sanitary Sewer. Sanitary sewer service exists on the west side of Belle Avenue.

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

Emergency Services. The property is all located less than 1.5 miles from Fire Station No. 8 at 2802 East 53rd Street.

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

PUBLIC INPUT

Staff sent notices to adjacent owners on March 4th. Two notices were returned in support of the request. The applicant held a neighboring meeting on March 10, 2016. Nine property owners commented in support of the request at that meeting.

DISCUSSION

The owner is proposing to build a senior living facility on the subject property. Staff strongly recommends keeping standard requirements for public sidewalks, as per normal requirements.

Staff Recommendation:

Findings

The zoning complies with the future land use map of the comprehensive plan.

Recommendation:

Staff recommends the City Plan and Zoning Commission forward Case No. REZ16-03 to the City Council for approval.

Prepared by:



Scott Koops, AICP
Planner II



REZONING REQUEST NO. _____
OFFICE OF PLANNING AND LAND USE
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT
CITY OF DAVENPORT

City Hall * Second floor
Phone: (563) 326-7765
Fax: (563) 328-6714
planning@ci.davenport.ia.us

Legal Description:

ADDRESS OF PROPERTY: 3723 Belle Ave EXISTING ZONING: R1
REQUESTED ZONING: PDD
TOTAL AREA: 1.94 ac

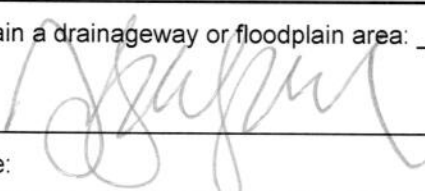
PETITIONER: Name: D6 Companies LLC
Address: 317 6th Ave, Suite 620, Des Moines, IA 50323
Phone: 515-864-6970 FAX: _____
Mobile Phone: _____ Email: darrens@d6companies.com
Interest in land: _____ title holder X other **
** if petitioner is other than title holder, documentation will be required to show control of property – accepted offer to purchase, offer, option, etc.

TITLE HOLDER: Name: Deborah Grether
Address: 1512 Pershing Ave, Lansing, MI 48910
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

CONTACT PERSON: Name: Darren Schlapkohl
Address: 317 6th Ave, Suite 620, Des Moines, IA 50323
Phone: 515-864-6970 FAX: _____
Mobile Phone: _____ Email: darrens@d6companies.com

EXPLANATION OF REZONING (for Public Hearing Notice) _____
Revised zoning to allow for planned commercial developmnt (senior housing).

Does the property contain a drainageway or floodplain area: ____ Yes X No

Signature of Petitioner:  Date: 2/17/16

Rezoning Fee Schedule:

Land Area	Fee
Less than 1 acre (< 1 acre)	\$400
One acre to less than ten acres (≥ acre < 10 acres)	\$750 plus \$25/acre *
Ten acres or more (≥ 10 acres)	\$1,000 plus \$25/acre*

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

**CITY OF DAVENPORT
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT
FINAL DEVELOPMENT PLAN APPLICATION / REFERENCE FILE**

PDD / C-3 / PUD / TND / M-3 (circle appropriate designation)

Location: 3723 Belle Avenue, Davenport, Iowa Parcel N1810-06

PETITIONER: Name: D6 Companies LLC
Address: 317 6th Ave, Suite 620, Des Moines, IA 50309
Phone: 515-864-6970 FAX: _____
Mobile Phone: _____ Email: darrens@d6companies.com
Interest in land: _____ title holder ☒ other **

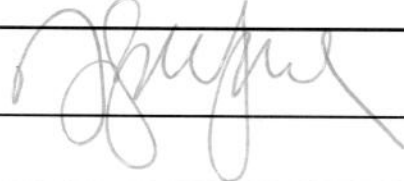
** if petitioner is other than title holder (i.e., lessee), documentation will be required to show prior approval for final development plans by owner.

TITLE HOLDER: Name: Deborah P Grether
Address: 1512 Pershing Ave, Lansing, MI 48910
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

CONTACT PERSON: Name: Darren Schlapkohl
Address: 317 6th Ave, Suite 620, Des Moines, IA 50309
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

EXPLANATION OF FINAL DEVELOPMENT PLAN PROPOSAL

Development of a new 36 unit senior housing facility.

Signature of Petitioner:  Date: 2/17/16

Processing Fee	Fee
Less than one acre (< 1 acre)	\$500
One acre or more (≥ 1 acre)	\$1,000



Honorable Mayor and City Council
City Hall
Davenport, Iowa 52801-1308

Darren Schlapkohl
President
317 6th Street
Suite 620
Des Moines, IA 50309
515-864-6970
darrens@d6companies.com
www.d6companies.com

RE: The Colonial on Belle

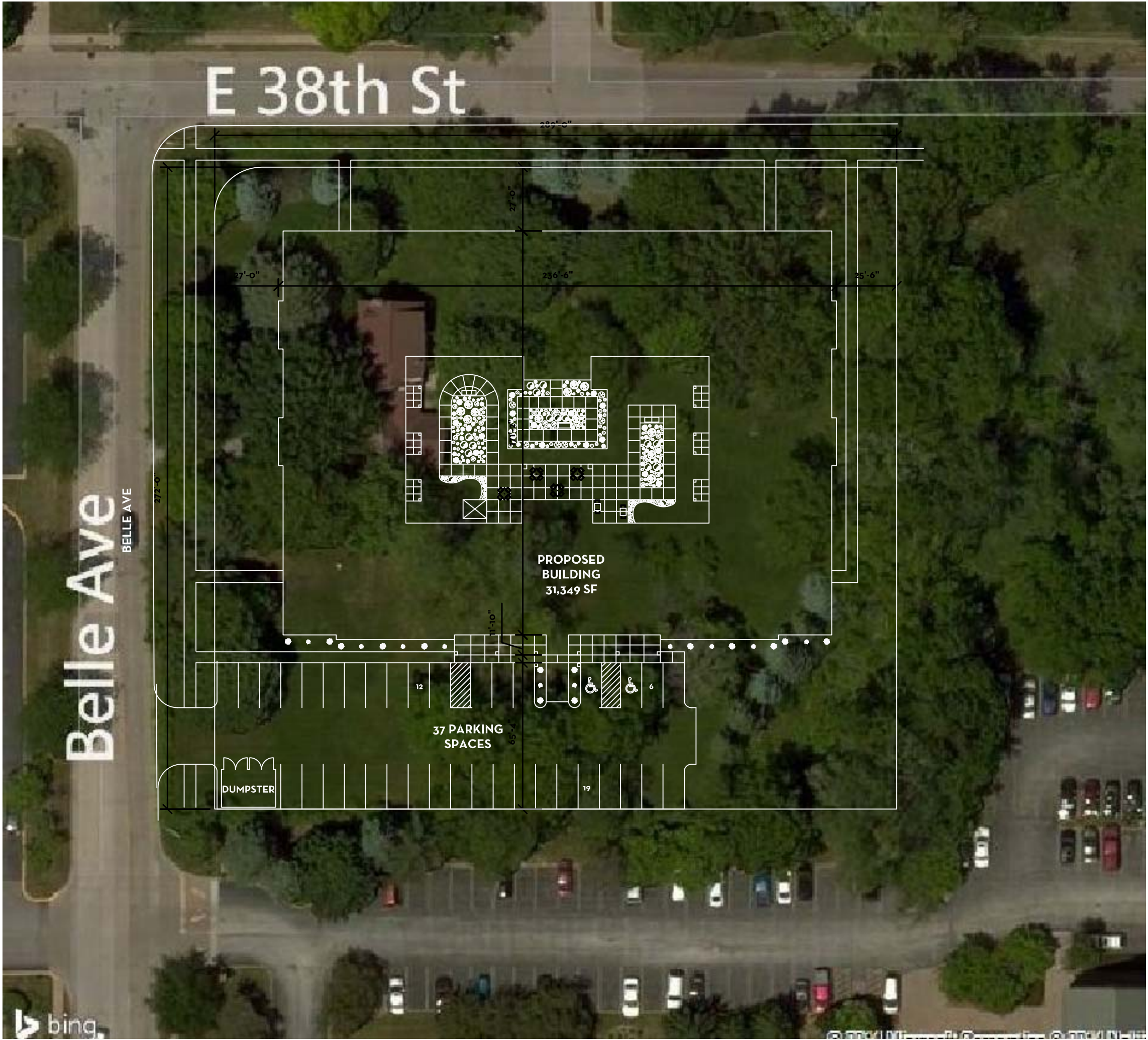
Honorable Mayor and City Council,

The undersigned, hereby petitions your honorable body to amend the Zoning Ordinance of 1981 of the City of Davenport, Iowa by changing the zoning classification from R1 to PDD for the following legally described real property: 3723 Belle Avenue, Davenport, IA; Parcel N1810-06.

Respectfully,

A handwritten signature in black ink, appearing to read 'Darren Schlapkohl'.

Darren Schlapkohl
President
D6 Companies LLC



E 38th St

Belle Ave

BELLE AVE

PROPOSED
BUILDING
31,349 SF

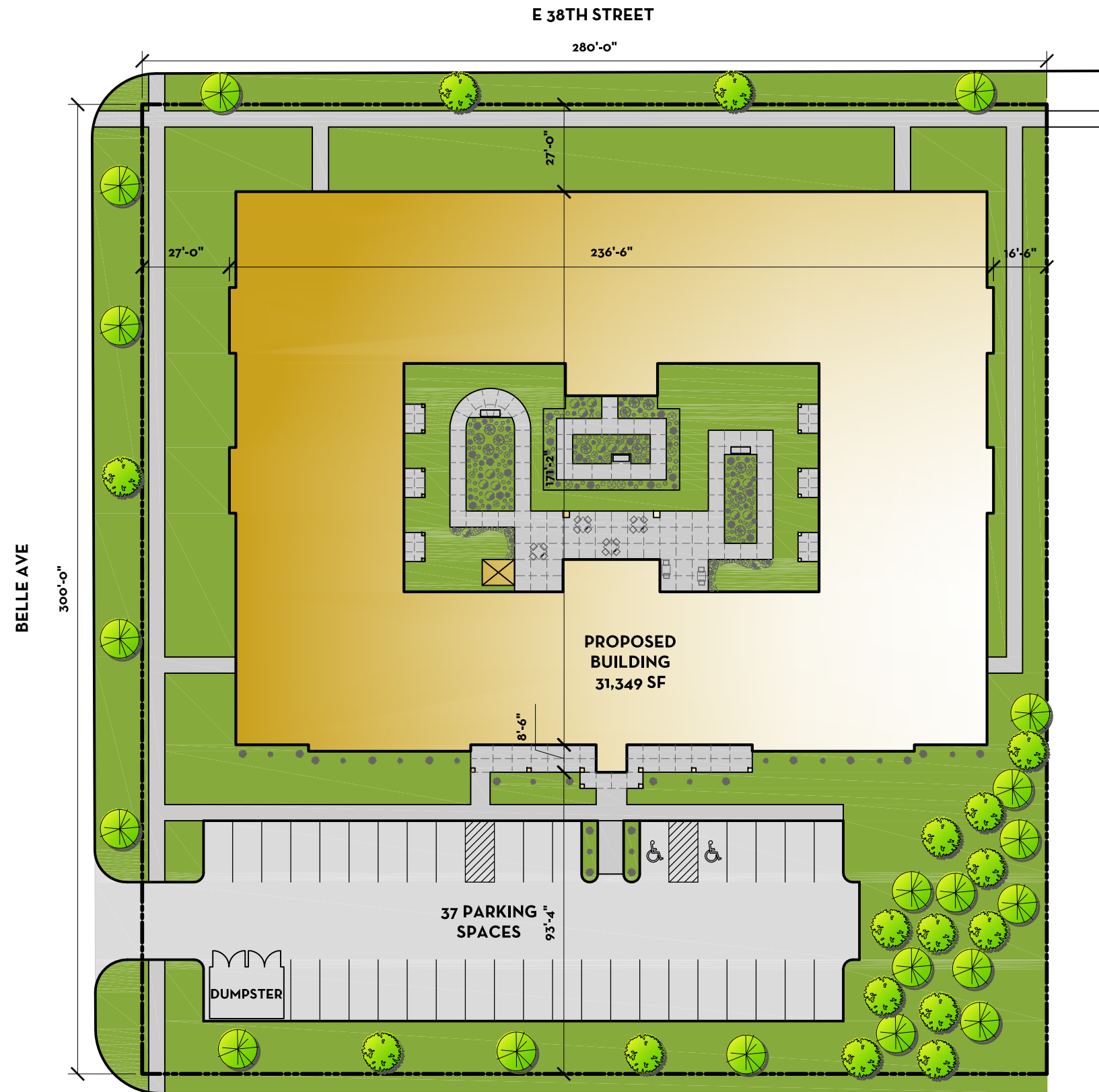
37 PARKING
SPACES

DUMPSTER

12

19

6



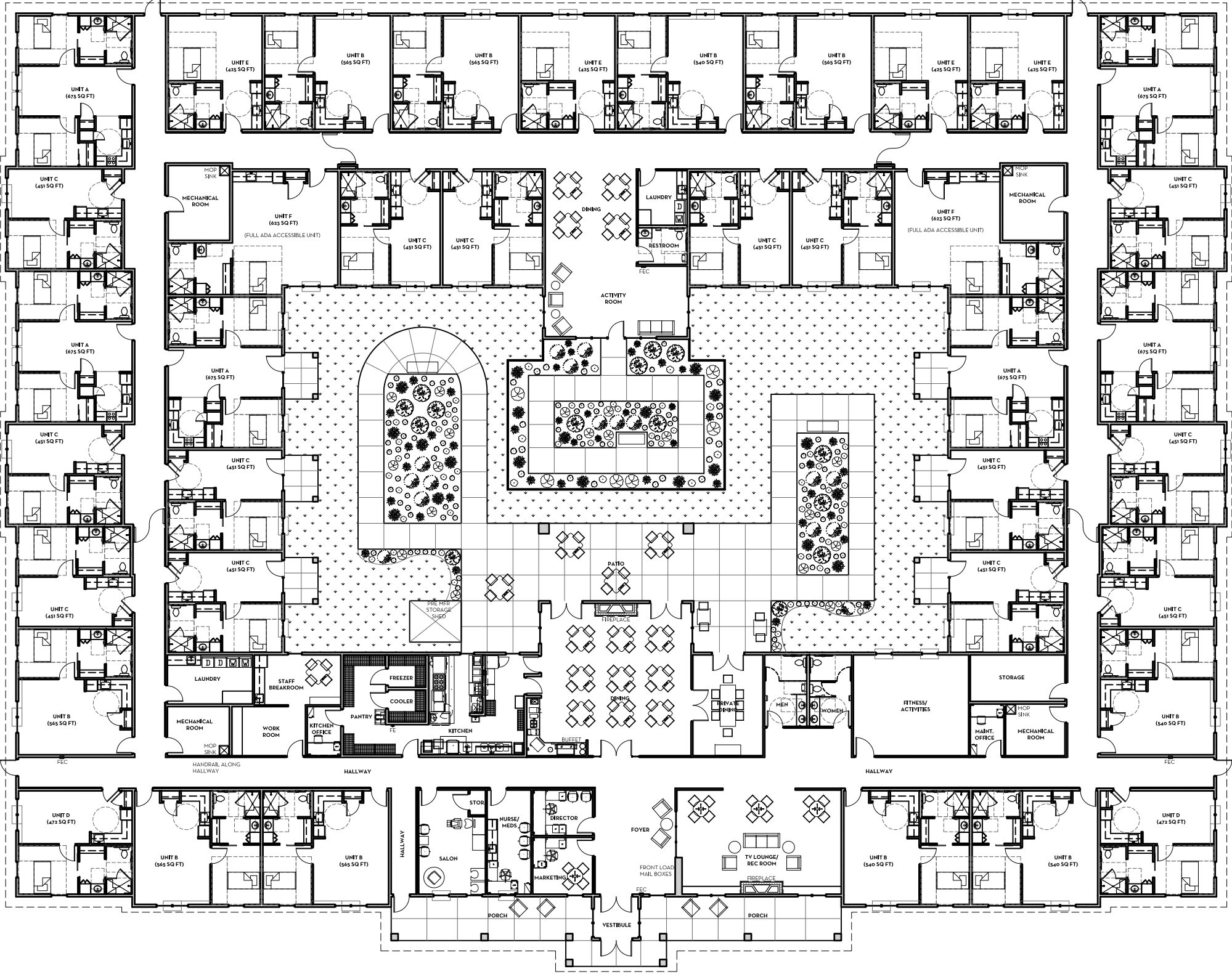
SITE PLAN

SCALE: 1" = 40'-0"



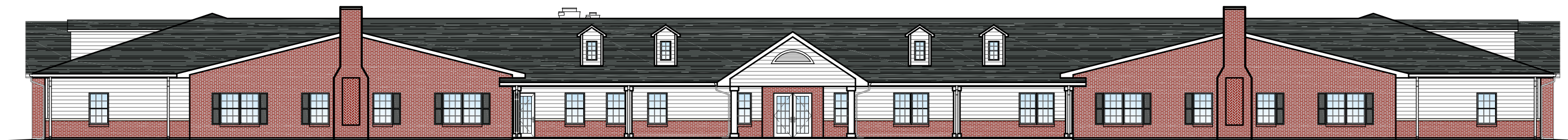
RENDERING

SCALE: NTS



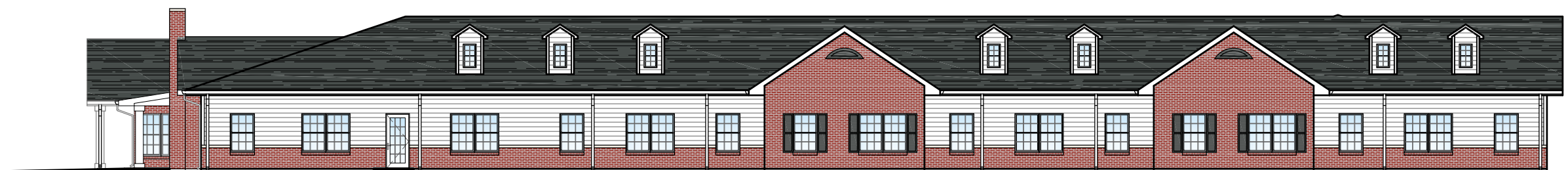
MAIN LEVEL FLOOR PLAN

SCALE: NOT TO SCALE



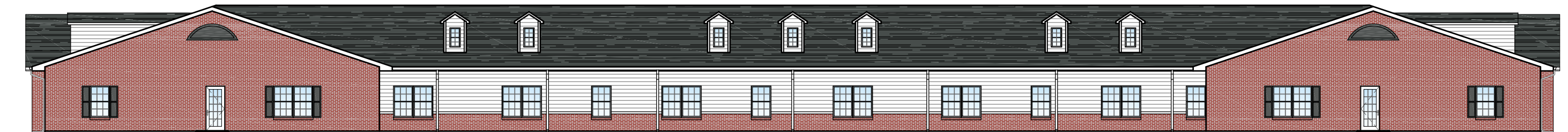
FRONT ELEVATION

SCALE: NOT TO SCALE

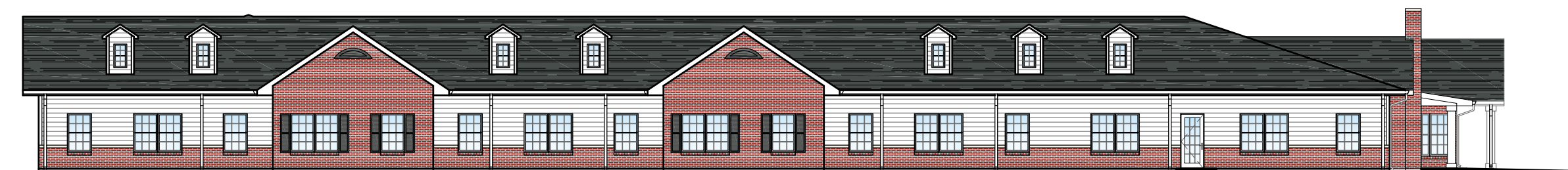


SIDE ELEVATION

SCALE: NOT TO SCALE



REAR ELEVATION
SCALE: NOT TO SCALE



SIDE ELEVATION
SCALE: NOT TO SCALE

PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – MARCH 15, 2016 5:00 P.M.
COUNCIL CHAMBERS - CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Case No. REZ16-03: Request of D6 Companies LLC for the rezoning of 1.94 acres, more or less, of real property at 3723 Belle Avenue located at the southeast corner of Belle Avenue and 38th Street. Property is to be rezoned from "R-1" Low Density Dwelling District to "PDD" Planned Development District so as to facilitate senior housing residential development.

The City Plan and Zoning Commission will conduct a public hearing concerning this matter at **5:00 p.m., Tuesday March 15, 2016** in the **Council Chambers of Davenport City Hall at 226 West 4th Street**, Davenport, Iowa.

This public hearing is the first step in the review/approval process. The City Plan and Zoning Commission will consider (vote on a recommendation) the petition at its regular meeting on Tuesday April 5, 2016. The Commission's report and recommendation will then be forwarded to the City Council. The City Council will then hold its own public hearing, as required by state law. You should also receive a notice of the City Council's public hearing. For the ordinance to be approved, it must be read/considered at three (3) separate City Council meetings. For the specific dates and times of subsequent meetings, please call the phone number below.

It is your privilege to submit written comments on this petition or to attend the public hearing to express your views, or both. All protests within the 200 foot notice area or the area being considered must be made in writing to be valid. Any written comments to be reported at the Commission's public hearing should be received in the office of Community Planning, City Hall, not later than 12:00 noon, on the day of the public hearing, though protests may be received up through the City Council's public hearing.

Office of Community Planning
Department of Community Planning & Economic Development
Phone: (563) 326-7765 Email: Planning@ci.davenport.ia.us

(detach here)

The undersigned – **opposes / does not oppose (circle one)** the petition of D6 Companies LLC **REZ16-03**

Comments: _____

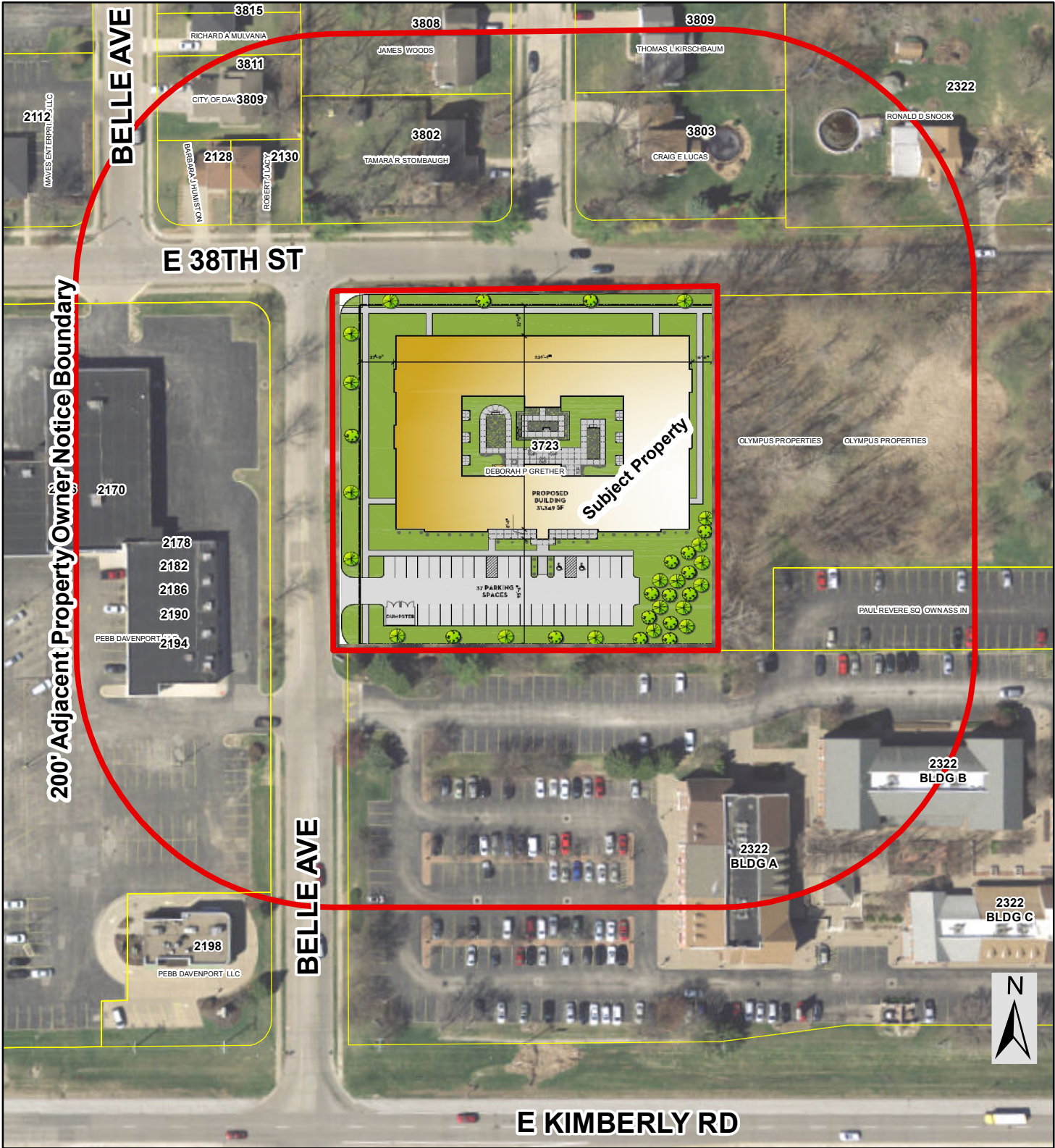
Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801

NAME _____
ADDRESS _____
DATE _____

(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

Plan & Zoning Commission: Adjacent Property Owner Notice Area



PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – MARCH 15, 2016 5:00 P.M.
COUNCIL CHAMBERS - CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Case No. REZ16-03: Request of D6 Companies LLC for the rezoning of 1.94 acres, more or less, of real property at 3723 Belle Avenue located at the southeast corner of Belle Avenue and 38th Street. Property is to be rezoned from "R-1" Low Density Dwelling District to "PDD" Planned Development District so as to facilitate senior housing residential development.

The City Plan and Zoning Commission will conduct a public hearing concerning this matter at **5:00 p.m., Tuesday March 15, 2016** in the **Council Chambers of Davenport City Hall at 226 West 4th Street**, Davenport, Iowa.

This public hearing is the first step in the review/approval process. The City Plan and Zoning Commission will consider (vote on a recommendation) the petition at its regular meeting on Tuesday April 5, 2016. The Commission's report and recommendation will then be forwarded to the City Council. The City Council will then hold its own public hearing, as required by state law. You should also receive a notice of the City Council's public hearing. For the ordinance to be approved, it must be read/considered at three (3) separate City Council meetings. For the specific dates and times of subsequent meetings, please call the phone number below.

It is your privilege to submit written comments on this petition or to attend the public hearing to express your views, or both. All protests within the 200 foot notice area or the area being considered must be made in writing to be valid. Any written comments to be reported at the Commission's public hearing should be received in the office of Community Planning, City Hall, not later than 12:00 noon, on the day of the public hearing, though protests may be received up through the City Council's public hearing.

Office of Community Planning
Department of Community Planning & Economic Development
Phone: (563) 326-7765 Email: Planning@ci.davenport.ia.us

(detach here)

The undersigned – **opposes / does not oppose (circle one)** the petition of D6 Companies LLC **REZ16-03**

Comments: _____

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801

NAME _____
ADDRESS _____
DATE _____

(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

3723 Belle Ave - Adjacent Owner Notice List

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner:	3723 BELLE AV	D6 COMPANIES LLC	317 6TH AVE STE 620	DES MOINES IA 50323
Ward/Ald:	6TH Ward	ALDERMAN JUSTIN		14 Notices Sent
N1810-04	2322 E 38TH ST	RONALD D & LISA A SNOOK	2322 E 38TH ST	DAVENPORT IA 52807
N1810-07D	3700 JERSEY RIDGE RD	OLYMPUS PROPERTIES	2329 E 46TH ST	DAVENPORT IA 52807
N1810-07E	2322 E KIMBERLY RD	PAUL REVERE SQ OWN ASSOC	2322 E KIMBERLY RD SUITE 110 WEST	DAVENPORT IA 52807
N1810-08B	2100 E KIMBERLY RD	PEBB DAVENPORT LLC	7900 GLADES RD STE 600	BOCA RATON FL 33496
N1810-08C	2198 E KIMBERLY RD	PEBB DAVENPORT LLC	7900 GLADES RD STE 600	BOCA RATON FL 33496
N1810-11	2112 E 38TH ST	MAVES ENTERPRISES LLC	2112 E 38TH ST	DAVENPORT IA 52807
N1810-23B	3815 BELLE AV	RICHARD A & DEBRA L MULVANIA	24974 189TH ST	BETTENDORF IA 52722
N1810-24	3809 BELLE AV	CITY OF DAVENPORT - HOUSING	226 W 4TH ST	DAVENPORT IA 52801
N1810-25A	2128 E 38TH ST	BARBARA J HUMISTON	2128 E 38TH ST	DAVENPORT IA 52807
N1810-25B	2130 E 38TH ST	ROBERT J LACY	11129 W KAUL AV	MILWAUKEE WI 53225
N1810-27	3802 WINDSOR PINES CT	TAMARA R STOMBAUGH	3802 WINDSOR PINES CT	DAVENPORT IA 52807
N1810-28	3808 WINDSOR PINES CT	JAMES & CATHERINE WOODS	3808 WINDSOR PINES CT	DAVENPORT IA 52808
N1810-36	3809 WINDSOR PINES CT	THOMAS L & KIMBERLY A KIRSCHBAUM	3809 WINDSOR PINES CT	DAVENPORT IA 52807
N1810-37	3803 WINDSOR PINES CT	CRAIG E & MARY J LUCAS	3803 WINDSOR PINES CT	DAVENPORT IA 52807

City of Davenport

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

Action / Date
CD4/6/2016

Subject:

Second Consideration: Ordinance for Case No. REZ16-02 being the petition of the Greater Davenport Redevelopment Corporation for the rezoning of 63.90 acres, more or less, of recently annexed property located south of Slopertown Road and east of Hillandale Road from A-1 Agriculture District to M-1 Light Industrial District [Ward 8]

Recommendation:

Findings:

1. Will allow development of the site into a new production facility for Kraft Heinz Company.
2. The rezoning is consistent with the Comprehensive Plan provided the proposed amendment is approved.
3. Will support the local economy by retaining jobs and adding to property tax base.

Recommendation: At its March 15, 2016 meeting, the Plan and Zoning Commission unanimously recommended approval of the proposed rezoning with the following condition:

1. That the Proposed 2025 Land Use Map of the City be amended to designate this property for industrial development and areas to the west as future development as depicted on the attached map.

Relationship to Goals:

How can Davenport be more welcoming to investment?

Background:

This property is slated for development of the new Kraft Heinz food production facility. The annexation of this property was approved by the State of Iowa City Development Board on January 13, 2016 and became effective on February 13, 2016.

Newly annexed property in Iowa is automatically zoned A-1 Agriculture. Rezoning this property will allow the development of the new facility to proceed.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance REZ16-02
▣ Backup Material	P&Z Staff Report plus attachments
▣ Backup Material	P&Z Letter

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	4/11/2016 - 12:23 PM

ORDINANCE NO.

ORDINANCE for Case No. REZ16-02 being the petition of the Greater Davenport Redevelopment Corporation for the rezoning of 63.90 acres, more or less, of recently annexed property located south of Slopertown Road and east of Hillandale Road from A-1 Agriculture District to M-1 Light Industrial District [8th Ward]

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned. The property has the following legal description:

Part of the Southeast Quarter of Section 28, Township 79 North, Range 3 East of the 5th Principal Meridian, more particularly described as follows; Commencing at the Southeast corner of the Southeast Quarter of said Section 28, thence, along the South line of the Southeast Quarter, South 88 degrees 35 minutes 35 seconds West, a distance of 390.03 feet to the Point of Beginning; thence, continuing along said South line, South 88 degrees 35 minutes 35 seconds West, a distance of 935.30 feet to the West line of the Southeast Quarter of said Southeast Quarter; thence, along said West line, North 02 degrees 50 minutes 17 seconds West, a distance of 1323.87 feet to the Northwest corner of said quarter-quarter section; thence, North 02 degrees 00 minutes 32 seconds West, along the West line of the Northeast Quarter of said Southeast Quarter, a distance of 1333.98 feet; thence, South 80 degrees 32 minutes 48 seconds East, along a line which is 283.00 feet southerly of and parallel with the centerline of West Slopertown Road, a distance of 1294.02 feet to the west line of Parcel 932839004; thence, along said west Parcel line, South 02 degrees 09 minutes 24 seconds East, a distance of 1083.95 feet to the north line of Parcel 932855004; thence, South 88 degrees 46 minutes 56 seconds West, along said north line a distance of 320.07 feet to the west line of said Parcel; thence, South 02 degrees 09 minutes 27 seconds East, a distance of 1331.00

feet (record distance), to the South line of said Southeast Quarter and the Point of Beginning. The above described Tract contains 63.90 acres, more or less.

The City Plan and Zoning Commission accepted the findings and forwards Case No. REZ16-02 to the City Council for approval subject to the following conditions:

1. That the Proposed 2025 Land Use Map of the City be amended to designate this property for industrial development and areas to the west as future development as depicted on the attached map.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch

Mayor

Attest: _____

Jackie Holecek, CMC

Deputy City Clerk

Published in the Quad City Times on _____



PLAN AND ZONING COMMISSION

Meeting Date: March 15, 2016
Request: Rezoning of 63.90 acres, more or less, of recently annexed property located south of Slopertown Road and east of Hillandale Road from A-1 Agriculture District to M-1 Light Industrial District
Case No.: REZ16-02
Applicant: Greater Davenport Redevelopment Corporation
Contact: Matthew G. Flynn, AICP
Senior Planning Manager
mflynn@ci.davenport.ia.us
563-326-7743

Recommendation:

Staff recommends the Plan and Zoning Commission accepts the listed findings and forward Case No. REZ16-02 to the City Council for approval, conditioned upon the Comprehensive Plan of the City be amended as described in Case No. CP16-02.

Introduction:

This property is slated for development of the new Kraft Heinz food production facility. The annexation of this property was approved by the State of Iowa City Development Board on January 13, 2016 and became effective on February 13, 2016.

Proposed Rezoning - Proposed Land Use Map



Proposed Rezoning - Zoning Map



Background:

Comprehensive Plan: This property is actually located immediately outside the Urban Service Boundary and lacks any future land use designation. Consideration of the requested rezoning should take this into account and amendments to Davenport 2025 should be included with any affirmative recommendation.

Upon preliminary review, staff believes that an amendment to the Comprehensive Plan will be necessary to support the proposed rezoning. This property as well as adjacent properties should be added to the Urban Service Area and designated I-Industrial. Additional land to the west should be added as "F-Future Development" in anticipation of medium to long-term expansion in this area. (See attachment). See the Staff report of r CP16-02 for additional information.

County Zoning: There is approximately 7.45 acres to be conveyed to Kraft Heinz but cannot be annexed at this time. To do so would create an island of unincorporated territory, which is not permitted under State of Iowa Annexation laws. This land is currently under consideration by Scott County to be rezoned to industrial. It is expected that this land will be annexed into the City of Davenport in the near future.

Technical Review:

This project will require the extension of sewer, water and new roads. No concerns about the ability to provide urban services by any of the providers has been expressed.

This important, high profile project already well into the design phase and all City Departments and outside agencies involved in the planning.

Public Input:

A public meeting was held on Tuesday, February 23. One person attended and one person was late. Staff reached out to this individual to see if he had any concerns or questions. Both parties were in favor of the proposed rezoning.

Discussion:

This property, upon annexation, was zoned A-1 Agriculture. Zoning to M-1, Light Industrial will be necessary. This property is owned by the Greater Davenport Redevelopment Corporation and has been held for the purpose of attracting industrial development to the site.

Staff's biggest concern about this proposal is that it lies outside the Urban Service Boundary of the City. With support of the proposed Comprehensive Plan Amendment in the companion case CP16-02; staff supports the proposed rezoning.

Staff Recommendation:

Findings:

Recommendation: Staff recommends the Plan and Zoning Commission accepts the listed findings and forward Case No. REZ16-02 to the City Council for approval, with the following condition:

Condition:

1. That the Proposed 2025 Land Use Map of the City be amended as described in Case No. CP16-02.

REZONING REQUEST NO. _____
OFFICE OF PLANNING AND LAND USE
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT
CITY OF DAVENPORT

City Hall * Second floor
Phone: (563) 326-7765
Fax: (563) 328-6714
planning@ci.davenport.ia.us

Legal Description: See attached Exhibit A.

ADDRESS OF PROPERTY: vacant land currently known as Parcel 932855003 & part of Parcel 932839003

EXISTING ZONING: A-1 agricultural

REQUESTED ZONING: M-1 light industry

TOTAL AREA: 63.90 acres

PETITIONER: Name: Greater Davenport Redevelopment Corporation
Address: 331 W. 3rd Street, Suite 106, Davenport, IA 52801
Phone: (563) 884-7559 FAX: N/A
Mobile Phone: (563) 940-0978 Email: twilkinson@gotodavenport.com
Interest in land: X title holder other **
** if petitioner is other than title holder, documentation will be required to show control of property – accepted offer to purchase, offer, option, etc.

TITLE HOLDER: Name: Greater Davenport Redevelopment Corporation
Address: 331 W. 3rd Street, Suite 106, Davenport, IA 52801
Phone: (563) 884-7559 FAX: N/A
Mobile Phone: (563) 940-0978 Email: twilkinson@gotodavenport.com

CONTACT PERSON: Name: Joseph C. Judge, Attorney for Petitioner
Address: 220 N. Main Street, Suite 600, Davenport, IA 52801
Phone: (563) 333-6660 FAX: (563) 324-1616
Mobile Phone: (563) 343-6113 Email: JJudge@L-WLaw.com

EXPLANATION OF REZONING (for Public Hearing Notice) We are requesting rezoning to allow
for Kraft/Heinz to build and operate a manufacturing facility on the property.

Does the property contain a drainageway or floodplain area: Yes X No

Signature of Petitioner:  Date: Feb. 1, 2016

Rezoning Fee Schedule:

Land Area	Fee
Less than 1 acre (< 1 acre)	\$400
One acre to less than ten acres ($\geq$ acre < 10 acres)	\$750 plus \$25/acre *
Ten acres or more (≥ 10 acres)	\$1,000 plus \$25/acre*

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

Honorable Mayor and City Council
City Hall
Davenport, Iowa 52801-1308

Honorable Mayor and City Council:

The undersigned, hereby petitions your honorable body to amend the Zoning Ordinance of 1981 of the City of Davenport, Iowa by changing the zoning classification

from A-1 Agricultural

to M-1 Light Industry

for the following legally described real property:

Respectfully submitted,

Greater Davenport Redevelopment Corporation

By


Timothy M. Wilkinson, Executive Director

Date:

Feb 1 2016

REZONING PROCEDURE

1. Prior to submission of rezoning request, the petitioner shall meet with Planning & Land Use staff to discuss the rezoning request, potential options and the rezoning process, including neighborhood meeting.
2. City Submit Petition including proposed zone, legal description and owner's/petitioner's signature(s); file reference form and filing fee – see schedule below. If petitioner does not hold title to the property, also submit accepted offer or contract to purchase. Submission of a proposed site plan for development is highly recommended as an aid in reviewing the proposed rezoning. Pick up notification signs (\$10.00 per sign).
3. After submitting the petition and before the public hearing the petitioner will hold a neighborhood meeting as per the attached meeting guidelines.
4. Petitioner posts notification signs on property as per instructions. Petition is processed at staff level; notification plat is drafted, site is inspected, and background report is written.
5. Item is previewed by the Commission and materials sent for review by the Technical Review Committee.
6. Public Hearing is held before the Davenport City Plan and Zoning Commission.
7. Staff report is presented to the City Plan and Zoning Commission, discussion and recommendation follows.
8. Commission report is forwarded to the City Council.
9. Public Hearing before the Committee of the Whole (COW) is held.
10. Three Readings are required for an Ordinance Amendment. One reading at each Council Meeting.
11. Publication of Ordinance. (Generally publication occurs prior to the next City Council meeting.)

Please refer to Development Calendar for the above meeting dates.

Rezoning Fee Schedule:

Land Area		Fee
Less than 1 acre	(< 1 acre)	\$400
One acre to less than ten acres	(≥ acre < 10 acres)	\$750 plus \$25/acre *
Ten acres or more	(≥ 10 acres)	\$1,000 plus \$25/acre*

* plus \$5.00 per sign; 1 to 3 signs required depending upon the size of the subject property

Proposed Rezoning



February 12, 2016

Subject: Public Meeting Notice

Dear Neighbors:

The GDRC has petitioned the City of Davenport to rezone 63.90 acres of property slated for construction of the new Kraft-Heinz food production facility from A-1 Agriculture to M-1 Light Manufacturing. You are being notified because you own property within 200 feet of the subject area.

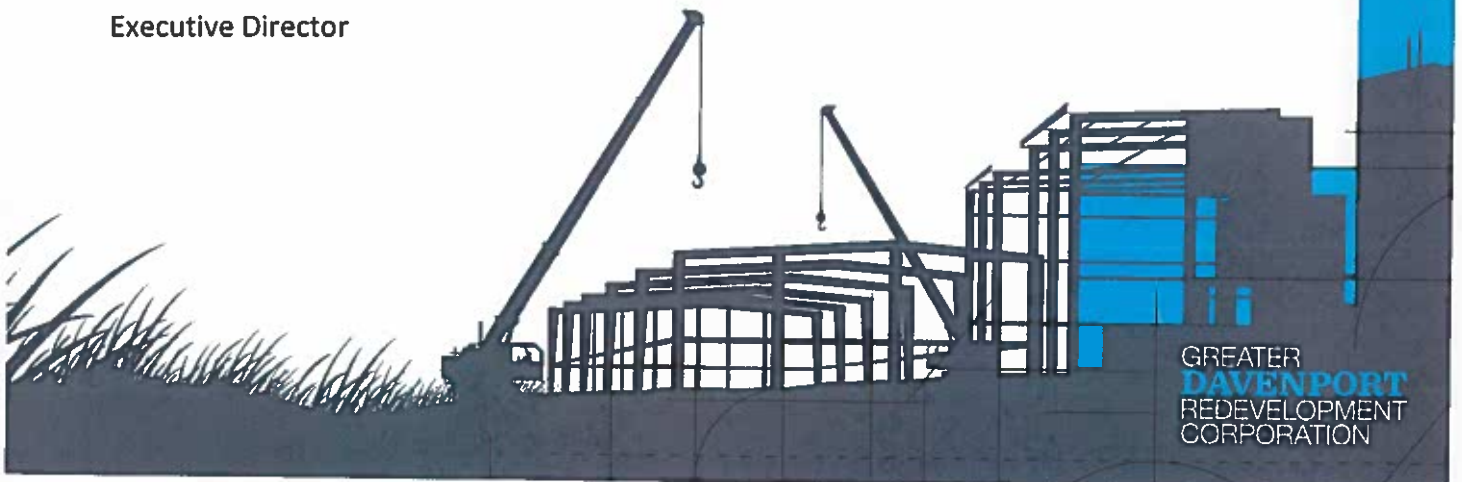
A public meeting has been scheduled in advance of the public hearing before the City of Davenport Plan and Zoning Commission on Tuesday February 23, 2016 at 5:30 pm in Room 221 of the Blong Technology Center, 8500 Hillandale Road, Davenport, IA. Representatives of the City and I will be there to provide you an update of the process and answer your questions.

You will be notified by the City of upcoming public hearings within the next few days. We hope you can join us on the 23rd. If you have any questions, you may call me at 563-884-7559 or Matt Flynn of the City of Davenport at 563-326-7743.

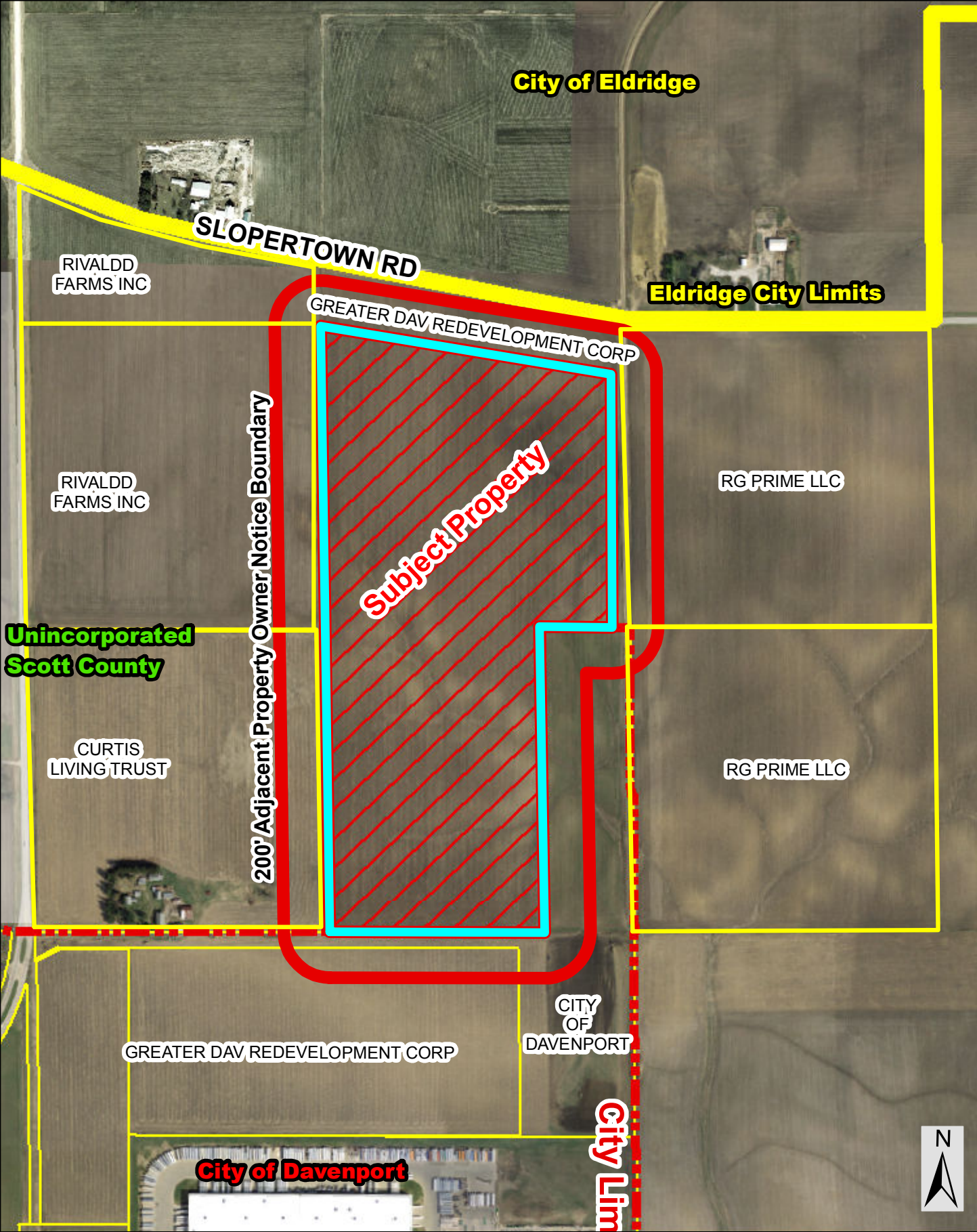
Sincerely,



Tim Wilkinson
Executive Director



City Plan and Zoning Commission: Adjacent Property Owner Notice Area



NOTICE
PUBLIC HEARING
TUESDAY – MARCH 1, 2016 - 5:00 P.M.
DAVENPORT CITY PLAN AND ZONING COMMISSION
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA

There is on file in the office of Community Planning, on behalf of the City Plan and Zoning Commission, the following petition:

Case No. REZ16-02: Request of the Greater Davenport Redevelopment Corporation to rezone approximately 63.90 acres, more or less, of property located south of Slopertown Road and East of Hillandale Road from A-1 Agriculture to M-1 Light Industrial District for a proposed food production facility for Kraft Heinz Corporation.[Ward 8].

Part of the Southeast Quarter of Section 28, Township 79 North, Range 3 East of the 5th Principal Meridian, more particularly described as follows; Commencing at the Southeast corner of the Southeast Quarter of said Section 28, thence, along the South line of the Southeast Quarter, South 88 degrees 35 minutes 35 seconds West, a distance of 390.03 feet to the Point of Beginning; thence, continuing along said South line, South 88 degrees 35 minutes 35 seconds West, a distance of 935.30 feet to the West line of the Southeast Quarter of said Southeast Quarter; thence, along said West line, North 02 degrees 50 minutes 17 seconds West, a distance of 1323.87 feet to the Northwest corner of said quarter-quarter section; thence, North 02 degrees 00 minutes 32 seconds West, along the West line of the Northeast Quarter of said Southeast Quarter, a distance of 1333.98 feet; thence, South 80 degrees 32 minutes 48 seconds East, along a line which is 283.00 feet southerly of and parallel with the centerline of West Slopertown Road, a distance of 1294.02 feet to the west line of Parcel 932839004; thence, along said west Parcel line, South 02 degrees 09 minutes 24 seconds East, a distance of 1083.95 feet to the north line of Parcel 932855004; thence, South 88 degrees 46 minutes 56 seconds West, along said north line a distance of 320.07 feet to the west line of said Parcel; thence, South 02 degrees 09 minutes 27 seconds East, a distance of 1331.00 feet (record distance), to the South line of said Southeast Quarter and the Point of Beginning. The above described Tract contains 63.90 acres, more or less.

Public hearings on the above matters are scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, March 1, 2016 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s).

PO #1612387

Department of Community Planning & Economic Development
E-MAIL: planning@ci.davenport.ia.us PHONE: 563-326-7765



*Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com*

March 16, 2016

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of March 16, 2016, the City Plan and Zoning Commission considered Case No. REZ16-02 being the petition of the Greater Davenport Redevelopment Corporation for the rezoning of 63.90 acres, more or less, of recently annexed property located south of Slopertown Road and east of Hillandale Road from A-1 Agriculture District to M-1 Light Industrial District.

Findings:

1. Will allow development of the site into a new production facility for Kraft Heinz Company.
2. The rezoning is consistent with the Comprehensive Plan provided the proposed amendment is approved.
3. Will support the local economy by retaining jobs and adding to property tax base.

The Plan and Zoning Commission accepts the findings and forwards Case No. REZ15-06 to the City Council for approval on condition that the comprehensive plan be amended to reflect industrial land use on the property and future land use on property to the west.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Inghram', with a stylized flourish at the end.

Robert Inghram, Chairperson
City Plan and Zoning Commission

City of Davenport

Agenda Group:
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 3

Action / Date
3/2/2016

Subject:

First Consideration: Ordinance for Case No. REZ16-01: Request of SAINI, LLC for the rezoning of 6,750 square feet, more or less, of real property located at 1808 West 7th Street from R-4 Moderate Density Dwelling District to C-2 General Commercial District to facilitate redevelopment of the adjacent commercial use at 1802 West 7th Street. The proposed use when combined with 1802 W 7th Street is a convenience store. [Ward 3] (Continued from the March 9, 2016 Council Meeting)

NOTE: PLAN & ZONE COMMISSION RECOMMENDS DENIAL (REQUIRES EIGHT VOTES FOR PASSAGE, THREE FOURTHS VOTE IF ABSTENTION FOR CONFLICT OF INTEREST)

Recommendation:

Findings:

The proposed concept does not fit the Comprehensive Plan's RG designation.

An expansion of the zoning of adjacent property is not necessary for a viable use of the existing commercial property.

The intent of the rezoning is not compatible with the surrounding neighborhood.

As proposed the use does not fit on the property requiring other board(s) action for it to function.

Recommendation: As noted in the report, findings and exhibits, there are too many concerns raised by the rezoning and the proposed concept plan which is driving the rezoning request. The Commission recommends denial of the request

THE COMMISSION RECOMMENDS DENIAL (REQUIRES EIGHT VOTES FOR PASSAGE, THREE-FOURTHS VOTE IF ABSTENTION FOR CONFLICT OF INTEREST)

As of February 24th the protest rate was 13.4 percent.

Relationship to Goals:

Neighborhood Improvement

Background:

Update: The developer met with neighborhood representatives on March 29 to discuss the proposal. The developer submitted plans for a neighborhood market (no fuel islands) with the building centered on the lot proposed for rezoning, with most parking located on the existing C-2 lot. While a complete site plan review process will be necessary to be sure all physical requirements of the zoning ordinance are met, it appears that compliance will be possible.

This is an example of infill development that is in contradiction to the intent of comprehensive plan regarding neighborhood character and compatibility.

For further background information, please refer to the background materials.

ATTACHMENTS:

Type

Description

- ▣ Ordinance
- ▣ Backup Material
- ▣ Backup Material

Ordinance REZ16-01 Saini LLC
REZ16-01 Background
7th & Division Store preliminary drawing

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	4/13/2016 - 3:50 PM

ORDINANCE NO.

ORDINANCE for Case No. REZ16-01: Request of SAINI, LLC for the rezoning of 6,750 square feet, more or less, or real property located at 1808 West 7th Street from R-4 Moderate Density Dwelling District to C-2 General Commercial District to facilitate redevelopment of the adjacent commercial use at 1802 West 7th Street. The proposed use when combined with 1802 W 7th Street is a convenience store. [3rd Ward]

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned. The property has the following legal description:

Part of the Southwest Quarter of Section 27, Township 78 North, Range 03 East of the 5th P.M. being more particularly described as follows:

Lot 2 of Block 23 of Park Lawn Second Addition to the City of Davenport, Scott County, Iowa. Said tract contains 6,750 square feet, more or less.

The City Plan and Zoning Commission forwards Case No. REZ16-01 to the City Council with a recommendation for denial.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____



City of Davenport

226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7711 TDD: 563-326-6145
www.cityofdavenportiowa.com

February 17, 2016

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of February 16, 2016, the City Plan and Zoning Commission considered Case No. REZ16-01: Request of SAINI, LLC for the rezoning of 6,750 square feet, more or less, of real property located at 1808 West 7th Street from R-4 Moderate Density Dwelling District to C-2 General Commercial District to facilitate redevelopment of the adjacent commercial use at 1802 West 7th Street. The proposed use when combined with 1802 W 7th Street is a convenience store with gas pumps.

Findings:

- The proposed concept does not fit the Comprehensive Plan's RG designation.
- An expansion of the zoning of adjacent property is not necessary for a viable use of the existing commercial property.
- The intent of the rezoning is not compatible with the surrounding neighborhood.
- As proposed the use does not fit on the property requiring other board(s) action for it to function.

Recommendation:

As noted in the report, findings and exhibits there are too many concerns raised by the rezoning and the proposed concept plan which is driving the rezoning request. The Commission recommends denial of the request

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission



DENIED

Name:	Roll Call	FDP15-05 Geifman Food Stores Inc							
Connell	P	Y							
D'Autremont	EX								
Elgatian	P	Y							
Hepner	P	Y							
Inghram	P								
Kelling	P	Y							
Lammers	P	Y							
Maness	EX								
Martinez	EX								
Quinn	P	Y							
Tallman	P	Y							
		7-YES 0-NO 0-ABSTAIN							



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

Meeting Date: February 16, 2016
Request: Rezone 6,750 sq ft from R-4 to C-2
Address: 1808 West 7th Street
Case No.: REZ16-01
Applicant: Jesse Saini on behalf of Saini, LLC

Recommendation:

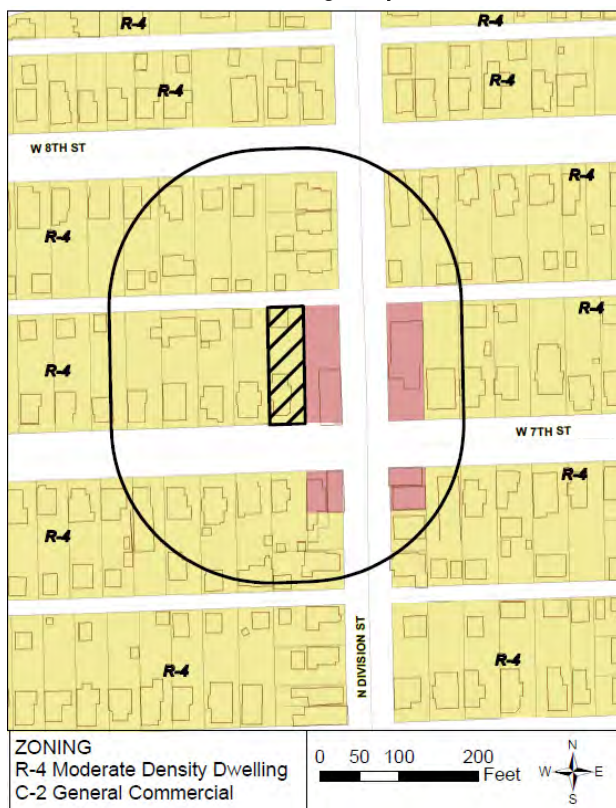
Staff recommends denial of the request for the reasons noted in the findings, report and analysis exhibit.

Introduction:

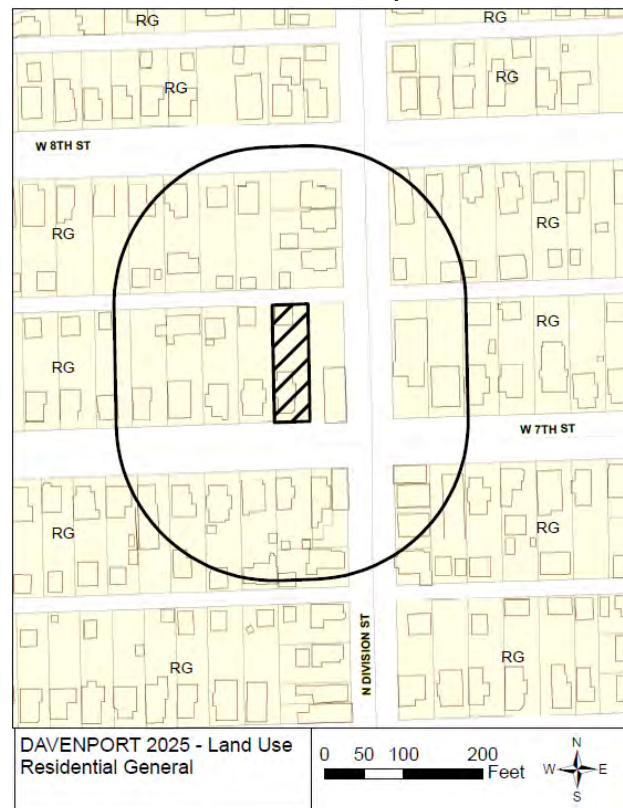
Petition of Jesse Saini on behalf of Saini, LLC to rezone 6, 750 square feet, more or less, of real property located at 1808 West 7th Street from R-4 Moderate Density Dwelling District to C-2 General Commercial District. The developer would combine 1808 with 1802 West 7th Street which is already zoned C-2 General Commercial District to develop of a convenience store with gas islands.

AREA CHARACTERISTICS:

Zoning Map



Land Use Map





Bing Map – View to north



1808 W 7th Street on left & 1802 West 7th Street on right

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2025: Yes

Proposed Land Use Designation: *Residential General (RG) designates mixed-use neighborhoods that are mostly residential but include, or are within walking distance (one-half mile) of scattered neighborhood commercial services...*

From the Comprehensive Plan:

Issues Related to Land Use-Compatibility of Adjacent Uses: In some instances, potential conflicts arise not from the expansion of the community, but rather the decline. The street pattern has evolved from two lanes to four lane arterials (such as Locust St.) where there has been an acceptance of commercial development being mixed with residential. This acceptance of must be tempered against the desire of the adjacent residential area to remain viable.

Relevant Goals to be considered in this Case:

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

Create a positive business climate that encourages growth of existing and new businesses – *Retain existing and attract new businesses.*

Zoning:

The property is currently zoned “R-4” Moderate Density Dwelling District (*See zoning map under Area Characteristics*).

Technical Review:

Streets. The property is located along West 7th Street with an alley to the rear (north). The alley accesses Division Street just to the east. The subject property is to be combined with that to the east which has an existing drive access to Division Street. The City's Traffic Engineer has indicated that only one driveway will be allowed on 7th Street and one driveway on Division Street from the two combined lots. The driveways shall be as far as practical from the intersection of 7th and Division. All access points shall be approved by the City Traffic Engineer. (It appears they have followed these conditions on their sketch.)

Storm Water. Storm water collection currently exists for the property in Division Street along the north side of 7th Street and the north side of the alley to the rear. The concept plan proposes to eliminate any remaining green space. According to the Natural Resources division the site will have no stormwater requirements as they are under one acre and will not be adding over 10,000 square feet of hard surface (over the existing). They will be required to have a COESCO permit prior to starting any work.

Sanitary Sewer. Sanitary sewer service is located in West 7th Street (12-inch) and Division Street (18-inch).

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

Emergency Services. The property is located just under one (1) mile from Fire Station No. 6 at 1735 West Pleasant Street and 1-1/3 mile from Central Station at 331 Scott Street.

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

Public Input:

The neighborhood meeting was held Thursday January 28th, approximately ten people including developer and Ald. Boom were present. The development presented at this meeting has changed from what is shown in the packet. The building has grown from 3,200 square feet (64'x50') to 3,500 square feet (70'x50'). The number of gas pumps has been reduced, from four down to three, and are now aligned east to west toward the 7th Street side of the property. The parking has been eliminated along the east side and west side of the lot. Parking is only shown in the front of the building and at the gas pump locations.

Concerns raised by the residents related to traffic movement with 7th Street being primarily a residential with parking allowed on two sides, the increase in vehicle traffic (congestion) brought in by the gas sales (an auto oriented business), the location of entrances/exits for the site, the sales of liquor, the creation of an attractive nuisance or hang-out for groups of youth especially with the tunnel by Smart/Monroe schools, the hours of operation, and the proximity to another convenience store/gas station at 4th and Division and the concerns with that location.

History:

The intersection has been zoned a C-2 commercial designation since at least 1969. The C-2 zoning appears to have been put in place to accommodate the existing non-conforming uses at this intersection. According to the City Directory there have been commercial uses at the corner since at least 1919.

Discussion:

In this review staff will examine three issues:

- The intent of the zoning designation;
 - Should the commercial zoning be expanded;
 - Does the proposed use fit / is it compatible to the neighborhood.
-
- First is the intent of the zoning designation: *The zoning is not compatible with the neighborhood.*

As noted above, the C-2 designation appeared to be added in light of the nature of the then existing uses. The two primary existing uses, a wholesale/retail meat locker and garage door company fit the C-2 use list, so C-2 was the accepted designation.

The intent of the C-2 district is *"to provide for commercial activities of a more general retail and wholesale nature, and of service facilities serving a larger community trade, the size and location of such district shall be based upon relationship to the total community need and economy".*

The Residential General (RG) designates mixed-use neighborhoods that are mostly residential but include, or are within walking distance (one-half mile) of scattered neighborhood

commercial services... (taken from the Comprehensive Plan)

The intent of the C-2 designation and the Comp Plan's RG designation to not compatible, with the RG being neighborhood oriented and with C-2 being community wide in its impacts.

The intent of the "C-1" is more neighborhood oriented, with uses "serving primarily the convenience of the neighborhood, and the character, appearance and operation of which are compatible with the character of the surrounding area".

On its face it appears a C-1 zoning is more appropriate than the existing/proposed C-2 so the applicant could just withdraw the C-2 request and come back with a C-1 zoning. However, both the C-1 and C-2 do list gas stations and retail as allowable uses. We would be at the same conundrum as we are now. Staff must then look at the intent, is an auto oriented business (gas station) neighborhood oriented. Staff must say no. Given the location along an arterial street the proposed use is located to attract a clientele from the wider community.

- Second, is whether an expansion of the commercial zoning at this location makes sense at all: *The existing commercial property is viable standing alone, but a rezoning could be acceptable.*

Redevelopment without expansion: The property as it currently exists can yield nine (9) parking spaces. An additional two spaces could be added along the west side of the building utilizing a one-way drive aisle from the street to the alley.

Rehabilitation of the existing property could be undertaken. Possible rehabs could include a live/work unit where the business owner lives in the apartment above. Live/work examples include the studio of an artist or craft person as well as many professional office uses. These office or service uses, including a single practitioner or possibly a family run medical office, could even meet the parking requirements as the property exists.

The history of the property reveals a list of many former uses indicating that these are viable options. One key is upkeep/maintenance of the building. A properly maintained building is easier to sell or rent and has a positive influence on an area.

A question becomes what type of zoning (uses allowable) is compatible with a neighborhood. One could say a C-O office-shop zoning fits a neighborhood. One would think an office use is compatible with a neighborhood, but may serve a larger area (community?) than just a neighborhood, insurance, accountant (tax), doctor, etc. As noted above it is perhaps a matter of scale, two doctors or dentists do not create as much traffic as a clinic with five or six practitioners or a tax office with four accounts may be less acceptable than one person office across the street.

Redevelopment with rezoning: It is a matter of scale. Development of a new building would likely require additional area. As new development, it will need to meet current setbacks and site plan requirements. The building would need to be setback at least ten (10) feet from the side and alley property lines. Parking and drive lanes would also need to meet this requirement on all sides though the setback for parking it can be reduced down to five (5) feet.

A lot of 13,500 square feet could accommodate and a 2,800 square foot general office building with eleven (11) parking spaces; meeting setback requirements. This would allow a small medical office with two (2) practitioners. Smaller buildings of more intense parking requirements could also fit though parking spaces require a lot of surface area. An example of general retail building size and parking requirements: 2,000 square foot building requires 20 parking spaces which requires 5100 square feet of surface area. A 2,000 square foot building is approximately 35 feet by 57 feet. This would fit on the two properties combined.

- Third, does the current proposal fit the property and neighborhood: *The proposed plan does not fit the property nor the neighborhood.*

The development proposed by the petitioner does not fit the property nor is it compatible with the neighborhood for the following reasons (please see the analysis in Exhibit A for details):

- *The plan does not allow for adequate parking or vehicle movement.*
- *Proposed access points result in congestion on the site and possibly the surrounding streets.*
- *The proposed plan does not meet site plan buffer requirements and cannot be adequately screened given its size.*
- *A rezoning contingent on waivers of several other zoning requirements means the proposal is not compatible to the site.*

Accessible convenience items:

There is considerable overlap of the proposed site's and the one-half mile radius (maximum easy walking distance) service area with other convenience or grocery store service areas. Note that the gas station-convenience store at 4th and Division Streets is only 3-blocks away. The auto oriented nature of the proposed business (gasoline sales) removes the request being a neighborhood convenience and becomes a community facility. Pedestrian traffic may find it difficult to walk onto and off the site given the tight maneuvering spaces for vehicles.

Staff Recommendation:

Findings:

- The proposed concept does not fit the Comprehensive Plan's RG designation.
- An expansion of the zoning of adjacent property is not necessary for a viable use of the existing commercial property.
- The intent of the rezoning is not compatible with the surrounding neighborhood.
- As proposed the use does not fit on the property requiring other board(s) action for it to function.

Recommendation:

As noted in the above report, findings and exhibits there are too many concerns raised by the rezoning and the proposed concept plan which is driving the rezoning request. Staff recommends denial of the request.

Prepared by:

Wayne Wille, CFM, Planner II
Community Planning Division

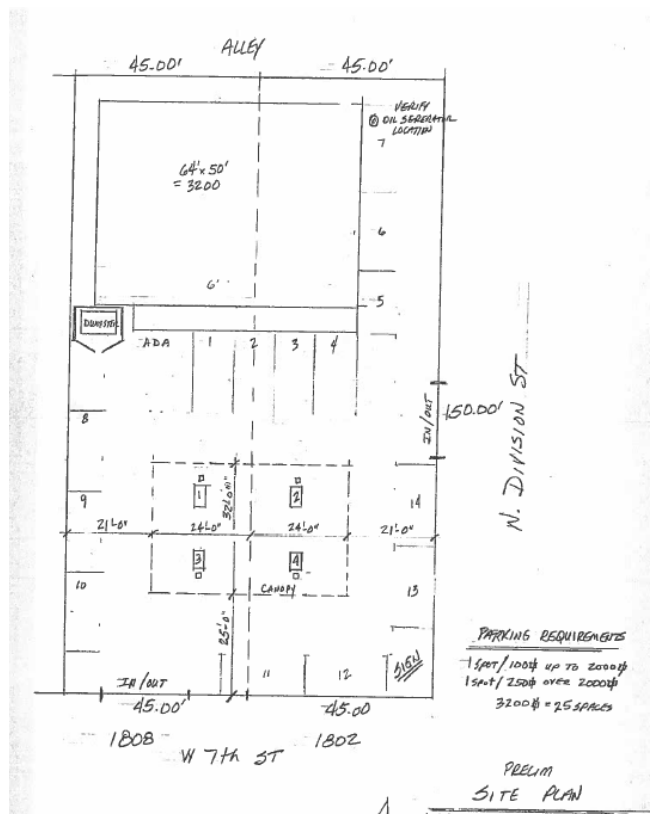
Exhibit A

Analysis of proposed concept plan

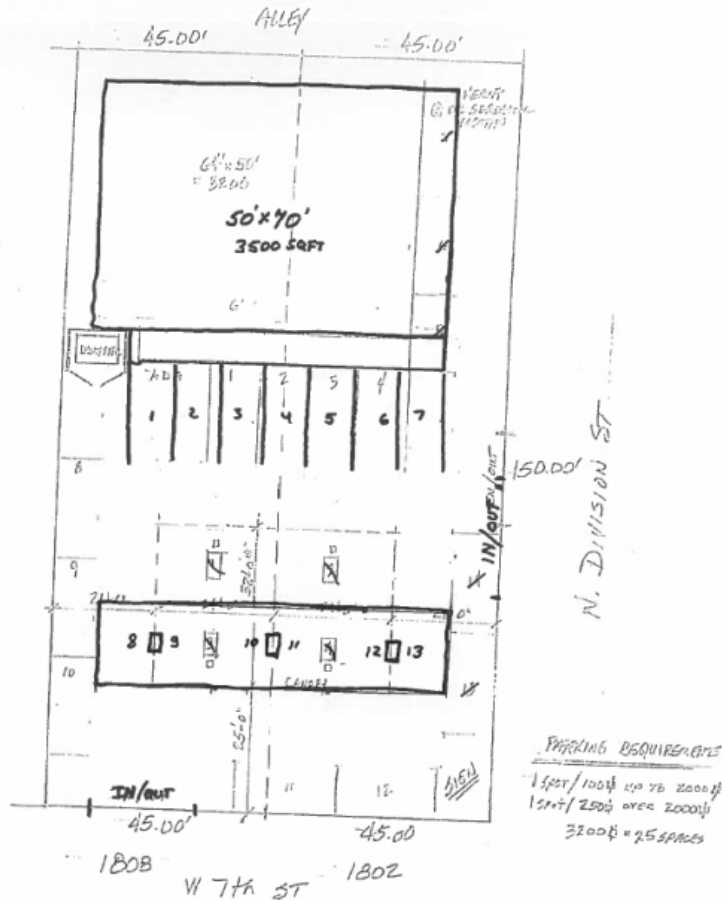
Current proposal: While a rezoning of a general designation (not a planned district) does not require an end use, the applicant has indicated an proposed use and supplied a concept plan. The developer has not provided a copy of his revised plan for staff. What revision is in the packet is what staff remembers from viewing what the applicant presented at the neighborhood meeting. Staff will nevertheless attempt to review whether this concept will fit on the property.

Staff has taken the liberty to re-draw the original concept plan to show the revisions. Once the two lots are combined, the first proposal was to construct a 3,200 square foot (64'x50') convenience store along with two gas islands (four pump stations). According to the developers original concept plan the entire 13,500 square foot area would be utilized (see below). The revised plan may leave some green space (likely minimal) to the rear (alley) side and along Division Street.

The revised plan has increased the size of the building from 3,200 to 3,500 square feet. This increase in building size requires two (2) additional parking spaces (from 26 spaces to 28 spaces). The petitioner's revision reduces parking by removing it from the east and west sides of the lot. It would appear that the revised plan only provides 13 parking spaces while the original plan proposed 22 spaces.



Developer's Original Concept Plan



Developer's Revised
Concept Plan redrawn
by staff

Parking/maneuvering: The plan does not allow for adequate parking or vehicle movement.

By ordinance a parking space must contain a minimum of 153 square feet excluding durably surface drive aisle (Note this is a 8-1/2 foot x 18 foot space which is not readily usable by a lite truck or van whose length is between 18-19 feet; full sized trucks or dual-wheel trucks are larger in width). For estimating purposes: a) the smallest parking space with its half of a drive aisle comprises approximately 255 square feet which would require 7,140 square feet of area; b) a more accurate figure to use is 300 square feet to estimate the area needed for a parking with drive aisle which then results in an area needed of 8,400 square feet. Also note that a parallel parking space requires more maneuvering room than head-on pull-in spaces (for parallel parking a length of 21-1/2 to 22 feet is required).

Using the required ten foot setback for paving leaves a developable area 9,100 square feet. Remove the proposed building area (3,500 sq.ft.) from this leaves 5,600 square feet for parking, gas islands and vehicle maneuvering. Comparing the two parking area figures (7,140 and 8,400) shows there is not enough remaining space for just the required parking let alone the gas island and maneuvering space.

Reducing to the minimum of a five foot setback (additional plantings and screening is then required) for all parking or pavement area used for vehicular movement results in a

developable area of 11,200 square feet; again remove the building area of 3,500 square feet leaves 7,700 square feet for parking, gas islands and vehicle maneuvering. While this scenario is acceptable in meeting the lower end minimum parking space needs there remains the question of vehicle turning, maneuvering, including delivery vehicles, as well as vehicles entering and providing stacking for vehicles leaving the site.

In either scenario there appears to be little room for traffic maneuvering on the site. In either scenario there is limited ability for a fueling truck to maneuver without causing significant access problems. The proposed access points also limit vehicle movement on the site.

Vehicles maneuvering includes moving around on the site around and within the gas island area as well as entering and leaving the site. While the vehicle servicing area at the gas pump also counts as a parking space additional area must be required to allow maneuvering of vehicles in and out of parking spaces as well as vehicles maneuvering around the gas islands or pumps. Maneuvering of a refueling truck (gas tanker truck) as well as other delivery vehicles on site must also be taken into account since this activity occurs during normal business hours.

Site access: Proposed access points result in congestion on the main street.

The petitioner is proposing two access points, one on West 7th Street and the other on Division Street. The City's Traffic Engineer has requested the driveways be as far as practical from the intersection of 7th and Division. West 7th Street has approximately 38 feet of pavement with parking allowed on both sides of the street. This allows for two way traffic even with parking on both sides. Currently the only restrictions on parking are the many resident only signs along the street.

If the 7th Street access is pushed to the west property line the center line would be 80 feet from the west curb of Division Street or 75 feet using a minimum setback.

As proposed the centerline of the Division Street access would only be 65 feet from the north line of 7th Street. With a northbound left-turn this may allow two cars to stack before the intersection is blocked. There are many examples on Locust Street where turning movement just beyond and intersection cause back-ups through the intersection (Brady and Harrison at Locust). Note: most vehicle stops for gas are combined with other trips such as to and from work which happens at peak traffic times.

Site plan requirements: The proposed plan does not meet site plan buffer requirements.

The more intense a use (more pavement) the more buffering is required. Again as in the original concept plan there is no indication that the parking/pavement is meeting the setback required. Once the old buildings are removed it is considered a bare site and must now comply with current site standards. Setbacks will reduce the amount of developable area even though there are adjacent building to the west and north that reduce the amount of required setback that a greenfield site would need as indicated in the "redevelopment with rezoning" discussion. Buffering of adjacent residential property as well as plantings along the street frontages would be required.

Other necessary actions: A rezoning contingent on waivers of several other zoning requirements means the proposal is not compatible to the site.

The scope of the following actions is dependent upon a more detailed site plan submission. In addition to the rezoning, there are other actions required for the proposal directly related to the concept/site plan through the Zoning Board of Adjustment:

- Hardship Variances for
 - o Parking/pavement setback (requires ten feet or down to five feet with a landscape buffer or fence);
 - o Area for general landscaping and buffering standards;
- Special Exception for
 - o Parking reduction.

Also, the combining of the two lots to allow a building to cross the property line will require a subdivision submittal to the Plan and Zoning Commission/City Council.

In addition to the site related action the Zoning Board of Adjustment would in general need to review special use permits for:

- o motor vehicle fuel sales would require a special use permit;
- o beer/wine or liquor sales would require a special use permit;

Comparison of other locations: The proposed building does not fit the lot.

The following is a list of smaller sized convenience stores that also sell gasoline. This list compares the size of the lot and building along with the number of pumps.

	Lot size	Building size	No. of pumps
Original proposed use	13,500 sq.ft.	3,200 sq.ft.	4
Revised proposed use	13,500 sq.ft.	3,500 sq.ft.	3
303 W Locust St	25,300 sq.ft.	3,900 sq.ft.	6
412 E Locust St	18,300	2,185	3
1139 Brady St (now closed)	16,400	2,790	3
4607 N Pine St	22,300	2,280	3
2747 Rockingham Rd	21, 400	2,200	4
1632 Rockingham Rd	15,000	1,580	2
901 W 2 nd St (gas sales only)	12,000	1,520	3

Only one lot is smaller than the proposal and this lot contains a building less than one-half the size and is only a service station and does not contain a convenience store.

Only one building is larger in size by 400 sq.ft. and its lot is over 10,000 sq.ft. larger.

The average ration of building size to lot size is 12.3 percent (with a high of 17 percent and low of 10 percent) or roughly one-eighth the lot size. The proposed ratio is 24 percent or roughly a quarter of the lot size or double the existing average.

Conclusion:

The proposed concept does not meet zoning requirements and does not fit on the site. There are also concerns regaring traffic and pedestrian safety on the site as proposed.



Original Concept Plan



Revised Concept Plan

Exhibit B - Visual comparison of similar convenience stores/gas stations



303 W Locust St - Lot size - 25,300 sq.ft. Building size – 3,900 sq.ft.



412 E Locust St- Lot size – 18,300 sq.ft. Building size – 2,185 sq.ft.



1139 Brady St- Lot size – 16,400 sq.ft. Building size – 2,750 sq.ft.
(currently closed)



4607 N Pine St - Lot size – 22,300 sq.ft. Building size – 2,280 sq.ft.



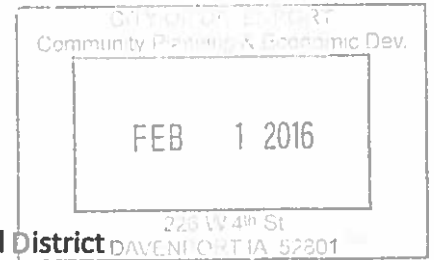
2747 Rockingham Rd - Lot size – 21,400 sq.ft. Building size – 2,200 sq.ft.



1632 Rockingham Rd - Lot size – 15,000 sq.ft. Building size – 1,580 sq.ft.



901 W 2nd St - Lot size – 12,000 sq.ft. Building size - 1,520 sq.ft.
(Service station only, no convenience store)



City Council, Davenport Plan and Zoning Commission

Re: Zoning of Property on 1808 W. 7th Street to C-2 General Commercial District

Hello Everyone -

My Wife and Family have resided within two properties of the corner of 7th Street and Division on the south side of 7th Street for 18 years. We have seen many businesses come and go on this intersection. We are opposed to the rezoning of the property located at 1808 W. 7th Street to C-2 General Commercial District. There is already enough traffic accidents, trash and foot traffic coming thru the area to deal with on a daily basis. Building a new Gas Station with possible liquor license will only add to problems. There is a responsible Gas Station three blocks down and it impacts a lot less personal home properties located on a larger corner and has established businesses. The only way our side of 7th Street stays safe and clean are the caring people that own homes. We have fought to keep rentals and businesses maintain and care about the area. Promises are no good if you are not actually living 24/7 in the area and many seem to pass with time - forgotten.

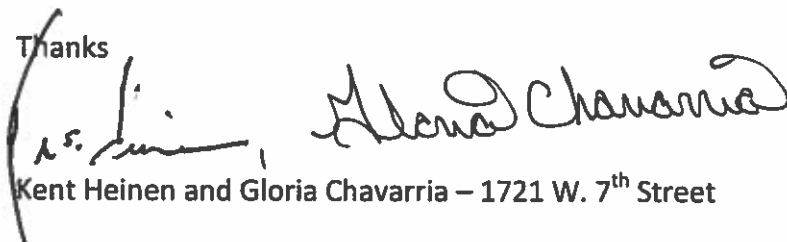
Here are the reasons –

Marquette and W. 7th Street problems – if there is an all night place that does not keep normal small business hours we will have a prime loitering, place to meet for drug deals, drunken patrons driving and leaving an already high accident corner for traffic and throwing trash on property and surrounding personal properties.

The Police Department and Neighborhood Watch have done a great job keeping the area safe, why do we want to add to the Police Departments time and force increased presence for them on patrol and answering disturbance calls.

Our property values are already lower than other areas and this will jeopardize values even more. The presence of owners that care about living with some privacy are key to this area staying stable. I would love to see a business be successful on these corners, but they need to have respectful hours and services that will not disrupt and pressure the neighborhood. How about some Habitat Homes or other 8 – 12hour operating hours for consideration and privacy of families? Please do not re-zone this area – we have caring residents on this street.

Thanks


Kent Heinen and Gloria Chavarria – 1721 W. 7th Street

City Council, Davenport Plan & Zoning Commission,

As a resident of 1723 W. 7th Street for 40 plus years I am extremely opposed to the rezoning of the property located at 1808 W. 7th Street to C-2 General Commercial District. This area is already serviced by a convenience store with gas pumps located three blocks south of the proposed commercial property of 1802 W. 7th Street. In addition, there is an additional convenience store and laundromat located six blocks to the east of 1802 W. 7th Street.

I have seen numerous businesses come and go on all four corners of this intersection. All have affected the neighborhood with additional traffic, large increase of litter in yards and streets, lack of maintenance and upkeep of buildings and grounds, parking; in addition to increased noise from patrons, waste disposal pick-up and deliveries. Factor in the hours of operations that are not conducive to a large residential property area when compared to the number of commercial properties in the neighborhood. Home property values have suffered over the years because of these issues. Though I commend the developers for their initiative to regenerate this property I do not believe it will have a positive effect on neighborhood overall as a convenience store & gas station. I have always hoped that a responsible business would be able to turn around the properties on all 4 corners of this intersection. I am not sure the proposed current development is the right business.

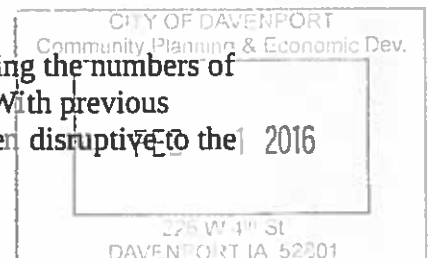
Some of my concerns included the following:

Litter – Businesses in the past have promised to patrol the area daily for trash. This rarely happened when the business opened and definitely not after the business had been established. Even when personal contact was made with the owners, there was no follow through. It is an ongoing issue that will require time consuming attention on a daily basis. What assurance do we have that developers will not fall into the category of broken promises?

Lighting – Developers say they will be installing LED lighting directed towards the ground. Though LED is directional and designed to be a softer yet brighter light and it is still meant to illuminate the area. How do they propose to address signage that will be illuminated facing out to draw customers to their business? Is not the logic behind illuminating an area to provide a safe environment and prevent loitering and crime? How will this be accomplished without being intrusive to surrounding homes? I find it highly unlikely that outside lighting will be turned off during closed hours. Currently the area is lite by one single light on the front and one on the back upstairs porch of the building with additional lighting provide from street lights, one at the intersection and one in the alley behind 1808 W. 7th Street. The current lighting does not enter my bedroom windows. The new lighting, based on increased lighting needed to illuminate the area, will most likely enter my home through at least the 3 north facing windows, of which two are in my bedroom.

Building and property – What assurance do we have that should the business not be successful they building and property will be maintained? Currently three of the four properties at this intersection are unoccupied, in disrepair and/or over run with unmaintained grass, weeds or sidewalks not shoveled in the winter. Two have been vacant for years or occupied when occupancy was not supposed to be allowed because of building code hazards or violations. It is unfortunate that these properties have not been successful and as a result led to their current state of disrepair. Call to City departments are not always productive in a timely fashion.

Traffic/Noise – This intersection sees its fair share of accidents. By increasing the numbers of cars turning in off Division into the property could increase the accidents. With previous businesses that closed after 10 p.m. noise and increased foot traffic have been disruptive to the neighborhood.



Property value – While property in disrepair has had an effect on home value so does the placement of commercial property. Houses in this area already suffer from lower values compared to most areas of the city I am not looking forward to see property owners take another hit based on a high traffic business being developed on this property.

Developers are assuring us that these issues will be addressed and agreements will be made with the city should approval be granted. What assurance are the neighbors given by the city that the future owners or city council members will be required to continue with the agreements once the rezoning is granted? What assurance are neighbors given that the council will be able to enforce and make owners abide by the agreement? I am one of the few residents still residing in this neighborhood that were assured in the past that agreements and ordinances that applied to commercial businesses at this intersection would be abided by and enforced as required. Those owners also assured me that they would abide by city ordinances and took pride in the ownership of the property I am one of the residents, along with the City of Davenport, that was sued by trying to make a business follow city ordinances. I would prefer not to have this repeated.

Thanks,

Diane Soppe

Diane Soppe

(detach here)

The undersigned opposes / does not oppose (circle one) Petition of the SAINI, LLC (REZ16-01)

Comments: *This is a family neighbor with kids that go back & forth to school. It would be dangerous to put this in Division is very busy. Would make bad for kids with traffic. We have gas station 4 blocks away & liquor 6 blocks away.*

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801

NAME *Deanne Schadt already*
ADDRESS *1827 W 7th St.*
DATE *1/31/16*

(please print legibly)

CITY OF DAVENPORT Community Planning & Economic Dev.
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS
FEB 2 2016
226 W 4th St DAVENPORT IA 52801

PETITION IN OPPOSITION
TO GAS STATION/LIQUOR STORE
AT 7TH & DIVISION

BY SIGNING THIS PETITION WE ARE SUPPORTING A PROTEST TO THE CORNER OF 7TH & DIVISION BECOMING HOME TO A GAS STATION/LIQUOR STORE. THIS IS A RESIDENTIAL NEIGHBORHOOD AND WE FEEL THIS WILL INCREASE TRAFFIC, TRASH, NOISE, AND BRING AN ELEMENT THAT WE DO NOT DESIRE IN OUR NEIGHBORHOOD. IF THIS FACILITY IS PLACED THERE THE TRAFFIC LEAVING THE FACILITY WILL BE FORCED TO DRIVE WEST ON 7TH STREET INTO THE SURROUNDING RESIDENTIAL NEIGHBORHOOD, AS WELL AS FOOT TRAFFIC HEADING BACK TOWARDS THE HOWELL ST TUNNEL WHICH HAS TRADITIONALLY BEEN A PROBLEM FOR THIS NEIGHBORHOOD. WHILE WE ARE NOT OPPOSED TO A BUSINESS BEING ON THAT PLOT OF LAND WE DO NOT WANT THIS TYPE OF BUSINESS IN OUR NEIGHBORHOOD. NOTE THE NEIGHBORS WHO HAVE SIGNED AND ARE IN PROTEST THAT LIVE WITHIN THE 200 FT RADIUS ARE HIGHLIGHTED IN YELLOW.

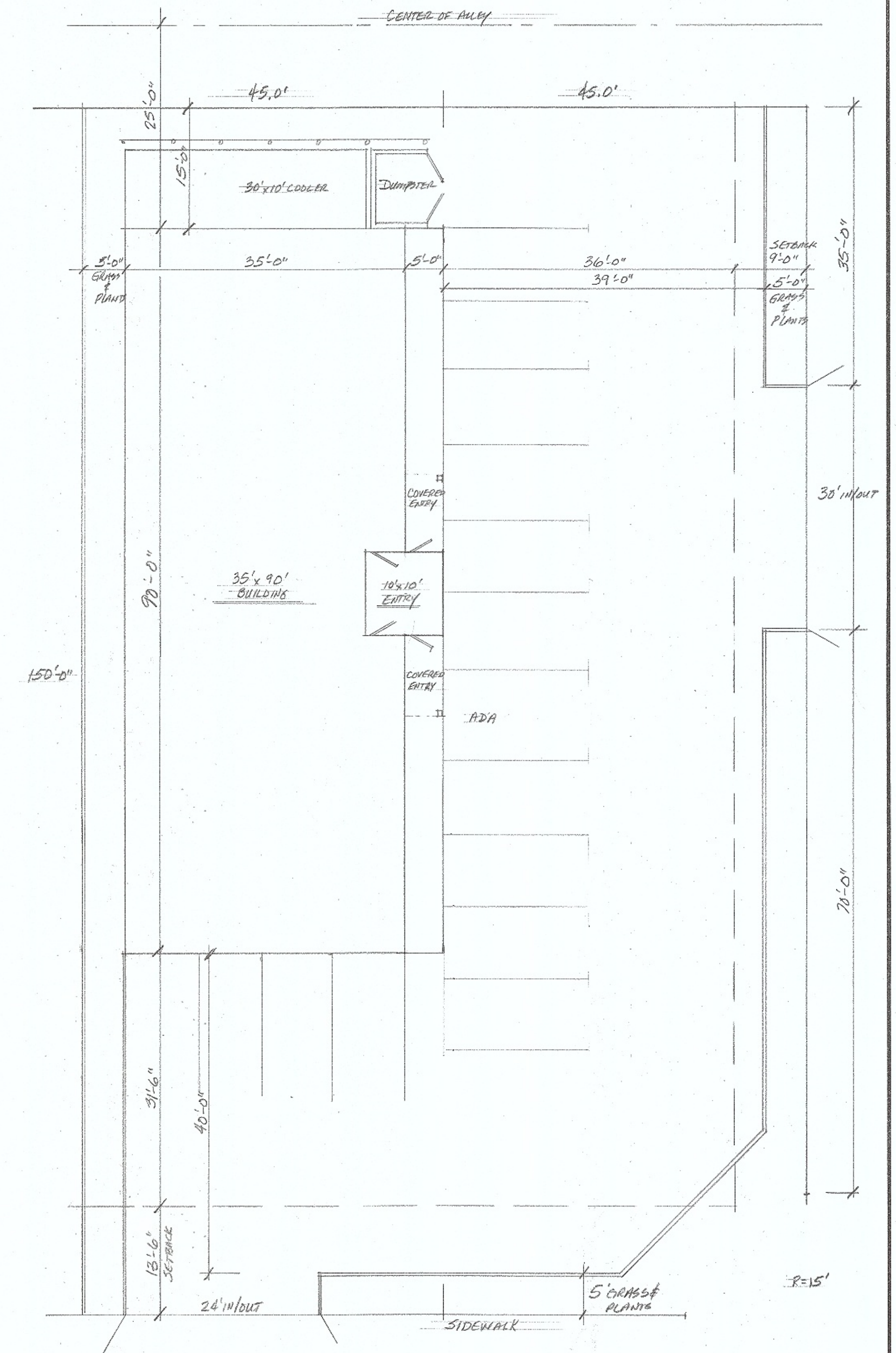
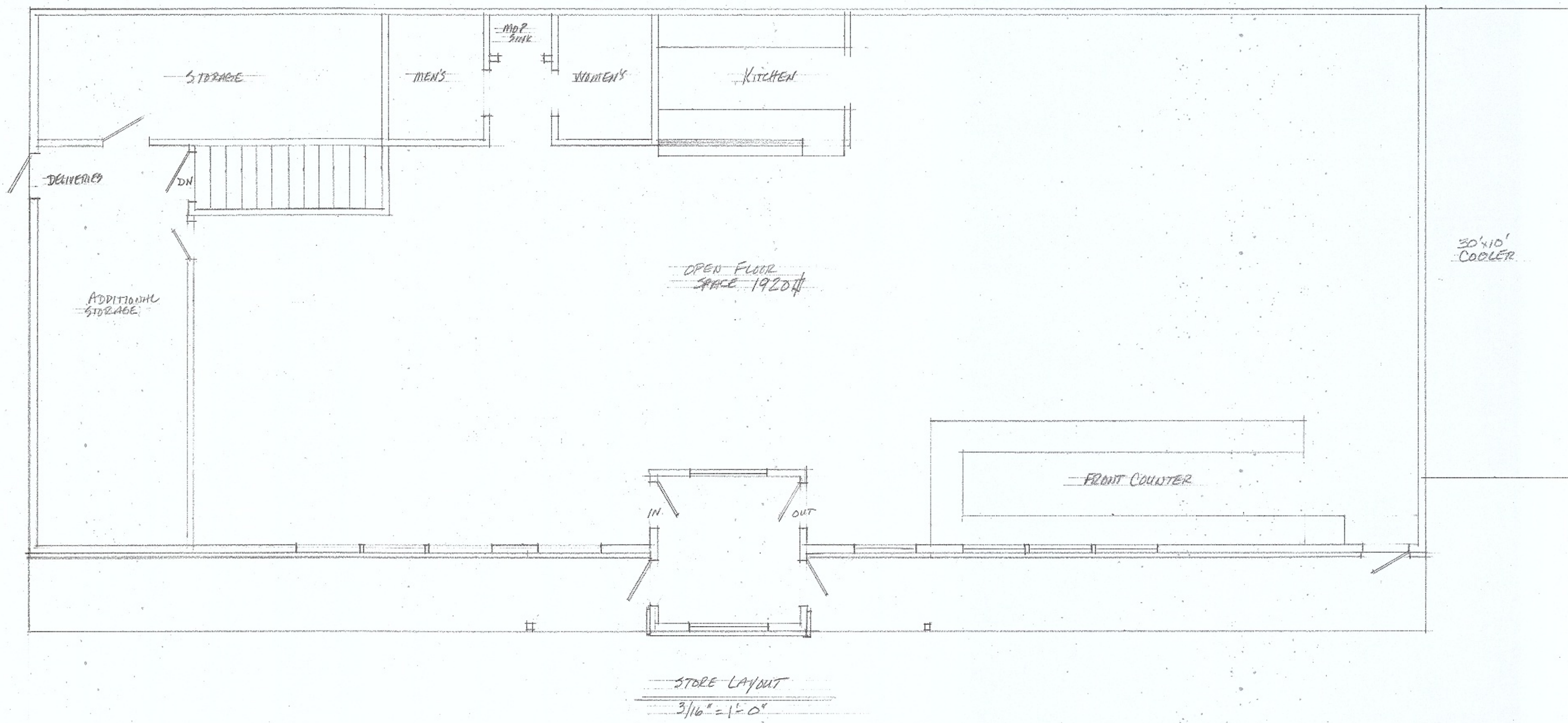
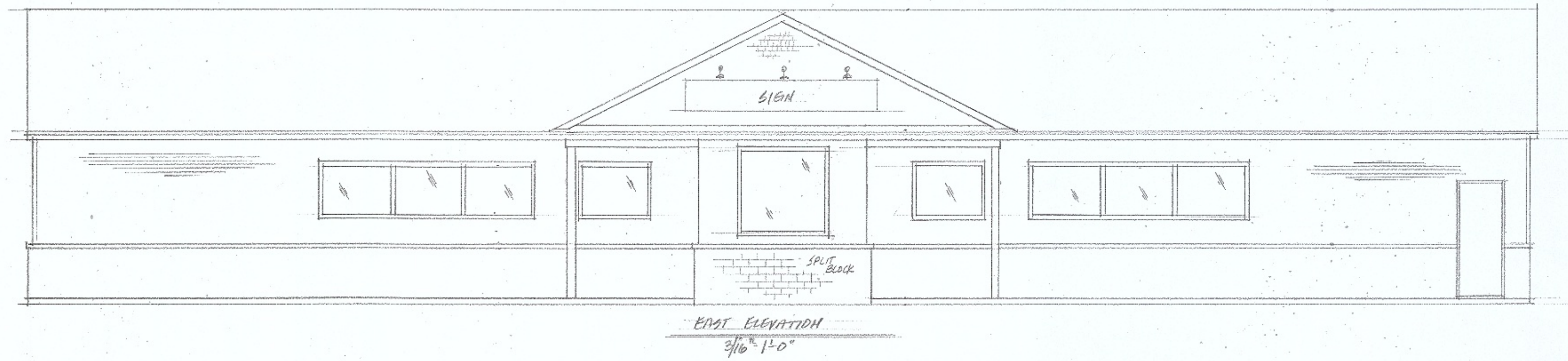
1

PRINTED NAME	ADDRESS	SIGNATURE	PHONE NO	EMAIL
MOIRA BRADFORD	1844 W. 6TH ST	Mira S. Bradford	563-340-6345	mbradford@jwkoehler.com
MERLE MENDEZ	1844 W. 6TH ST	Merle Mendez	563-340-6345	
Catherine Shores	184 W 6th St	Catherine Shores	563-39-4390	shores2001@gmail.com
Cheryl Gillespie	1835 W. 6th	Cheryl Gillespie	563-676-7488	cheryl@sigmail.com
Randa Handman	1819 W 6th St	Randa Handman	563-570-1496	
Jeff Randall		Jeff Randall		
Miranda Reed	1817 W 6th	Miranda Reed	563-381-7242	563-499-2871 (Jeff Reed)
Merle Loving	604 N. Division	Merle Loving	563-323-4655	563-570-1317 cell
Lachara Brown	1548 W 10th St	Lachara Brown	563-650-8313	
Dorothy Brown	1820 W 6th	Dorothy Brown	563-324-9302	
Marsha Kross	1828 W 6th St	Marsha Kross	563-505-2205	meekhy812@yahoo.com
Buck Handman	1828 W 6th	Buck Handman	563-322-2130	
Harry DeSoto	604 Wilkes Ave	Harry DeSoto	563-209-2310	NONE
Carol Williams	612 W. 11th St	Carol Williams	563-676-7151	
Carl Williams	1835 W 7th	Carl Williams	563-324-9509	
Austin W. Bottom	1831 W 7th	Austin W. Bottom	1287 563-0307	
Lara S. Bottom	1831 W 7th St	Lara S. Bottom	(228) 282-0887	
Earth S. Bottom	1821 W 7th St	Earth S. Bottom	563-323-4934	
Rhonda Sanders	710 Wilkes Ave	Rhonda Sanders	563-340-2028	
Alma Kier	1837 W. 8th	Alma Kier	563-210-9159	
William Smith	1831 West 8th	William Smith	563-210-9159	
Monica Currell	728 N Division St	Monica Currell	563-676-9237	
Laura Currell	1129 W 8th St	Laura Currell	563-458-8801	
Nancy Figueroa	1857 W. 6th	Nancy Figueroa	563-323-3823	
Javier Figueroa SR	1852 W. 6th	Javier Figueroa	563-323-3823	
Javier Figueroa JR	1852 W. 6th	Javier Figueroa	563-323-3823	

PRINTED NAME	ADDRESS	SIGNATURE	PHONE NO	EMAIL
Steven D. Hipper	609 Wilkes St.	Steven Hipper		
Raul Vasquez	621 Wilkes	Raul Vasquez		PTV 2196 @ gmail
Martha Gomez	1831 W 8th St	Martha Gomez		marabonson@naford.com
Donny Stanger	1835 W 7th	Donny Stanger		Twinsbrook@outlook.com
Alex Gaudin	1655 W 7th St	Alex Gaudin		
Martha Gomez	1827 W. 7th St.	Martha Gomez		joanne373@.yahoo.com
Hector Gomez	704 Wilkes St	Hector Gomez		
Grace Boutwell	1847 W. 8th St	Grace Boutwell		
Carol Boutwell	1847 W. 8th St.	Carol Boutwell		
Donna Smith	1831 W 8th St	Donna Smith	513-210-8056	
Emilia Castro	1479 W. 8th St	Emilia Castro	563-265-4415	
Sonya Eagle	623 N Division	Sonya Eagle	503-508-7149	
James C	623 N Division	James C		

WITHDRAWN

PRINTED NAME	ADDRESS	SIGNATURE	PHONE NO	EMAIL
Diane Soppe	1723 W 7 th	Diane Soppe	563-340-2348	cbdcourt@mechs.
Kent Soppe	1721 W 7 th	Kent Soppe	563-676-9517	kentandglo@iol.com
Alfred Chavarras	1721 W 7 th	Alfred Chavarras	563-505-2518	" "



SITE PLAN
1808 & 1802
W 7TH ST
1\"/>

JEAST 563-579-6306 NW CORNER OF W 7TH ST & N. DIVISION		
SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
PRELIM - STORE		
PEARSON BLDG PURSUITS - DRAFTING 563-529-9505		DRAWING NUMBER 1 OF 1

City of Davenport

Agenda Group: Committee of the Whole
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 6

Action / Date
CD4/20/2016

Subject:

First Consideration: Ordinance for Case No. REZ16-03: Request of D6 Companies LLC for the rezoning of 1.94 acres, more or less, of real property located at 3723 Belle Avenue located at the southeast corner of Belle Avenue and 38th Street. Property is to be rezoned from "R-1" Low Density Dwelling District to "PDD" Planned Development District so as to facilitate senior housing residential development. [Ward 6]

Recommendation:

The City Plan and Zoning Commission adopted the following staff findings as the findings of the Commission:

- The zoning complies with the future land use map of the comprehensive plan.

The City Plan and Zoning Commission accepted the listed findings and forwards Case No. REZ16-03 to the City Council for approval. There are no special conditions. The Commission vote was 9-yes and 0-no (with 0 abstention).

THE PROTEST RATE IS 0.0%.

Relationship to Goals:

Neighborhood Improvements

Background:

The owner is proposing to build a senior living facility on the subject property. Staff strongly recommends keeping standard requirements for public sidewalks, as per normal requirements. For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
▣ Ordinance	REZ16-03 Ordinance
▣ Backup Material	REZ16-03 Background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	4/14/2016 - 10:55 AM
Community Development Committee	Berger, Bruce	Approved	4/14/2016 - 10:56 AM
City Clerk	Admin, Default	Approved	4/14/2016 - 2:28 PM

ORDINANCE NO.

ORDINANCE for Case No. REZ16-03: Request of D6 Companies LLC for the rezoning of 1.94 acres, more or less, of real property located at 3723 Belle Avenue located at the southeast corner of Belle Avenue and 38th Street. Property is to be rezoned from "R-1" Low Density Dwelling District to "PDD" Planned Development District so as to facilitate senior housing residential development. [6th Ward]

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned. The property has the following legal description:

Part of the N.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Sec. 18 in Twp. 78 N., Rng. 4 East of the 5th P.M., in the City of Davenport, Iowa, more particularly described as follows:

Beginning at the Northeast corner of the S.W. $\frac{1}{4}$ of said Sec. 18; thence running South on the East line of said S.W. $\frac{1}{4}$, being along the center line of Jersey Ridge Road, 519.75 feet; thence West on the South line of 38th Street 567.3 feet to the POINT OF BEGINNING; thence from said point of the beginning continuing West on the South line of 38th Street 300 feet to the intersection of the East line of Belle Avenue; thence South on the East line of Belle Avenue 280 feet; thence East, parallel with the South line of 38th Street, 300 feet; and thence North 280 feet to the point of the beginning.

Said tract contains 1.94 acres more or less.

The City Plan and Zoning Commission forwards Case No. REZ16-03 to the City Council with a recommendation for approval with no special conditions.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____

April 6, 2016

Honorable Mayor and City Council
City Hall
Davenport, Iowa 52801

Honorable Mayor and City Council:

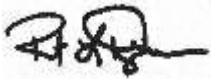
At its regular meeting of April 5, 2016, the City Plan and Zoning Commission considered Case No. REZ16-03: Request of D6 Companies LLC for the rezoning of 1.94 acres, more or less, of real property located at 3723 Belle Avenue located at the southeast corner of Belle Avenue and 38th Street. Property is to be rezoned from "R-1" Low Density Dwelling District to "PDD" Planned Development District so as to facilitate senior housing residential development.

The City Plan and Zoning Commission adopted the following staff findings as the findings of the Commission:

- The zoning complies with the future land use map of the comprehensive plan.

By a roll call vote of 9-yes and 0-no, the City Plan and Zoning Commission forwards Case No. REZ16-03 to the City Council with a recommendation of approval of the request.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

PLAN AND ZONING COMMISSION

Regular Meeting: April 5, 2016
Request: Zoning Amendment: From R-1 Low Density To: PDD - Planned Development
Location: 3723 Belle Ave
Case No.: REZ16-03
Applicant: D6 Companies LLC

Recommendation:

Staff recommends the Plan and Zoning Commission accepts this report's findings and forward Case No. REZ16-03 to the City Council with a recommendation of approval.

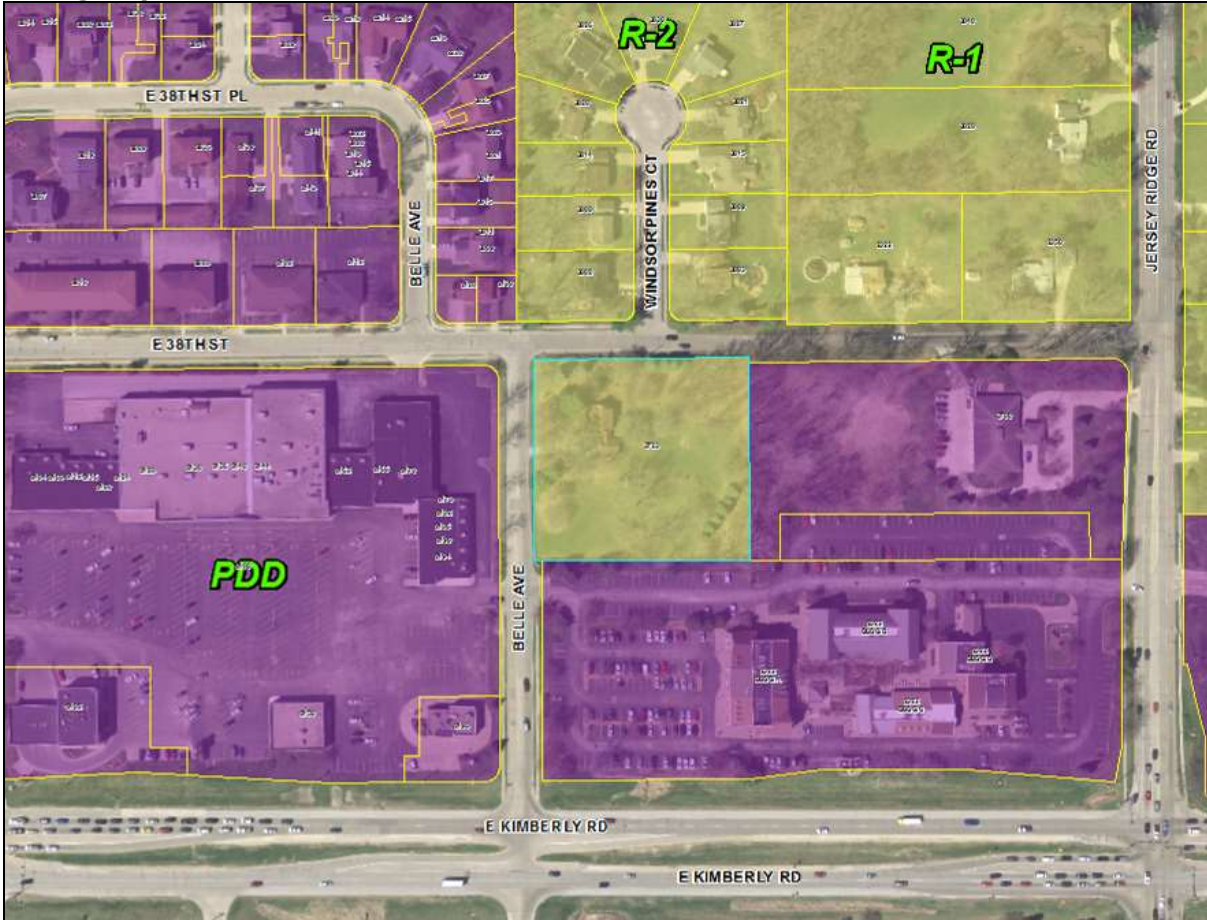
Introduction:

Case No. REZ16-03: Request of D6 Companies LLC for the rezoning of 1.94 acres, more or less, of real property located at 3723 Belle Avenue located at the southeast corner of Belle Avenue and 38th Street. Property is to be rezoned from "R-1" Low Density Dwelling District to "PDD" Planned Development District so as to facilitate senior housing residential development.

AREA CHARACTERISTICS:



Zoning Map



R-1: Low Density Dwelling, R-2: Low Density Dwelling, PDD: Planned Development

Davenport 2025 Proposed Land Use



CC: Commercial Corridor, RL: Residential Limited Neighborhood

Background:

Comprehensive Plan:

Within Urban Service Area: Yes

Proposed Land Use Designation:

Commercial Corridor (CC) identifies areas which are a) generally commercial in nature, b) oriented toward a major corridor, c) more intense than CN – Commercial Neighborhood, and d) less intense than CR – Commercial Retail. This category can be considered a transition between a "residential corridor" and a "commercial district." Higher density commercial uses are allowed with limited residential uses.

Relevant Goals to be considered in this Case:

Neighborhood Improvements

Technical Review:

Streets. The property utilizes the existing street pattern. Public Works will be asking for a dedication of an 11' strip of land on the east side of Belle Avenue and an 8' strip of land on the south side of 38th Street.

Storm Water. Storm water currently drains to the southeast. The development will need to meet stormwater permitting requirements and is in communication with Davenport Public Works.

Sanitary Sewer. Sanitary sewer service exists on the west side of Belle Avenue.

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

Emergency Services. The property is all located less than 1.5 miles from Fire Station No. 8 at 2802 East 53rd Street.

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

PUBLIC INPUT

Staff sent notices to adjacent owners on March 4th. Two notices were returned in support of the request. The applicant held a neighboring meeting on March 10, 2016. Nine property owners commented in support of the request at that meeting.

DISCUSSION

The owner is proposing to build a senior living facility on the subject property. Staff strongly recommends keeping standard requirements for public sidewalks, as per normal requirements.

Staff Recommendation:

Findings

The zoning complies with the future land use map of the comprehensive plan.

Recommendation:

Staff recommends the City Plan and Zoning Commission forward Case No. REZ16-03 to the City Council for approval.

Prepared by:



Scott Koops, AICP
Planner II



REZONING REQUEST NO. _____
OFFICE OF PLANNING AND LAND USE
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT
CITY OF DAVENPORT

City Hall * Second floor
Phone: (563) 326-7765
Fax: (563) 328-6714
planning@ci.davenport.ia.us

Legal Description:

ADDRESS OF PROPERTY: 3723 Belle Ave EXISTING ZONING: R1
REQUESTED ZONING: PDD
TOTAL AREA: 1.94 ac

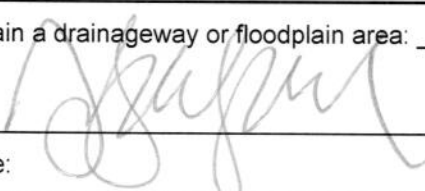
PETITIONER: Name: D6 Companies LLC
Address: 317 6th Ave, Suite 620, Des Moines, IA 50323
Phone: 515-864-6970 FAX: _____
Mobile Phone: _____ Email: darrens@d6companies.com
Interest in land: _____ title holder X other **
** if petitioner is other than title holder, documentation will be required to show control of property – accepted offer to purchase, offer, option, etc.

TITLE HOLDER: Name: Deborah Grether
Address: 1512 Pershing Ave, Lansing, MI 48910
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

CONTACT PERSON: Name: Darren Schlapkohl
Address: 317 6th Ave, Suite 620, Des Moines, IA 50323
Phone: 515-864-6970 FAX: _____
Mobile Phone: _____ Email: darrens@d6companies.com

EXPLANATION OF REZONING (for Public Hearing Notice) _____
Revised zoning to allow for planned commercial developmnt (senior housing).

Does the property contain a drainageway or floodplain area: ____ Yes X No

Signature of Petitioner:  Date: 2/17/16

Rezoning Fee Schedule:

Land Area	Fee
Less than 1 acre (< 1 acre)	\$400
One acre to less than ten acres (≥ acre < 10 acres)	\$750 plus \$25/acre *
Ten acres or more (≥ 10 acres)	\$1,000 plus \$25/acre*

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

**CITY OF DAVENPORT
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT
FINAL DEVELOPMENT PLAN APPLICATION / REFERENCE FILE**

PDD / C-3 / PUD / TND / M-3 (circle appropriate designation)

Location: 3723 Belle Avenue, Davenport, Iowa Parcel N1810-06

PETITIONER: Name: D6 Companies LLC
Address: 317 6th Ave, Suite 620, Des Moines, IA 50309
Phone: 515-864-6970 FAX: _____
Mobile Phone: _____ Email: darrens@d6companies.com
Interest in land: _____ title holder ☒ other **

** if petitioner is other than title holder (i.e., lessee), documentation will be required to show prior approval for final development plans by owner.

TITLE HOLDER: Name: Deborah P Grether
Address: 1512 Pershing Ave, Lansing, MI 48910
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

CONTACT PERSON: Name: Darren Schlapkohl
Address: 317 6th Ave, Suite 620, Des Moines, IA 50309
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

EXPLANATION OF FINAL DEVELOPMENT PLAN PROPOSAL

Development of a new 36 unit senior housing facility.

Signature of Petitioner:  Date: 2/17/16

Processing Fee	Fee
Less than one acre (< 1 acre)	\$500
One acre or more (≥ 1 acre)	\$1,000



Honorable Mayor and City Council
City Hall
Davenport, Iowa 52801-1308

Darren Schlapkohl
President
317 6th Street
Suite 620
Des Moines, IA 50309
515-864-6970
darrens@d6companies.com
www.d6companies.com

RE: The Colonial on Belle

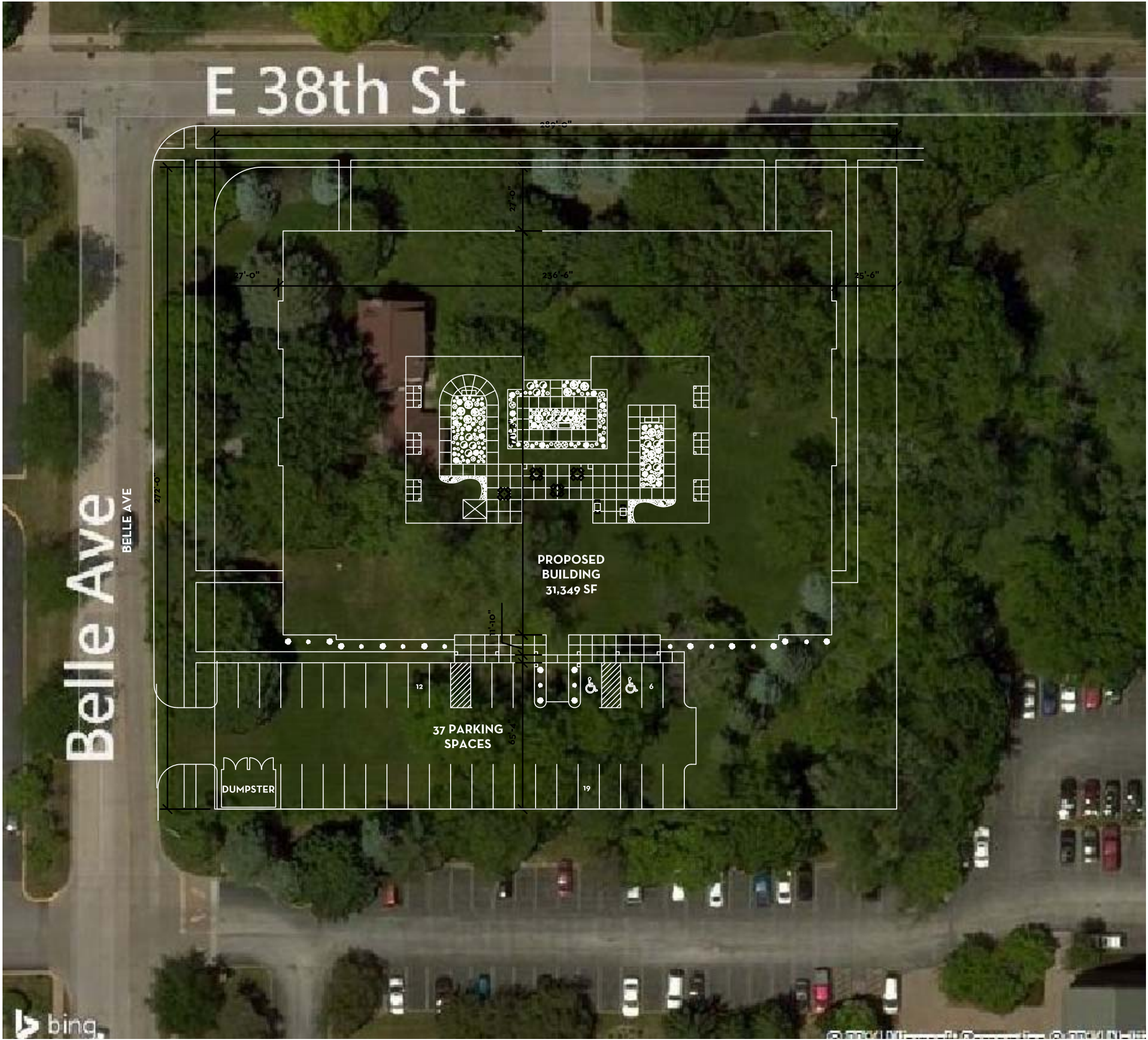
Honorable Mayor and City Council,

The undersigned, hereby petitions your honorable body to amend the Zoning Ordinance of 1981 of the City of Davenport, Iowa by changing the zoning classification from R1 to PDD for the following legally described real property: 3723 Belle Avenue, Davenport, IA; Parcel N1810-06.

Respectfully,

A handwritten signature in black ink, appearing to read 'Darren Schlapkohl'.

Darren Schlapkohl
President
D6 Companies LLC



E 38th St

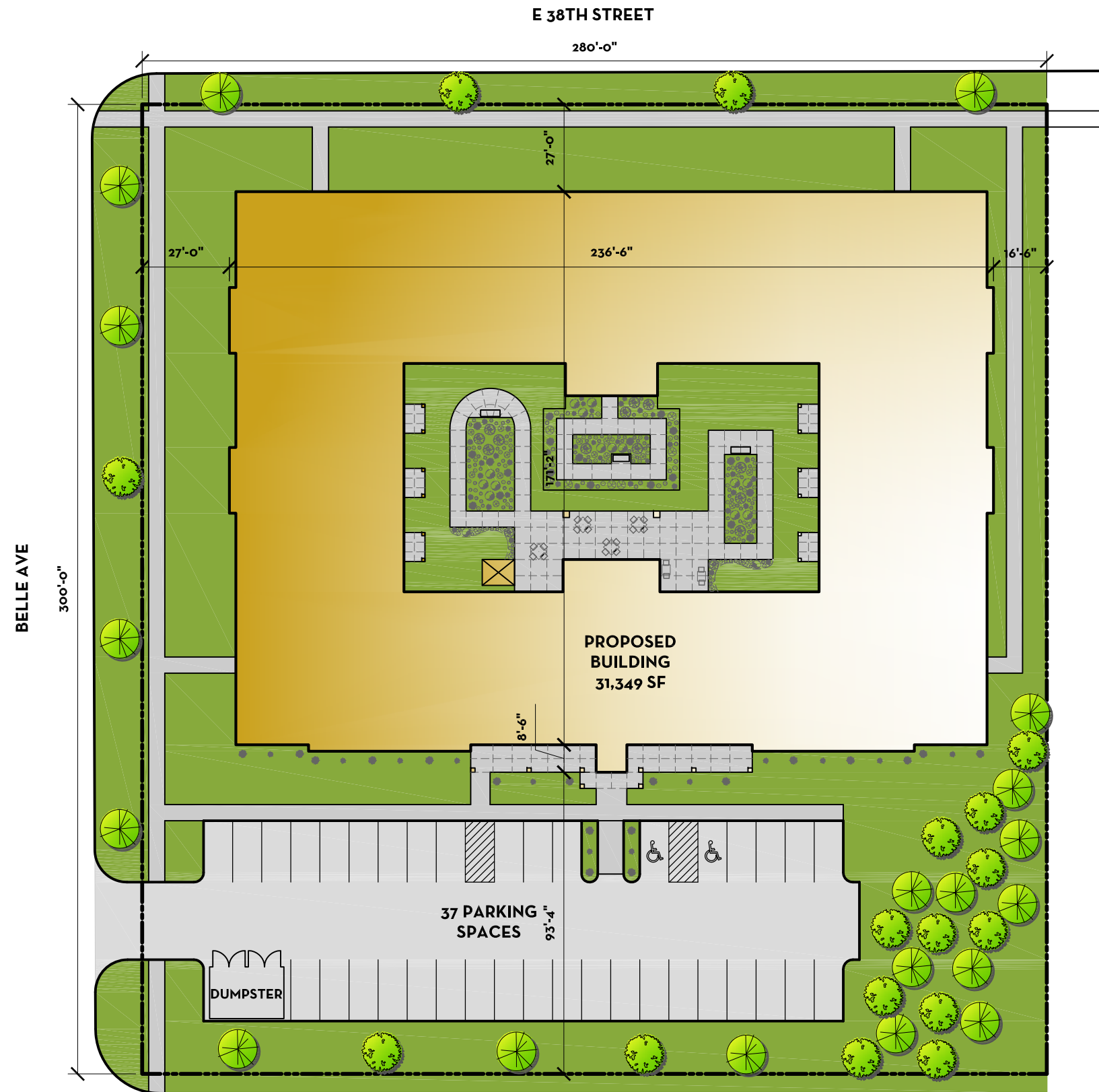
Belle Ave

BELLE AVE

PROPOSED
BUILDING
31,349 SF

37 PARKING
SPACES

DUMPSTER



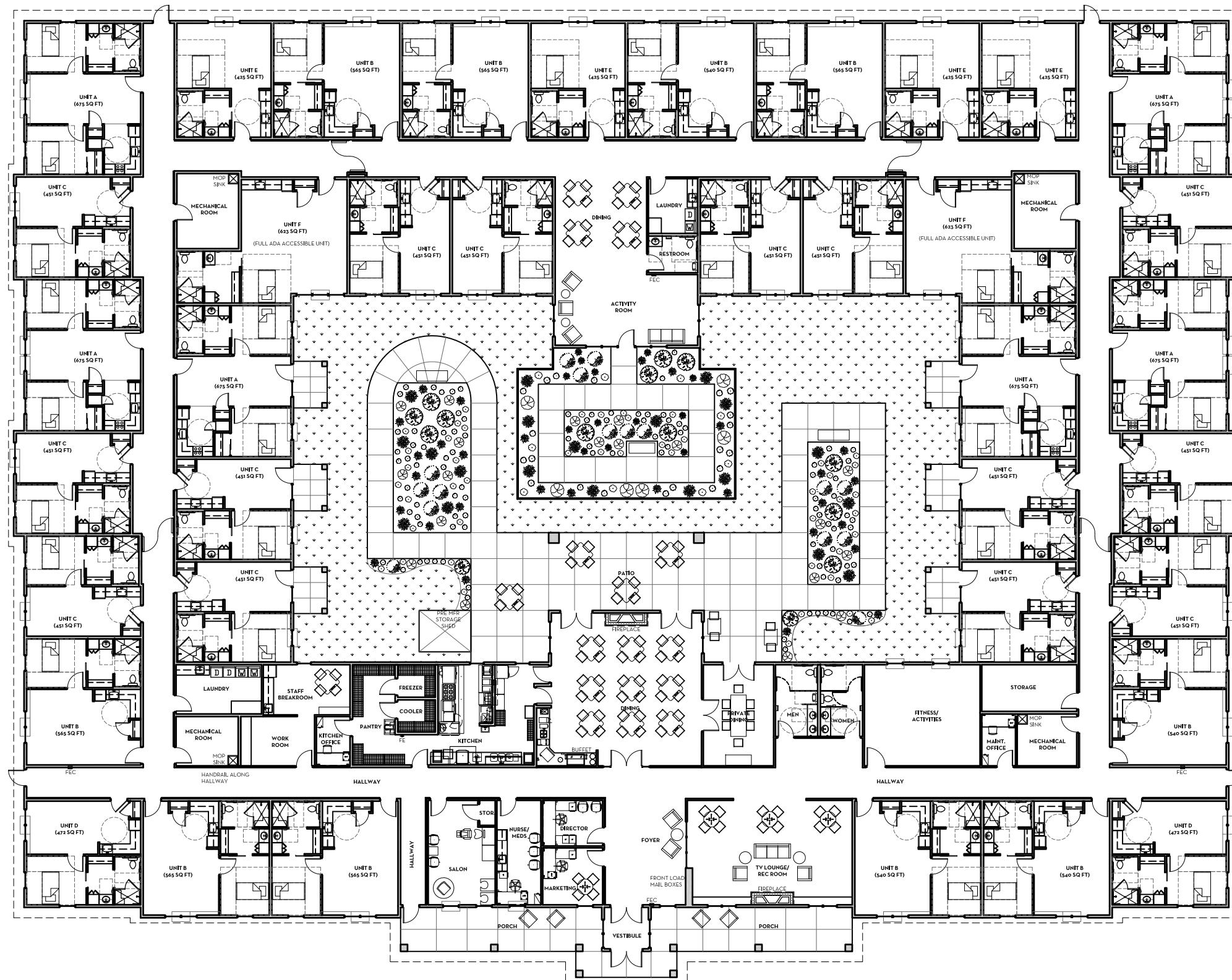
SITE PLAN

SCALE: 1" = 40'-0"

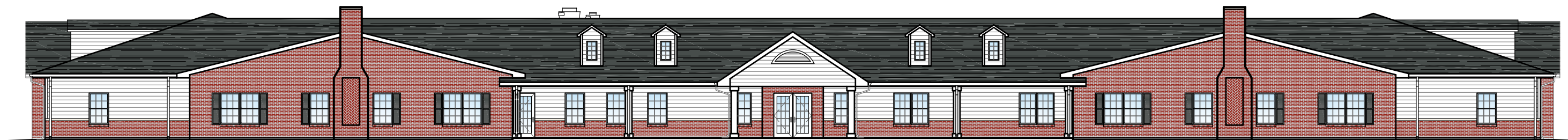


RENDERING

SCALE: NTS

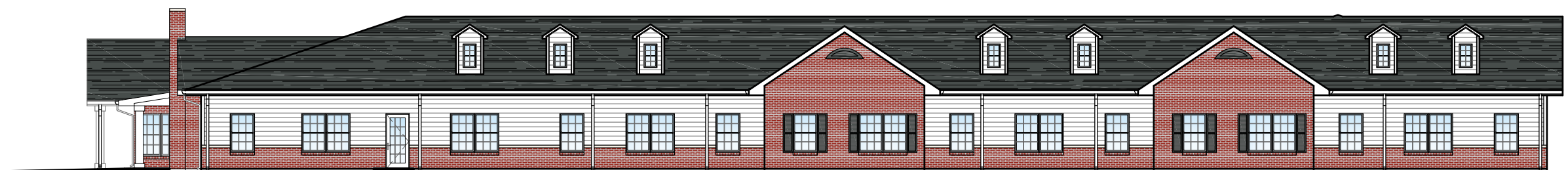


MAIN LEVEL FLOOR PLAN
SCALE: NOT TO SCALE



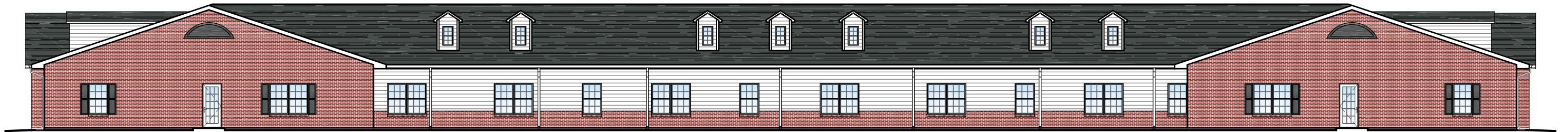
FRONT ELEVATION

SCALE: NOT TO SCALE



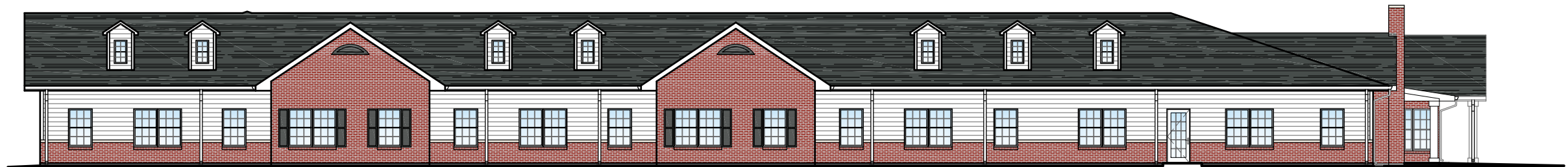
SIDE ELEVATION

SCALE: NOT TO SCALE



REAR ELEVATION

SCALE: NOT TO SCALE



SIDE ELEVATION

SCALE: NOT TO SCALE

PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – MARCH 15, 2016 5:00 P.M.
COUNCIL CHAMBERS - CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Case No. REZ16-03: Request of D6 Companies LLC for the rezoning of 1.94 acres, more or less, of real property at 3723 Belle Avenue located at the southeast corner of Belle Avenue and 38th Street. Property is to be rezoned from "R-1" Low Density Dwelling District to "PDD" Planned Development District so as to facilitate senior housing residential development.

The City Plan and Zoning Commission will conduct a public hearing concerning this matter at **5:00 p.m., Tuesday March 15, 2016** in the **Council Chambers of Davenport City Hall at 226 West 4th Street**, Davenport, Iowa.

This public hearing is the first step in the review/approval process. The City Plan and Zoning Commission will consider (vote on a recommendation) the petition at its regular meeting on Tuesday April 5, 2016. The Commission's report and recommendation will then be forwarded to the City Council. The City Council will then hold its own public hearing, as required by state law. You should also receive a notice of the City Council's public hearing. For the ordinance to be approved, it must be read/considered at three (3) separate City Council meetings. For the specific dates and times of subsequent meetings, please call the phone number below.

It is your privilege to submit written comments on this petition or to attend the public hearing to express your views, or both. All protests within the 200 foot notice area or the area being considered must be made in writing to be valid. Any written comments to be reported at the Commission's public hearing should be received in the office of Community Planning, City Hall, not later than 12:00 noon, on the day of the public hearing, though protests may be received up through the City Council's public hearing.

Office of Community Planning
Department of Community Planning & Economic Development
Phone: (563) 326-7765 Email: Planning@ci.davenport.ia.us

(detach here)

The undersigned – **opposes / does not oppose (circle one)** the petition of D6 Companies LLC **REZ16-03**

Comments: _____

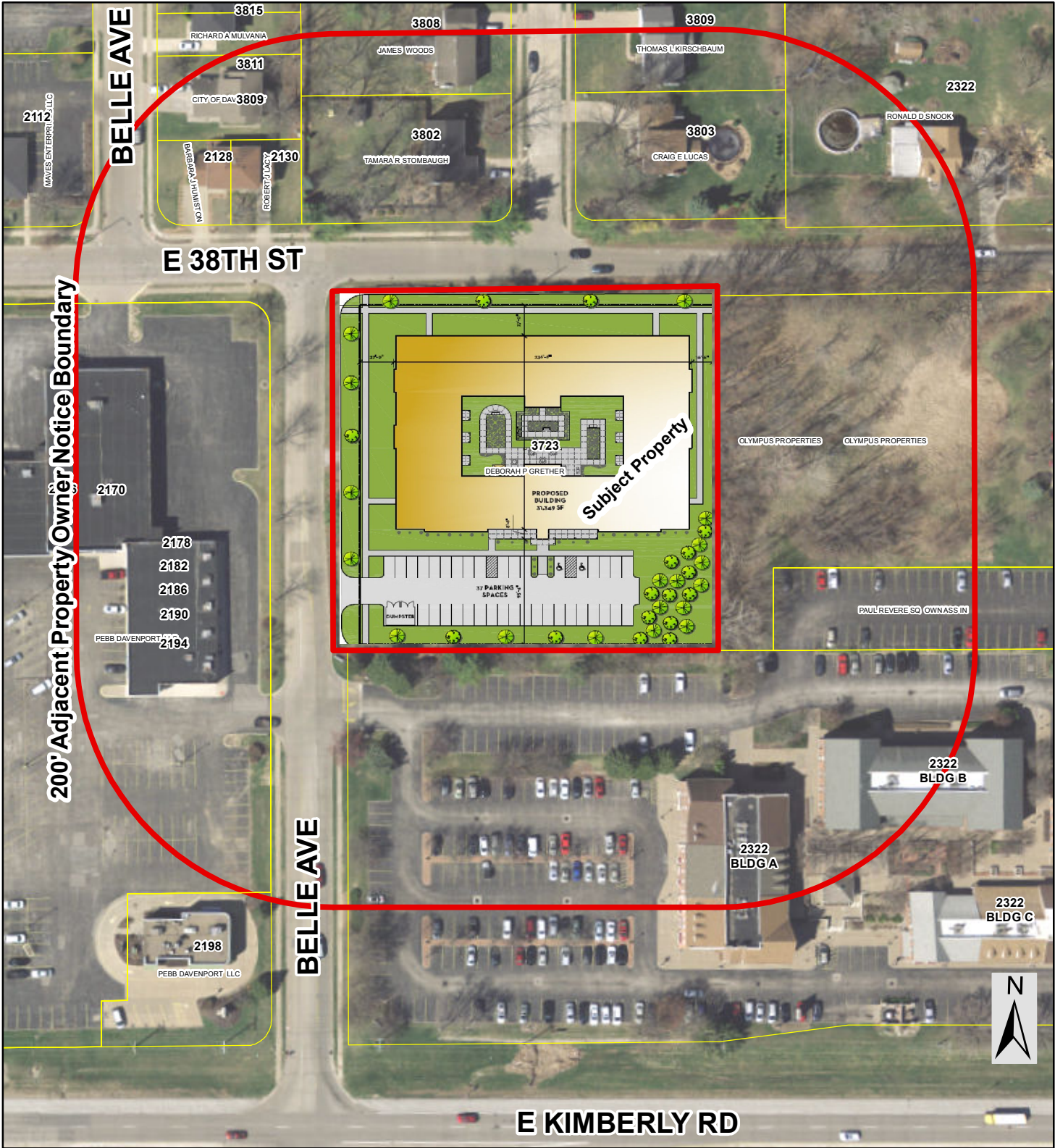
Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801

NAME _____
ADDRESS _____
DATE _____

(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

Plan & Zoning Commission: Adjacent Property Owner Notice Area



PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – MARCH 15, 2016 5:00 P.M.
COUNCIL CHAMBERS - CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Case No. REZ16-03: Request of D6 Companies LLC for the rezoning of 1.94 acres, more or less, of real property at 3723 Belle Avenue located at the southeast corner of Belle Avenue and 38th Street. Property is to be rezoned from "R-1" Low Density Dwelling District to "PDD" Planned Development District so as to facilitate senior housing residential development.

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This public hearing is the first step in the review/approval process. The City Plan and Zoning Commission will consider (vote on a recommendation) the petition at its regular meeting on Tuesday April 5, 2016. The Commission's report and recommendation will then be forwarded to the City Council. The City Council will then hold its own public hearing, as required by state law. You should also receive a notice of the City Council's public hearing. For the ordinance to be approved, it must be read/considered at three (3) separate City Council meetings. For the specific dates and times of subsequent meetings, please call the phone number below.

It is your privilege to submit written comments on this petition or to attend the public hearing to express your views, or both. All protests within the 200 foot notice area or the area being considered must be made in writing to be valid. Any written comments to be reported at the Commission's public hearing should be received in the office of Community Planning, City Hall, not later than 12:00 noon, on the day of the public hearing, though protests may be received up through the City Council's public hearing.

Office of Community Planning
Department of Community Planning & Economic Development
Phone: (563) 326-7765 Email: Planning@ci.davenport.ia.us

(detach here)

The undersigned – **opposes / does not oppose (circle one)** the petition of D6 Companies LLC **REZ16-03**

Comments: _____

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801

NAME _____
ADDRESS _____
DATE _____

(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

3723 Belle Ave - Adjacent Owner Notice List

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner:	3723 BELLE AV	D6 COMPANIES LLC	317 6TH AVE STE 620	DES MOINES IA 50323
Ward/Ald:	6TH Ward	ALDERMAN JUSTIN		14 Notices Sent
N1810-04	2322 E 38TH ST	RONALD D & LISA A SNOOK	2322 E 38TH ST	DAVENPORT IA 52807
N1810-07D	3700 JERSEY RIDGE RD	OLYMPUS PROPERTIES	2329 E 46TH ST	DAVENPORT IA 52807
N1810-07E	2322 E KIMBERLY RD	PAUL REVERE SQ OWN ASSOC	2322 E KIMBERLY RD SUITE 110 WEST	DAVENPORT IA 52807
N1810-08B	2100 E KIMBERLY RD	PEBB DAVENPORT LLC	7900 GLADES RD STE 600	BOCA RATON FL 33496
N1810-08C	2198 E KIMBERLY RD	PEBB DAVENPORT LLC	7900 GLADES RD STE 600	BOCA RATON FL 33496
N1810-11	2112 E 38TH ST	MAVES ENTERPRISES LLC	2112 E 38TH ST	DAVENPORT IA 52807
N1810-23B	3815 BELLE AV	RICHARD A & DEBRA L MULVANIA	24974 189TH ST	BETTENDORF IA 52722
N1810-24	3809 BELLE AV	CITY OF DAVENPORT - HOUSING	226 W 4TH ST	DAVENPORT IA 52801
N1810-25A	2128 E 38TH ST	BARBARA J HUMISTON	2128 E 38TH ST	DAVENPORT IA 52807
N1810-25B	2130 E 38TH ST	ROBERT J LACY	11129 W KAUL AV	MILWAUKEE WI 53225
N1810-27	3802 WINDSOR PINES CT	TAMARA R STOMBAUGH	3802 WINDSOR PINES CT	DAVENPORT IA 52807
N1810-28	3808 WINDSOR PINES CT	JAMES & CATHERINE WOODS	3808 WINDSOR PINES CT	DAVENPORT IA 52808
N1810-36	3809 WINDSOR PINES CT	THOMAS L & KIMBERLY A KIRSCHBAUM	3809 WINDSOR PINES CT	DAVENPORT IA 52807
N1810-37	3803 WINDSOR PINES CT	CRAIG E & MARY J LUCAS	3803 WINDSOR PINES CT	DAVENPORT IA 52807

City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic
DevelopmentCommunity Planning & Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 6

Action / Date
CD4/20/2016

Subject:

Resolution approving Case No. FDP16-04: Request of D6 Companies LLC for a final development plan of 1.94 acres, more or less, of real property located at 3723 Belle Avenue located at the southeast corner of Belle Avenue and 38th Street. Property is to be rezoned from "R-1" Low Density Dwelling District to "PDD" Planned Development District so as to facilitate senior housing residential development. [Ward 6]

Recommendation:

The City Plan and Zoning Commission concurs with the findings and recommendation of staff and recommends that the final development plan be approved as stated in the letter from the Chairperson dated April 6th, 2016.

Findings:

- The development conforms to the Comprehensive Plan.

Recommendation:

The City Plan and Zoning Commission accepts the listed findings and forwards Case No. REZ16-04 to the City Council for approval subject no special conditions.

The Commission vote for approval was 9-yes, 0-no and 0-abstention.

Relationship to Goals:

Neighborhood Development

Background:

This is the companion final development plan to the zoning amendment (Case No. REZ16-03) allowing senior housing residential development.

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

ATTACHMENTS:

Type	Description
▣ Resolution Letter	FDP16-04 Resolution
▣ Backup Material	FDP16-04 Background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	4/14/2016 - 10:56 AM
Community Development Committee	Berger, Bruce	Approved	4/14/2016 - 10:57 AM
City Clerk	Admin, Default	Approved	4/14/2016 - 2:29 PM

Resolution No.____

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. FDP16-04: Request of D6 Companies LLC for a final development plan of 1.94 acres, more or less, of real property located at 3723 Belle Avenue located at the southeast corner of Belle Avenue and 38th Street. Property is to be rezoned from "R-1" Low Density Dwelling District to "PDD" Planned Development District so as to facilitate senior housing residential development. [6th Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final development plan for D6 Comanies (FDP16-04) is hereby approved and accepted pursuant to all the listed findings and conditions in the City Plan and Zoning Commission letter dated April 6th, 2016 and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

PLAN AND ZONING COMMISSION

Regular Meeting: April 5, 2016
Request: Final Development Plan
Location: 3723 Belle Ave
Case No.: FDP16-04
Applicant: D6 Companies LLC

Recommendation:

Staff recommends the City Plan and Zoning Commission forward Case No FDP16-04 to the City Council with a recommendation for approval.

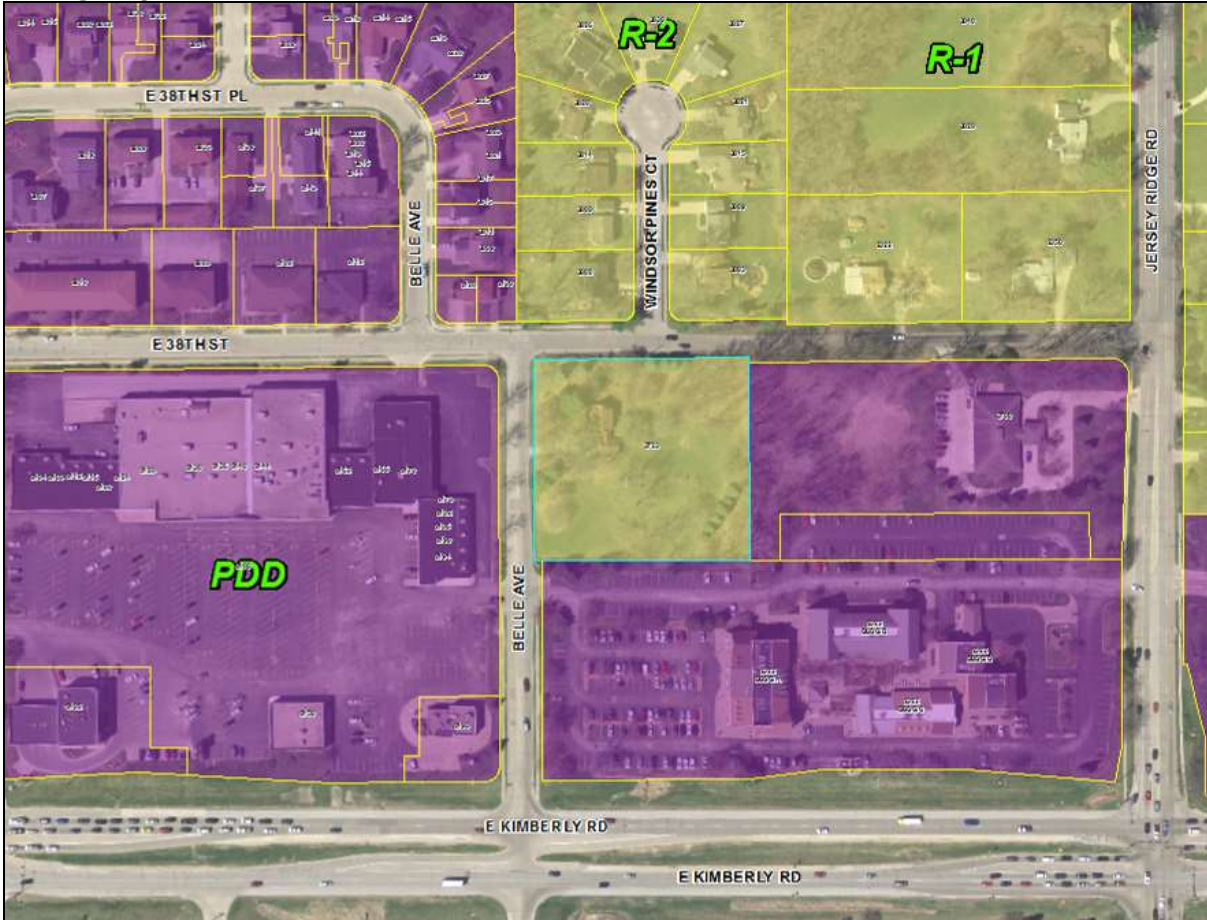
Introduction:

Case No. FDP16-04: Request of D6 Companies LLC for a final development plan of 1.94 acres, more or less, of real property located at 3723 Belle Avenue located at the southeast corner of Belle Avenue and 38th Street. Property is to be rezoned from "R-1" Low Density Dwelling District to "PDD" Planned Development District so as to facilitate senior housing residential development.

AREA CHARACTERISTICS:



Zoning Map



R-1: Low Density Dwelling, R-2: Low Density Dwelling, PDD: Planned Development

Davenport 2025 Proposed Land Use



CC: Commercial Corridor, RL: Residential Limited Neighborhood

Background:

Comprehensive Plan:

Within Urban Service Area: Yes

Proposed Land Use Designation:

Commercial Corridor (CC) identifies areas which are a) generally commercial in nature, b) oriented toward a major corridor, c) more intense than CN – Commercial Neighborhood, and d) less intense than CR – Commercial Retail. This category can be considered a transition between a "residential corridor" and a "commercial district." Higher density commercial uses are allowed with limited residential uses.

Relevant Goals to be considered in this Case:

Neighborhood Improvements

Technical Review:

Streets. The property utilizes the existing street pattern. Public Works will be asking for a dedication of an 11' strip of land on the east side of Belle Avenue and an 8' strip of land on the south side of 38th Street.

Storm Water. Storm water currently drains to the southeast. The development will need to meet stormwater permitting requirements and is in communication with Davenport Public Works.

Sanitary Sewer. Sanitary sewer service exists on the west side of Belle Avenue.

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

Emergency Services. The property is all located less than 1.5 miles from Fire Station No. 8 at 2802 East 53rd Street.

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

PUBLIC INPUT

No public hearing is required for a Final Development Plan.

DISCUSSION

The owner is proposing to build a senior living facility on the subject property. Staff strongly recommends keeping standard requirements for public sidewalks, as per normal requirements.

Staff Recommendation:

Staff recommends the City Plan and Zoning Commission forward Case No. FDP16-04 to the City Council for approval.

Prepared by:



Scott Koops, AICP
Planner II



**CITY OF DAVENPORT
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT
FINAL DEVELOPMENT PLAN APPLICATION / REFERENCE FILE**

PDD / C-3 / PUD / TND / M-3 (circle appropriate designation)

Location: 3723 Belle Avenue, Davenport, Iowa Parcel N1810-06

PETITIONER: Name: D6 Companies LLC
Address: 317 6th Ave, Suite 620, Des Moines, IA 50309
Phone: 515-864-6970 FAX: _____
Mobile Phone: _____ Email: darrens@d6companies.com
Interest in land: _____ title holder ☒ other **

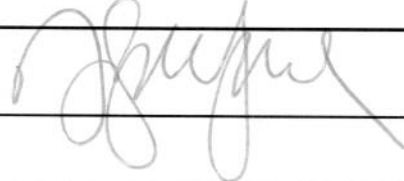
** if petitioner is other than title holder (i.e., lessee), documentation will be required to show prior approval for final development plans by owner.

TITLE HOLDER: Name: Deborah P Grether
Address: 1512 Pershing Ave, Lansing, MI 48910
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

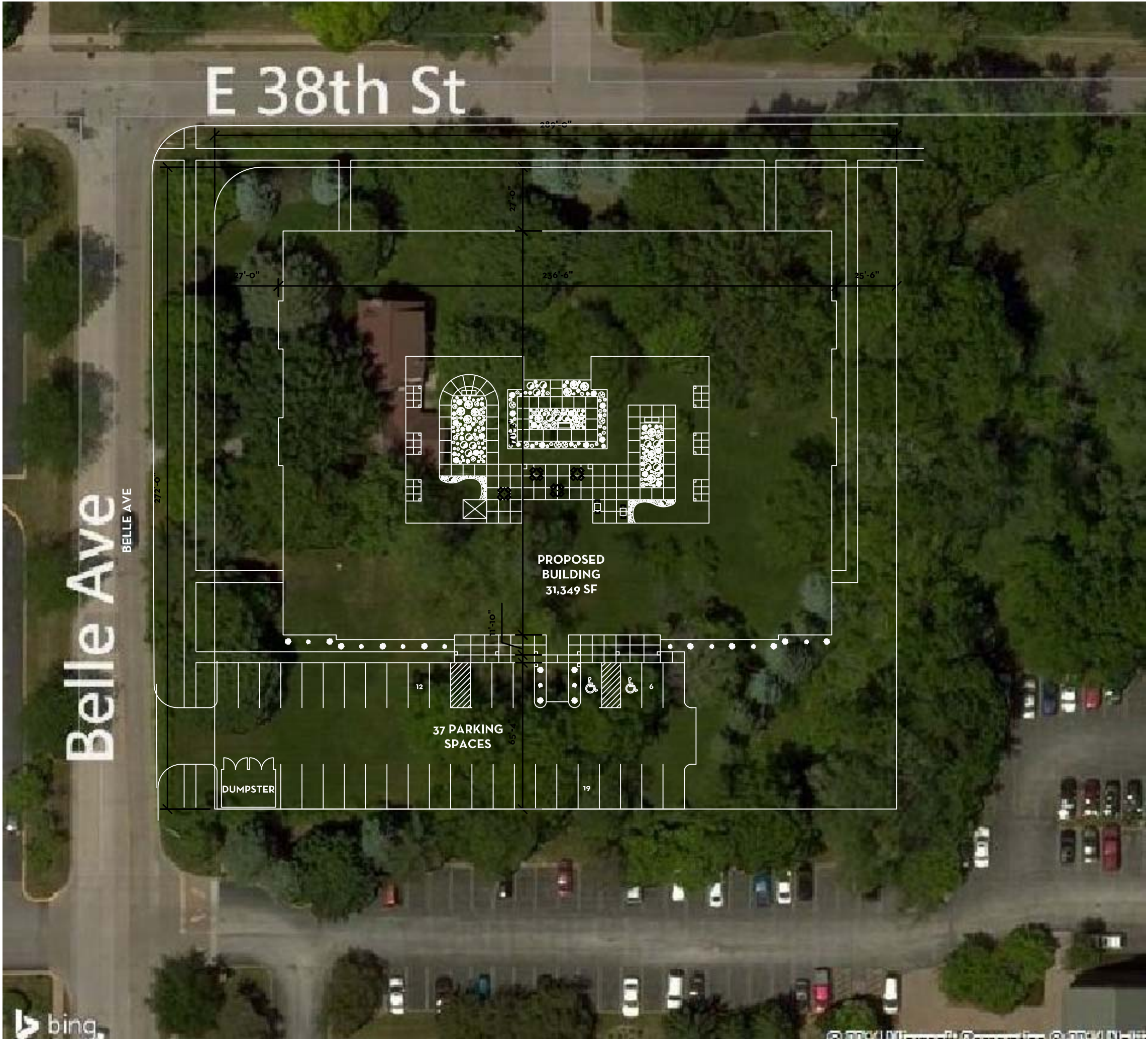
CONTACT PERSON: Name: Darren Schlapkohl
Address: 317 6th Ave, Suite 620, Des Moines, IA 50309
Phone: _____ FAX: _____
Mobile Phone: _____ Email: _____

EXPLANATION OF FINAL DEVELOPMENT PLAN PROPOSAL

Development of a new 36 unit senior housing facility.

Signature of Petitioner:  Date: 2/17/16

Processing Fee	Fee
Less than one acre (< 1 acre)	\$500
One acre or more (≥ 1 acre)	\$1,000



E 38th St

Belle Ave

BELLE AVE

PROPOSED
BUILDING
31,349 SF

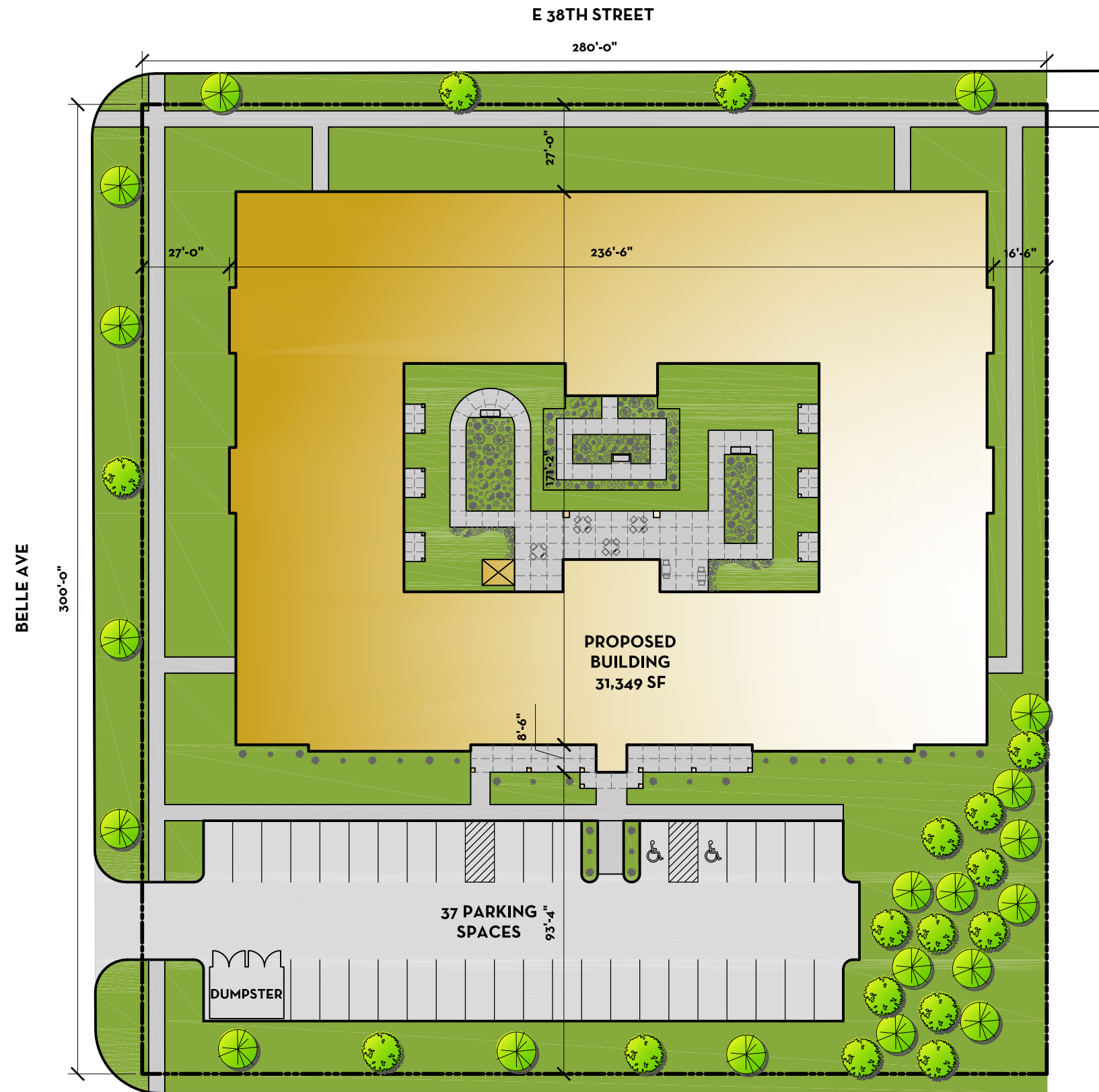
37 PARKING
SPACES

DUMPSTER

19

12

6



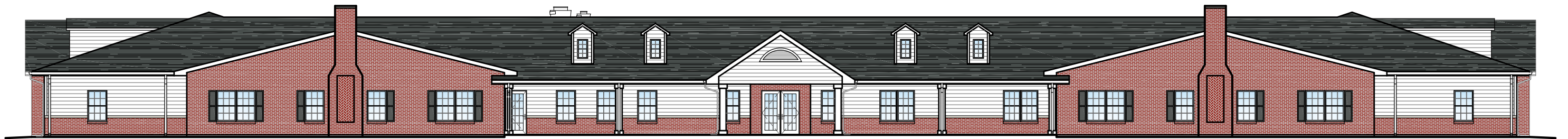
SITE PLAN

SCALE: 1" = 40'-0"



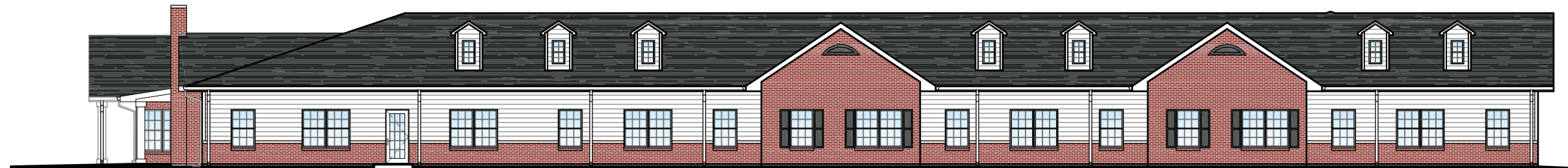
RENDERING

SCALE: NTS



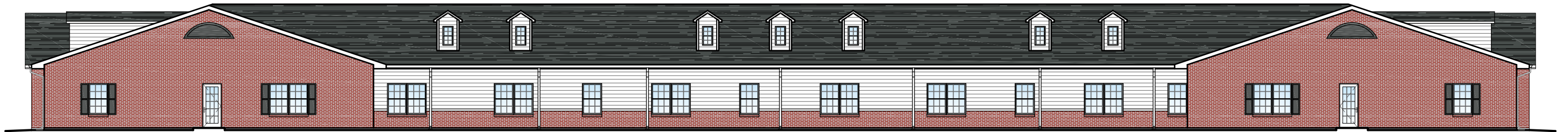
FRONT ELEVATION

SCALE: NOT TO SCALE



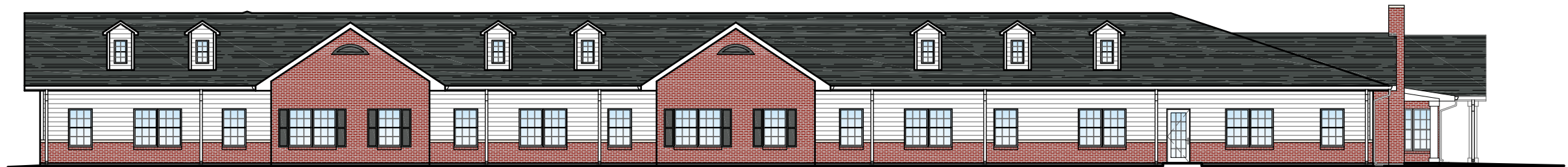
SIDE ELEVATION

SCALE: NOT TO SCALE



REAR ELEVATION

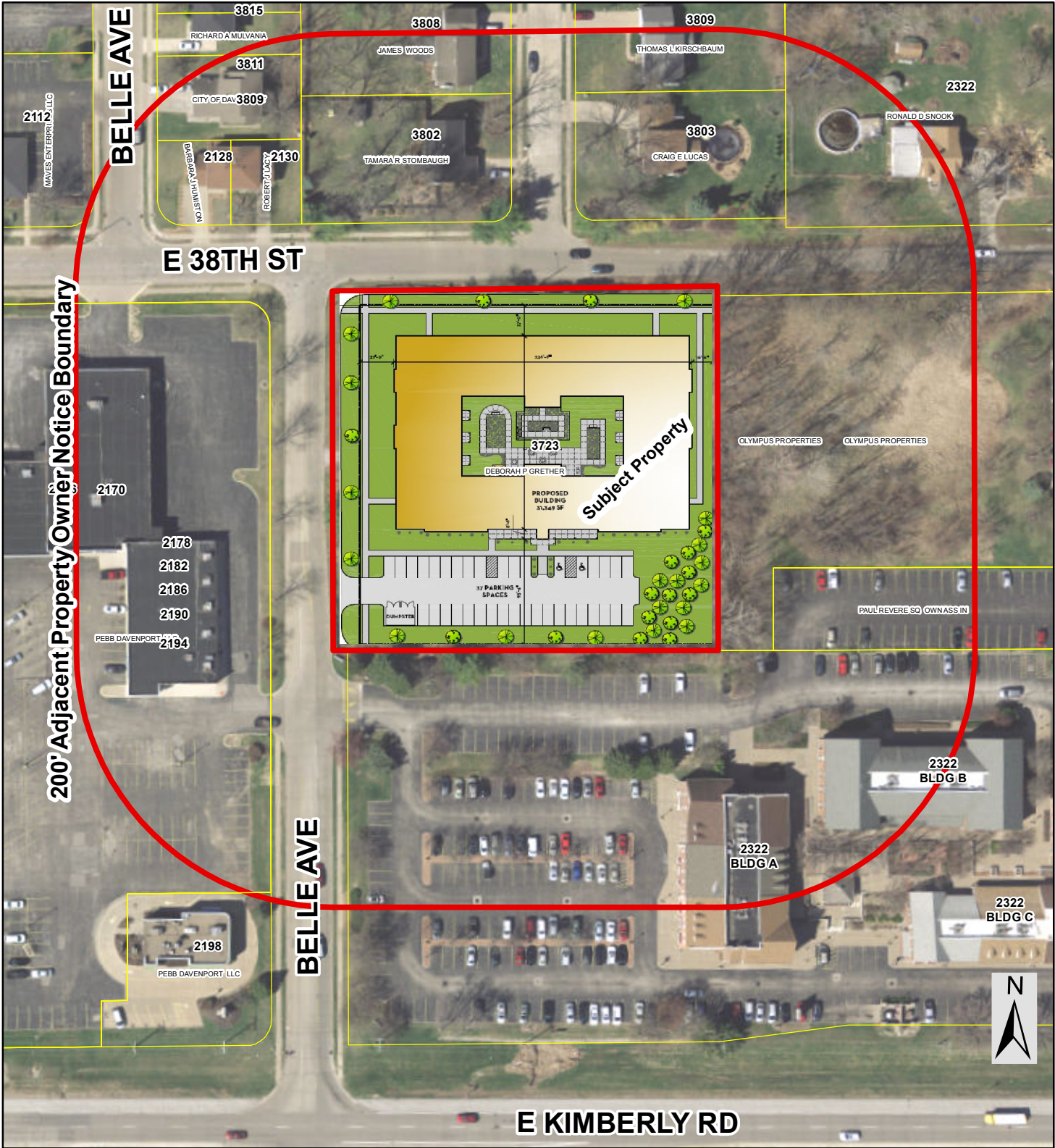
SCALE: NOT TO SCALE



SIDE ELEVATION

SCALE: NOT TO SCALE

Plan & Zoning Commission: Adjacent Property Owner Notice Area



City of Davenport

Agenda Group: Community Development
Department: Community Planning and Economic Development
Contact Info: Matt Flynn, 326-7743
Wards: 3,4,5

Action / Date
CD4/20/2016

Subject:

Resolution in support of Hilltop Campus Village continuing in the Main Street program administered by the Iowa Economic Development Authority.
[Wards 3,4,5]

Recommendation:

Pass the Resolution

Relationship to Goals:

What can Davenport do to Attract Investment?

Background:

Hilltop Campus Village was established as a Main Street Community by the State of Iowa in 2009. As part of its ongoing accreditation process, the State requests a new Resolution of Support be adopted by the City Council.

Since its inception, Hilltop Campus Village has hired a full time Program Director, established a board of directors with four standing committees (design, economic restructuring, publicity, promotion), hosts an annual Fall Music Festival, and advocates for growth and quality development within its boundaries.

Hilltop Campus Village is strategically located among several of the City's largest institutions and along busy corridors. It provides many opportunities for new infill investment which is consistent with City Goals. City staff anticipates continued work serving as liaison between the Board and the City for the foreseeable future.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Resolution of Support

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Flynn, Matt	Approved	4/8/2016 - 2:22 PM

Resolution No. _____

Resolution offered by Alderman

RESOLVED by the City Council of the City of Davenport.

RESOLUTION in support of Hilltop Campus Village continuing in the Main Street Program administered by the Iowa Economic Development Authority.

WHEREAS, an Agreement between the Iowa Economic Development Authority, Hilltop Campus Village and the City of Davenport for the purpose of continuing the Main Street Iowa program in Davenport, and,

WHEREAS, this Agreement is pursuant to contractual agreements between the National Trust for Historic Preservation and the Iowa Economic Development Authority to assist in the revitalization of the designated Main Street project area of Davenport, Iowa and,

WHEREAS, the City Council of Davenport, Iowa endorses the goal of economic revitalization of the Hilltop Campus Village area within the context of preservation and rehabilitation of its historic buildings and supports the continuation of the Main Street Four Point Approach as developed by the National Trust for Historic Preservation and espoused by Main Street Iowa.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Davenport, Iowa meeting in regular session on April 27, 2016, that the City of Davenport hereby agrees to continue to support the work of Hilltop Campus Village and designates the Main Street Board to supervise the Program Director.

PASSED, APPROVED, AND ADOPTED THIS _____ day of _____, 20__.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, City Clerk

City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Bruce Berger, 326-7769
Wards: 3

Action / Date
CD4/20/2016

Subject:

Resolution approving an Urban Revitalization Tax Exemption project for 121 W 8th Street. [Ward 3]

Recommendation:

Approve the resolution.

Relationship to Goals:

Neighborhood improvements and added emphasis on economic development.

Background:

The objective of the Urban Revitalization Tax Exemption (URTE) program is to encourage private investment by providing an exemption on the increase in property taxes resulting from improvements. The City presently has three Urban Revitalization areas: Central City, North, and Davenport 2013.

Typically all URTE applications are approved in February. However from time to time applicants will request individual approval of their application. The State of Iowa's Workforce Housing Tax Credit application requires both a resolution of support from the Council as well as documentation of matching financial support. The City will be utilizing the URTE program as the source of matching funds for the application below. As a result, the URTE application below must be approved before the resolution of support from Council can be approved.

Andrew Wold Investments, LLC is applying for URTE benefits for the property at 121 W 8th Street; exemption schedule 100% exemption on new valuation for 10 years.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	RES URTE 121 W 8th St

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	4/14/2016 - 10:57 AM
Community Development Committee	Berger, Bruce	Approved	4/14/2016 - 10:57 AM
City Clerk	Admin, Default	Approved	4/14/2016 - 2:29 PM

Resolution No. _____

Resolution offered by .

RESOLVED by the City Council of the City of Davenport.

RESOLUTION for approval of Urban Revitalization Tax Exemption Projects.

WHEREAS, in the City of Davenport, an urban revitalization plan under the provisions of Urban Renewal has been in effect since 1980; and

WHEREAS, this plan provides incentives in the form of property tax exemption for both new construction and rehabilitation in order to encourage private investment and to help reverse the trend toward disinvestment; and

WHEREAS, the listed projects meet the requirements of the urban revitalization plan; and

WHEREAS the City shall use the URTE program as a matching local contribution for the State of Iowa's Workforce Housing Tax Credit program.

NOW, THEREFORE, with the approval of the resolution, the following properties will be approved for the Urban Revitalization Tax Exemption program for 2017.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Bruce Berger, 326-7769
Wards: 3

Action / Date
CD4/20/2016

Subject:

Resolution supporting a Workforce Housing Tax Credit application to the State of Iowa for a multi-family project located at 121 W 8th St. [Ward 3]

Recommendation:

Approve the resolution.

Relationship to Goals:

Revitalized neighborhoods and corridors.

Background:

Andrew Wold Investments, LLC is proposing to renovate the former St. Luke's Hospital at 121 West 8th Street. This is a \$1 million project and will include 24 newly renovated apartments. There will be 12 one bedroom units renting at \$650 to \$750 a month and 12 two bedroom units renting at \$750 to \$850 per month. The developer currently has a purchase option on the building and plans to move forward with the project contingent upon a WHTC award. This project is seeking Workforce Housing Tax Credits (WHTC) through the State of Iowa. In order to apply for this funding source, the developer must receive a Resolution of Support from the sponsoring City, as well as document a local funding match of at least \$1,000 per unit. This project has been approved for tax exemption through the URTE program that exceeds the public contribution requirement.

ATTACHMENTS:

Type	Description
□ Resolution Letter	Resolution WHTC 121 W 8th St

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	4/14/2016 - 10:57 AM
Community Development Committee	Berger, Bruce	Approved	4/14/2016 - 10:58 AM
City Clerk	Admin, Default	Approved	4/14/2016 - 2:29 PM

Resolution No. _____

Resolution offered by Alderman _____.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION supporting a Workforce Housing Tax Credit application to the State for the 121 W 8th St project.

WHEREAS, 121 W 8th St project has requested City support for its application to the Iowa Economic Development Authority (IEDA) for State tax incentives under the Workforce Housing Tax Credit (WHTC) Program for the 24 unit project located at 121 W 8th St; and

WHEREAS, successful completion of the 121 W 8th St project requires funding from a number of sources, including an award of WHTCs in the form of an investment tax credit and State sales and use tax refund; and

WHEREAS, the application requirements for the WHTC program include a requirement for the submission of a Resolution in support of the housing project by the community where the project will be located; and

WHEREAS, a further application requirement for the WHTC program is documentation of local matching funds pledged for the project in an amount not less than \$1,000 per dwelling unit; and

WHEREAS, the 121 W 8th St project is located within the City's Urban Revitalization Tax Exemption (URTE) area, has been approved for benefits through this program in 2017, and is eligible for the 10 year, 100% exemption schedule; and

WHEREAS, the URTE benefit awarded will meet the minimum City contribution of \$1,000 per dwelling unit required by the WHTC program;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the 121 W 8th St project is fully supported in applying for the Iowa Workforce Housing Tax Credit Program.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, City Clerk

City of Davenport

Agenda Group: Public Safety
Department: Public Works
Contact Info: Gary Statz; (563) 326-7754
Wards: 6 & 8

Action / Date
PS4/6/2016

Subject:

Second Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by adding Jersey Ridge Road along both sides from 46th Street to Jersey Meadows Drive. [Wards 6 & 8]

Recommendation:

Adopt the ordinance.

Relationship to Goals:

Revitalized Neighborhoods & Corridors

Background:

Jersey Ridge Road will be restriped this spring with a two-way left turn lane and bike lanes on both sides between Kimberly Road and Jersey Meadows Drive. There is already a no parking zone south of 46th Street, the zone will need to be extended north to accommodate the upcoming changes.

ATTACHMENTS:

Type	Description
▣ Ordinance	PS_ORD_Jersey Ridge no parking_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Admin, Default	Approved	4/11/2016 - 12:24 PM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE VII NO PARKING THERETO BY ADDING JERSEY RIDGE ROAD ALONG BOTH SIDES FROM 46TH STREET TO JERSEY MEADOWS DRIVE.

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

Section 1. That Schedule VII No Parking of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding the following:

Jersey Ridge Road along both sides from 46th Street to Jersey Meadows Drive.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch
Mayor

Attest: _____

Jackie Holecek, MMC
Deputy City Clerk

City of Davenport

Agenda Group: Public Safety
Department: Public Works
Contact Info: Gary Statz; (563) 326-7754
Wards: 3 & 4

Action / Date
PS4/6/2016

Subject:

Second Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by adding Marquette Street along both sides from Beiderbecke Drive to 15th Street.
[Wards 3 & 4]

Recommendation:

Adopt the ordinance.

Relationship to Goals:

Revitalized Neighborhoods & Corridors

Background:

There are two short no parking zones along this corridor of Marquette Street that allow for parking during off-peak times. There is no parking allowed on the rest of Marquette south of 15th Street. Both sides of Marquette between Beiderbecke and 15th have had bike lanes for a few years and parking is not allowed on bike lanes. This ordinance will supersede the various parking ordinances between Beiderbecke and 15th and eliminate those two zones that allow off peak parking.

ATTACHMENTS:

Type	Description
▣ Ordinance	PS_ORD_Marquette no parking_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Admin, Default	Approved	4/11/2016 - 12:24 PM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE VII NO PARKING THERETO BY ADDING MARQUETTE STREET ALONG BOTH SIDES BETWEEN BEIDERBECKE DRIVE AND 15TH STREET.

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

Section 1. That Schedule VII No Parking of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding the following:

Marquette Street along both sides between Beiderbecke Drive and 15th Street.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch
Mayor

Attest: _____

Jackie Holecek, MMC
Deputy City Clerk

City of Davenport

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

Action / Date
PS4/6/2016

Subject:

Second Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by adding Tremont Avenue along both sides from 54th Street to Veterans Memorial Parkway. [Ward 8]

Recommendation:

Adopt the ordinance.

Relationship to Goals:

Revitalized Neighborhoods & Corridors

Background:

Tremont Avenue will be restriped this spring with a two-way left turn lane and bike lanes on both sides between 46th Street and Veterans Memorial Parkway. There is already a no parking zone south of 54th Street, the zone will need to be extended north to accommodate the upcoming changes.

ATTACHMENTS:

Type	Description
▣ Ordinance	PS_ORD_Tremont no parking_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Admin, Default	Approved	4/11/2016 - 12:24 PM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE VII NO PARKING THERETO BY ADDING TREMONT AVENUE ALONG BOTH SIDES FROM 54TH STREET TO VETERANS MEMORIAL PARKWAY.

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

Section 1. That Schedule VII No Parking of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding the following:

Tremont Avenue along both sides from 54th Street to Veterans Memorial Parkway.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch
Mayor

Attest: _____

Jackie Holecek, MMC
Deputy City Clerk

City of Davenport

Agenda Group: Public Safety
Department: Public Works
Contact Info: Gary Statz; (563) 326-7754
Wards: 5

Action / Date
PS3/16/2016

Subject:

Third Consideration: Ordinance amending Schedule VI of Chapter 10.96 entitled "Speed Limits" by adding Rusholme Street from Eastern Avenue west 920 feet as a 25 mph street. [Ward 5]

Recommendation:

Approve the ordinance.

Relationship to Goals:

Revitalized Neighborhoods & Corridors

Background:

The western half of East Rusholme between Bridge Ave and Eastern Ave is slated to become a 15 mph zone. There are traffic calming devices and many pedestrians along this portion of Rusholme that is adjacent to the hospital. The eastern half of this corridor is currently 30 mph.

The intent of the Traffic Engineering division is to maintain a reasonable change and consistency in speed limits along City corridors.

ATTACHMENTS:

Type	Description
▣ Ordinance	PS_ORD_E Rusholme St 25 mph speed limit_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Admin, Default	Approved	4/11/2016 - 12:24 PM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE VI SPEED LIMITS THERETO BY ADDING RUSHOLME STREET FROM EASTERN AVENUE WEST 920 FEET AS A 25 MPH STREET.

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

Section 1. That Schedule VI Speed Limits of the Municipal Code of Davenport Iowa, be and the same is hereby amended by adding the following:

Rusholme Street from Eastern Avenue west 920 feet as a 25 mph street.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch
Mayor

Attest: _____
Jackie Holecek, MMC
Deputy City Clerk

City of Davenport

Agenda Group: Public Safety
Department: Legal
Contact Info: Tom Warner 326-7752
Wards: All

Action / Date
PS4/20/2016

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

Recommendation:
Pass the resolution.

Relationship to Goals:

Background:
An early declaration of the date and time of the Halloween Parade and Trick-or-Treating is helpful to the school music programs for scheduling and participation.

ATTACHMENTS:

Type	Description
▢ Cover Memo	Halloween Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Warner, Tom	Approved	4/8/2016 - 10:27 AM
Finance Committee	Watson-Arnould, Kathe	Approved	4/8/2016 - 10:39 AM
City Clerk	Admin, Default	Approved	4/8/2016 - 1:10 PM

Resolution No. _____

Resolution offered by Alderman Matson

RESOLVED by the City Council of the City of Davenport.

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

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

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

1. The City's Annual Halloween Parade will begin at 1 PM on Saturday, October 29, 2016;
2. That the City's Trick-or-Treat hours will be from 5 PM to 7 PM on Monday, October 31, 2016;

Attest:

Approved:

Jackie E. Holecek, CMC
Deputy City Clerk

Frank Klipsch
Mayor

City of Davenport

Agenda Group: Public Safety
Department: City Clerk
Contact Info: Jackie Holecek
Wards: 3

Action / Date
3/16/2016

Subject:

Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).

Shelly Bridgewater Dreams Foundation, Dreams Walk, May 7th, 7AM - Noon, Beiderbecke Dr between Warren and Marquette, Ward 3

Vietnam Veterans of America, Chapters 776 & 299; VFW 828;; MAVA Chapter Hero Street, Vietnam War 50th Anniversary Commemoration Parade, May 21st, 10:30 AM - Noon, Downtown west of Centennial Bridge, River Drive and Marquette Street, Ward 3

Jimmie O's Saloon, 2735 Telegraph Rd, Spring Fest, May 21st; Noon to 9:00 PM, Rolf St from Telegraph Rd south to alley, Ward 1

Les Miller dBa Gravy's Bar, 1902 Rockingham Rd, Vintage Bike Show, May 21st; 10AM to 5:00 PM, Howell Street from Rockingham Rd north to alley, Ward 1

Recommendation:

Relationship to Goals:

Background:

ATTACHMENTS:

Type	Description
□ Cover Memo	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	4/7/2016 - 12:33 PM

RESOLUTION NO. 2016-

Resolution offered by Alderman Matson

Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).

RESOLVED by the City Council of the City of Davenport.

Whereas, the City through its Special Events Policy has accepted the following application(s) to hold an outdoor event(s) on the following date(s), and

Whereas, upon review of the application(s) it has been determined that the street(s), lane(s) or public grounds listed below will need to be closed, and

NOW, THEREFORE, BE IT RESOLVED that the City Council approves and directs the staff to proceed with the temporary closure of the following street(s), lane(s) or public grounds on the following date(s) and time(s):

Entity: Shelly Bridgewater Dreams Foundation

Event: Dreams Walk

Date: Saturday, May 7th

Time: 7 AM to Noon

Closure Location: Beiderbecke Dr between Gaines and Marquette

Ward: 3

Entity: Vietnam Veterans of America, Chapters 776 and 299; VFW 828; MAVA Chapter Hero Street

Event: Vietnam War 50th Anniversary Commemoration Parade

Date: Saturday, May 21st

Time: 10:30 AM - Noon

Closure Location: Centennial Bridge to 2nd Street, west to Warren Street, south to River Drive to Marquette Street, ending at Veteran's Memorial Park

Ward: 3

Entity: Jimmie O's Saloon

Event: Spring Fest

Date: Saturday, May 21st

Time: Noon to 9:00 PM

Closure Location: Rolf Street from Telegraph Road south to alley

Ward: 1

Entity: Les Miller (Gravy's Bar)

Event: Vintage Bike Show

Date: May 21st

Time: 10 AM to 5 PM

Closure Location: Howell Street at Rockingham Road north to alley

Ward: 1

Approved this 27th day of April, 2016.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Tom Leabhart; 563-326-7729
Wards: 6

Action / Date
PW4/20/2016

Subject:

Resolution granting permission to Geneseo Communications Services, Inc. to install a buried communications system in the City right-of-way along Elmore Avenue from 46th Street to 6600 Elmore Avenue South of Veteran's Memorial Parkway, Agreement Reference No. 2016-F5. [Ward 6]

Recommendation:

Pass the Resolution.

Relationship to Goals:

Enhance Quality of Life

Background:

Geneseo Communications has requested permission to install buried communication fiber optic line within City right-of-way as shown on the attached map. The total length of fiber is approximately 8,000 feet and will serve the new Mills Chevrolet site.

The City's Legal, Engineering and IT Departments have reviewed and approved the proposed route and terms of the agreement. The Agreement Reference number is 2016-F5.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES pg2
▣ Cover Memo	Map Elmore Fiber (F-5 2016)

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	4/13/2016 - 9:54 AM
Public Works Committee	Lechvar, Gina	Approved	4/13/2016 - 9:54 AM
City Clerk	Admin, Default	Approved	4/13/2016 - 10:00 AM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION granting permission to Geneseo Communications Services, Inc. to install a buried communications system in the City right-of-way along Elmore Avenue from 46th Street to 6600 Elmore Avenue South of Veteran's Memorial Parkway, Agreement Reference No. 2016-F5.

WHEREAS, Geneseo Communications Services, Inc. (The Owner) has submitted a request (Agreement Reference #2016-F5) to construct buried communications cable in City right-of-way along Elmore Avenue from 46th Street to 6600 Elmore Avenue south Veteran's Memorial Parkway, the total length of fiber is approximately 8,000 feet as shown on the attached map; and

WHEREAS, the Engineering Division as well as IT and Legal Departments of the City of Davenport, Iowa (the "City") have reviewed said plans and recommend permission be granted for the installation, as described, subject to conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA: that permission is hereby granted to The Owner to install buried communications cable in accordance with the attached plans subject to the following conditions which shall be accepted in writing by The Owner

1. That The Owner shall hold the City harmless, defend and indemnify it from any and all liability for claims of any nature arising from the granting of this authorization of the activities or work performed by The Owner as a consequence thereof, or as the result of the damage, interruption or any other matters relating to the cable and connection therewith or as a result thereof, except as otherwise limited by the provisions of paragraph 9, and that The Owner hold harmless, defend and indemnify the City from any such claims. Further, that The Owner shall name the City and its employees as additional insureds on its liability insurance coverage in limits to be set from time to time by the City Council and initially set at \$1 million each year.
2. That The Owner shall pay all costs for the construction and maintenance of their cable.
3. That The Owner shall coordinate all traffic control required for this project with the Traffic Engineering Division of the Public Works Department and shall be responsible for all costs related to traffic control.
4. That, at the direction of the City Council, The Owner shall remove and replace, relocate, or otherwise adjust said cable in order to provide for the maintenance, construction, or reconstruction of any City owned utility or public improvements within the City of Davenport, Iowa, or, for any other reasonable public cause determined at the discretion of the City Council of Davenport.
5. That all excavations for laying pipes, cable or lines shall be made in such a manner as will not interfere with any gas, sewer, water or other pipes or infrastructure theretofore laid and so as to avoid, so far as possible, obstructing any street or alley or the drainage thereof,

and said streets, avenues and alleys shall be promptly repaired and restored to a condition as good as the same were in prior to the laying of said pipes and any pavement or other surfacing removed shall be repaired and restored with the same kind of material as was used in the construction of the pavement or other surfacing so removed. Settling in any street, avenue or alley caused by such excavations shall be promptly repaired by The Owner and all repairs and replacements shall be to the satisfaction of the City officials; but before opening or making any excavation with in any street or alley rights of way, The Owner shall secure from said City a written permit to do so, except in case of emergency, which permit said City shall issue to The Owner upon reasonable terms and conditions. The Owner shall be responsible for payment of the Standard Excavation Permit Fees established by City Council prior to receiving said permit. The permit fee includes a \$1.00 per foot Disruption Fee where applicable.

6. That the contractor performing the work shall comply with all City Ordinances covering the work, including permits and bonding.
7. That The Owner shall contract with a "One Call" utility notification service for receiving notice on the location of the cable for the time the cable shall be in place and in service.
8. That The Owner shall be responsible for obtaining necessary legal consent and permission from railroad companies, the Iowa Department of Transportation, private and public agencies and other persons or organizations that have a legal interest, and this Resolution is subject to such permission, consent and clearance being obtained from such entities.
9. Unless caused by gross negligence or willful, intentional or malicious conduct by city employees, The Owner releases the City and its employees for and from any and all liability for any damage or interruption, or of any other nature directly or indirectly related to the existence of the cable and related facilities, which at any time occur in the future.
10. The Owner will provide the City of Davenport as built drawings in an electronic format suitable to the City of the entire route.

Passed and approved this 27th day of April, 2016

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA: That the City Engineer is authorized to issue a permit for construction of said cable when the applicable terms and conditions have been met.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

ACCEPTANCE OF PROVISIONS OF RESOLUTION NO. 2016-_____, AGREEMENT REFERENCE
NUMBER 2016-F5

The undersigned hereby accepts all the terms and conditions of said Resolution and agrees that the same shall be binding upon undersigned and its successors and assigns.

Geneseo Communications Services, Inc.

By: _____

Name: _____

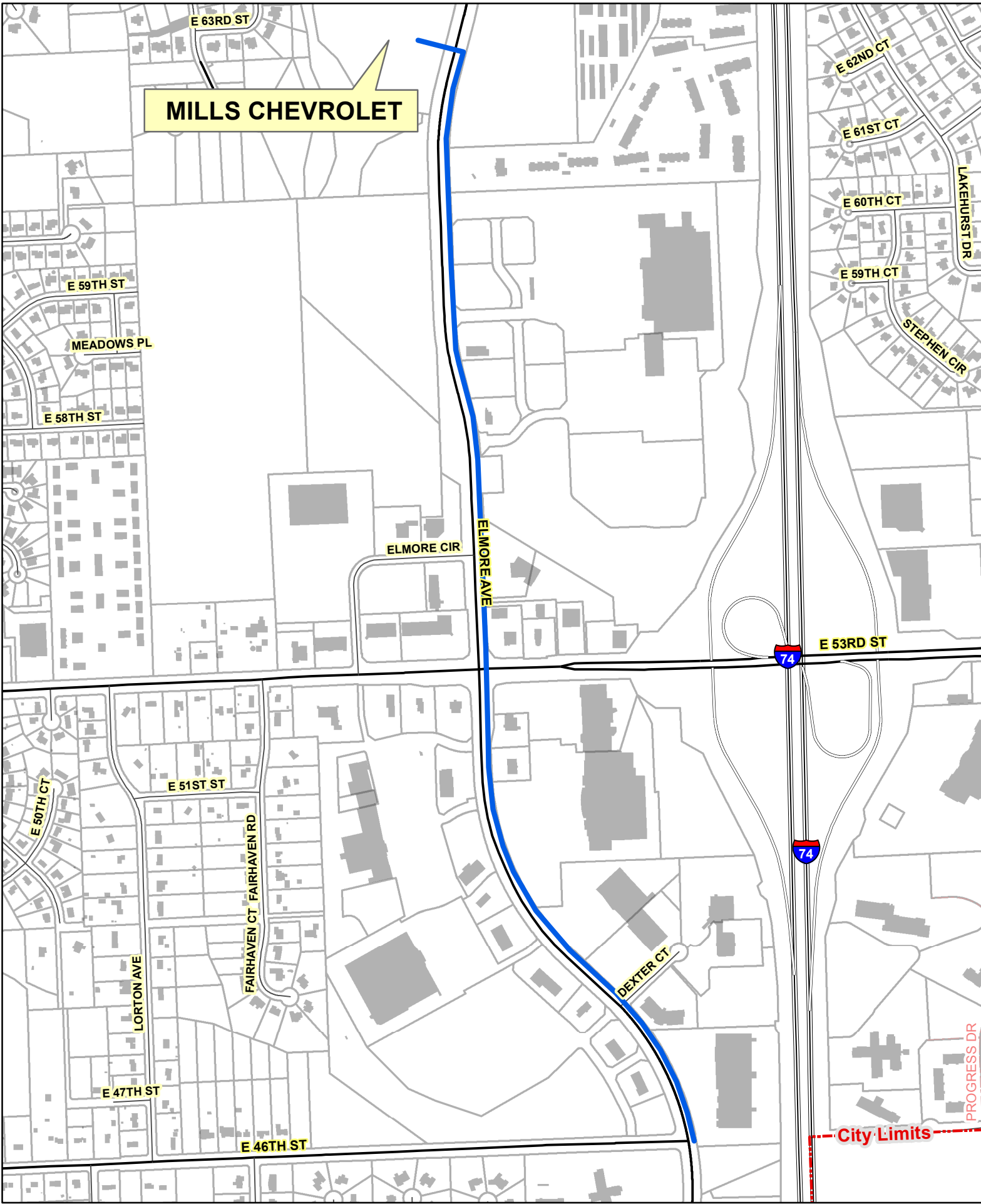
Title: _____

STATE OF _____)
) SS:
COUNTY OF _____)

On this _____ day of _____, 2016, before me, the undersigned notary public, personally appeared _____, known to me to be the _____ of Geneseo Communications Services, Inc. and the person whose name is subscribed to the fore-going instrument and acknowledged that he/she is duly authorized to execute such agreements and to commit Geneseo Communications Services, Inc. to the obligations and duties contained therein and executed the fore-going instrument as his/her voluntary act and deed and as the voluntary act and deed of Geneseo Communications Services, Inc..

In witness whereof, I have hereunto set my hand and official seal.

Notary Public



City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Tom Leabhart; 563-326-7729
Wards: 5 & 6

Action / Date
PW4/20/2016

Subject:

Resolution granting permission to Geneseo Communications Services, Inc. to install a buried communications system in the City right-of-way along Jersey Ridge Road from Locust Street to Lombard Street, Agreement Reference No. 2016-F4. [Wards 5&6]

Recommendation:

Pass the Resolution.

Relationship to Goals:

Enhance Quality of Life

Background:

Geneseo Communications has requested permission to install buried communication fiber optic line within City right-of-way as shown on the attached map. The total length of fiber is approximately 1,650 feet and will serve Jorgensen Insurance at 2304 Jersey Ridge Road.

The City's Legal, Engineering and IT Departments have reviewed and approved the proposed route and terms of the agreement. The Agreement Reference number is 2016-F4.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES pg2
▣ Cover Memo	Map Jersey Ridge Fiber (2016-F4)

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	4/13/2016 - 10:01 AM
Public Works Committee	Lechvar, Gina	Approved	4/13/2016 - 10:13 AM
City Clerk	Admin, Default	Approved	4/13/2016 - 10:28 AM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION granting permission to Geneseo Communications Services, Inc. to install a buried communications system in the City right-of-way along Jersey Ridge Road from Locust Street to Lombard Street, Agreement Reference No. 2016-F4.

WHEREAS, Geneseo Communications Services, Inc. (The Owner) has submitted a request (Agreement Reference #2016-F4) to construct buried communications cable in City right-of-way along Jersey Ridge Road from Locust Street to Lombard Street, the total length of fiber is approximately 1,650 feet as shown on the attached map; and

WHEREAS, the Engineering Division as well as IT and Legal Departments of the City of Davenport, Iowa (the "City") have reviewed said plans and recommend permission be granted for the installation, as described, subject to conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA: that permission is hereby granted to The Owner to install buried communications cable in accordance with the attached plans subject to the following conditions which shall be accepted in writing by The Owner

1. That The Owner shall hold the City harmless, defend and indemnify it from any and all liability for claims of any nature arising from the granting of this authorization of the activities or work performed by The Owner as a consequence thereof, or as the result of the damage, interruption or any other matters relating to the cable and connection therewith or as a result thereof, except as otherwise limited by the provisions of paragraph 9, and that The Owner hold harmless, defend and indemnify the City from any such claims. Further, that The Owner shall name the City and its employees as additional insureds on its liability insurance coverage in limits to be set from time to time by the City Council and initially set at \$1 million each year.
2. That The Owner shall pay all costs for the construction and maintenance of their cable.
3. That The Owner shall coordinate all traffic control required for this project with the Traffic Engineering Division of the Public Works Department and shall be responsible for all costs related to traffic control.
4. That, at the direction of the City Council, The Owner shall remove and replace, relocate, or otherwise adjust said cable in order to provide for the maintenance, construction, or reconstruction of any City owned utility or public improvements within the City of Davenport, Iowa, or, for any other reasonable public cause determined at the discretion of the City Council of Davenport.
5. That all excavations for laying pipes, cable or lines shall be made in such a manner as will not interfere with any gas, sewer, water or other pipes or infrastructure theretofore laid and so as to avoid, so far as possible, obstructing any street or alley or the drainage thereof,

and said streets, avenues and alleys shall be promptly repaired and restored to a condition as good as the same were in prior to the laying of said pipes and any pavement or other surfacing removed shall be repaired and restored with the same kind of material as was used in the construction of the pavement or other surfacing so removed. Settling in any street, avenue or alley caused by such excavations shall be promptly repaired by The Owner and all repairs and replacements shall be to the satisfaction of the City officials; but before opening or making any excavation with in any street or alley rights of way, The Owner shall secure from said City a written permit to do so, except in case of emergency, which permit said City shall issue to The Owner upon reasonable terms and conditions. The Owner shall be responsible for payment of the Standard Excavation Permit Fees established by City Council prior to receiving said permit. The permit fee includes a \$1.00 per foot Disruption Fee where applicable.

6. That the contractor performing the work shall comply with all City Ordinances covering the work, including permits and bonding.
7. That The Owner shall contract with a "One Call" utility notification service for receiving notice on the location of the cable for the time the cable shall be in place and in service.
8. That The Owner shall be responsible for obtaining necessary legal consent and permission from railroad companies, the Iowa Department of Transportation, private and public agencies and other persons or organizations that have a legal interest, and this Resolution is subject to such permission, consent and clearance being obtained from such entities.
9. Unless caused by gross negligence or willful, intentional or malicious conduct by city employees, The Owner releases the City and its employees for and from any and all liability for any damage or interruption, or of any other nature directly or indirectly related to the existence of the cable and related facilities, which at any time occur in the future.
10. The Owner will provide the City of Davenport as built drawings in an electronic format suitable to the City of the entire route.

Passed and approved this 27th day of April, 2016

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA: That the City Engineer is authorized to issue a permit for construction of said cable when the applicable terms and conditions have been met.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

ACCEPTANCE OF PROVISIONS OF RESOLUTION NO. 2016-_____, AGREEMENT REFERENCE
NUMBER 2016-F4

The undersigned hereby accepts all the terms and conditions of said Resolution and agrees that the same shall be binding upon undersigned and its successors and assigns.

Geneseo Communications Services, Inc.

By: _____

Name: _____

Title: _____

STATE OF _____)
) SS:
COUNTY OF _____)

On this _____ day of _____, 2016, before me, the undersigned notary public, personally appeared _____, known to me to be the _____ of Geneseo Communications Services, Inc. and the person whose name is subscribed to the fore-going instrument and acknowledged that he/she is duly authorized to execute such agreements and to commit Geneseo Communications Services, Inc. to the obligations and duties contained therein and executed the fore-going instrument as his/her voluntary act and deed and as the voluntary act and deed of Geneseo Communications Services, Inc..

In witness whereof, I have hereunto set my hand and official seal.

Notary Public



City of Davenport

Agenda Group: Public Works
Department: Finance
Contact Info: Brian Krup; (563) 326-7703
Wards: All

Action / Date
PW4/20/2016

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

Recommendation:
Approve the resolution.

Relationship to Goals:
Enhance Quality of Life.

Background:
The buildings were boarded up at the following locations and billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW RES - BOARDING UP BUILDING

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	4/12/2016 - 5:21 PM
Public Works Committee	Lechvar, Gina	Approved	4/12/2016 - 5:22 PM
City Clerk	Admin, Default	Approved	4/12/2016 - 5:25 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

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

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

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

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Board Up Building Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>Balance</u>
000062788	NICHOLAS BRAGG	F0028-33	80005355	\$152.00
000024585	RALEY, DAN O	G0021-32	80005399	\$294.00
Number of Accounts to Levy		2	Total Balance Outstanding:	\$446.00

City of Davenport

Agenda Group: Public Works
Department: Finance
Contact Info: Brian Krup; (563) 326-7703
Wards: All

Action / Date
PW4/20/2016

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

Recommendation:
Approve the resolution.

Relationship to Goals:
Enhance Quality of Life.

Background:
The brush and debris was removed at the following locations and were billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW RES - BRUSH & DEBRIS

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	4/12/2016 - 5:23 PM
Public Works Committee	Admin, Default	Approved	4/12/2016 - 5:25 PM
City Clerk	Admin, Default	Approved	4/12/2016 - 5:25 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

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

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

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

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Brush and Debris Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
000014230	QC RENTAL PROPS LLC	H0007-05	80005341	\$223.25
000031870	BANKS, NAOMI LEE	K0007-19	80005346	\$311.75
000054173	NORTH SHORE ESTATES L	W1003C04	80005348	\$220.00
000054698	NEIGHBOORHOOD HOUSIN	F0013-18	80005350	\$264.50
000058571	LEROY, LEVIS A	F0003-30	80005352	\$223.25
000059365	FRANK PATTERSON	W0427-45	80005353	\$223.25
300010425	GIMM, LEO C	J0025-36	80005365	\$239.75
000057459	HOPE INVESTMENTS LLC	W0332-04	80005366	\$239.00
300120624	ALCALA, MARK	G0051-30	80005367	\$231.50
300218609	THOMPSON, JASON	H0025-13	80005374	\$231.50
300260489	OSBURN, STAN	W0427-13	80005378	\$223.25
300262602	BENNETT, RYNE	A0053-06	80005379	\$129.25
300262753	COOK, RYAN	H0010-08	80005380	\$223.25
400004440	BRONTE ESTATES LC	W1019C41A	80005391	\$223.25
000014230	QC RENTAL PROPS LLC	F0013-28	80005396	\$241.00
000024770	ALONGI, JANET J	F0021-30	80005400	\$231.25
000028026	NGUYEN, INC	H0041-32	80005402	\$239.75
000049091	117-123 E 35TH STREET CC	P1413-07	80005407	\$248.00
000049091	117-123 E 35TH STREET CC	P1413-08	80005408	\$239.75
000058211	MACRO PROPERTIES LLC	A0059-15B	80005412	\$231.50
000060742	JOHNSON, TAMARA R	F0017-05	80005413	\$248.00
000063684	1325 HOLDINGS LLC	G0048-06	80005414	\$248.00
000066307	DARLENE VAZQUEZ	F0045-26	80005415	\$285.00
000066308	HERNANDEZ, YOANDRI M	G0017-28	80005416	\$220.00
000066309	TANYA BIONDO	J0007-17	80005417	\$231.50
000150678	DIAZ, GREGORIO H	J0008-17	80005419	\$257.50
300009522	SIMMONS, JAN D	K0001-24	80005427	\$239.75
300211027	CONKLIN, DONALD J	F0002-02B	80005433	\$239.75
300236090	GARCIA, RUBEN & MARIA	K0001-06	80005434	\$239.75
300239264	PHOMMINVONG, UDOM	K0006-46	80005435	\$220.00
300245978	WALLER, DALE	F0028-08	80005436	\$297.50
300261799	BROWN, ALICIA L	G0052-25	80005440	\$256.00
000004822	PEIFFER, ROBIN S	C0061-05	80005742	\$177.00
000059240	QCA HOLDINGS	H0006-12	80005746	\$153.25
300231844	PIERCE, TAMI L	J0009-32	80005750	\$155.75
300256886	MARTIN SANTO LLC	O2101A09	80005752	\$169.75
300260973	GTA ANDERSEN LLC	K0005-24	80005754	\$150.00

000065977	HOME OPPORTUNITY LLC	H0056-27	80005756	\$233.75
300120624	ALCALA, MARK	G0051-30	80005758	\$281.50
120236308	BELLA VISTA ESTATES LC	W0923D02	80005760	\$273.25
120234332	PAI, RACHEL M	E0032-31	80005762	\$694.75
300082449	WYATT, KAREN A	E0017-10	80005764	\$281.25
300092107	RENKOSIK, KEITH	H0052-61	80005766	\$169.75
300223402	WINTERS, FRANCIS E	F0011-03	80005768	\$153.25
400001567	MORRIS, RICHARD	F0023-31	80005770	\$161.50
400003111	ZEILNER, MICHAEL	G0019-21	80005772	\$188.75
300150019	GIMM, LEO	J0008-24	80005774	\$186.25
Number of Accounts to Levy		47	Total Balance Outstanding:	\$11,050.50

City of Davenport

Agenda Group: Public Works
Department: Finance
Contact Info: Brian Krup; (563) 326-7703
Wards: All

Action / Date
PW4/20/2016

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

Recommendation:
Approve the resolution.

Relationship to Goals:
Enhance Quality of Life.

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

ATTACHMENTS:

Type	Description
▢ Cover Memo	PW RES - SNOW REMOVAL

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	4/13/2016 - 9:21 AM
Public Works Committee	Lechvar, Gina	Approved	4/13/2016 - 9:46 AM
City Clerk	Admin, Default	Approved	4/13/2016 - 9:59 AM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

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

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

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

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Snow Removal Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
300248612	HINKLE, DAVID R	A0036-16	80005776	\$76.00
300200869	JOHNSON, DEANNA L	J0002-11	80005778	\$83.80
300210995	PONDS REAL EST HOLDIN	Y0917-02I	80005780	\$343.28
000014230	QC RENTAL PROPS LLC	H0050-10	80005782	\$148.80
300242937	BAKER, AMANDA	O2116C18	80005784	\$86.40
300214191	J P HOLDINGS LLC	Y0817-12	80005786	\$284.00
300226977	LEINONEN, FLORENCE/T	C0029-37	80005788	\$60.40
300213783	ERNZEN, LAURA A	C0029-33	80005790	\$76.00
000055426	MICHELLE SIKKEMA	C0029-32	80005792	\$129.04
300205652	YOUNG, JAMES	N1805-32	80005794	\$233.16
000051808	BEN HEPTON	C0029-35	80005796	\$76.00
300229310	LOKRE DEVELOPMENT CO	N0833-04H	80005798	\$339.64
300210841	LMJCO LLC	N0851-02E	80005837	\$258.52
300259443	AMERICAN BANK & TRUST	N0851-04C	80005839	\$154.52
800001217	FURNITURE ROW USA LLC	N0851-04D	80005841	\$382.80
000032557	SPIRIT MASTER FUNDING	N1702-02	80005843	\$521.64
000066696	LOWE'S HOME CENTERS	N1707-02D	80005845	\$830.00
300165206	BLACKAWK BANK & TRUST	N1710-02D	80005847	\$334.96
000066697	SAM'S REAL ESTATE BUSI	N1710-02E	80005849	\$217.96
300214980	O'BROS LLC	N1710-02H	80005851	\$352.12
400004799	PYSKIR PARTNERS	Y0917-02H	80005853	\$358.36
300214124	VICTORIA AVE CORP	Y0917-01C	80005855	\$152.96
300262453	CONSOLIDATED FCO LLC	Y0817-01K	80005857	\$291.80
300240916	SCOTTLAND REAL ESTATE	Y0817-01B	80005859	\$342.76
000039008	SHRI KRISHNA INC	Y0817-02J	80005861	\$274.64
300178101	LEWIS, CHAD E	N2902D31	80005863	\$83.80

Number of Accounts to Levy 26

Total Balance Outstanding:

\$6493.36

City of Davenport

Agenda Group: Public Works
Department: Finance
Contact Info: Brian Krup; (563) 326-7703
Wards: All

Action / Date
PW4/20/2016

Subject:
Resolution assessing sewer lateral repair at various lots and tracts of real estate. [All Wards]

Recommendation:
Approve the resolution.

Relationship to Goals:
Enhance Quality of Life.

Background:
The sewer laterals at the following locations were replaced and billed to the property owners.
The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW RES - REPAIR SEWER LATERAL

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	4/13/2016 - 9:19 AM
Public Works Committee	Lechvar, Gina	Approved	4/13/2016 - 9:46 AM
City Clerk	Admin, Default	Approved	4/13/2016 - 9:59 AM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of repairing sewer lateral at various locations.

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

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

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Repair Sewer Lateral Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
000019262	MAINSTREAM PROPERTIE:	F0052-40	01311024	\$4,183.61
300172596	HUSTON, CHARLES	A0054-29	01311025	\$500.00
Number of Accounts to Levy 2			Total Balance Outstanding:	\$4,683.61

City of Davenport

Agenda Group: Public Works
Department: Finance
Contact Info: Brian Krup; (563) 326-7703
Wards: All

Action / Date
PW4/20/2016

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

Recommendation:
Approve the resolution.

Relationship to Goals:
Enhance Quality of Life.

Background:
Trees were removed at various lots and tracts of real estate for nuisance and abatement. The property owners were billed and the bill has not been paid. The unpaid amount will now be levied against the properties.

ATTACHMENTS:

Type	Description
▢ Cover Memo	PW RES - TREE REMOVAL

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	4/13/2016 - 9:46 AM
Public Works Committee	Lechvar, Gina	Approved	4/13/2016 - 9:46 AM
City Clerk	Admin, Default	Approved	4/13/2016 - 9:59 AM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

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

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

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

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Tree Removal Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
000047918	AURELIO, ELIAH	G0020-20	01311021	850.00
Number of Accounts to Levy		1	Total Balance Outstanding:	850.00

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Eric Longlett; (563) 326-7923
Wards: All

Action / Date
PW4/20/2016

Subject:

Motion approving the purchase of 300 HESCO brand, flood barriers, in the amount of \$120,000, to add to existing inventory. This system is not interchangeable making them a sole source provider. [All Wards]

Recommendation:

Approve the motion.

Relationship to Goals:

Enhance Quality of Life

Background:

This is a sole source purchase for 300 HESCO Flood Barriers. The barriers are a method of flood protection in lieu of filling sandbags and building a flood wall therefore saving time and employee expense.

The purchase amount of \$120,000 is budgeted in account #54702031-520201.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	4/14/2016 - 3:01 PM
Public Works Committee	Lechvar, Gina	Approved	4/14/2016 - 3:02 PM
City Clerk	Admin, Default	Approved	4/14/2016 - 3:04 PM

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Thomas Vesalga; (563)326-7783
Wards: 8

Action / Date
PW4/20/2016

Subject:

Motion to apply for three grant application requests from the Iowa Department of Transportation, Office of Aviation (1) in the amount of \$95,000 for the Davenport Municipal Airport Pavement Rehabilitation Program, CIP Project #20004, (2) in the amount of \$32,500 for the Rehabilitation of Hangar 8990, CIP Project # 20006, and (3) in the amount of \$20,000 for the Harrison Street Security Fence Installation Project, CIP Project # 20007. [Ward 8]

Recommendation:

Approve the Motion.

Relationship to Goals:

Welcome Investment

Background:

Pavement Rehabilitation Program: The runway and taxiway system at the Davenport Airport must be maintained to a safe and serviceable condition. This project will remove and replace damaged concrete sections around the airport to return those affected areas to a minimum safe condition through full depth patching. The total project cost is approximately \$140,000, \$95,000 (68%) funded by State Grants and \$45,000 (32%) funded from CIP# 20004.

Rehabilitate Hangar 8990: This project addresses the 1950's era hangar that is below standard. Addressing the portions of the structure that need repaired will reduce operating cost. The total project cost is approximately \$65,000, \$32,500 (50%) funded by State Grants and \$32,500 (50%) funded from CIP# 20006.

Harrison Street Security Fence Installation: This project will install a security fence between Hangars 8970 and 8988. Currently, there is no security barrier between these hangars which allows vehicles and pedestrians to access the secure area of the airport simply by driving or walking through the grass. With 28,000 aircraft operations, this presents a serious safety and security concern. The total project cost is approximately \$40,000, \$20,000 (50%) funded by State Grants and \$20,000 (50%) funded from CIP# 20007.

ATTACHMENTS:

Type	Description
Backup Material	FY2017 State Grant Application

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	4/14/2016 - 11:06 AM
Public Works Committee	Lechvar, Gina	Approved	4/14/2016 - 12:20 PM
City Clerk	Admin, Default	Approved	4/14/2016 - 2:31 PM

AIRPORT STATE FUNDING APPLICATION CHECKLIST

Fiscal Year 2017

Please attach the following documents with your application:

- ☒ Funding Application and Checklist
- ☒ Project Data Sheet, including a detailed cost breakdown. Use one for each project
- ☒ City/sponsor resolution that endorses the project and certifies availability of matching funds
- ☒ 5-year Capital Improvement Program (CIP)
- ☒ Verification that project is identified in a current ALP on file with the Office of Aviation (when applying for new construction of buildings or airfield expansion)
- ☒ Pavement maintenance program (verify the use of the pavement maintenance program provided by the Iowa DOT or similar program when applying for pavement preservation or reconstruction)
- ☒ Verification that you have an Airport Security Plan on file with the Office of Aviation (when applying for airport security projects)
- ☒ Protective land use zoning and/or planning (please answer the following)
 - Height zoning ☒ Yes Date adopted 12/21/1983 ☐ No ☐ Pending
 - Land use planning/zoning ☒ Yes Date adopted 2007/2011 ☐ No ☐ Pending
 - Comprehensive plan adopted with airport land use included ☐ Yes ☐ No ☐ Pending
 - Other (please explain) _____
- ☒ Provide verification that you have either updated the www.basedaircraft.com website or submitted based aircraft N- numbers to the Office of Aviation.
- ☒ Minority Impact Statement

Send 1 **signed** copy of the application materials to the address listed below.

Please mail, FAX, or email signed application to:

Iowa Department of Transportation
Office of Aviation
800 Lincoln Way
Ames, Iowa 50010

ATTN: Program Manager
email: Shane.Wright@dot.iowa.gov
515-239-1048 (questions)
FAX: 515-233-7983

AIRPORT STATE FUNDING APPLICATION

Fiscal Year 2017

Airport Name: Davenport Municipal Airport

Airport Sponsor Name: City of Davenport

Contact Person: Thomas Vesalga

Title: Airport Manager

Complete Mailing Address: 1200 E 46th Street

Davenport

IA

52722

Daytime Phone: 563-326-7783

City

State

Zip Code

Email Address: tvesalga@ci.davenport.ia.us

FAX Number: 5633275182

Project Description – If applying for more than one project, list in order of priority. A separate project application data sheet is needed for each project.	Project Type	Total Project Amount	State Amount Requested	Percent State Share
Pavement Rehabilitation Program	Airport Improvement Program	\$140,000	\$95,000	68%
Rehabilitate Hangar 8990	General Aviation Vertical Infrastructure	\$65,000	\$32,500	50%
Harrison Street Security Fence Installation	Airport Improvement Program	\$40,000	\$20,000	50%

Windsocks – Orders may be placed using this form or by calling 515-239-1468

Indicate quantity needed:

_____ 18" x 96" 2 36" x 144"

The Sponsor certifies that the information contained in this application is accurate and complete to the best of his/her knowledge.

Signature of Authorized Sponsor Representative

Frank Klipsch

Typed Name

Mayor

Title

Date

Please mail, FAX, or email application to:

Iowa Department of Transportation
Office of Aviation
800 Lincoln Way
Ames, Iowa 50010

ATTN: Program Manager
email: Shane.Wright@dot.iowa.gov
515-239-1048 (questions)
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AIRPORT STATE FUNDING APPLICATION PROJECT DATA SHEET

Fiscal Year 2017

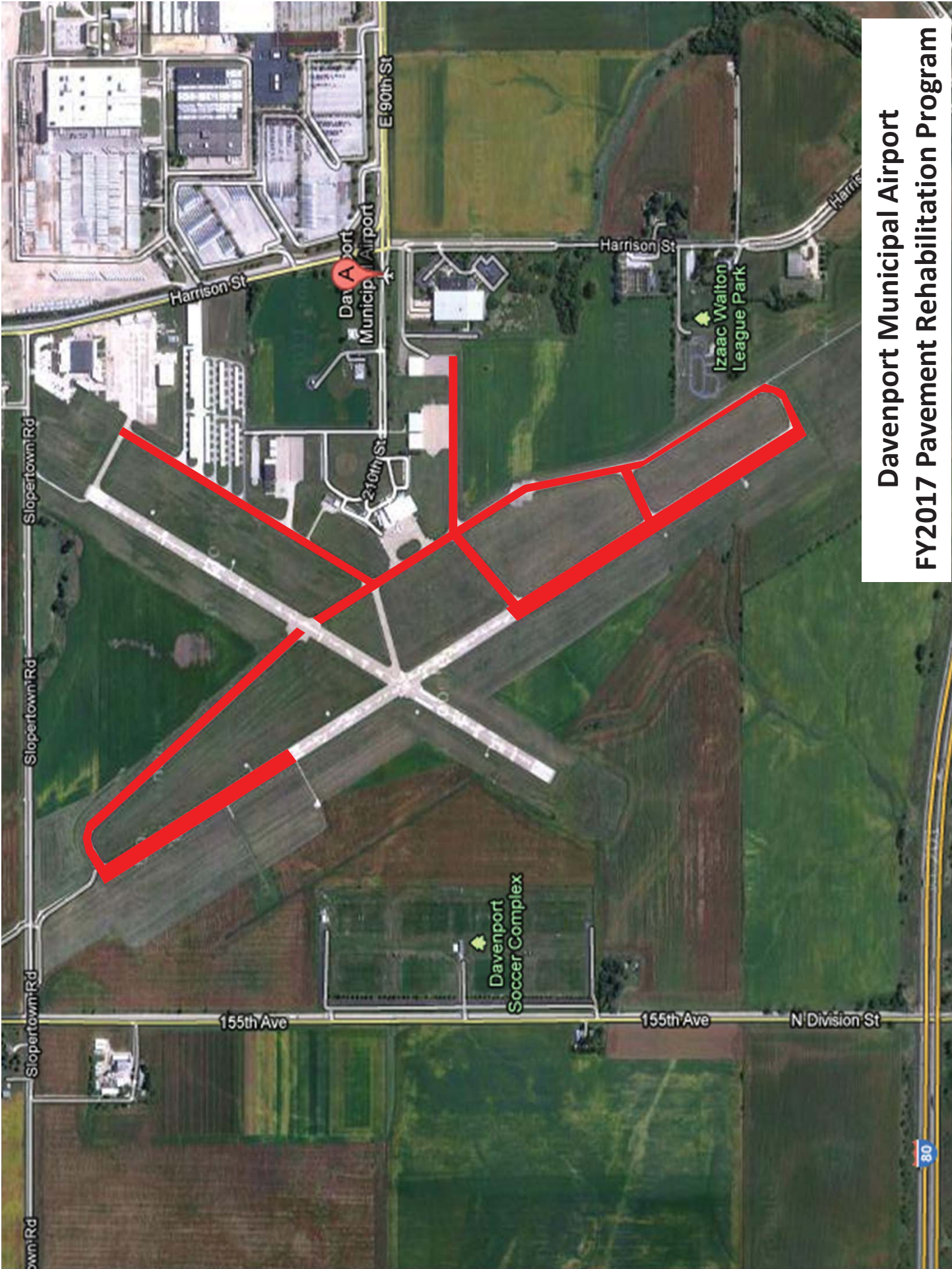
Submit a separate data sheet for each project.

Airport	Davenport Municipal Airport	Date	3/29/2016									
Project Type (check only one)	☒ Airport Improvement Program (AIP) ☐ Commercial Service Vertical Infrastructure (CSVI) ☐ General Aviation Vertical Infrastructure (GAVI)											
Project Description	Airport Runway/Taxiway Pavement Rehabilitation Program to provide panel replacements, patching, and isolated pavement repairs on the primary Runway 15/33 and the associated taxiways at the Davenport Municipal Airport.											
Engineering Firm	Name of Engineering Firm (if unknown write "unknown"): McClure Engineering Company											
Sketch	Attach separate sketch from ALP if applicable.											
Project Justification (include detailed information and data to support need.)	This project will address failed pavement sections which are causing FOD related issues on the primary Runway 15/33 and the taxiways at the Davenport Municipal Airport. The concrete runways and taxiways were originally constructed in the late 1940's and are now showing extensive durability cracking, spalling, and linear cracking. Isolated areas have become a safety concern. Using full depth and partial depth patching, these damaged concrete areas can be repaired to a consistent level of safety.											
Detailed Cost Estimate (Attach separate sheet if necessary.)	See attached - 1. Sketch- FY2017 Pavement Rehabilitation Program 2. Opinion of Probable Costs-Proposed Airport Runway/Taxiway Pavement Rehabilitation Program											
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Total Project Cost:</td> <td style="width: 25%; text-align: right;">\$140,000</td> <td style="width: 25%; text-align: right;">(100%)</td> </tr> <tr> <td>Local Share:</td> <td style="text-align: right;">\$45,000</td> <td style="text-align: right;">(32%)</td> </tr> <tr> <td>Requested State Share:</td> <td style="text-align: right;">\$95,000</td> <td style="text-align: right;">(68%)</td> </tr> </table>			Total Project Cost:	\$140,000	(100%)	Local Share:	\$45,000	(32%)	Requested State Share:	\$95,000	(68%)
Total Project Cost:	\$140,000	(100%)										
Local Share:	\$45,000	(32%)										
Requested State Share:	\$95,000	(68%)										
Sponsor Signature		Sponsor Title										
		Mayor										

Please mail, FAX, or email signed application to:

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Ames, Iowa 50010

ATTN: Program Manager
email: Shane.Wright@dot.iowa.gov
515-239-1048 (questions)
FAX: 515-233-7983



**Davenport Municipal Airport
FY2017 Pavement Rehabilitation Program**

Davenport Municipal Airport Pavement Rehabilitation Program



OPINION OF PROBABLE COST

ITEM #	DESCRIPTION	QUANTITY	UNITS	UNIT COST	EXTENSION
1	Pavement Removal and Replacement	754.25	SY	\$140.00	\$105,595
2	Pavement Repairs per Count	85	EA	\$350.00	\$29,750
3	Miscellaneous Repairs	1	LS	\$4,655.00	\$4,655
4	Administration, Legal, and Engineering	1	LS	\$0.00	\$0
TOTAL ESTIMATED CONSTRUCTION COST					\$140,000

AIRPORT STATE FUNDING APPLICATION PROJECT DATA SHEET

Fiscal Year 2017

Submit a separate data sheet for each project.

Airport	Davenport Municipal Airport	Date	3/28/2016									
Project Type (check only one)	☐ Airport Improvement Program (AIP) ☐ Commercial Service Vertical Infrastructure (CSVI) ☒ General Aviation Vertical Infrastructure (GAVI)											
Project Description	Rehabilitate Hangar 8990. Replace personnel service doors, replace exterior windows, replace damaged and/or missing sheet metal siding on the hangar.											
Engineering Firm	Name of Engineering Firm (if unknown write "unknown"): McClure Engineering Company											
Sketch	Attach separate sketch from ALP if applicable.											
Project Justification (include detailed information and data to support need.)	This project will address the rehabilitation of the 1950's era hangar. This hangar is still outfitted with the original exterior personnel doors and single pane glass windows, both of which leak excessively and are the cause of operationally prohibitive heating and cooling costs associated with this building. Additionally, much of the exterior sheet metal panels have been damaged or destroyed and are in dire need of replacement. There is a serious issue with mold infestation due to leaks created by the failed windows, doors, and siding.											
Detailed Cost Estimate (Attach separate sheet if necessary.)	See attached 1. Opinion of Probable Costs - Proposed Rehabilitation of Hangar 8990 2. Rehabilitation of Hangar 8990 - Current State											
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Total Project Cost:</td> <td style="width: 25%; text-align: right; border-bottom: 1px solid black;">\$65,000</td> <td style="width: 25%; text-align: right; border-bottom: 1px solid black;">(100%)</td> </tr> <tr> <td>Local Share:</td> <td style="text-align: right; border-bottom: 1px solid black;">\$32,500</td> <td style="text-align: right; border-bottom: 1px solid black;">(50%)</td> </tr> <tr> <td>Requested State Share:</td> <td style="text-align: right; border-bottom: 1px solid black;">\$32,500</td> <td style="text-align: right; border-bottom: 1px solid black;">(50%)</td> </tr> </table>			Total Project Cost:	\$65,000	(100%)	Local Share:	\$32,500	(50%)	Requested State Share:	\$32,500	(50%)
Total Project Cost:	\$65,000	(100%)										
Local Share:	\$32,500	(50%)										
Requested State Share:	\$32,500	(50%)										
Sponsor Signature		Sponsor Title										
		Mayor										

Please mail, FAX, or email signed application to:

Iowa Department of Transportation
Office of Aviation
800 Lincoln Way
Ames, Iowa 50010

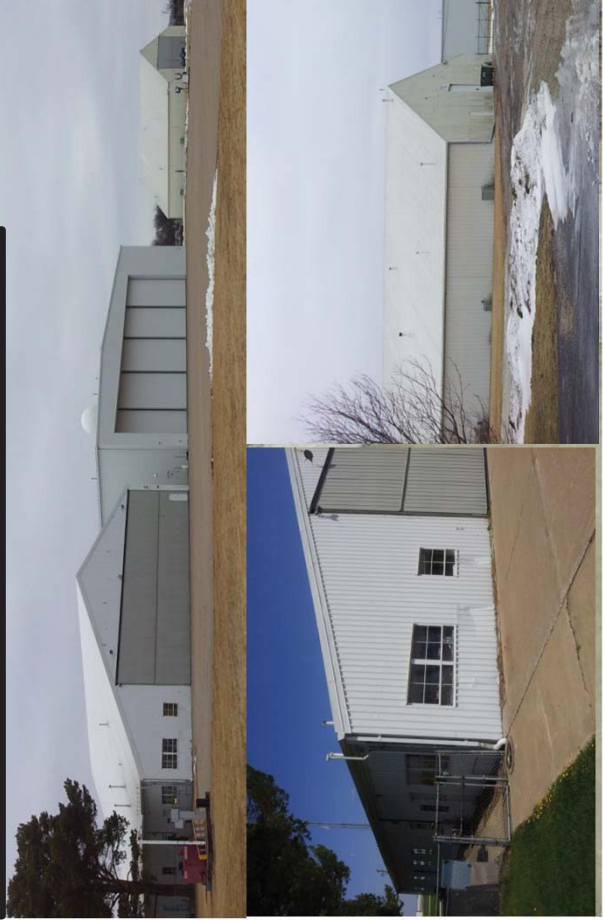
ATTN: Program Manager
email: Shane.Wright@dot.iowa.gov
515-239-1048 (questions)
FAX: 515-233-7983

**OPINION OF PROBABLE COSTS
PROPOSED REHABILITATION OF
HANGAR 8990
DAVENPORT MUNICIPAL AIRPORT**

Item No.	Description	Quantity	Units	Unit Cost	Total Cost
1.	Hangar 8990 replacement personnel doors	1	LS	\$5,000.00	\$ 5,000.00
2.	Hangar 8990 replacement windows	1	LS	\$9,500.00	\$ 9,500.00
3.	Replace or repair Hangar 8990 siding	1	LS	\$45,000.00	\$45,000.00
4.	Replace or repair rain guttering system	1	LS	\$5,500.00	\$ 5,500.00
5.	Administration, Legal, & Engineering				\$0.00
TOTAL – Rehabilitate Hangar 8990					\$65,000.00



**Davenport Municipal Airport
Rehabilitation of Hangars 8990**
-- Current State --



AIRPORT STATE FUNDING APPLICATION PROJECT DATA SHEET

Fiscal Year 2017

Submit a separate data sheet for each project.

Airport	Davenport Municipal Airport	Date	3/28/2016									
Project Type (check only one)	☒ Airport Improvement Program (AIP) ☐ Commercial Service Vertical Infrastructure (CSVI) ☐ General Aviation Vertical Infrastructure (GAVI)											
Project Description	This project consists of installing a section of fence between Hangars 8970 and 8988. The proposed project will also include the installation of one (1) pedestrian gate with mechanical keypad access. The fence will also be constructed to be compatible with the proposed wildlife fence consisting of 8' height, 2' of barbed wire, and a wildlife skirt.											
Engineering Firm	Name of Engineering Firm (if unknown write "unknown"): McClure Engineering Company											
Sketch	Attach separate sketch from ALP if applicable.											
Project Justification (include detailed information and data to support need.)	The section between Hangars 8970 and 8988 is the only area on the airport without any fencing. Currently, anyone could walk through uninterrupted out onto the airfield. With over 28,000 annual operations and as one of the busiest GA airports in the state, this presents a serious safety and security concern for the Airport.											
Detailed Cost Estimate (Attach separate sheet if necessary.)	See attached- 1. Sketch 2. Opinion of Probable Cost - Install Security Fence											
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Total Project Cost:</td> <td style="width: 25%; text-align: right;">\$40,000</td> <td style="width: 25%; text-align: right;">(100%)</td> </tr> <tr> <td>Local Share:</td> <td style="text-align: right;">\$20,000</td> <td style="text-align: right;">(50%)</td> </tr> <tr> <td>Requested State Share:</td> <td style="text-align: right;">\$20,000</td> <td style="text-align: right;">(50%)</td> </tr> </table>			Total Project Cost:	\$40,000	(100%)	Local Share:	\$20,000	(50%)	Requested State Share:	\$20,000	(50%)
Total Project Cost:	\$40,000	(100%)										
Local Share:	\$20,000	(50%)										
Requested State Share:	\$20,000	(50%)										
Sponsor Signature		Sponsor Title										
		Mayor										

Please mail, FAX, or email signed application to:

Iowa Department of Transportation
 Office of Aviation
 800 Lincoln Way
 Ames, Iowa 50010

ATTN: Program Manager
 email: Shane.Wright@dot.iowa.gov
 515-239-1048 (questions)
 FAX: 515-233-7983



EXHIBIT 1

DAVENPORT AIRPORT
SECURITY FENCE


McCLURE[™]
ENGINEERING CO.
building strong communities.

1360 NW 121st Street
Clive, IA 50325
515-964-1229
fax 515-964-2370



Davenport Municipal Airport Harrison Street Security Fence



OPINION OF PROBABLE COST

ITEM #	DESCRIPTION	QUANTITY	UNITS	UNIT COST	EXTENSION
1	Mobilization	1	LS	\$5,000.00	\$5,000
2	Clearing and Grubbing	1	LS	\$2,500.00	\$2,500
3	Erosion Control	1	LS	\$2,500.00	\$2,500
4	Chain-Link Fence- 8' Height, 4' Skirt, 2' Barbed Wire	300	LF	\$50.00	\$15,000
5	Chain-Link Pedestrian Gate, 8' Height, 4' Width, Mechanical Keypad Access	1	LS	\$4,000.00	\$4,000
6	Seeding	1	AC	\$2,500.00	\$2,500
7	Mulching	1	AC	\$2,000.00	\$2,000
TOTAL ESTIMATED CONSTRUCTION COST					\$33,500
Design/Bidding Services \$					3,000
Construction Services \$					3,000
Sponsor Admin \$					500
TOTAL PROJECT COST					\$40,000

FIVE-YEAR AIRPORT CAPITAL IMPROVEMENT PROGRAM (CIP)

Airport Name: Davenport Municipal Airport

Telephone: (563)-326-8873

Prepared By: McClure Engineering Co

Date Approved: _____

Date Prepared: February 24, 2016

Page: 1 of 2

Project Description	Funding Source	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Runway 15/33 Reconstruction (Construction)	Federal	7,312,500				
	State					
	Local	812,500				
	Total	8,125,000				
Pavement Rehabilitation Program	Federal					
	State	95,000	95,000	95,000	95,000	95,000
	Local	50,000	50,000	50,000	50,000	50,000
	Total	145,000	145,000	145,000	145,000	145,000
Rehabilitate Hangar 8990	Federal					
	State	32,500				
	Local	32,500				
	Total	65,000				
Harrison Street Security Fence Installation	Federal					
	State	20,000				
	Local	20,000				
	Total	40,000				
Underground Fuel Tank Removal	Federal					
	State		119,000			
	Local		21,000			
	Total		140,000			
Runway 15/33 Extension Land Acquisition	Federal			6,940,000	6,225,300	3,720,800
	State					
	Local			771,100	691,700	413,500
	Total			7,711,100	6,917,000	4,134,300

FIVE-YEAR AIRPORT CAPITAL IMPROVEMENT PROGRAM (CIP)

Airport Name: Davenport Municipal Airport

Prepared By: McClure Engineering Co

Date Prepared: February 24, 2016

Telephone: (563)-326-8873

Date Approved: _____

Page: 2 of 2

Project Description	Funding Source	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021
Airport Revitalization Program	Federal					
	State					
	Local		25,000	25,000	25,000	25,000
	Total		25,000	25,000	25,000	25,000
FAA NAVAID Relocation	Federal				1,782,000	
	State					
	Local				198,000	
	Total				1,980,000	
W Blackhawk Trail Road Extension (Design)	Federal				198,000	
	State					
	Local				22,000	
	Total				220,000	
Runway 15/33 Extension /Road Relocation (Design)	Federal				320,760	
	State					
	Local				36,000	
	Total				356,760	
Wildlife Hazard Assessment	Federal					37,500
	State					
	Local					40,000
	Total					77,500

AIRPORT LONG RANGE NEEDS ASSESSMENT

FFY 2022-FFY 2026

Airport Name: Davenport Municipal Airport

Description of Project (include estimated Fiscal Year)	Funding Source	Total Estimated Cost
Airport Perimeter Security/Wildlife Fence Installation with Perimeter Road (FY 2022)	Federal: 1,336,500 State: Local: 148,500 Total: 1,485,000	1,336,500 148,500 1,485,000
W Blackhawk Trail Road Extension (Construction) (FY 2022)	Federal: 3,126,240 State: Local: 350,000 Total: 3,476,240	3,126,240 350,000 3,476,240
Runway 15/33 Extension and Road Relocation (Construction) (FY 2022)	Federal: 4,745,700 State: Local: 527,300 Total: 5,273,000	4,745,700 527,300 5,273,000
Aircraft Debris Damage Elimination (FY 2022)	Federal: State: Local: 250,000 Total: 250,000	 250,000 250,000
North Aircraft Ramp Rehabilitation (FY 2022)	Federal: 150,000 State: Local: 750,000 Total: 900,000	150,000 750,000 900,000

AIRPORT LONG RANGE NEEDS ASSESSMENT

FFY 2022-FFY 2026

Airport Name: Davenport Municipal Airport

Description of Project (include estimated Fiscal Year)	Funding Source	Total Estimated Cost
Runway 3/21 Extension Land Acquisition SW (FY 2023-FY2024)	Federal: 831,015 State: Local: 4,062,875 Total: 4,893,890	831,015 4,062,875 4,893,890
Runway 3/21 Extension (Design) (FY2024)	Federal: 178,200 State: Local: 19,800 Total: 198,000	178,200 19,800 198,000
Runway 3/21 Extension (Construction) (FY 2025)	Federal: 2,214,000 State: Local: 246,000 Total: 2,460,000	2,214,000 246,000 2,460,000
Taxiway C and South Ramp Reconstruction (FY2026)	Federal: 2,756,500 State: Local: 306,300 Total: 3,062,800	2,756,500 306,300 3,062,800
Taxiway B Reconstruction and Extension (FY 2027)	Federal: 2,587,800 State: Local: 287,600 Total: 2,875,400	2,587,800 287,600 2,875,400

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF DAVENPORT APPROVING SUBMITTAL
OF APPLICATION FOR AN IOWA DOT AIRPORT FUNDING GRANT

WHEREAS, the Iowa DOT provides annual aviation grants for airport improvement projects, and

WHEREAS, the City of Davenport desires to pursue Iowa DOT aviation funding opportunities;

NOW, THEREFORE BE IT RESOLVED BY THE CITY OF DAVENPORT:

1. The City of Davenport desires to undertake the following projects as outlined in the Airport Master Plan.
 - a. Pavement Rehabilitation Program
 - b. Rehabilitate Hangar 8990
 - c. Harrison Street Security Fence Installation
2. If Iowa DOT funding becomes available as proposed in the Funding Application, the City of Davenport has budgeted the necessary local funding for the project stated in the Funding Application.
3. The City of Davenport approves the submittal of the Airport State Funding Application to the Iowa DOT.

PASSED AND APPROVED this _____ day of _____, 2016.

Signature

Print

Title

ATTEST:

MINORITY IMPACT STATEMENT

ursuant to 2008 Iowa Acts, HF 2393, Iowa Code Section 8.11, all grant applications submitted to the state of Iowa that are due beginning January 1, 200 shall include a Minority Impact Statement. This is the state's mechanism for requiring grant applicants to consider the potential impact of the grant project's proposed programs or policies on minority groups.

Please choose the statement(s) that pertains to this grant application. Complete all the information requested for the chosen statement(s). Submit additional pages as necessary.

- ☐ The proposed grant project programs or policies could have a disproportionate or unique **positive** impact on minority persons.

Describe the positive impact expected from this project.

Indicate which group is impacted:

- ☐ Women ☐ Persons with a disability ☐ Blacks ☐ Latinos ☐ Asians
☐ Pacific Islanders ☐ American Indians ☐ Alaskan Native Americans ☐ Other

- ☐ The proposed grant project programs or policies could have a disproportionate or unique **negative** impact on minority persons.

Describe the negative impact expected from this project.

resent the rationale for the existence of the proposed program or policy.

Provide evidence of consultation with representatives of the minority groups impacted.

Indicate which group is impacted:

- ☐ Women ☐ Persons with a disability ☐ Blacks ☐ Latinos ☐ Asians
☐ Pacific Islanders ☐ American Indians ☐ Alaska Native Americans ☐ Other

☒ The proposed grant project programs or policies are **not expected to have** a disproportionate or unique impact on minority persons.

Describe the rationale for determining no impact. In December 2012, the City of Davenport updated their DBE program in accordance with regulations of the U.S. Department of Transportation (DOT), 49 CFR Part 26. At that time, the City established an overall three-year goal of 0.95 percent to be accomplished by race/gender neutral means. With a goal of only 0.92 percent, little, if any disproportionate impact is expected.

I hereby certify that the information on this form is complete and accurate, to the best of my knowledge:

Name: Thomas Vesalga

Title: Airport Manager

Definitions

"Minority persons," as defined in Iowa Code Section 8.11, means individuals who are women, persons with a disability, Blacks, Latinos, Asians or Pacific Islanders, American Indians, and Alaska Native Americans.

"Disability," as defined in Iowa Code Section 15.102, subsection 7, paragraph "b," subsection 1):

b. As used in this subsection:

- (1) "*Disability*" means, with respect to an individual, a physical or mental impairment that substantially limits one or more of the major life activities of the individual, a record of physical or mental impairment that substantially limits one or more of the major life activities of the individual, or being regarded as an individual with a physical or mental impairment that substantially limits one or more of the major life activities of the individual.

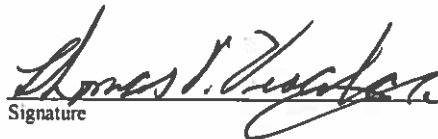
"*Disability*" does not include any of the following:

- (a) Homosexuality or bisexuality.
(b) Transvestism, transsexualism, pedophilia, exhibitionism, voyeurism, gender identity disorders not resulting from physical impairments or other sexual behavior disorders.
(c) Compulsive gambling, kleptomania, or pyromania.
(d) Psychoactive substance abuse disorders resulting from current illegal use of drugs.

"State Agency," as defined in Iowa Code Section 8.11, means a department, board, bureau, commission, or other agency or authority of the state of Iowa.

VERIFICATION OF BASED AIRCRAFT STATEMENT

The Davenport Municipal Airport verifies that we have either updated the www.basedaircraft.com web-site or submitted based aircraft N-numbers to the Office of Aviation


Signature

THOMAS P. VESUGA
Print

AIRPORT MANAGER
Title

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Brian Schadt; (563) 326-7734
Wards: All

Action / Date
PW4/20/2016

Subject:

Motion accepting the supplemental agreement with the Iowa Department of Transportation and the City of Davenport. The City of Davenport performs maintenance services on various state roads within Davenport City limits and is reimbursed by the Iowa DOT. This agreement is for reimbursement for the period of July 1, 2015 to June 30, 2016. [All Wards]

Recommendation:

Approve the motion.

Relationship to Goals:

Enhance the Quality of Life.

Background:

The City of Davenport has an agreement with the Iowa Department of Transportation for road maintenance on various state roads within Davenport City limits. In consideration thereof, the Iowa DOT agrees to pay the City of Davenport \$2400 per lane mile for acceptable work at the end of the fiscal year ending June 30th.

This supplemental agreement reimburses the City of Davenport \$98,880 for maintenance performed for the period of July 1, 2015 to June 30, 2016

ATTACHMENTS:

Type	Description
□ Backup Material	IADOT Agreement

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	4/13/2016 - 10:52 AM
Public Works Committee	Lechvar, Gina	Approved	4/14/2016 - 9:18 AM
City Clerk	Admin, Default	Approved	4/14/2016 - 9:20 AM



Iowa Department of Transportation
SUPPLEMENTAL AGREEMENT
For Maintenance of Primary Roads in Municipalities

This Supplemental Agreement made and entered into by and between the Municipality of City of Davenport,
Scott County, Iowa, hereinafter referred to as the Municipality, and the Iowa Department of
Transportation, Ames, Iowa, hereinafter referred to as the Department.

AGREEMENT:

- I. This Agreement supplements the Agreement for Maintenance and Repair of Primary Roads in Municipalities entered into by the parties on May 31, 2011, and in effect from July 1, 2011, to June 30, 2016.
- II. The Municipality agrees to perform and accept all responsibility for those maintenance activities listed in Sections I.B.1, I.B.3, I.B.4 and I.C.1 of the basic Agreement, with respect to the primary roads within the corporate limits of the Municipality specifically described in this section.

In consideration thereof, the Department agrees to pay the Municipality at the rate of \$2,400.00 / lane mile for acceptable work at the end of the fiscal year ending on June 30th:

Route	From	To	Lane Miles	Total Cost
Business US 61/IA 461	Howell Street	US 6	30.15	\$72,360.00
US 67	Centennial Bridge Connections		0.44	1,056.00
US 67	Brady Street	WCL Bettendorf	9.91	23,784.00
				=====
		Total		\$97,200.00

Pavement maintenance does not include full depth patching and bituminous resurfacing. I.C.1 does not include traffic services and painting and structural repair to bridges.

- III. The Municipality further agrees to perform additional maintenance for the Department on primary roads as specifically described below:

All turf maintenance on roadside and grass medians between Brady Street and Elmore Avenue and weed control on concrete medians between Division Street and Elmore Avenue.

= \$ 1,680.00

In consideration thereof, the Department agrees to pay the Municipality the following amounts after the work has been completed:

Roadside Maintenance \$1,680.00

Agreement Total: \$98,880.00

- IV. This Supplemental Agreement may be terminated at any time by either party upon 30 days written notice.
- V. This Supplemental Agreement shall be in effect from July 1, 2015 to June 30, 2016 unless re-negotiated or terminated.

IN WITNESS WHEREOF, the parties hereto have set their hands, for the purposes herein expressed on the dates indicated below.

City of Davenport
MUNICIPALITY

IOWA DEPARTMENT OF TRANSPORTATION

By _____

BY _____
District Engineer

Date _____

Date _____

City of Davenport

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

Action / Date
PW4/20/2016

Subject:

Motion accepting the 5th Street Pavers contract, with a final cost of \$320,000 using Community Development Block Grant funds, BG250. [Ward 3]

Recommendation:

Approve the motion.

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities.

Background:

This project is located between Brady and Perry Streets and includes a permeable pavement street with improved sidewalks and pedestrian curb ramps. The contractor was 4Sight Construction, Inc. The project has been completed with a final cost of \$320,000 using Community Development Block Grant funds.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	4/14/2016 - 11:09 AM
Public Works Committee	Lechvar, Gina	Approved	4/14/2016 - 12:19 PM
City Clerk	Admin, Default	Approved	4/14/2016 - 2:30 PM

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Jen Walker; (563) 326-6168
Wards: 1,3,5

Action / Date
PW4/20/2016

Subject:

Motion to approve a project scope amendment to the Brick Street Base Reconstruction Project, CIP #35010. [Wards 1,3,5]

Recommendation:

Approve the motion.

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities.

Background:

The Brick Street Base Reconstruction Project is intended to rehabilitate brick streets throughout Davenport that are protected by City ordinance. Several streets have been identified by Public Works as requiring base reconstruction. The first street is S. Ohio Avenue between McKinley Avenue and Rockingham Road, and the project is currently underway. Other streets will be completed under this contract as funds allow.

The purpose of this project scope amendment is to add five line items to accommodate City design changes regarding sub-brick drainage, ADA accessibility across intersecting streets and alleys, and solid headers around the project border to abut the bricks against.

New Item #14: Over excavation of subgrade: \$4.00/SY

New Item #15: 1" clean stone (GR-3): \$17.82/TON

New Item #16: Geosynthetic fabric: \$12.24/SY of pavement area (2 layers "enveloped" around 1" clean)

New Item #17: 6-inch concrete thickness: \$100.00/SY

New Item #18: 8-inch concrete thickness: \$125.00/SY

Subterranean drain tile was planned for these streets to maximize the long-term durability of the subgrade material. Because curb and gutter will only be replaced as needed, the tile must be run beneath the brick surface and not behind the curb as is typical of newly-paved streets. Because of the permeability of the brick and the need to use aggregate with fines to achieve desired compaction, geosynthetic fabric is required to prevent fines from clogging the drainable layer of rock and the drain tile itself.

Brick on adjoining street and alley returns will be replaced with concrete; CPED staff concurred that the spirit of the ordinance is to maintain brick on the named street itself. More ADA-friendly concrete crosswalks (with used bricks on one or both sides) will be considered on a site-by-site basis.

For the S. Ohio Ave. project location, the above line items will add approximately \$70,200 to the estimated cost. This will be paid using existing funds in CIP 35010 and amending the scope of the project.

Working Days Adjustment: add 5 days per project site

ATTACHMENTS:

Type	Description
Backup Material	Contractor quoted prices

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	4/14/2016 - 12:17 PM
Public Works Committee	Lechvar, Gina	Approved	4/14/2016 - 12:16 PM
Public Works Committee	Lechvar, Gina	Approved	4/14/2016 - 12:17 PM
City Clerk	Admin, Default	Approved	4/14/2016 - 2:31 PM

Langman Construction, Inc.

General Contractors

Phone: (309)786-8944

Fax: (309)786-2107

220-34th Ave

Rock Island, IL 61201

April 13, 2016

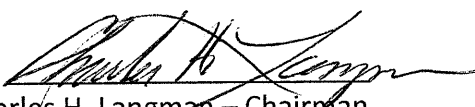
City of Davenport
Public Works – Engineering
1200 E 46th Street
Davenport, IA 52807

Attn: Jennifer L. Walker – Design & Construction Coordinator

As a follow up on our conversation 4-11-16 and also your email dated 4-12-16 please see the clarifications you requested as follows:

- | | |
|---|--|
| 1) Bid Item No. 14: Excavation of Extra Four (4) Inches of Subgrade | \$4.00/SY |
| 2) Bid Item No. 15: Provide and Install 1" Clean Crushed Stone
(GR3-ASTM 57) | \$17.82/TON |
| 3) Bid Item No. 16: Provide and Install geosynthetic fabric | \$6.12/SY of Fabric
\$12.24/SY of Surface |
| 4) Bid Item No. 17: Misc. 6" Concrete Flatwork/Headers | \$100.00/SY |
| 5) Bid Item No. 18: Misc. 8" Concrete Flatwork/Headers | \$125.00/SY |

Respectfully Submitted,
Langman Construction, Inc.

By: 
Charles H. Langman – Chairman

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Jen Walker; (563) 326-6168
Wards: 7 & 8

Action / Date
PW4/20/2016

Subject:

Motion approving Change Order #3 for additional funding to the construction contract with Langman Construction, Inc. for the General Street Resurfacing contract, in the amount of \$62,000, CIP #10550 to allow for emergency pavement repair of 53rd Street near Grand Avenue. [Wards 7 & 8]

Recommendation:

Approve the motion.

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities

Background:

Pavement along the north curblin of E. 53rd Street sunk due to a void in the subbase under the street being washed away. The source of the water is believed to be from pavement joints. The extent of damage was greater than estimated in previous change orders.

As stated in Change Order #1, quantities were estimated and actual quantities and final cost will vary depending upon subsurface conditions to be determined upon further excavation and pavement removal. Voids beneath the westbound curb lane were discovered farther east than anticipated, and were repaired while traffic control and equipment was in place. Also, this change order amends the prices for the DOT Intake and drain tile; the contractor was provided specifications after quoting prices for Change Order #1, and a more expensive intake and 6-inch drain tile (as opposed to standard 4-inch) was specified by the City. Lastly, a cracked storm water pipe immediately downhill (east) of the pavement repair area was repaired as part of this change order.

SUMMARY OF CONTRACT AMOUNT:

Original Contract: \$ 1,165,007.86

Previous Additions to Contract \$ 28,235.00

This Change Order \$ 62,000.00

Amended Contract Amount: \$ 1,255,242.86

ATTACHMENTS:

Type	Description
▣ Exhibit	cost breakdown
▣ Backup Material	Contractor quoted prices

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	4/14/2016 - 12:39 PM
Public Works Committee	Lechvar, Gina	Approved	4/14/2016 - 12:39 PM
City Clerk	Admin, Default	Approved	4/14/2016 - 2:31 PM

2015 Street Resurfacing-Emergency Pavement Repair at 53rd Street and Grand Avenue

CIP #: 10550, ORG #: 70014695, OBJECT #: 530350

Quantities as of April 13, 2016

As stated in Change Order #1, quantities were estimated and actual quantities and final cost will vary depending upon subsurface conditions to be determined upon further excavation and pavement removal. Voids beneath the westbound curb lane were discovered farther east than anticipated, and were repaired while traffic control and equipment was in place. Also, this change order amends the prices for the DOT Intake and drain tile; the contractor was provided specifications after quoting prices for Change Order #1, and a more expensive intake and 6-inch drain tile (as opposed to standard 4-inch) was specified by the City. Lastly, a cracked storm water pipe immediately downhill (east) of the pavement repair area was repaired as part of this change order.

Revised estimated quantities and costs (Note: these quantities have not yet been verified/agreed upon with the Contractor):

1. Full Depth PCC Patching, 10" – 384.2 square yards @ \$100/SY = \$38,420.00.
2. Granular Backfill (GR-32) – 12.88 tons @ \$10/Ton = \$128.80.
3. DOT Intake Remove and Replace - Lump Sum price of \$8,000.00.
4. Hydro Seed – 105 square yards @ \$3/SY = \$315.00.
5. Subdrain Pipe, 6" – 360 linear feet @ \$20.00/LF = \$7,200.00.
6. Traffic Control – Lump Sum price of \$2,500.
7. Mobilization – Lump Sum price of \$1,500.
8. Crushed Rock Stabilization – 107.51 Tons at bid price of \$10/Ton = \$1,075.10
9. Granular Subbase, 6" (GR-12) – 82.5 Tons at bid price of \$10/Ton = \$825.00
10. Construct Concrete Pipe Collar on damaged storm water pipe – 1 @ bid price \$300/EA = \$300.00
11. Connection to existing storm manhole – 1 @ agreed upon price \$300/EA = \$300.00
12. Saw cut pavement – 170 linear feet @ agreed upon price \$3/LF = \$510.00
13. Pavement Markings – unit pricing to be determined

Total Cost: \$61,254.80 + striping

Working Days Adjustment: n/a

SUMMARY OF CONTRACT AMOUNT:

Original Contract:	\$ 1,165,007.86
Previous Additions to Contract	\$ 28,235.00
<u>This Change Order</u>	<u>\$ 62,000.00 (approximated)</u>
Amended Contract Amount:	\$ 1,255,242.86

Langman Construction, Inc.

General Contractors

Phone: (309)786-8944

220-34th Ave

Fax: (309)786-2107

Rock Island, IL 61201

Date: March 31th, 2016

City of Davenport Engineering

Attn: Ms Jen Walker, P.E.

Re: General Street Resurfacing – 2016

Langman Construction will be able to provide coring and sawing for the General Street Resurfacing on East 53rd Street. Pricing will be as followed;

Sawing per LF = \$3.00

Coring into RCP pipe 12" or Manhole 6" diameter EA. = \$300.00

6" Drain Tile per LF = \$20.00

SP Double Inlet EA = \$ 8,000.00

Flowable Grout per CY= \$195.00 (If needed)

Davin Dollison

Davin Dollison
Langman Construction

City of Davenport

Agenda Group: Public Works
Department: Engineering
Contact Info: Leslie Eastlick; (563) 326-7729
Wards: 3 & 5

Action / Date
PW4/20/2016

Subject:

Motion approving Contract Amendment Number One Revised for the Brady Street Storm and Sanitary Rehabilitation - Construction Inspection to Veenstra & Kimm, Inc. in the amount Not-To-Exceed \$54,820, budgeted in CIP #35012. This is a continuation of work per the Iowa DNR Consent Order and the locations are in relation with upcoming construction projects. [Wards 3 & 5]

Recommendation:

Pass the motion.

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities

Background:

The scope is to add on-site construction observation to Veenstra and Kimm, Inc's contract for the Brady Street Storm and Sanitary Rehabilitation project. The V&K inspector will assist the City inspector with verifying quantities and helping answer any design related questions.

Funds for the Brady Street Storm and Sanitary Rehabilitation - Construction Inspection are budgeted in CIP #35012 for a Not-To-Exceed \$54,820. This is a continuation of work per the Iowa DNR Consent Order and the locations are in relation with upcoming construction projects.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Rejected	4/14/2016 - 9:31 AM
Public Works - Engineering	Eastlick, Lesley	Approved	4/14/2016 - 9:44 AM
Public Works - Engineering	Lechvar, Gina	Approved	4/14/2016 - 1:07 PM
Public Works Committee	Lechvar, Gina	Approved	4/14/2016 - 1:07 PM
City Clerk	Admin, Default	Approved	4/14/2016 - 2:32 PM

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Lesley Eastlick; (563) 327-5168
Wards: 3 & 5

Action / Date
PW4/20/2016

Subject:

Motion to recommend the contract for the Brady Street Sewer Repair and Resurfacing Project to Langman Construction, Inc. of Rock Island, IL. Final contract acceptance will be through the Iowa DOT. The contract recommended is for \$3,652,250.62 [Wards 3 & 5]

Recommendation:

Approve the motion.

Relationship to Goals:

Infrastructure improvements.

Background:

A Request for Bid was issued on February 29, 2016 and was sent to contractors. On March 29, 2016, the Purchasing Division received and opened five responsive and responsible bids.

Langman Construction, Inc. was the lowest bidder and is being recommended for the award.

Final acceptance of the contract will be through the Iowa DOT. The proposed improvements consist of milling off the existing asphalt surface, full depth patching, Hot Mix Asphalt (HMA) resurfacing, fixture adjustments, lateral and sewer repairs, pavement markings and ADA compliant curb ramps on Brady Street between Lombard Street and River Drive. Special considerations have been made for various events that occur in the proposed construction area.

Substantial completion of all work will be done by June 16, 2017. Funding for this project is from CIP #30027 and #35012 with an available amount of \$6.3 million. The funding is from a grant and bonds.

ATTACHMENTS:

Type	Description
▣ Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	4/14/2016 - 1:22 PM
Public Works Committee	Lechvar, Gina	Approved	4/14/2016 - 1:23 PM
City Clerk	Admin, Default	Approved	4/14/2016 - 2:30 PM

CITY OF DAVENPORT, IOWA
REQUEST FOR BIDS RESPONDENTS

DESCRIPTION: BRADY STREET SEWER REPAIR AND RESURFACING
BID NUMBER: 16-72
OPENING DATE: MARCH 29, 2016
RECOMMENDATION: AWARD THE CONTRACT TO LANGMAN CONSTRUCTION,
INC OF ROCK ISLAND, IL

<u>VENDOR NAME</u>	<u>LOCATION</u>	<u>AMOUNT</u>
LANGMAN CONSTRUCTION, INC	ROCK ISLAND, IL	\$3,652,250.62
VALLEY CONSTRUCTION CO	ROCK ISLAND, IL	\$3,961,045.00
HAWKEYE PAVING CORP	BETTENDORF, IA	\$4,598,238.00
BRANDT CONSTRUCTION CO	MILAN, IL	\$4,818,646.40
MCCARTHY IMPROVEMENT CO	DAVENPORT, IA	\$6,017,590.10

*AMOUNTS INCLUDE A CONTINGENCY AMOUNT OF \$200,000

Prepared By Cindy Whitaker
Purchasing

Approved By Bar M
Department Director

Approved By Brandi Coyle
Budget/CIP

Approved By BLW
Finance Director

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Brandon Wright 326-7750
Wards: All

Action / Date
FIN4/20/2016

Subject:
Resolution approving eight Open Prairie Tax Exemptions. [All Wards]

Recommendation:
Adopt the resolution.

Relationship to Goals:
Financially Responsible City Government

Background:
Robert and Elaine Kuehl, Brian Ritter, Shirley Perry, Genesis Systems Group Ltd., John Carrillo, Lillian Voss, and David Bieri have applied for an exemption from local property taxes for certain properties which is applied for annually (see attached). As provided by Iowa law (Slough Bill), land committed to certain open space uses may be exempted from local real estate taxes with approval of the Board of Supervisors. In Scott County, the practice is to refer such requests to the City Council when the property is within the corporate limits of a municipality.

Attached you will find a description of each property and its reported value.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Open Prairie Tax Exemption Resolution
▣ Backup Material	Open Prairie Tax Exemption Information

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	4/8/2016 - 2:55 PM
Finance Committee	Watson-Arnould, Kathe	Approved	4/8/2016 - 2:55 PM
City Clerk	Admin, Default	Approved	4/8/2016 - 3:11 PM

Resolution No. _____

Resolution offered by Alderman Gordon:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving eight Open Prairie Tax exemptions.

WHEREAS, the Scott County Board of supervisors has implemented the "Slough Bill" which provides for the exemption from local real estate taxes of real estate committed to certain uses, including wetlands, forest cover, and open prairies, and

WHEREAS, the County has received applications for exemption for the following properties, with the owner and use also noted:

the two and seventy-five one hundredths acres of property legally described as the NE 1/4 Sec 4, T78N R4E, Pleasant Valley Twp, Scott County, owned by Robert and Elaine Kuehl, Open Prairie;

the three and eight-tenths acres of property legally described as the Sec 05 Twp 77 Rng 03 Pt S 1/2 NW 1/4 Com 406' E NW Cor SW NW Sec-TH E 803.5'-S68D E 749' TO C/L Rd-S 37D W Alg C/L Sd Rd 306.9'-N 31D 15' W 586.7'-N 74D 28' W 838.2', owned by Brian Ritter, Forest Cover;

the five acres of property legally described as the SW 1/4 N 1/2 SE 1/4 Sec 33, Lincoln Twp T79N R4E, Scott County, owned by Shirley Perry, Open Prairie;

the seven acres of property legally described as the NW 1/4 Sec 35, Sheridan Twp T79N R3E, Scott County, owned by Genesis Systems Group, Open Prairie;

the six and six-tenths acres of property legally described as T79N R3E Sec 31, Davenport Twp, Scott County, owned by John Carrillo, Open Prairie;

the eighteen and twenty-seven one hundredths acres of property legal described as Sec 8, Davenport Twp T77N R3D, Scott County, owned by Lillian Voss, Forest Cover;

the two and three-tenths acres of property legally described as Westfield Addition Outlot A, Parcel ID S3021-OLA, owned by David Bierl, Open Prairie;

the five and sixty-five one hundredths acres of property owned by David Bierl, Forest Cover;

WHEREAS, the land lies within the corporate boundaries of the City of Davenport;

WHEREAS, the matter came before the Davenport City Council for its review;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City of Davenport, Iowa that the City supports the exemption of the above-described land from local real estate taxes.

Approved:

Attest:

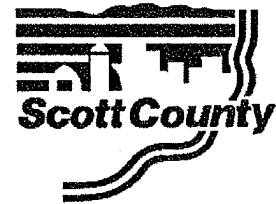
Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

OFFICE OF THE COUNTY ADMINISTRATOR

600 West Fourth Street
Davenport, Iowa 52801-1030

Ph: (563) 326-8702 Fax: (563) 328-3285
www.scottcountyiowa.com



April 5, 2016

Kathe Watson
Administrative Assistant
Finance Department
226 West 4th Street
Davenport, Iowa 52801

Dear Kathe:

The Board of Supervisors approved the implementation of the Slough Bill on March 29, 1990. The Slough Bill provisions allow exemptions for wetlands, recreational lakes, forest cover, forest reservations, rivers and streams, river and stream banks, wildlife habitat, native prairies and open prairies.

The resolution states that the Board will not consider exemptions for otherwise qualifying real property when it is located within the corporate limits of any municipality until the city council of that municipality first gives approval to the exemption request. Below is a list of exemptions the Davenport City Assessor received:

<u>Name</u>	<u>Acres</u>	<u>Tax Exemption</u>	<u>Amount</u>
Robert & Elaine Kuehl	2.75	Open Prairie	\$3790
Brian Ritter	3.8	Forest Cover	\$36,470
Shirley Perry	5.00	Open Prairie	\$6,970
Genesis Systems Group LTD	7.00	Open Prairie	\$125,450
John Carillo	6.6	Open Prairie	\$8410
Lillian Voss	18.27	Forest Cover	\$24,970
David R. Bierl	2.3	Open Prairie	
David R. Bierl	5.65	Forest Cover	\$3980

The exemption requests are enclosed for your city council's review and consideration. Please notify me as soon as possible once the Davenport City Council has taken action on these exemption requests. Contact Nick VanCamp, Davenport City Assessor, should additional information be needed. Thank you for your attention to this matter.

Sincerely,

Renee Luze-Johnson
Administrative Assistant

cc: Nick VanCamp, City Assessor
Property Owners

DAVENPORT CITY ASSESSOR'S OFFICE

SCOTT COUNTY ADMINISTRATIVE CENTER

April 5, 2016

Scott County Board of Supervisors
Scott County Administrative Center
600 West 4th Street
Davenport, Iowa 52801

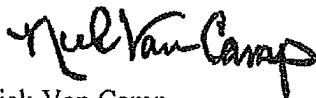
The Davenport City Assessor's Office has received seven applications for Open Prairie Property Tax Exemption for 2016.

These applications were certified by the Chairman of the County Soil Conservation District that the properties are eligible for exemption. The properties that meet the qualifications are described as follows:

- 1) Robert A. or Elaine M. Kuehl – 2.75 acres - Agricultural – Y0423-15 - **\$3,790**
- 2) Brian Ritter – 3.8 acres – Residential – 20519-03 - **\$36,470**
- 3) Shirley Perry -5 acres - Agricultural – Y3337-04A - **\$6,970**
- 4) Genesis Systems Group LTD – 7 acres - Industrial – X3501-01 - **\$125,450**
- 5) John Carrillo – 6.6 acres – Agricultural – S3123-03A - **\$8,410**
- 6) Lillian Voss – 18.27 acres – Agricultural – 31703-13, 31703-14, 31807-01 – **\$24,970**
- 7) David P. Bierl – 7.95 total acres – 2.3 acres Open Prairie & 5.65 acres Forest Cover – Residential – S3021-OLA - **\$3,980**

It is recommended that the above referenced applications be approved by the Scott County Board of Supervisors for 2016 and the property owners be notified of the board's decision.

Sincerely,



Nick Van Camp
Davenport City Assessor

Encl: Open Prairie Application List



Application for Property Tax Exemption

for Recreational Lakes, Forest Covers, Rivers and Streams, River and Stream Banks, and Open Prairies

Iowa Code Section 427.1 (22)

This application must be filed or mailed to your local conservation district by February 1 of each year.

It must be postmarked no later than February 1.

Iowa conservation district addresses can be found at the **Conservation Districts of Iowa Web site**.

Applicant Contact Information

PLEASE PRINT

Name: Robert or Elaine Kuehl

Phone Number: 563-355-7897

eMail: _____

County Scott

2.75 ~~2.48~~ ~~3.0~~ Number of Acres

Robert &/or Elaine Kuehl

I _____ swear or affirm that I am the owner of the following legally described property:

NE 1/4 Sec 4, T78N R4E, Pleasant Valley Twp, Scott County

and that this property will not be used for economic gain during the assessment year. This property is at least two acres in area and is used to provide soil erosion control or wildlife habitat.

I request that the described property be exempt from taxation as OPEN PRAIRIE

(list type of property)

I have attached or previously filed:

☒ an aerial photo of the property

☐ if property is a gully area susceptible to severe erosion -

an erosion control plan, approved by the soil conservation district commissioners

An exemption is allowed for river or stream or river and stream banks **only** if the land is located at least 33 feet from the ordinary high water mark of the river and stream or river and stream banks.

Elaine M. Kuehl

Applicant's Signature

1/21/2016
Date

5820 Forest Grove Rd Davenport

52807 Address

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: Joe A. Weber

Chairman, SCOTT

County Soil Conservation District

This application must be filed with your local soil conservation district by February 1 of each year.

This open prairies property has been inspected and certified as having adequate ground cover consisting of native species and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Chairman, _____ County Board of Supervisors

54-010 (03/08/12)

Rec. 20517-03
207004

436,470



Application for Property Tax Exemption

for Recreational Lakes, Forest Covers, Rivers and Streams, River and Stream Banks, and Open Prairies

Iowa Code Section 427.1 (22)

This application must be filed or mailed to your local conservation district by February 1 of each year.
It must be postmarked no later than February 1.
Iowa conservation district addresses can be found at the **Conservation Districts of Iowa Web site**.

Applicant Contact Information	
PLEASE PRINT	
Name:	Brian Ritter
Phone Number:	563-529-0110
eMail:	britter77@gmail.com

County Scott

3.8 Number of Acres

I Brian Ritter swear or affirm that I am the owner of the following legally described property:
sec 5 T77N R3E, Scott County Iowa.

and that this property will not be used for economic gain during the assessment year. This property is at least two acres in area and is used to provide soil erosion control or wildlife habitat.

I request that the described property be exempt from taxation as Forest Cover
(list type of property)

I have attached or previously filed:

- ☒ an aerial photo of the property
- ☐ if property is a gully area susceptible to severe erosion -
an erosion control plan, approved by the soil conservation district commissioners

An exemption is allowed for river or stream or river and stream banks only if the land is located at least 33 feet from the ordinary high water mark of the river and stream or river and stream banks.

Brian Ritter
Applicant's Signature

10/15/15
Date

4622 Rockingham Rd, Davenport
Address

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: Calvin Henning

Chairman, Scott County Soil Conservation District

This application must be filed with your local soil conservation district by February 1 of each year.
This open prairies property has been inspected and certified as having adequate ground cover consisting of native species and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Chairman, _____ County Board of Supervisors

54-010 (03/08/12)

6970

A2 Y3337-04A
Y03007



Application for Property Tax Exemption

for Recreational Lakes, Forest Covers, Rivers and Streams, River and Stream Banks, and Open Prairies

Iowa Code Section 427.1 (22)

This application must be filed or mailed to your local conservation district by February 1 of each year.

It must be postmarked no later than February 1.

Iowa conservation district addresses can be found at the **Conservation Districts of Iowa Web site**.

Applicant Contact Information	
PLEASE PRINT	
Name:	<u>Shirley Perry</u>
Phone Number:	<u>563-359-5256</u> eMail: _____

County Scott

5.0 Number of Acres

I Shirley Perry swear or affirm that I am the owner of the following legally described property:

SW 1/4 N 1/2 SE 1/4 Sec 33, Lincoln Twp T79N R4E, Scott County

and that this property will not be used for economic gain during the assessment year. This property is at least two acres in area and is used to provide soil erosion control or wildlife habitat.

I request that the described property be exempt from taxation as OPEN PRAIRIE

(list type of property)

I have attached or previously filed:

- ☒ an aerial photo of the property
- ☐ if property is a gully area susceptible to severe erosion -
an erosion control plan, approved by the soil conservation district commissioners

An exemption is allowed for river or stream or river and stream banks **only** if the land is located at least 33 feet from the ordinary high water mark of the river and stream or river and stream banks.

Shirley Perry
Applicant's Signature

10-30-15

Date

20739 210th St Bettendorf 52722

Address

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed:

Betty Dunning

Chairman,

Scott

County Soil Conservation District

This application must be filed with your local soil conservation district by February 1 of each year.

This open prairies property has been inspected and certified as having adequate ground cover consisting of native species and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Chairman,

County Board of Supervisors

125,450

Ind

X3501-01
X01036



Application for Property Tax Exemption

for Recreational Lakes, Forest Covers, Rivers and Streams, River and Stream Banks, and Open Prairies

Iowa Code Section 427.1 (22)

This application must be filed or mailed to your local conservation district by February 1 of each year.

It must be postmarked no later than February 1.

Iowa conservation district addresses can be found at the Conservation Districts of Iowa Web site.

Applicant Contact Information	
PLEASE PRINT	
Name:	Genesis Systems Group
Phone Number:	563-285-9208 eMail:

County Scott

7.0 Number of Acres

I Genesis Systems Group swear or affirm that I am the owner of the following legally described property:

NW 1/4 Sec 35 Sheridan Twp, T79N, R3E, Scott County

and that this property will not be used for economic gain during the assessment year. This property is at least two acres in area and is used to provide soil erosion control or wildlife habitat.

I request that the described property be exempt from taxation as OPEN PRAIRIE
(list type of property)

I have attached or previously filed:

- ☒ an aerial photo of the property
- ☐ if property is a gully area susceptible to severe erosion -
an erosion control plan, approved by the soil conservation district commissioners

An exemption is allowed for river or stream or river and stream banks **only** if the land is located at least 33 feet from the ordinary high water mark of the river and stream or river and stream banks.

[Signature]
Applicant's Signature

11/30/15
Date

8900 Harrison St, Davenport 52806
Address

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: [Signature]

Chairman, Scott County Soil Conservation District

This application must be filed with your local soil conservation district by February 1 of each year. This open prairies property has been inspected and certified as having adequate ground cover consisting of native species and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Chairman, _____ County Board of Supervisors

Ag 53123-03A
517014



Application for Property Tax Exemption

for Recreational Lakes, Forest Covers, Rivers and Streams, River and Stream Banks, and Open Prairies

Iowa Code Section 427.1 (22)

This application must be filed or mailed to your local conservation district by February 1 of each year.

It must be postmarked no later than February 1.

Iowa conservation district addresses can be found at the **Conservation Districts of Iowa Web site**.

Applicant Contact Information

PLEASE PRINT

Name: John Carrillo

Phone Number: 563-940-7042 eMail: _____

County Scott

6.6 Number of Acres

I John Carrillo swear or affirm that I am the owner of the following legally described property:
T78N R3E Sec 31 Davenport Twp, Scott County

and that this property will not be used for economic gain during the assessment year. This property is at least two acres in area and is used to provide soil erosion control or wildlife habitat.

I request that the described property be exempt from taxation as OPEN PRAIRIE
(list type of property)

I have attached or previously filed:

- ☒ an aerial photo of the property
- ☐ if property is a gully area susceptible to severe erosion -
an erosion control plan, approved by the soil conservation district commissioners

An exemption is allowed for river or stream or river and stream banks only if the land is located at least 33 feet from the ordinary high water mark of the river and stream or river and stream banks.

John Carrillo
Applicant's Signature

11/24/2015
Date

5505 Telegraph Rd Davenport 52804
Address

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: Ruthy Henning

Chairman, Scott County Soil Conservation District

This application must be filed with your local soil conservation district by February 1 of each year.
This open prairies property has been inspected and certified as having adequate ground cover consisting of native species and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Chairman, _____ County Board of Supervisors

Wrong in 2015

1400 31703-13 304013 Red 1 acre
8760 31703-14 304017 Ag 6.53 acre
14810 31807-01 304009 Ag 10.74 acres

LM



Application for Property Tax Exemption

for Recreational Lakes, Forest Covers, Rivers and Streams, River and Stream Banks, and Open Prairies

Iowa Code Section 427.1 (22)

This application must be filed or mailed to your local conservation district by February 1 of each year.

It must be postmarked no later than February 1.

Iowa conservation district addresses can be found at the **Conservation Districts of Iowa Web site**.

Applicant Contact Information

PLEASE PRINT

Name: Lillian Voss

Contact: Michael Voss - 326-8365 563-210-0331

Phone Number: 563-323-1173

eMail: _____

County Scott

56.0 Number of Acres

18.27 Remainder Forest

I Lillian Voss swear or affirm that I am the owner of the following legally described property:

Sec 8 Davenport Twp, T77N R3E, Scott County

and that this property will not be used for economic gain during the assessment year. This property is at least two acres in area and is used to provide soil erosion control or wildlife habitat.

I request that the described property be exempt from taxation as FOREST COVER

(list type of property)

I have attached or previously filed:

☒ an aerial photo of the property

☐ if property is a gully area susceptible to severe erosion -

an erosion control plan, approved by the soil conservation district commissioners

An exemption is allowed for river or stream or river and stream banks **only** if the land is located at least 33 feet from the ordinary high water mark of the river and stream or river and stream banks.

Michael Voss
Applicant's Signature

1/21/2016
Date

4336 S. Concord St, Davenport 52802
Address

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: Jim A. Wahr

Chairman, Scott County Soil Conservation District

This application must be filed with your local soil conservation district by February 1 of each year.

This open prairies property has been inspected and certified as having adequate ground cover consisting of native species and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Chairman, _____ County Board of Supervisors

#1150

S3021-OLA *Ros*
S21030**Application for Property Tax Exemption**for Recreational Lakes, Forest Covers, Rivers and Streams, River and Stream Banks, and Open Prairies*Iowa Code Section 427.1 (22)*

This application must be filed or mailed to your local conservation district by February 1 of each year.

It must be postmarked no later than February 1.

Iowa conservation district addresses can be found at the **Conservation Districts of Iowa Web site**.**Applicant Contact Information**

PLEASE PRINT

Name: David P. BierlPhone Number: 391-3081 hom eMail: 794-5581 wkCounty Scott

2.3 ac - open prairie

8.453 Number of Acres5.65 ~~6.153~~ ac - forest cover7.95I David P. Bierl swear or affirm that I am the owner of the following legally described property:WESTFIELD ADDITION OUTLOT A, PARCEL ID S3021 - OLA

and that this property will not be used for economic gain during the assessment year. This property is at least two acres in area and is used to provide soil erosion control or wildlife habitat.

I request that the described property be exempt from taxation as OPEN PRAIRIE / FOREST COVER

(list type of property)

I have attached or previously filed:

☒ an aerial photo of the property☐ if property is a gully area susceptible to severe erosion -

an erosion control plan, approved by the soil conservation district commissioners

An exemption is allowed for river or stream or river and stream banks **only** if the land is located at least 33 feet from the ordinary high water mark of the river and stream or river and stream banks.*David P. Bierl*
Applicant's SignatureOct 20, 2015
Date2827 KELLING ST., DAVENPORT, IA 52804
Address

I hereby certify that the property described above is eligible to receive the exemption claimed.

Signed: *Ralph Skene*Chairman, Scott County Soil Conservation District**This application must be filed with your local soil conservation district by February 1 of each year.**

This open prairies property has been inspected and certified as having adequate ground cover consisting of native species and that all primary and secondary noxious weeds present are being controlled to prevent the spread of seeds by either wind or water.

Chairman, _____ County Board of Supervisors

54-010 (03/08/12)

City of Davenport

Agenda Group: Finance
Department: Public Works
Contact Info: Nicole Gleason - 327-5150
Wards: All

Action / Date
FIN3/16/2016

Subject:

Motion awarding a contracted parking enforcement agreement to Per Mar Security Services of Davenport, IA in the annual amount of approximately \$67,000 per year. [All Wards] **STAFF RECOMMENDS TABLING UNTIL FIRST CYCLE IN MAY**

Recommendation:

Staff recommends tabling until the first cycle in May.

Relationship to Goals:

Financially Responsible City Government.

Background:

A Request for Bids was issued on December 18, 2015 and sent to 91 contractors. On January 8, 2016 the Purchasing Division opened and received four bids. Three of them were responsive and responsible bids.

The parking enforcement contract will be a three-year agreement as long as the City is satisfied with the service. The service will be used at all the downtown area parking ramps, parking lots, and on-street parking. Additional services may be requested for special events and snow removal event parking.

Performing the downtown parking enforcement function through a contract is a new service delivery model for the City. This model is being advanced and recommended due to feedback from downtown businesses and visitors that a more consistent enforcement presence would be beneficial. The City initiated a beta-test to provide downtown parking enforcement by contract in January 2016. The results from this test were analyzed and resulted in a more consistent enforcement environment.

Funding for this service will come from account numbers 50101850-520217 and 51301850-520217 and will be divided 50/50 between those accounts.

ATTACHMENTS:

Type	Description
▣ Backup Material	Bid Tabulation
▣ Backup Material	Contract Attached

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	4/7/2016 - 9:27 AM

CITY OF DAVENPORT, IOWA
REQUEST FOR BIDS RESPONDENTS

DESCRIPTION: CONTRACTED PARKING ENFORCEMENT
BID NUMBER: 16-49
OPENING DATE JANUARY 8, 2016
RECOMMENDATION: AWARD THE CONTRACT TO PER MAR SECURITY SERVICES,
OF DAVENPORT, IA

<u>VENDOR</u>	<u>LOCATION</u>	<u>HOURLY RATES</u> HR RATE/OT RATE/SPEC. EVENT
PER MAR SECURITY SERVICES	DAVENPORT, IA	\$16.05/\$24.07/\$19.05
REPUBLIC PARKING SYSTEMS	DENVER, CO	\$23.86/\$25.50/\$13.00
AIRWAYS, INC.	ROCK ISLAND, IL	\$23.00/\$36.00/\$36.00

Prepared By Kristi Keller 3-16-16
Purchasing

Approved By Nicole McLeason 3-16-16
Department Director

Approved By BW 3-16-2016
Budget/CIP

Approved By BW 3-16-2016
Finance Director



**SECURITY
SERVICES**

City of Davenport Parking Enforcement Services Contract

This agreement is made and executed this _____ day of _____, 2016, by and between Per Mar Security & Research Corp., an Iowa Corporation (hereinafter called "Per Mar") and the City of Davenport (hereinafter called "Client") for the term beginning _____ day of _____, 2016, and a duration of three years. At the end of this term, this agreement will automatically renew for a like term.

Whereas, Client maintains and operates a public parking area in the City of Davenport, State of Iowa.

Now, for the consideration hereinafter set forth, the following is agreed by and between the parties:

1. That Client engages Per Mar to furnish Parking Enforcement service at the above Client location under the terms as set forth below.
2. Without limiting responsibility of Per Mar for the proper conduct of its employees, the conduct of the Parking Enforcement workers is to be guided by policy and rules agreed upon between Client and Per Mar; and such other special written instructions applicable to the services as may be agreed upon by the parties from time to time.
3. Per Mar is responsible for the direct supervision of its Parking Enforcement workers through its designated agent at the premises to which this contract relates and such agent will in turn be available at all reasonable times to report and confer with the designated agent of the Client with respect to the services.
4. Per Mar agrees that the services covered by this contract shall be performed by qualified employees in conformity with practices current in the parking industry. Per Mar further agrees that, upon request from Client, Per Mar will remove from service hereunder any of its employees who, in Client's opinion, is guilty of improper conduct, as quickly as a qualified replacement can be made available.
5. All personnel required for the performance of this agreement shall be employees of Per Mar, and that Per Mar shall be responsible for the payment of compensation, payroll taxes (federal, state and local), worker's compensation and liability premiums. Where required, Per Mar shall be responsible for the furnishing of uniforms and identification badges.
6. Per Mar shall provide Parking Enforcement service for a minimum of 80 hours per week unless a coverage change is specifically agreed to by both Per Mar and Client. The billing rates and equipment costs are based on this minimum; therefore, any permanent reduction in hours will automatically allow for a pricing re-opener to negotiate an increase in the hourly billing rates to adjust for the diminished hours.
7. For the services hereunder, Client will pay Per Mar as set forth in the following schedule of billing rates. Per Mar's invoices are payable upon presentation to Client, without deduction or offset of any kind or nature whatsoever. Client agrees to pay Per Mar interest at one and one-half percent per month or such maximum amount as permitted by law, whichever is less, on any invoice not paid within thirty days of invoice date.

SCHEDULE OF BILLING RATES

Position	Hourly Rate	Overtime & Holiday Rate
Parking Enforcement Employee	\$16.05	\$24.07

The above billing rates shall apply during the term of this contract; however, if a change in state or federal minimum wage rates, or if any other legislation or regulation, whether federal, state or local, that adversely affects Per Mar's direct labor and/or payroll tax costs, Client agrees to pay the revised billing rates which will reimburse Per Mar for its added costs. Client also agrees to pay revised billing rates to reimburse Per Mar for added costs resulting from increases in Per Mar's insurance premiums. In addition to the schedule of billing rates provided herein, the Client shall pay any sales or service taxes which Per Mar is required to charge under applicable laws. Per Mar shall invoice Client for services weekly.

8. These billing rates are applicable without regard to any overtime pay which may be paid by Per Mar to its employees. It is further agreed that where conditions exist at the protected property that would require the assignment of Parking Enforcement workers in excess of the number of hours as specified in Paragraph 6, Client shall pay Per Mar the overtime billing rate as incurred for those hours in excess of the minimum hours per week, as set forth in the schedule of billing rates.

9. Client shall pay the holiday billing rate as specified in the schedule of billing rates for service rendered on the ten following holidays: New Year's Day, President's Day, Memorial Day, Independence Day (July 4th), Labor Day, Thanksgiving Day, Day After Thanksgiving, Christmas Eve, Christmas Day and New Year's Eve.

10. It is understood that Per Mar's employees will not be working under direct supervision or control of City employees unless specifically noted in writing. Per Mar will defend and indemnify the City in the event that a lawsuit is brought against the City alleging damage or loss by the action or actions of any Per Mar employee.

11. Client shall not employ an employee of Per Mar during the term of this contract and from one year after the date of termination thereof, and Per Mar shall not employ any employee of Client during the entire term of this contract or for one year after the termination thereof.

12. Either party may terminate this contract by serving the other party with written notice at least thirty days prior to the termination date. An unsatisfactory payment pattern by the Client shall constitute good cause, and service, at Per Mar's option, may be terminated immediately without penalty.

13. This contract may be reopened, upon the request of either party, one time in each consecutive twelve-month period during the term of this contract for the purpose of negotiating revised billing rates for the Parking Enforcement service herein provided. These billing rate revisions are exclusive of those specified in Paragraph 7.

14. This agreement constitutes the entire agreement and understanding between the parties superseding all prior representations, understandings, discussions, negotiations, commitments, and agreements of any kind. The undersigned representatives have express authority to bind their companies with respect to all matters requiring approval or authorization of the above terms and conditions.

In witness whereof, the parties hereto have executed this agreement as of the day and year first above written.

Per Mar Security & Research Corp.
P.O. Box 4227
Davenport, Iowa 52808

City of Davenport
226 West 4th Street
Davenport, IA 52801

By: _____

By: _____

Name: Brad Duffy

Name: Corrin Spiegel

Title: President/Managing Director

Title: Interim City Administrator

Date: _____

Date: _____

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Mallory Merritt (563-326-7792)
Wards: All

Action / Date
FIN4/20/2016

Subject:
Motion setting the public hearing for amending the FY 2016 Operating and Capital Improvement Budgets. [All Wards]

Recommendation:
Approve the Motion setting the Public Hearing for May 18, 2016 at 5:30 p.m.

Relationship to Goals:
Financially Responsible City Government

Background:
This motion sets the public hearing for the purpose of amending the FY 2016 Operating and Capital Budgets. The operating budget is amended to incorporate new programs, budget changes to revenue estimates, budget grant funding, transfer funds between programs, and adopt full-time personnel adjustments.

The capital budget is amended to close-out completed projects, adjust grant funding levels, and move unspent bonded financing sources forward to the current year.

This motion formally sets the public hearing for May 18, 2016 at 5:30 p.m. Specific amendment information will be provided with the agenda item appearing on that Council cycle.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	4/14/2016 - 2:29 PM
Finance Committee	Watson-Arnould, Kathe	Approved	4/14/2016 - 2:29 PM
City Clerk	Admin, Default	Approved	4/14/2016 - 2:30 PM