

CITY COUNCIL MEETING

City of Davenport, Iowa

Wednesday, April 13, 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. Approval of Minutes

Approval of the Minutes of the City Council Meeting for March 23, 2016

VI. City Administrator Update

VII. Report on Committee of the Whole

Approval of the Report of the Committee of the Whole for April 6, 2016

VIII. Appointments, Proclamations, Etc.

A. Proclamations

1. Fair Housing Month
2. Our Veterans: Now and Forever Day - April 25th
3. Barbershop Harmony Society 78th Anniversary

IX. Presentations

- A. Update on Single Stream Recycling, Kathy Morris, Director, Waste Commission of Scott County

X. Petitions and Communications from Council Members and the Mayor

- A. Community Engagement Update
Rita Rawson, Chairman

XI. Individual Approval of Items on the Discussion Agenda

1. Resolution approving the updated 2015 Transportation Plan containing a new route structure and authorizing staff to continue operational planning for implementation in FY 2017. [All Wards]

XII. Approval of All Items on the Consent Agenda

****NOTE:** These are routine items and will be enacted at the City Council Meeting by one roll

call vote without separate discussion unless an item is requested to be removed and considered separately.

Community Development

1. First 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. Resolution approving Case No. FDP16-03 being the request of THF Davenport North Development, LLC for a PDD final development plan on 17.63 acres, located east of Elmore Avenue and north of 53rd Street (5511-5717 Elmore Avenue), to facilitate additional retail development. [Ward 6]
3. Resolution approving Case No. F16-04 being the final plat of THF Davenport Commons, a re-plat of Lots 2 and 3 and part of Outlot A of THF First Addition, located north of 53rd Street and east of Elmore Avenue containing two (2) commercial lots. [Ward 6]
4. Resolution approving Case No. F16-03 being the final plat of Windmill Hill Second Addition, located at 2720 to 2900 West Locust Street, north side of West Locust Street west of Jebens Avenue containing six (6) commercial lots. [Ward 4]

Public Safety

1. Second 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]
2. First 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]
3. First 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]
4. First 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]
5. Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).

QC River Bandits & J&M Displays, Fireworks after games; Various dates April 15 through September 2nd, Area behind stadium, Ward 3

Thirsty's on 3rd, Rev It Up for Awareness Ride, May 7 & 8 (Rain Date May 14-15) 3:00 PM - 11:59 PM, Pine Street and 3rd Street closures, Ward 1

St. Paul Lutheran, May Fest, May 22, 8AM-4PM, Lombard St between Main and Brady

Streets, Ward 5

Quad Cities Bicycle Club, East Village Criterium, May 30th, 5AM-10 PM, Village of East Davenport/neighborhood, Ward 5 & 6

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

Pints, 5268 Utica Ridge Road, May 1st, 2:00 PM - 6:00 PM, Birthday Party with Band, Over 50 dBa (Ward 6)

Thirsty's on 3rd, 2202 West 3rd Street, Rev It Up for Awareness Ride, May 7 (rain date May 14), outdoor music, 9:00 AM-10:30 PM, Over 50 dBa

7. Motion approving beer and liquor license applications.

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

Ward 1

Thirsty's on Third (Thirsty's on Third LLC) - 2202 W 3rd St. - Outdoor area May 7, 2016 with rain date of May 14, 2016 - 'Rev It Up For Awareness Fundraiser' - License Type: C Liquor

Ward 3

RME Courtyard (River Music Experience) - 121 W 2nd St. - Outdoor Area 6 month license May 1 - Oct. 31, 2016 - License Type: C Liquor

Ward 4

Kwik Star #123 (Kwik Trip Inc.) - 2828 W Locust St. - License Type: C Beer / B Native Wine

Ward 5

Rudy's Tacos (LaRosa S.A. Inc.) - 2214 E 11th St. - Outdoor Area May 7-8, 2016 - 'Cinco De Mayo' - License Type: C Liquor

Ward 6

Rhythm City Casino (Rhythm City Casino LLC) - 7077 Elmore Ave - Outdoor Area - License Type: B Liquor / B Wine

Ward 7

Hooters of Davenport (HOA Restaurant Holder LLC) - 110 E Kimberly Rd. - Outdoor Area May 13, 2016 - 'Annual Bikini Contest' - License Type: C Liquor

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

Ward 1

Dominga's (Dominga's Authentic Mexican Food Inc.) - 1525 S Concord St. - License Type: B Beer

Ward 2

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

Hy-Vee Market Cafe' (Hy-Vee Inc.) - 2200 W Kimberly Rd (Cafe' Area) - Outdoor Area - License Type: C Liquor

Ward 3

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

Ward 5

Harris Pizza (Mister Pizza Inc.) - 524 E Locust St. - License Type: B Beer

Ward 6

Aldi Inc. #80 (Aldi Inc. - Corporation) - 5262 Elmore Ave. - License Type: C Beer

Ward 7

Sanchos (Lorbil Enterprises Inc.) - 307 E George Washington Blvd. - License Type: C Liquor

Ward 8

Mo Bradys (DRC Ventures Inc.) - 4830 N Brady St. - License Type: C Liquor

C. Request for exemptions for 19- and 20-year-olds on premises:

Ward 3

The Redstone Room (River Music Experience) - 129 Main St. - License Type: C Liquor

RME Courtyard (River Music Experience) - 121 W 2nd St. - Outdoor Area 6 month license May 1 - Oct. 31, 2016 - License Type: C Liquor

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1. Resolution of acceptance for the ground improvement aggregate pier construction installations of the Central Fire Station completed by Subsurface Constructors, Inc. of St. Louis Missouri, Project Funds in the CIP # 02348. The final contract amount for the work was \$82,785.00. [Ward 3]
2. Resolution authorizing the Mayor and City Clerk to execute of a Quitclaim Deed to convey co-owned City/State of Iowa right-of-way located along the south side of the 3800 block of East 53rd Street just east of the I-74 and East 53rd Interchange, to the State of Iowa. [Ward 6]
3. Resolution approving the contract for the Collection System (Sanitary Sewer Manholes) Assessment and Rehabilitation Program, Design and Preparation of bid documents to Strand Associates, Inc. in the amount Not-To-Exceed \$417,650.00; FY 2017 CIP Project #30018. [All Wards]
4. Resolution approving the plans, specifications, forms of contract and estimated cost for the FY2016 ADA Ramp Compliance - Microsurfacing Project, CIP# 28004 and 28006. [All Wards]
5. Resolution approving Contract for the Old Duck Creek (South) Sewer Interceptor Evaluation for repairs to Strand Associates, Inc. in the amount Not-To-Exceed \$40,600; FY 2016 CIP Project #00200. [All Wards]
6. Resolution of acceptance for the public improvements constructed for the River 80 First Addition including Elmore Avenue Paving and associated storm sewer from 5901 Elmore Avenue to Jersey Ridge Road and sanitary sewer all constructed under the general contractor Baxter Construction Company, LLC of Fort Madison, Iowa. CIP Project #01148. [Ward 6]
7. Motion amending the contract with Ahern Fire Protection of Davenport, IA to complete the sprinkler piping replacement in the retail spaces located at the River Center Parking Ramp. The additional funding of \$70,000 is the remaining balance in CIP #10430. [Ward 3]
8. Motion accepting the completed construction project for the Transit bus maintenance bay area at Davenport Public Works which was awarded to Hillebrand Construction, Inc. [Ward 7]

Finance

1. Motion approving the collective bargaining agreement for the Transit Union. [All Wards]
2. Motion awarding a contract for three categories of mowing for the 2016 season to Delf's Landscape and Irrigation of Blue Grass. [All Wards]
3. Motion awarding a contract for nuisance mowing throughout the City to Lawnscapers of Davenport. [All Wards]
4. Motion awarding the engine aftercooler loop project at the Water Pollution Control Plant to Hometown Plumbing and Heating Co., Inc. of Davenport in the amount of \$222,000. [All Wards]

XIII. Other Ordinances, Resolutions and Motions

XIV. Public with Business

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

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

XV. Reports of City Officials

XVI. Adjourn

City of Davenport

Agenda Group: Council
Department: City Clerk
Contact Info: Jackie Holecek
Wards: All

Action / Date
4/13/2016

Subject:
Approval of the Minutes of the City Council Meeting for March 23, 2016

Recommendation:

Relationship to Goals:

Background:

ATTACHMENTS:

Type	Description
▣ Cover Memo	MIN CC 032316

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	4/7/2016 - 9:39 AM

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, March 23, 2016---The Council observed a moment of silence. Pledge of Allegiance. The Council met in regular session at 5:30 PM with Mayor Klipsch presiding and all aldermen present except Ald. Gripp.

The minutes of the March 9, 2016 City Council meeting were approved as printed.

The report of the Committee of the Whole was as follows: COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, March 16, 2016---The Council observed a moment of silence. Pledge of Allegiance. The Council met in Committee of the Whole at 5:30 PM with Mayor Pro tem Justin presiding and all alderman present. The following Public Hearings were held: Community Development: on the recommendations for Year 42 (July 1, 2016 – June 30, 2017) Community Development Block Grant funds; Public Works: to convey a parcel of city and the Iowa Department of Transportation right-of-way located along the south side of the 3800 block of East 53rd Street just east of the I-74 and East 53rd Interchange to the State of Iowa; on the Plans, Specifications, Form of Contract and Estimate of Cost for the Fiscal Year 2016/Fiscal Year 2017 Sewer Lining Program. CIP Project # 30012 funded at \$2,000,000 in bonds abated by sewer funds; on the specifications, form of contract and estimate of cost for the LeClaire Park Storm Sewer Project, CIP #10011. Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development: Ald. Boom reviewed all items listed. On motion by Ald. Gripp, second by Ald. Matson item 4 moved to the Discussion agenda; all other items moved to the Consent Agenda. Public Safety: Ald. Matson reviewed all items listed. The following motions were passed: approving the petition for an alley light behind the home of 1127 S Michigan Ave, 135; approving the petition for a street light at the intersection of 14th Street SW and Oregon Avenue, 136. On motion by Ald. Dickmann, second by Ald. Gripp all items moved to the Consent Agenda.. Public Works: Ald. Ambrose reviewed all items listed. On motion by Ald. Matson, second by Ald. Gordon all items moved to the Consent Agenda. Finance: Ald. Gordon reviewed all items listed. On motion by Ald. Tompkins, second by Ald. Boom all items moved the Consent Agenda. Council adjourned at 6:38 March 9, 2016 p.m.

The following Appointments were approved: Building Code Board of Appeals and Review: Dean Taylor; Citizens Advisory Committee: Fred Classon, Joe Heinrich, Jim Hoepner,

October 14, 2015

Daniel Joiner, Chad Keifer, Slvador Lopez, Tami Lord, Patrick Miner, Joseph Obleton, Christine Kelly, Jay Williams, Joseph Huss; Electrical Code Board of Appeals and Review: Carlton Wills; Levee Improvement Commisssion: Frank Clark, Patrick Walton; Mechanical Code Board of Appeals and Review: Tom Gabrilson; Plan and Zoning Commission: Paul Reinartz and Gary Medd; Sisters Cities Board: Lien Truong, 137.

The following Proclamation was issued: Junior Achievement Day, April 7, 2016, 138.

The Discussion Agenda items were as follows: NOTE: The votes on all ordinances and resolutions were by roll call vote. The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.

The following resolution was adopted: approving an economic development agreement with Kraft Heinz Foods Company, 139.

The Consent Agenda was as follows: NOTE: These are routine items and are enacted at the City Council meeting by one roll call vote. The vote was unanimous unless otherwise noted.

Community Development: The following ordinance was adopted: providing for the division of taxes levied on taxable property in 2016 to the North Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa, 140.

The following resolutions were adopted: approving Case No. FDP16-02 being the petition of Mike Richmond with Townsend Engineering for a PDD final development plan on 1.32 acres, more or less, located at 3918 and 3906 Marquette Street to facilitate commercial development, 141; accepting the Iowa Department of Transportation's RISE award for assistance to the Kraft Heinz Company's business retention project, 142.

The following motion was passed: approving the allocations for Year 42 (July 1, 2016 – June 30, 2017) Community Development Block Grant funds and HOME Investment Partnership (HOME) funds, 143.

Public Safety: The following ordinance mobed to second consideration: 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.

The following ordinances were adopted: amending Schedule VI of Chapter 10.96 entitled "Speed Limits" by adding Rusholme Street from Bridge Avenue east 850 feet as a 15

mph street; 144; amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by deleting various resident parking only zones, 145.

The following resolution was adopted: closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s), 146.

The following motion was passed: approving all submitted beer and liquor license applications, 147.

Public Works: The following resolutions were adopted: granting a license to the owners of 4 Woodview Way to maintain two already existing columns near their entrance drive within the public right-of-way in front of the residence, 148; authorizing and approving the use of condemnation and commencement of condemnation proceedings associated with the Kimberly and Division Intersection Improvement project, 149; awarding the Kimberly Road Bridge over Duck Creek Deck Replacement Project to Helm Group (DBA Civil Constructors, Inc) of Freeport, IL. The total cost of this project is estimated at \$1,243,710 with 80%, \$994,468, funded by the Federal Surface Transportation Grant. City cost is \$248,742 funded in CIP #01589, 150; approving Plans, Specifications, Form of Contract and Estimate of Cost for the Fiscal Year 2016/Fiscal Year 2017 Sewer Lining Program. CIP Project # 30012 funded at \$2,000,000 in bonds abated by sewer funds, 151; granting permission to Iowa Network Services, Inc. to install buried communications cable within public right-of-way in the City of Davenport along the east side of West Lake Boulevard from Locust Street north 650 feet to 2015 West Lake boulevard Reference No. 2016-F2, 152; approving the contract for engineering services with Luckett and Farley of Louisville, Kentucky in the amount not to exceed \$163,250 for design of street improvements in connection with the Kraft-Heinz relocation to the Eastern Iowa Industrial Park, 153; approving the specifications, form of contract and estimate of cost for the LeClaire Park Storm Sewer Project, CIP #10011, 154; assessing sewer lateral repair, sidewalk replacement, board up building, brush & debris removal, snow removal at various lots and tracts of real estate, 155, 156, 157, 158, 159.

Finance: The following ordinances were adopted: amending Chapters 13.16.107A and 13.16.107B entitled "Sanitary Sewer Rates - Amount" from \$3.77 to \$3.96 to \$4.16 per one hundred cubic feet of water use as determined by water meter readings; and amending per

bill rates for monthly commercial bills from \$14.39 to \$15.11 to \$15.86; and amending per bill rates for monthly residential bills from \$15.05 to \$15.77 to \$16.52; and per bill rates for quarterly residential bills from \$21.35 to \$22.32 to \$23.33 and quarterly commercial bills from \$19.35 to \$20.32 to \$21.33, 160; amending Chapter 2.36 by adding a new section 2.36.240 entitled, "Permit Fees", that sets forth various fees related to fire department issued permits, 161.

The following motions were passed: authorizing staff to move into an exclusive three (3) month negotiation phase with Symmetrical Networks for a public-private-partnership contract for the construction of a city-leased fiber optic communications network, and authorizing staff to issue a request for proposals to conduct a city-wide market demand study to determine viability and proof of concept for next-generation fiber-optic broadband communication services for businesses, institutions, government entities, and residents throughout the City of Davenport, 162; awarding the purchase of a mini-excavator for the Public Works Street Division to Rexco Equipment of Davenport in the amount of \$88,000, which includes a trade-in, 163.

On motion by Ald. Martson, second by Ald. Ambrose the rules were suspended and the following items added to the agenda and adopted: Resolution naming the Adler Theatre stage the "Gregory P. Schermer Stage", 164; the following motion was passed: approving change order number 1 to Langman Construction for the General Street Resurfacing contract to allow for an emergency repair if a void on East 53rd near Grand Avenue. The estimated cost for this repair is \$26,900 in CIP #10550, 165.

Following is a summary of revenue received for the months of February 2016:

Property taxes	300,321
Other City taxes	1,551,078
Special assessments	- 0-
Licenses & permits	247,450
Intergovernmental	1,983,719
Charges for services	3,136,128
Use of monies & property	105,268

October 14, 2015

Fines & forfeits	118,171
Bonds/Loan Proceeds	652,337
Miscellaneous	136,215

On motion Council adjourned at X:XX P.M.

A handwritten signature in black ink, reading "Jackie E. Holecek". The signature is written in a cursive, flowing style.

Jackie E. Holecek, MMC
Deputy City Clerk

City of Davenport

Agenda Group: Council
Department: City Clerk
Contact Info: Jackie Holecek
Wards: All

Action / Date
4/13/2016

Subject:
Approval of the Report of the Committee of the Whole for April 6, 2016

Recommendation:

Relationship to Goals:

Background:

ATTACHMENTS:

Type	Description
 Cover Memo	COW Report

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	4/7/2016 - 9:36 AM

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, April 6, 2016---The Council observed a moment of silence. Pledge of Allegiance. The Council met in Committee of the Whole at 5:30 PM with Mayor Klipsch presiding and all alderman present except Ald. Boom. The following Public Hearings were held: Community Development: 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; on the amendment for Year 41 (July 1, 2015 -June 30, 2016) Community Development Block Grant Annual Action Plan Amendment; Public Works: on the plans, specifications, forms of contract and estimated cost for the FY2016 ADA Ramp Compliance - Microsurfacing Project, CIP# 28004 and 28006. The following Presentations were given: Celebrating Local Businesses-The Foundation of Our Community. Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development: Ald. Gripp reviewed all items listed. On motion by Ald. Rawson, second by Ald. Matson item moved to the Discussion agenda; item moved to the Consent Agenda. Public Safety: Ald. Matson reviewed all items listed. On motion by Ald. Dickmann, second by Ald. Rawson the following was added to the list of noise variances: Thirsty's on 3rd, 2202 West 3rd Street, Rev It Up for Awareness Ride, May 7th (rain date May 14th), 9AM – 10:30 PM, Over 50 dBA. On motion by Ald. Dickmann, second by Ald. Justin all items moved to the Consent Agenda.. Public Works: Ald. Ambrose reviewed all items listed. On motion by Ald. Matson, second by Ald. Rawson all items moved to the Consent Agenda. Finance: Ald. Gordon reviewed all items listed. On motion by Ald. Matson, second by Ald. Rawson item #3 was tabled for one cycle (Ald. Ambrose, Gripp, Justin, Tompkins voting naye). On motion by Ald. Tompkins, second by Ald. Justin item #1 moved to the Discussion agenda; all other items moved to the Consent Agenda. Council adjourned at 7:57 p.m.

City of Davenport

Agenda Group: Council
Department: Office of the Mayor
Contact Info: Austin Bird
Wards: All

Action / Date
4/13/2016

Subject:
Fair Housing Month

Recommendation:

Relationship to Goals:

Background:

ATTACHMENTS:

Type	Description
 Cover Memo	Fair Housing Month

REVIEWERS:

Department	Reviewer	Action	Date
Office of the Mayor	Admin, Default	Approved	4/8/2016 - 12:08 PM

Proclamation

- Whereas** April 2016 marks the 48th anniversary of the passage of the Fair Housing Act in 1968, where we recognize that the strength of our nation flows from the promise of individual equality and freedom of choice; and
- Whereas** The residents of Davenport recognize that diversity is our strength and we have committed ourselves to equality, not simply because it is the law, but because it is right and because it is desirable for us and our children; and
- Whereas** Housing is an “anchor” that affects our access to education, transportation, healthcare, employment, the cultural benefits we enjoy, our potential for experiencing neighborhood trauma, our ability to accumulate wealth, and our overall quality of life; and
- Whereas** It is the American dream to build a better life in the home of each person’s choice that he or she can afford, regardless of membership in a protected class. Let us join in ensuring that the dream can be realized in Davenport.
- Now therefore** we, Frank Klipsch, Mayor, and the city council of Davenport, Iowa, do hereby proclaim the Month of April as “Fair Housing Month” in the City of Davenport.

Dated this 13th day of April, 2016.



Frank J. Klipsch
Mayor of Davenport

Jackie E. Holecek, MMC
Deputy City Clerk

City of Davenport

Agenda Group: Council
Department: Office of the Mayor
Contact Info: Austin Bird
Wards: All

Action / Date
4/13/2016

Subject:
Our Veterans: Now and Forever Day - April 25th

Recommendation:

Relationship to Goals:

Background:

ATTACHMENTS:

Type	Description
 Cover Memo	VFW Proclamation

REVIEWERS:

Department	Reviewer	Action	Date
Office of the Mayor	Admin, Default	Approved	4/6/2016 - 11:29 AM

Proclamation

- Whereas** the Veterans of Foreign Wars Auxiliary is conducting its 102nd year of volunteer service to America; and,
- Whereas** year after year the organization continues to honor those who have made the ultimate sacrifice in the name of freedom by maintaining memorials to their service and sharing their history with our nation's youth so that what our nation's veterans have done for America will not be forgotten; and,
- Whereas** the Veterans of Foreign Wars Auxiliary supports the troops currently deployed overseas; and,
- Whereas** the 465,000 members represent the families of those who have served or are currently on foreign soil protecting our freedom; and,
- Whereas** members volunteer nearly 1 million hours in Veterans Affairs medical centers and other hospitals throughout this country; and,
- Whereas** the organization provides awards and scholarships to students based on their expressions of patriotism through art, speech, and volunteerism; and,
- Whereas** the 2015-2016 National President, Francisca Guilford, is rallying VFW Auxiliary members behind her theme, "Our Veterans – Now and Forever;" and,
- Whereas** April 25, 2016, will be a time to celebrate her visit.
- Now therefore** we, Frank Klipsch, Mayor, and the city council of Davenport, Iowa, do hereby proclaim Monday, April 25, 2016 as "Our Veterans – Now and Forever" Day in the City of Davenport in honor of National President Francisca Guilford and all members of the VFW Auxiliary for their outstanding volunteer service to veterans and their families, the City of Davenport, and out great country.

Dated this 13th day of April, 2016.

Frank J. Klipsch
Mayor of Davenport

Jackie E. Holecek, MMC
Deputy City Clerk

City of Davenport

Agenda Group: Council
Department: Office of the Mayor
Contact Info: Austin Bird
Wards: All

Action / Date
4/13/2016

Subject:
Barbershop Harmony Society 78th Anniversary

Recommendation:

Relationship to Goals:

Background:

ATTACHMENTS:

Type	Description
▣ Cover Memo	Barbershop Harmony Week

REVIEWERS:

Department	Reviewer	Action	Date
Office of the Mayor	Admin, Default	Approved	3/8/2016 - 5:42 PM

Proclamation

- Whereas** the Society for the Preservation and Encouragement of Barber Shop Quartet Singing in America, Inc. (SPEBSQSA)-known now as The Barbershop Harmony Society-was officially organized April 11, 1938, in Tulsa, Oklahoma; and,
- Whereas** What began as a small group has steadily blossomed into the world's largest all-male singing organization, an international organization of men from all stations of life; and,
- Whereas** The Barbershop Harmony Society is dedicated to the spread of harmony for the enjoyment of all people of the world through organizing and encouraging close-harmony singing groups; and,
- Whereas** The Barbershop Harmony Society encourages harmony amongst all people of the world through the universal language of music; and,
- Whereas** The Barbershop Harmon Society has actively preserved and presented a distinct style of vocal music that originated in North America; and,
- Whereas** The Barbershop Harmony Society is dedicated to sustaining and preserving an American tradition, the barbershop quartet, and promotes musical education through music scholarships and other means, and supports charitable foundations; and,
- Whereas** Barbershoppers are engaged in laudable civic service and enrichment of our cultural life through the fostering of traditional values in entertainment and community endeavors; and,
- Whereas** The Davenport Chordbusters Barbershop Chorus will be performing their 60th Annual Holiday in Harmony April 23, at the Galvin Fine Arts Center, St. Ambrose University.
- Now therefore** we, Frank Klipsch, Mayor, and the city council of Davenport, Iowa, do hereby proclaim the week of April 10-16, as Barbershop Harmony Week..

Dated this 13th day of April, 2016.

Frank J. Klipsch
Mayor of Davenport

Jackie E. Holecek, MMC
Deputy City Clerk

City of Davenport

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

Action / Date
4/6/2016

Subject:
Resolution approving the updated 2015 Transportation Plan containing a new route structure and authorizing staff to continue operational planning for implementation in FY 2017. [All Wards]

Recommendation:
Approve the resolution

Relationship to Goals:
Enhance quality of life

Background:
In December 2015, the City Council approved a resolution establishing a new route structure for the Citibus Transit System and authorizing staff to begin working on the operational plan for implementation in FY 2017. Since that time, the Mayor, City Council, and staff have continued work on the final route structure incorporating transfer hubs, new shelter and stop locations, and other infrastructure planning.

The attached documents present the updated route changes to better accommodate transfers, the updated bus route timings, the anticipated staffing levels for bus operators, and the overall system savings presented by the plan.

By way of summary, below are the key statistics for the new route system:

1. Number of Weekday Buses: 10 / 13 Peak
 - 6:00 a.m. to 7:00 p.m.
2. Number of Saturday Buses: 9 / 10 Peak
 - 9:00 a.m. to 7:00 p.m.
3. Number of Sunday Buses: 9
 - 10:00 a.m. to 5:00 p.m.
4. Number of Bus Operators
 - Full Time 21
 - Part Time 18
5. Estimated Number of Annual Revenue Miles: 700,000
6. Estimated Cost of Infrastructure Improvements: \$400,000
7. Overall Operating Transit System Savings: \$576,000

As the upcoming changes to the Transit system will be new for all Citibus riders, the City will be engaging in a public information campaign beginning in May to communicate the new system to riders. That public information campaign will continue through July 2016. Citibus employees will also receive training beginning in May on the new routes and be provided opportunities to drive the routes without passengers prior to implementation, currently scheduled for July 5, 2016.

ATTACHMENTS:

Type	Description
□ Resolution Letter	Resolution

- ▢ Backup Material
- ▢ Backup Material
- ▢ Backup Material

Updated Bus Route Map
Bus Route Times
Budget Information

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	4/6/2016 - 11:35 AM

Resolution No. _____

Resolution offered by Alderman Gordon:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the updated 2015 Davenport Public Transportation Plan containing a new route structure and authorizing staff to continue operational planning for implementation in FY 2017.

WHEREAS, the City acquired a consultant, Transportation Management and Design, Inc. (TMD), to evaluate the City's public transit system; and

WHEREAS, the City recognizes the importance of providing an efficient and dependable public transportation system for its users; and

WHEREAS, the updated 2015 Davenport Public Transportation Plan will allow for shorter customer commute times, greater system efficiencies, and expanded service hours; and

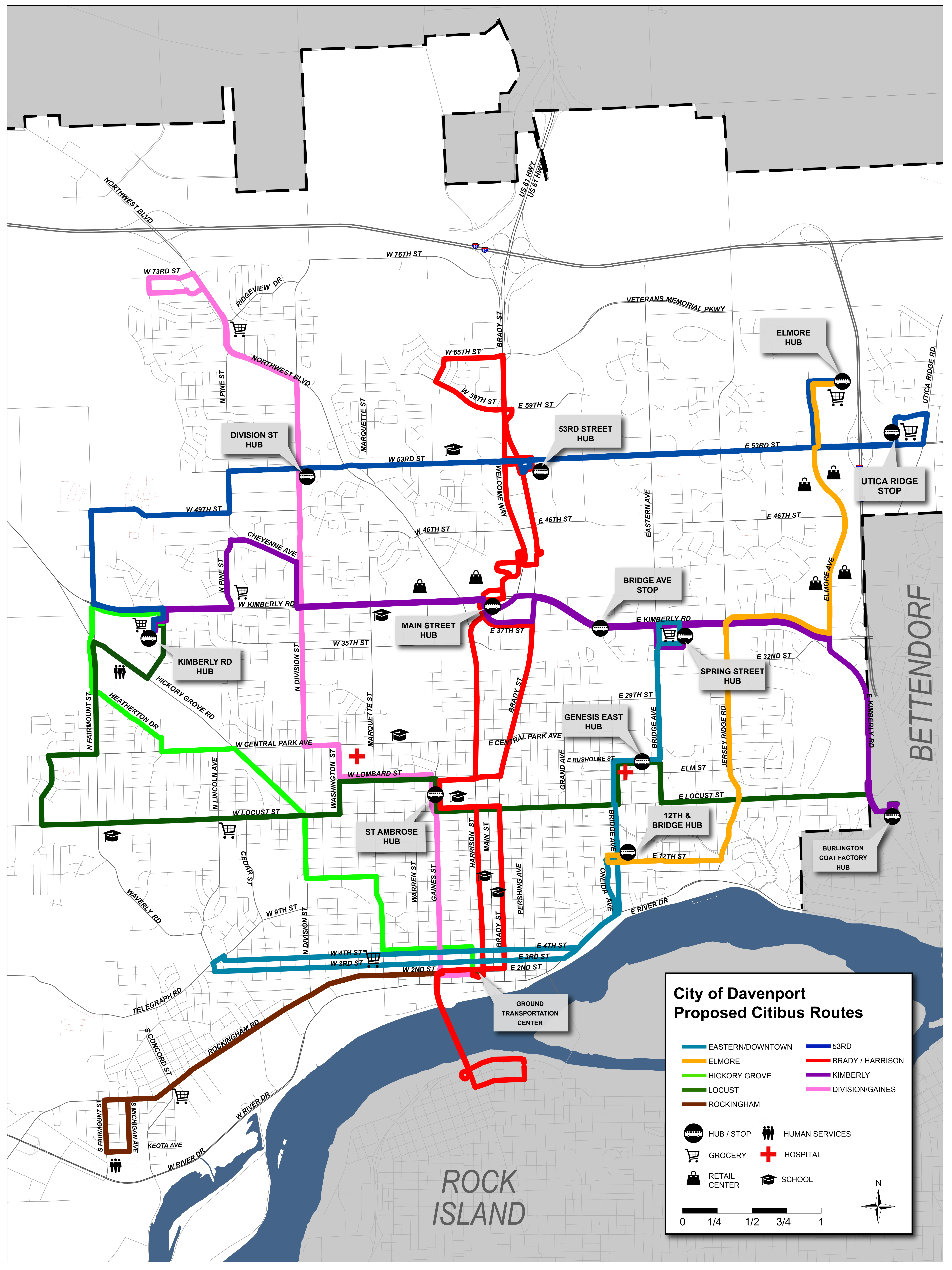
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, that the attached 2015 Public Transportation Plan is adopted and staff is authorized to continue development of the operational plan in accordance with the updated 2015 Public Transportation Plan.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk



PROPOSED FREQUENCIES

PROPOSED DAVENPORT PUBLIC TRANSPORTATION PLAN						
ROUTE NAME	WEEKDAY		SATURDAY		SUNDAY	
	FREQUENCY	SPAN	FREQUENCY	SPAN	FREQUENCY	SPAN
BRADY/HARRISON	30	6:00 AM – 7:00 PM	45	9:00 AM – 7:00 PM	45	10:00 AM – 5:00 PM
LOCUST	30 PEAK/60 OFF PEAK	6:00 AM – 7:00 PM	60	9:00 AM – 7:00 PM	60	10:00 AM – 5:00 PM
KIMBERLY	30 PEAK/60 OFF PEAK	6:00 AM – 7:00 PM	60	9:00 AM – 7:00 PM	60	10:00 AM – 5:00 PM
ROCKINGHAM	30	6:00 AM – 7:00 PM	30	9:00 AM – 7:00 PM	30	10:00 AM – 5:00 PM
EASTERN/3RD/4TH	60	6:00 AM – 7:00 PM	60	9:00 AM – 7:00 PM	60	10:00 AM – 5:00 PM
DIVISION/GAINES	60	6:00 AM – 7:00 PM	60	9:00 AM – 7:00 PM	60	10:00 AM – 5:00 PM
53RD ST	60	6:00 AM – 7:00 PM	60	9:00 AM – 7:00 PM	60	10:00 AM – 5:00 PM
HICKORY GROVE	60	6:00 AM – 7:00 PM	60	9:00 AM – 7:00 PM	60	10:00 AM – 5:00 PM
ELMORE/12TH	60	8:00 AM – 12:00 PM 3:00 PM – 7:00 PM	60	9:00 AM – 11:00 AM 5:00 PM – 7:00 PM	N/A	NONE

Weekday Bus Route Times

	5:00 am	6:00 am	7:00 am	8:00 am	9:00 am	10:00 am	11:00 am	12:00 pm	1:00 pm	2:00 pm	3:00 pm	4:00 pm	5:00 pm	6:00 pm	7:00 pm	8:00 pm
Brady Bus 1		6:00 AM – 7:00 PM														
Brady Bus 2		6:00 AM – 7:00 PM														
Brady Bus 3		6:00 AM – 7:00 PM														
Locust Bus 1		6:00 AM – 7:00 PM														
Locust Bus 2		6:00 AM – 9:00 AM									3:00 PM – 6:00 PM					
Kimberly Bus 1		6:00 AM – 7:00 PM														
Kimberly Bus 2		6:00 AM – 9:00 AM									3:00 PM – 6:00 PM					
Rockingham		6:00 AM – 7:00 PM														
Eastern/3 rd and 4th		6:00 AM – 7:00 PM														
Division		6:00 AM – 7:00 PM														
53 rd St		6:00 AM – 7:00 PM														
Hickory Grove		6:00 AM – 7:00 PM														
Elmore/12th				8:00 AM – 12:00 AM							3:00 PM – 7:00 PM					

Saturday Bus Route Times

	5:00 am	6:00 am	7:00 am	8:00 am	9:00 am	10:00 am	11:00 am	12:00 pm	1:00 pm	2:00 pm	3:00 pm	4:00 pm	5:00 pm	6:00 pm	7:00 pm	8:00 pm
Brady Bus 1					9:00 AM – 7:00 PM											
Brady Bus 2					9:00 AM – 7:00 PM											
Locust Bus 1					9:00 AM – 7:00 PM											
Kimberly Bus 1					9:00 AM – 7:00 PM											
Rockingham					9:00 AM – 7:00 PM											
Eastern/3 rd and 4th					9:00 AM – 7:00 PM											
Division					9:00 AM – 7:00 PM											
53 rd St					9:00 AM – 7:00 PM											
Hickory Grove					9:00 AM – 7:00 PM											
Elmore/12th					9:00 AM – 11:00 AM								5:00 PM – 7:00 PM			

Sunday Bus Route Times

[illegible]

Proposed Transit Route Changes - Budget Effects

Current

Statistics

# Miles Traveled	814,539
# of Full-Time Employees	28
# of Part-Time Employees	18

Expenses

Full-Time Expense	\$	2,318,534
Part-Time Expense	\$	618,602
Overages	\$	464,287
Fuel + Maintenance	\$	1,604,642
Total Costs	\$	5,006,065

Proposed

Statistics

# Miles Traveled	700,000
# of Full-Time Employees	21
# of Part-Time Employees	18

Expenses

Full-Time Expense	\$	1,808,457
Part-Time Expense	\$	643,346
Overages	\$	399,000
Fuel + Maintenance	\$	1,579,000
Total Costs	\$	4,429,803

Total Projected Savings	\$	576,262
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Rates

Full-Time	\$	41.40
Part-Time	\$	22.91
Overages	\$	0.57
Fuel and Maintenance	\$	1.97

City of Davenport

Agenda Group:

Department: Community Planning and Economic Development

Contact Info: Matt Flynn 326-7743

Wards: 8

Action / Date

4/6/2016

Subject:

First 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
▣ 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	4/6/2016 - 11:32 AM

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. REZ15-06 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.

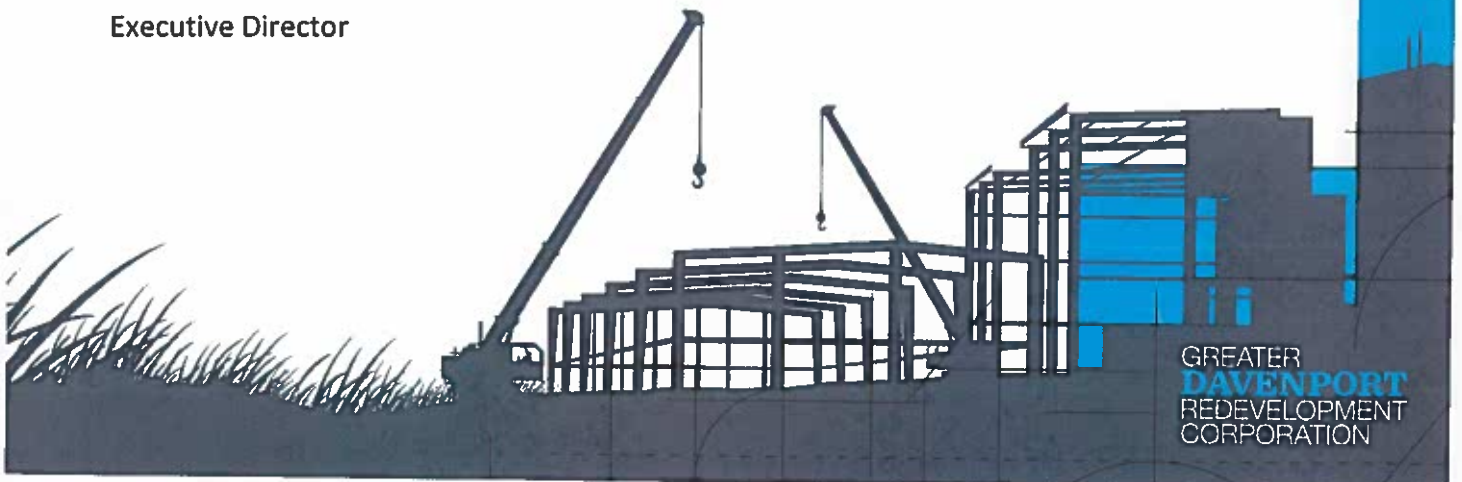
A public meeting has been scheduled in advance of the public hearing before the City of Davenport Plan and Zoning Commission on Tuesday February 23, 2016 at 5:30 pm in Room 221 of the Blong Technology Center, 8500 Hillandale Road, Davenport, IA. Representatives of the City and I will be there to provide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

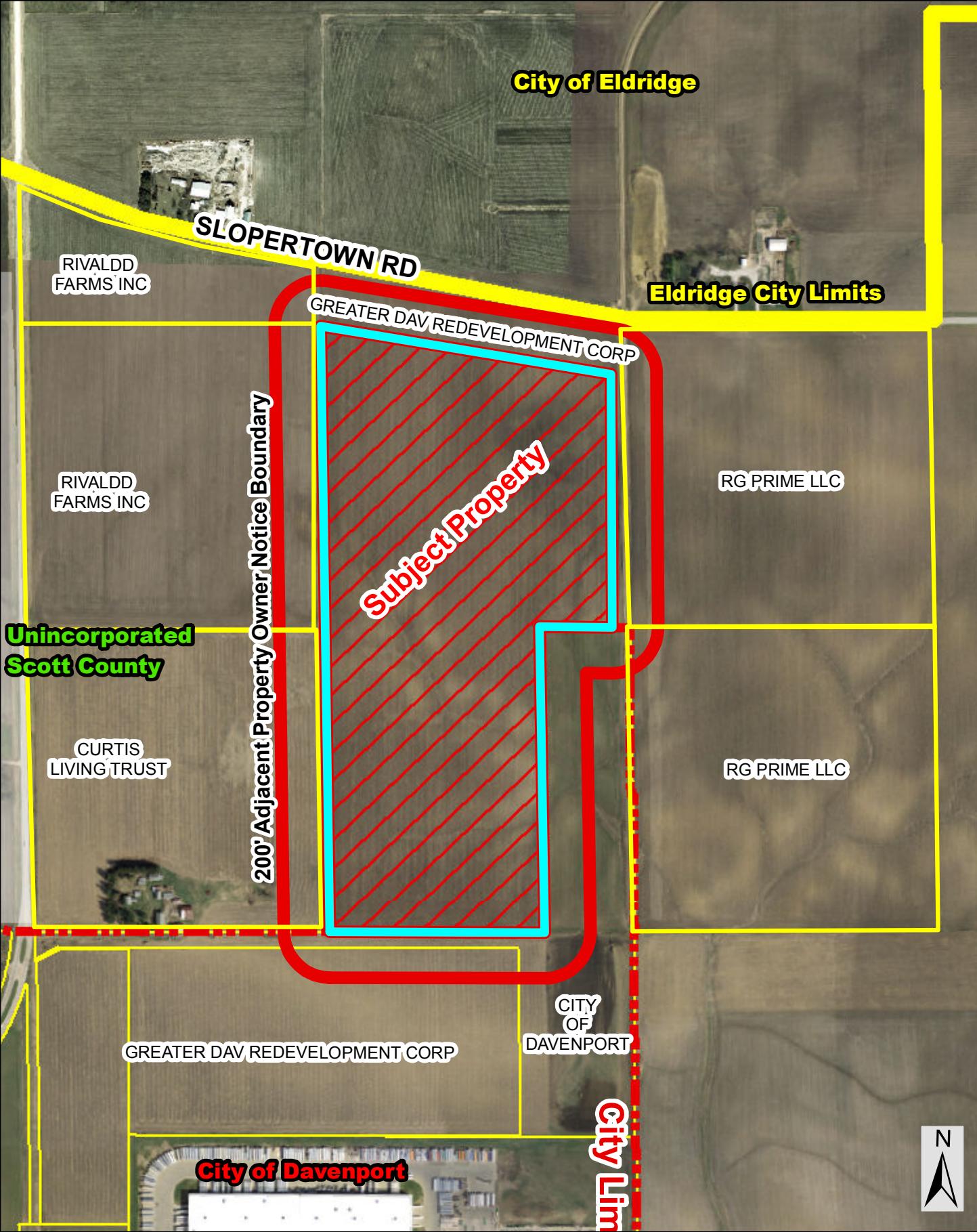
Sincerely,

Tim Wilkinson

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: 6

Action / Date

4/6/2016

Subject:

Resolution approving Case No. FDP16-03 being the request of THF Davenport North Development, LLC for a PDD final development plan on 17.63 acres, located east of Elmore Avenue and north of 53rd Street (5511-5717 Elmore Avenue), to facilitate additional retail development. [Ward 6]

Recommendation:

The City Plan and Zoning Commission concurred with the finding(s) and recommendation of City staff and forwards Case No. FDP16-03 for approval subject to the following condition as stated in the Commission's letter March 16, 2016.

Findings:

- The proposed development conforms to the Comprehensive Plan.
- The development plan facilitates additional commercial development increasing the City's tax base.

The City Plan and Zoning Commission accepted the findings and forwards Case No. FDP16-03 to the City Council for approval subject to the development being similar to the submitted plans.

The Commission vote for approval was unanimous with 9-yes, 0-no and 0-abstentions.

Relationship to Goals:

Added emphasis on economic development.

Background:

The final development plan facilitates the expansion of the Davenport Commons development with the addition of 160,000 square feet of additional retail area. The original zoning accommodated for this expansion. There is a companion final plat, THF Davenport Commons.

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

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution FDP16-03
▣ Backup Material	FDP16-03 Background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	4/6/2016 - 11:32 AM

City of Davenport

Committee: CD
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743
Ward: 6

Action / Date
CD 04/06/16

Subject:

Resolution approving Case No. FDP16-03 being the request of THF Davenport North Development, LLC for a PDD final development plan on 17.63 acres, located east of Elmore Avenue and north of 53rd Street (5511-5717 Elmore Avenue), to facilitate additional retail development. [Ward 6]

Recommendation:

The City Plan and Zoning Commission concurred with the finding(s) and recommendation of City staff and forwards Case No. FDP16-03 for approval subject to the following condition as stated in the Commission's letter March 16, 2016.

Findings:

- The proposed development conforms to the Comprehensive Plan.
- The development plan facilitates additional commercial development increasing the City's tax base.

The City Plan and Zoning Commission accepted the findings and forwards Case No. FDP16-03 to the City Council for approval subject to the development being similar to the submitted plans.

The Commission vote for approval was unanimous with 9-yes, 0-no and 0-abstentions.

Relationship to Goals:

Added emphasis on economic development

Background:

The final development plan facilitates the expansion of the Davenport Commons development with the addition of 160,000 square feet of additional retail area. The original zoning accommodated for this expansion. There is a companion final plat, THF Davenport Commons.

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

Resolution No. _____

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. FDP16-03 being the request of THF Davenport North Development, LLC for a PDD final development plan on 17.63 acres, located east of Elmore Avenue and north of 53rd Street (5511-5717 Elmore Avenue), to facilitate additional retail development. [6th Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that Case No. FDP16-03 the final development plan request for THF Davenport North Development, be the same and is hereby approved and accepted subject to the conditions as stated in the Commission's letter dated March 16, 2016 and as follows:

That the approval is subject to the development being similar to the submitted plans;
and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution upon said plat as required by law.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk



City of Davenport

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

March 16, 2016

Honorable Mayor and City Council
226 W 4th Street
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of March 15, 2016, the City Plan and Zoning Commission considered Case No. FDP16-03 being the request of THF Davenport North Development, LLC for a PDD final development plan on 17.63 acres, located east of Elmore Avenue and north of 53rd Street (5511-5717 Elmore Avenue), to facilitate additional retail development.

Findings:

- The proposed development conforms to the Comprehensive Plan.
- The development plan facilitates additional commercial development increasing the City's tax base.

The City Plan and Zoning Commission accepted the findings and forwards Case No. FDP16-03 to the City Council for approval subject to the development being similar to the submitted plans.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission



		APPROVED	APPROVED	APPROVED	APPROVED				
Name:	Roll Call	CP16-02 CITY OF DAVENPORT	REZ16-02 GDRC	FDP16-03 THF DAVENPORT NORTH	F16-04 DAVENPORT COMMONS				
Connell	P	Y	Y	Y	Y				
D'Autremont	P	Y	Y	Y	Y				
Elgatian	EX								
Hepner	P	Y	Y	Y	Y				
Inghram	P								
Kelling	P	Y	Y	Y	Y				
Lammers	P	Y	Y	Y	Y				
Maness	P	Y	Y	Y	Y				
Martinez	P	Y	Y	Y	Y				
Quinn	P	Y	Y	Y	Y				
Tallman	P	Y	Y	Y	Y				
		9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN				



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

Meeting Date: March 15, 2016
Request: Expand retail development
Address: 5511-5717 Elmore Avenue
Case No.: FDP16-03
Applicant: THF Davenport North Development, LLC

Recommendation:

Staff recommends the City Plan and Zoning Commission forward Case No. FDP16-03 to the City Council for approval subject to the development being similar to the submitted plans.

Introduction:

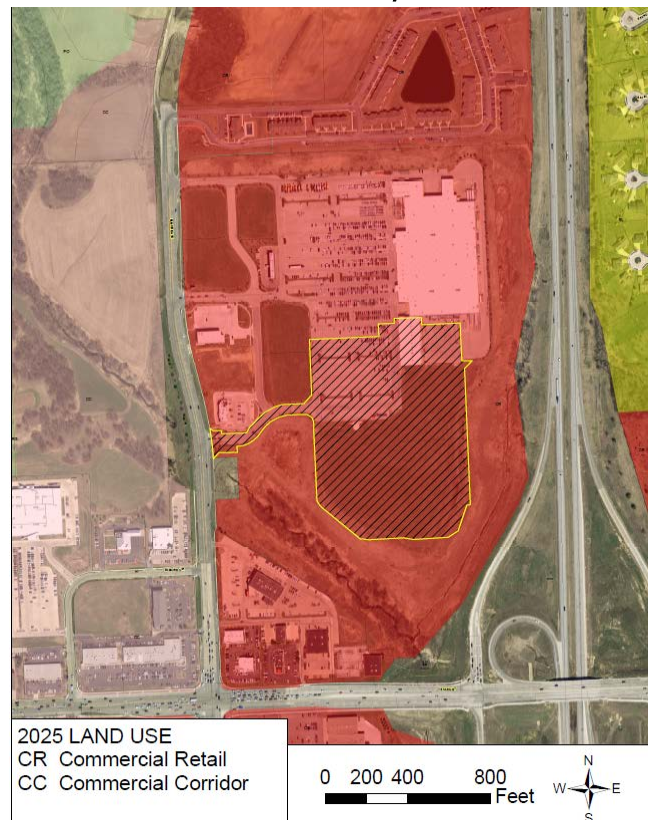
Petition of THF Davenport North Development, LLC, to expand the Davenport Commons development by adding an additional 160,000 square feet, more or less, of retail space. Four additional store spaces are proposed to be added. There is a concurrent final plat.

AREA CHARACTERISTICS:

Zoning Map



Land Use Map





Background:

Comprehensive Plan:

Within Existing Service Area: Yes

Within Urban Service Area 2025: Yes

Proposed Land Use Designation: *Commercial Retail (CR) provides for a mixture of commercial uses, primarily retail. Retail can best be described as serving a large metropolitan or regional area. Typical retail in the CR include "big box" sites, supercenters and shopping malls.*

Relevant Goals to be considered in this Case:

Strengthen the existing built environment – *Reduce the number of under occupied, 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.*

The proposed use would comply with the Davenport 2025 proposed land use section.

Zoning:

The property is currently zoned "PDD" Planned Development District. This zoning was established in 2001 which facilitated the development of Wal*Mart Supercenter in 2002. Both the zoning and platting at that time anticipated additional development. The concurrent plat, Case No. F16-04, creates two lots to accommodate the proposed building configuration and free-standing signage

Technical Review:

Streets. The property utilizes the existing street and access drive patterns. Access to the entire site is from Elmore Avenue, a collector street by way of two entrance drives. No additional access to Elmore Avenue is proposed nor would they be allowed.

Storm Water. Storm water collection, detention pond, currently exists for the property in Outlot A due west of the proposed development. The existing detention sizing will need to be verified as to its ability to accommodate the proposed development. The existing detention was originally sized to accommodate the entire development area however according to the City's Natural Resources office there has been some concern regarding the basin. Since construction of the initial development stormwater quality requirements have been added to the City Code and these will need to be met as well. The site will be required to infiltrate the first 1.25 inches of rain per section 13.34.300 of the City's stormwater ordinance. The existing and any new detention areas will need to be placed in an easement.

Sanitary Sewer. Sanitary sewer service is located along the west and east sides of the proposed development. No additional comments have been received.

Other Utilities. This is an urban area and normal utility services are available. No additional comments have been received.

Emergency Services. The property is located just over one-half (1/2) mile from Fire Station No. 8 at 2802 East 53rd Street.

Parks/Open Space. The proposed development does not impact any existing or planned parks or public open spaces. The green space/trail needs were reviewed with the initial rezoning and platting.

Public Input:

No public hearing is required for a Final Development Plan.

Discussion:

The proposal is to construct an additional 160,000 square feet, more or less, of commercial/retail space. Three retail users are called out along with one future tenant space, though this has a potential to be split as well. The three proposed retail uses are for Dick's Sporting Goods, Field and Stream, and Golf Galaxy. This development is similar to the Furniture Row concept where several different retail outlets are actually owned by the same parent company but also operate as separate entities. An additional retail space is also proposed but is listed as a future retail space.

Analysis of items other than technical review related:

- Signage: Proposed signage fits within the number and size allowances for this property.
- Building Materials: The primary material appears to be concrete masonry units (CMU) typically split-faced for the front with various veneers. All fit with the intent of the Highway Corridor Overlay District of permanency.

- Lighting: The proposed photometric plan indicates the proposed lighting be more efficient creating less spillover than the existing development. The developer should strive to meet dark sky requirements if not already. The type of lighting, pole heights and cut-offs will need to be submitted for review with building plans.
- Landscaping: A proposed planting plan has been submitted. It appears to meet the intent of the requirements though additional parking lot perimeter planting may be needed. This will be reviewed as building and construction plans are reviewed.

Staff Recommendation:

Findings:

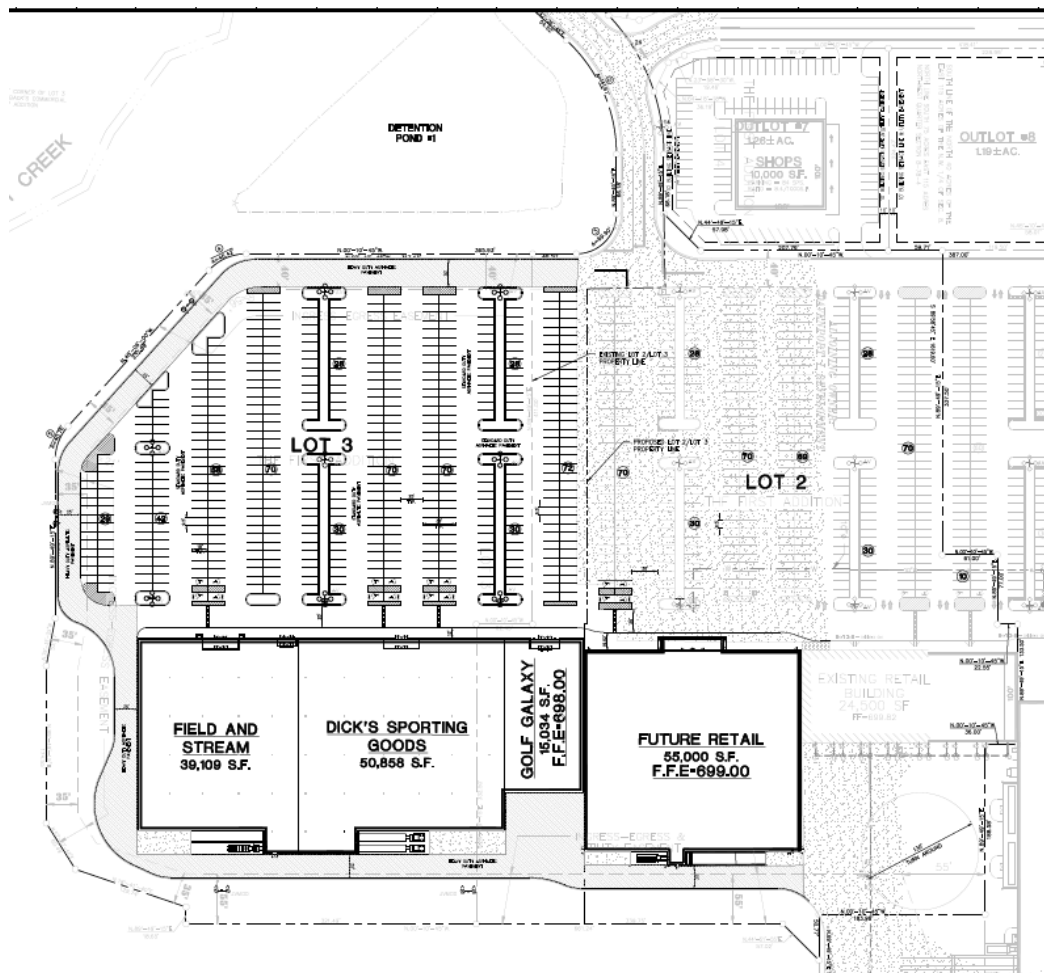
- The proposed development conforms to the Comprehensive Plan.
- The development plan facilitates additional commercial development increasing the City's tax base.

Recommendation:

Staff recommends the City Plan and Zoning Commission forward Case No. FDP16-03 to the City Council for approval subject to the development being similar to the submitted plans.

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division



PHASE II

LOTS 2 AND 3 SITE ANALYSIS

TOTAL BUILDING 184,501 S.F.
TOTAL PARKING (EXISTING AND PROPOSED) 932 SPACES
TOTAL PARKING RATIO 5.05/1,000 S.F.

LOT 2 BUILDING AREA 79,500 S.F.
LOT 2 PARKING 405 SPACES
LOT 2 PARKING RATIO 5.09/1,000 S.F.

LOT 3 BUILDING AREA 105,001 S.F.
LOT 3 PARKING 527 SPACES
LOT 3 PARKING RATIO 5.02/1,000 S.F.

PHASE II (ONLY)

EXISTING SITE AREA DEMISE

LOT 2 9.59 ± AC.
LOT 3 8.00 ± AC.
PHASE II TOTAL SITE AREA 17.59 ± AC.

PHASE II (ONLY)

PROPOSED SITE AREA DEMISE

LOT 2 7.27 ± AC.
LOT 3 10.36 ± AC.
PROPOSED TOTAL SITE AREA 17.63 ± AC.

NOTE:
THIS CHART IS FOR CONCEPTUAL PURPOSES ONLY. ACREAGE ARE APPROXIMATE
AND MAY VARY DEPENDING ON ACTUAL BOUNDARY SURVEY.

PIROSSIGNS
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Since 1977

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PH: 636-464-8300
FAX: 636-464-9990
WWW.PIROSSIGNS.COM
GRAPHICS@PIROSSIGNS.COM

CUSTOMER
THQ Management
100 Commerce
Davenport

CONTACT
Robert Green
PROJECT
Pylon Signage
1842 FORD
Florida Kansas
042115
042115
15-00001
SCALE

DESIGNED BY
Chris Filla
LINDA G
Davenport Comm. Pylon

REVISION DATE

REVISIONS

☐ APPROVED AS IS
☐ APPROVED AS NOTED
☐ REVISE & RESUBMIT



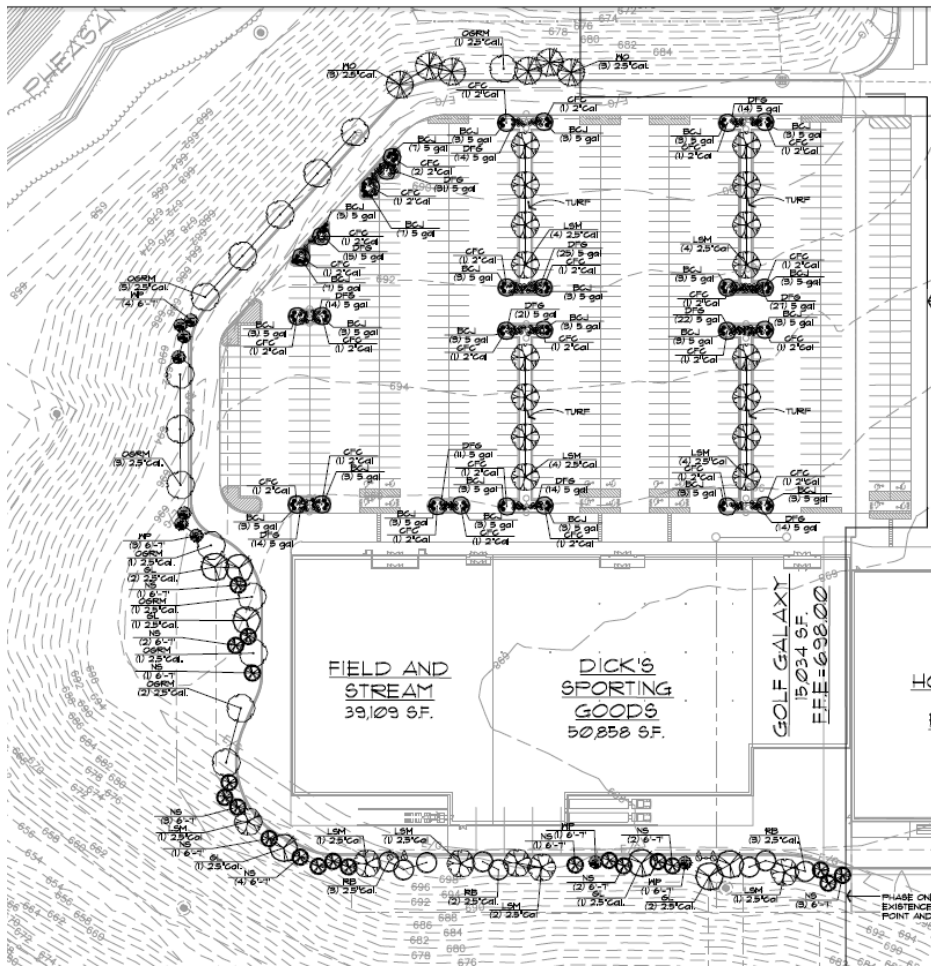
DOUBLE SIDED PYLON
Scale: 3/16"=1'-0"



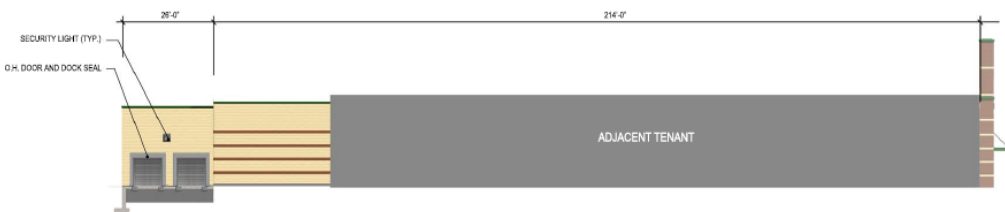
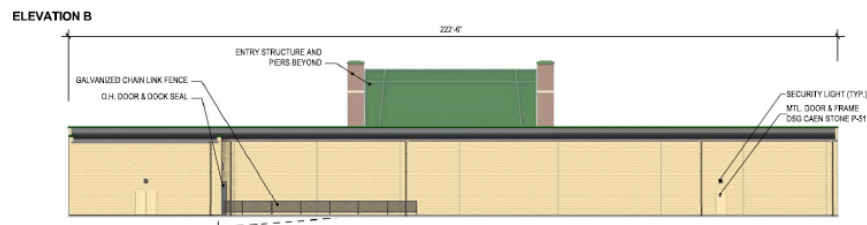
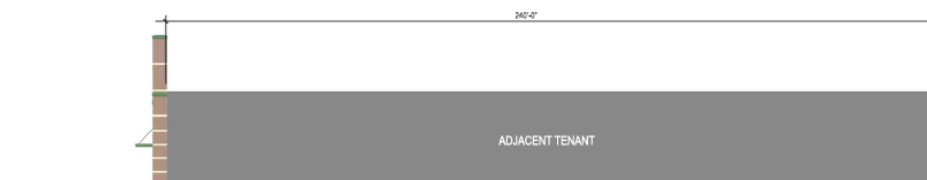
EXISTING SIGN



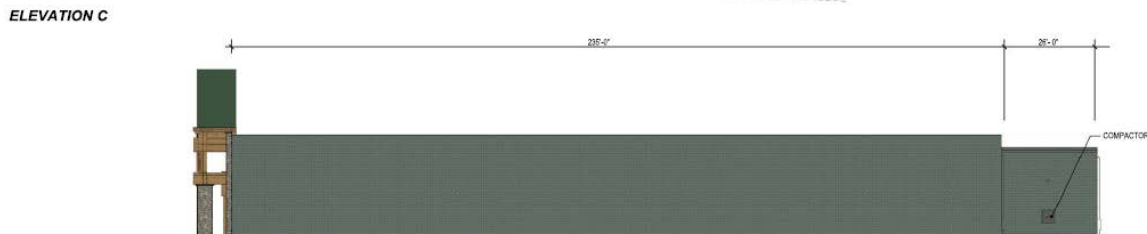
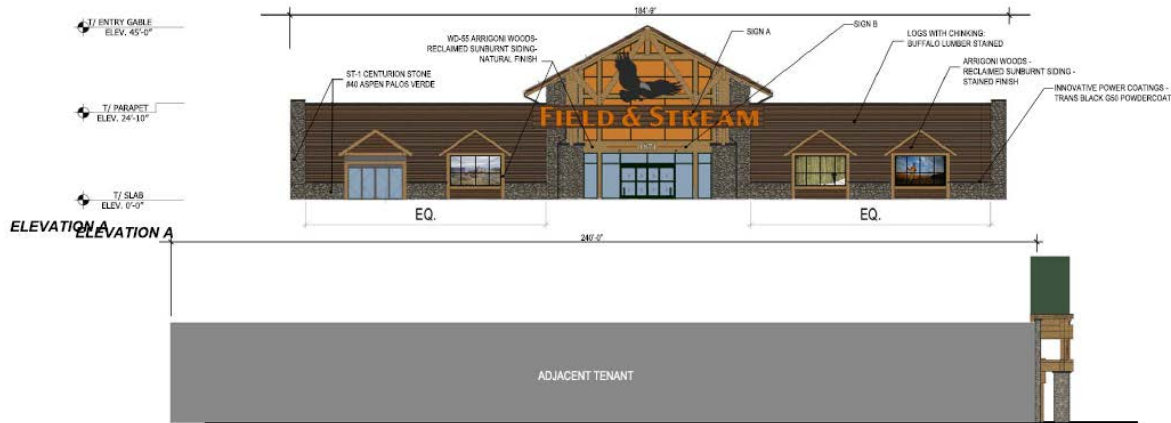
FRONT ELEVATION



Landscape Concept



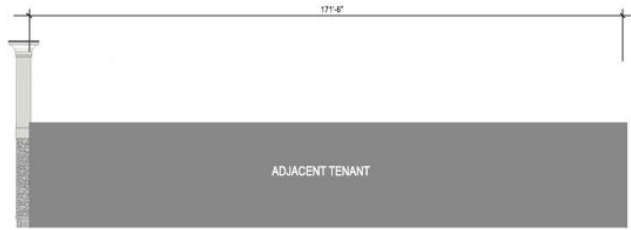
All information contained on this exhibit is representative of the architectural materials and heights proposed to be used. This exhibit is NOT intended to be a Construction Document. All final adjustments will be incorporated into the Construction Documents and will be mutually agreed upon by the Landlord and Dick's Sporting Goods.



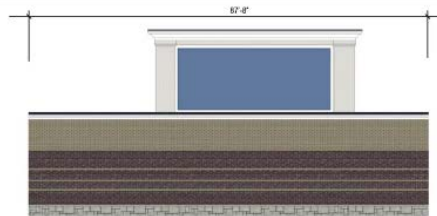
ELEVATION D



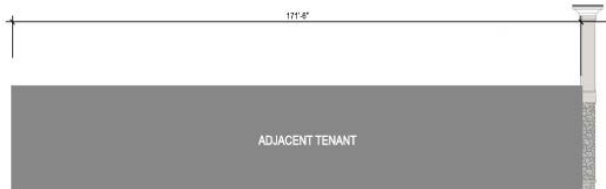
ELEVATION A



ELEVATION B



ELEVATION C

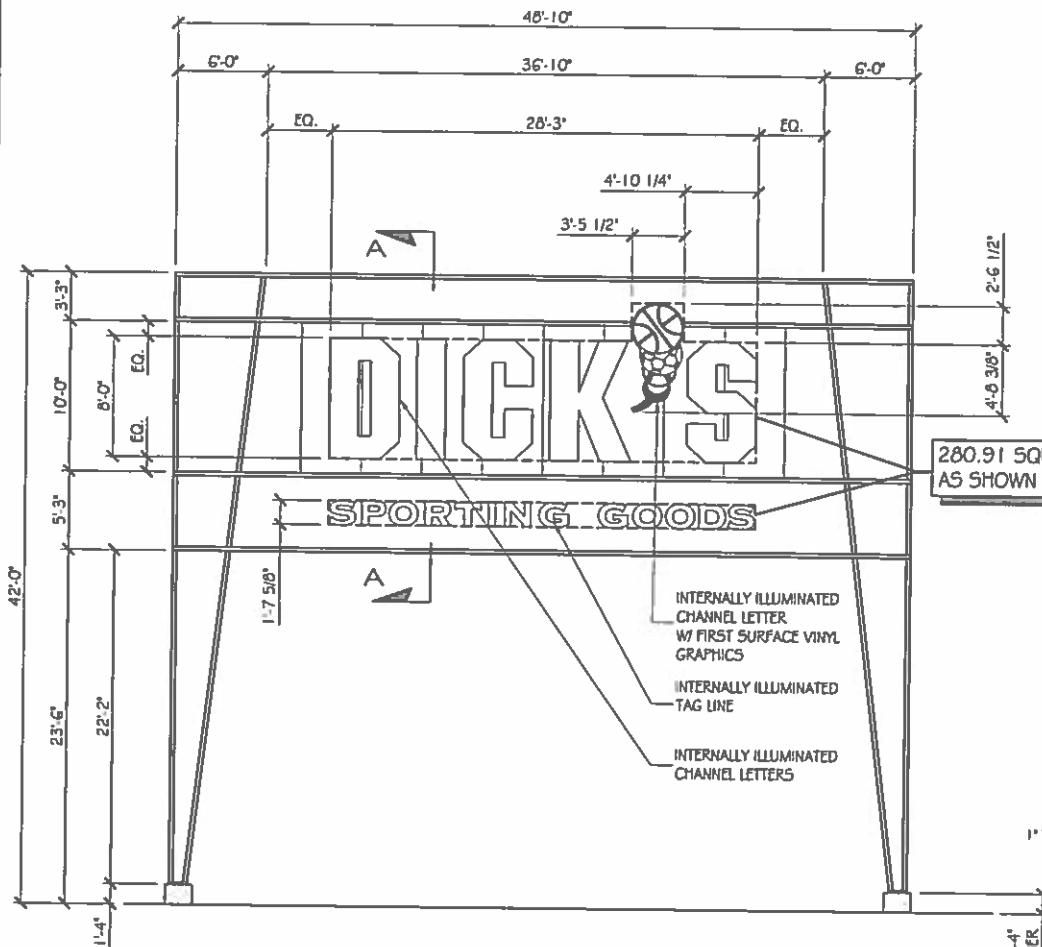


ELEVATION D

All information contained on this exhibit is representative of the architectural materials and heights proposed to be used. This exhibit is NOT intended to be a Construction Document. All final adjustments will be incorporated into the Construction Documents and will be mutually agreed upon by the Landlord and Dick's Sporting Goods.



FRONT ELEVATION

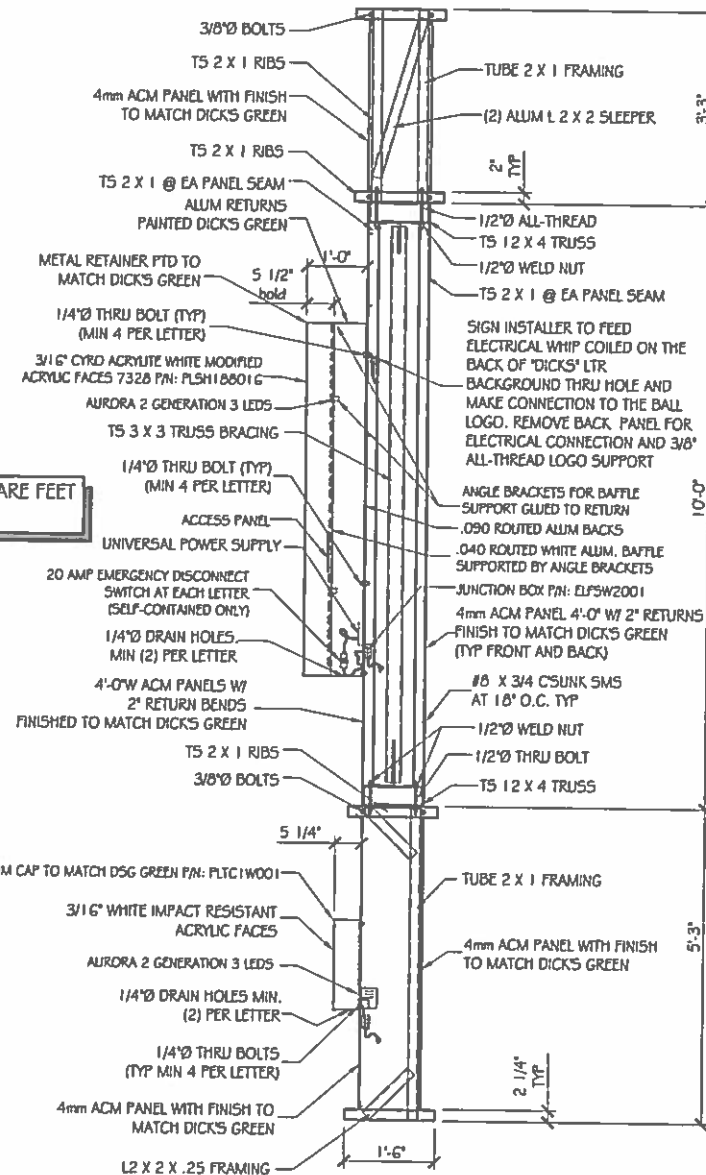


SIGNAGE DETAIL
SCALE: 1/8" = 1'-0"

ELECTRICAL LOAD	
7.2	AMPS @ 277 VOLTS
ELECTRICAL REQMTS	
(1) 20	AMP CIRCUIT

U.L. NOTE	
THIS SIGN IS DESIGNED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 605 OF THE NATIONAL ELECTRICAL CODE. THESE REQUIREMENTS ARE SUBJECT TO LOCAL CODES. THE INSTALLER MUST OBTAIN THE NECESSARY PERMITS AND FOLLOW THE LOCAL ELECTRICAL CODES FOR THE SIGN.	

PRELIMINARY DRAWING	
NOT FOR CONSTRUCTION	



SIGNAGE SECTION A-A
SCALE: 1/8" = 1'-0"

imageone industries
877 DICK'S Road
Bensenville, PA 19020
(717) 621-1111

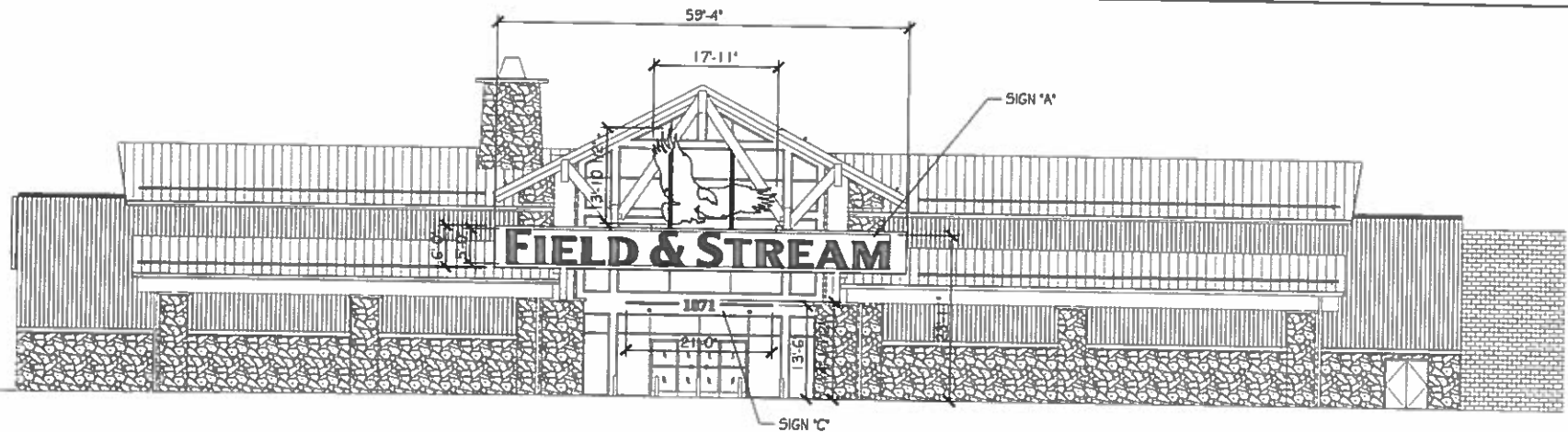
DICK'S SPORTING GOODS

REV	DATE	DESCRIPTION

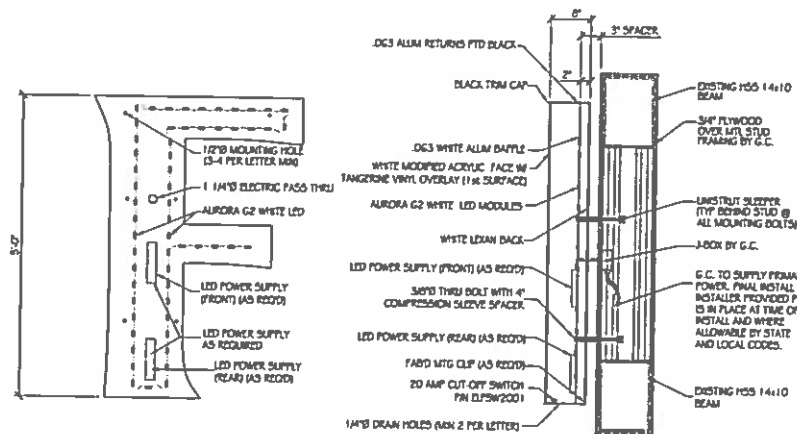
VARIOUS

ENTRANCE STRUCTURE
MOUNTING AND FABRICATION
SECTIONS AND DETAILS

DATE: 05.22.15
SCALE: AS NOTED
DRAWING NUMBER: 42X4810-B.0



PARTIAL FRONT ENTRANCE ELEVATION
SCALE: 1/16" = 1'-0"



TYPICAL LETTER ELEVATION
SCALE: 1/2" = 1'-0"

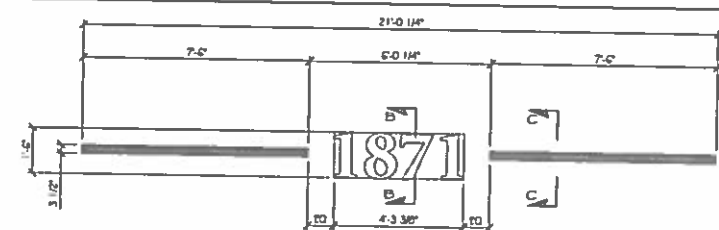
NOTE: LETTER SET TO BE FACE UP / BACK UP
ALL POWER SUPPLIES TO BE LOCATED IN
FRONT HALF OF LETTER FOR SERVICE ACCESS

SIGN "A"

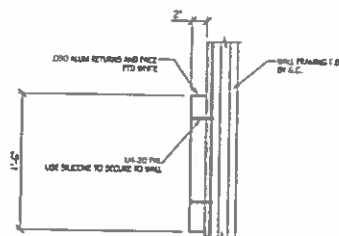
SECTION A-A
SCALE: 1/2" = 1'-0" (TYPICAL SECTION THRU LETTER)

U.I. NOTE
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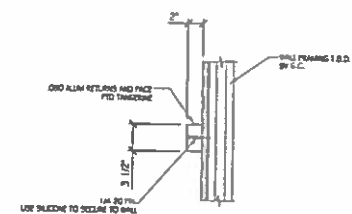
PROJECT: 12-448
DATE: 03-24-15
DRAWN BY: J. L. LIND
CHECKED BY: J. L. LIND
APPROVED BY: J. L. LIND



MAIN ENTRY LOWER BEAM SIGN DETAIL
SCALE: 1/4" = 1'-0"



SECTION B-B
SCALE: 3/4" = 1'-0"



SECTION C-C
SCALE: 3/4" = 1'-0"

SIGN "C"



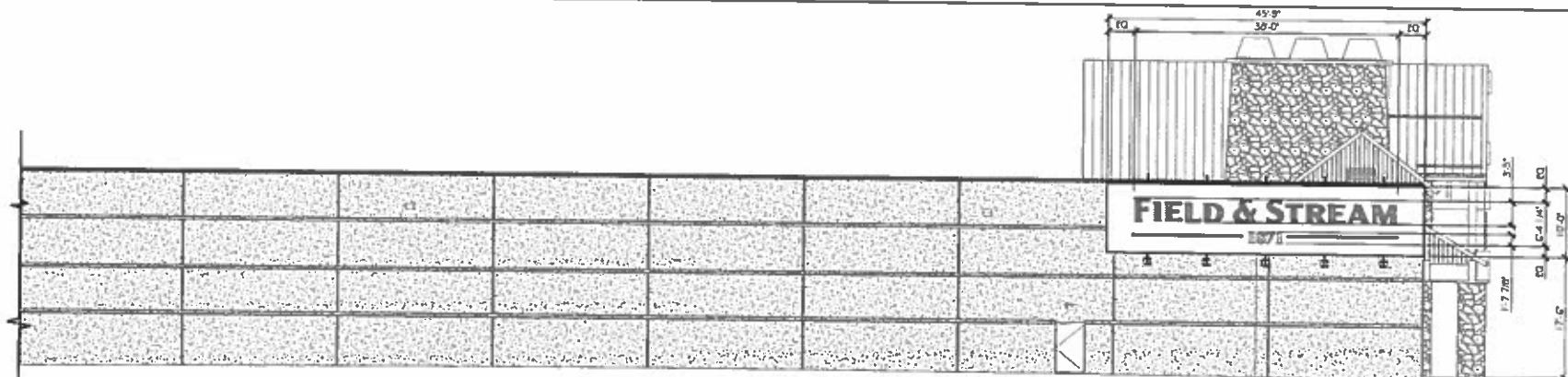
677 Dunksferry Road
Bensalem, PA 19020
(215) 826-0880
(215) 826-0514
www.i1ind.com

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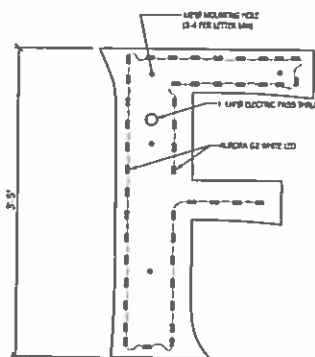
REVISIONS			
REV	DATE	DESCRIPTION	BY



Drawn By: J. L. LIND	Date: 03-24-15	Drawn By: J. L. LIND	Date: 12-4-14	Scale: AS NOTED	Project Number: 12448-1.0
Store # 5521 Landmark Station Greensboro, NC	Exterior Main ID Signage				

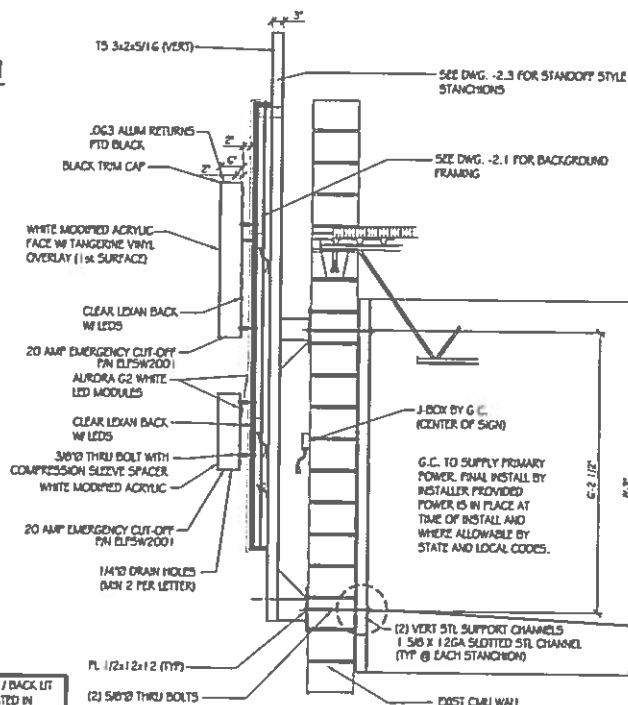


SIGN "B"
PARTIAL SIDE ELEVATION
 SCALE: 1/16" = 1'-0"

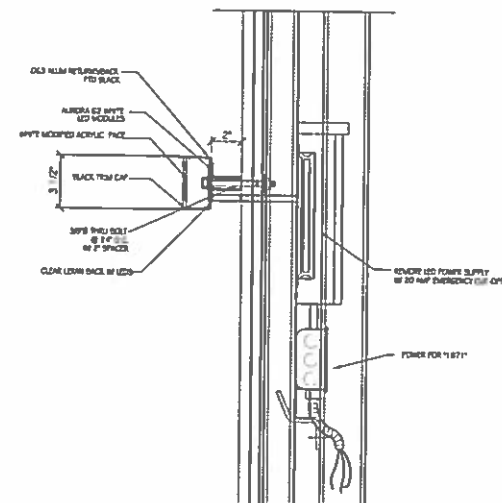


TYPICAL LETTER ELEVATION
 SCALE: 3/8" = 1'-0"

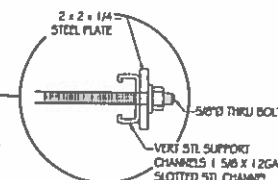
NOTE: LETTER SET TO BE FACE UP / BACK UP
 ALL POWER SUPPLIES TO BE LOCATED IN
 FRONT HALF OF LETTER FOR SERVICE ACCESS



SECTION A-A



SECTION B-B
 SCALE: 1/16" = 1'-0"



ELECTRICAL LOAD		U.L. NOTE	
5.0	AMPS @ 277 VOLTS	THIS SIGN IS DESIGNED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER ELEVATION AND BONDING OF THE SIGN.	
12	AMPS @ 277 VOLTS		
12	AMPS @ 277 VOLTS		



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 Bensalem, PA 19020
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REVISIONS			
REV	DATE	DESCRIPTION	BY



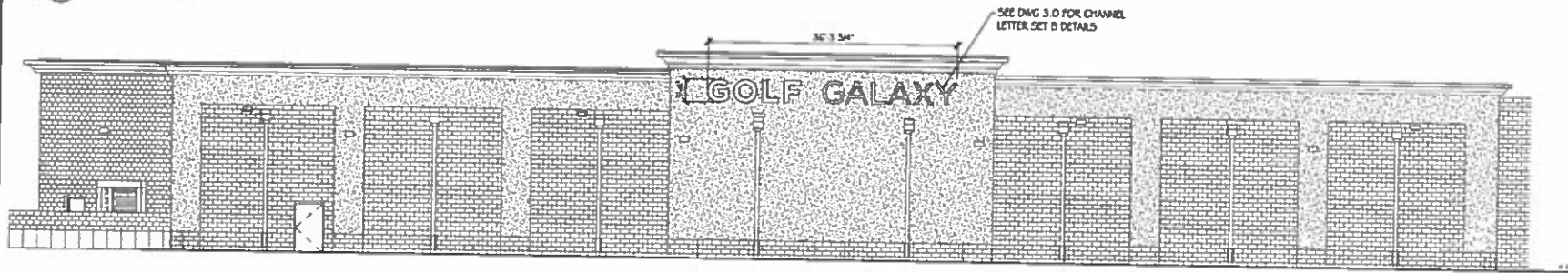
STORE # 5521
 LANDMARK STATION
 GREENSBORO, NC

PARTIAL SIDE ELEVATION
 EXTERIOR MAIN ID
 SIGNAGE

12448-2.0



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

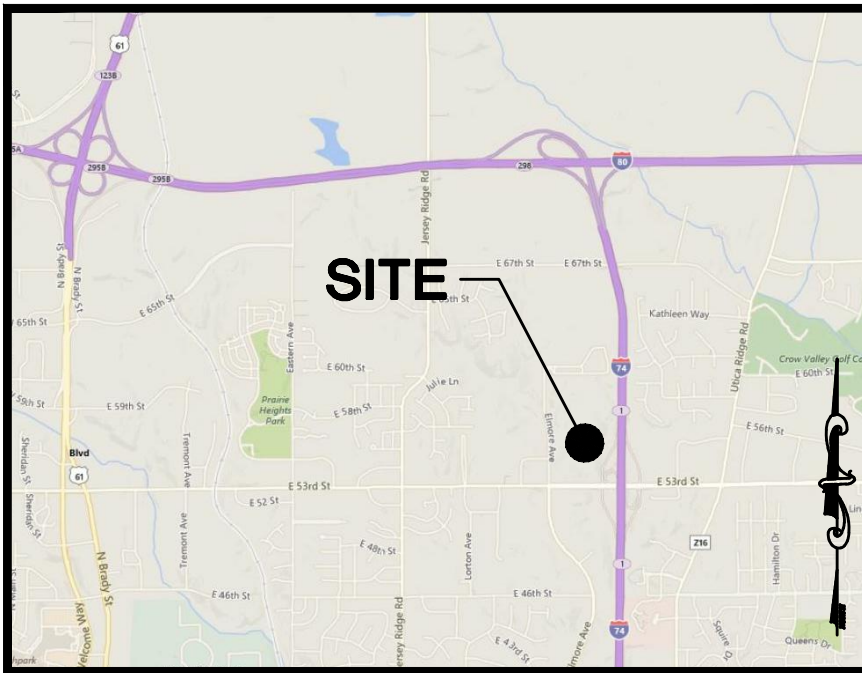
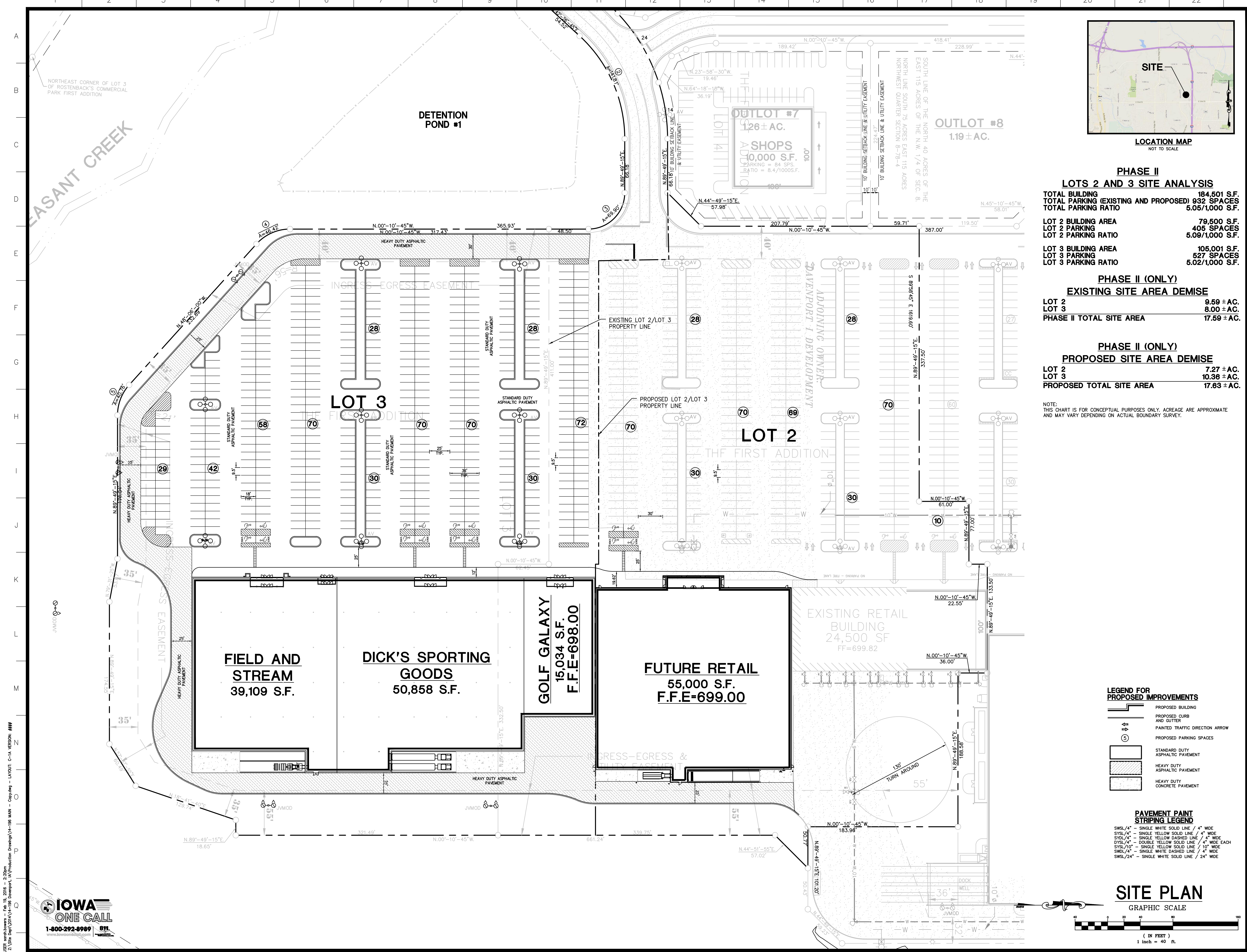


2 REAR ELEVATION
SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION	BY
1	03.26.14	REVISED PER COMMENTS	CM
		REVISED PER COMMENTS	



USER: iowacomm - Feb 19, 2016 - 2:20pm
Z:\Site Data\2016\14-196 Davenport, IA Production Drawings\14-196 MAIN - Copy.dwg - LAYOUT: C-1A VERSION: ##
IOWA ONE CALL 1-800-292-8989 811 www.iowacall.com



Project Title
DAVENPORT COMMONS - PHASE II
DAVENPORT, IOWA
BY: **THE KROENKE GROUP**
COLUMBIA, MO

REVISIONS	BY

DRAWN BY DMN
CHECKED BY THH
DATE 1/21/2016
SCALE 1" = 40'
JOB No. 14-196
SHEET NUMBER

C-1A

Wolvorton & Associates
Consulting Engineers + Land Surveyors
6748 Sugarloaf Parkway • Suite 100 • Davenport, Iowa 52007
Phone: (770) 447-8888 • Fax: (770) 447-8070
WWW.WOLVERTON-ASSOC.COM

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn 326-7743

Wards: 6

Action / Date

4/6/2016

Subject:

Resolution approving Case No. F16-04 being the final plat of THF Davenport Commons, a re-plat of Lots 2 and 3 and part of Outlot A of THF First Addition, located north of 53rd Street and east of Elmore Avenue containing two (2) commercial lots. [Ward 6]

Recommendation:

The City Plan and Zoning Commission concurred with the finding(s) and recommendation of City staff and forwards Case No. F16-04 for approval subject to the following conditions as stated in the Commission's letter March 16, 2016.

Findings:

- The plat facilitates additional commercial development increasing the City's tax base.
- The plat completes this portion of the Davenport Commons development.
- The plat facilitates development that complies with the comprehensive plan.

The City Plan and Zoning Commission accepted the findings and forwards Case No. F16-04 to the City Council for approval subject to the following conditions:

1. That the surveyor signs the plat.
2. That the utility companies sign the plat when their easement needs have been met.
3. That a note is added to the plat stating that detention is required, the location of the detention and listing the party responsible for maintenance.
4. That the development shall meet new storm water quality requirements, retaining the first 1.25 inches rain on site as per Section 13.34.300 of the Stormwater ordinance.
5. That the plat is tied to either two existing lot corners or two quarter corners and that these are shown and labeled.
6. That the number identifying Curve No. 2 is shown on the plat.

The Commission vote for approval was unanimous with 9-yes, 0-no and 0-abstentions.

Relationship to Goals:

Added emphasis on economic development.

Background:

The final plat re-plats two existing lots and adds a small additional area from a third. The plat facilitates the expansion of the Davenport Commons development with the addition of 160,000 square feet of additional retail area. The original zoning accommodated for this expansion.

There is a companion final development plan.

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

ATTACHMENTS:

Type	Description
□ Resolution Letter	F16-04 Resolution Only
□ Backup Material	F16-04 Background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	4/6/2016 - 11:32 AM

Resolution No. _____

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. F16-04 being the final plat of THF Davenport Commons, a re-plat of Lots 2 and 3 and part of Outlot A of THF First Addition, located north of 53rd Street and east of Elmore Avenue containing two (2) commercial lots. [6th Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final plat of THF Davenport Commons to the City of Davenport, Iowa, be the same and is hereby approved and accepted subject to all the conditions as stated in the Commission's letter dated March 16, 2016 and as follows:

1. That the surveyor signs the plat.
2. That the utility companies sign the plat when their easement needs have been met.
3. That a note is added to the plat stating that detention is required, the location of the detention and listing the party responsible for maintenance.
4. That the development shall meet new storm water quality requirements, retaining the first 1.25 inches rain on site as per Section 13.34.300 of the Stormwater ordinance.
5. That the plat is tied to either two existing lot corners or two quarter corners and that these are shown and labeled.
6. That the number identifying Curve No. 2 is shown on the plat;

and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution upon said plat as required by law.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to record the attached waiver of assessment.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk



City of Davenport

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

March 16, 2016

Honorable Mayor and City Council
226 W 4th Street
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of March 15, 2016, the City Plan and Zoning Commission considered Case No. F16-04 being the final plat of THF Davenport Commons, a re-plat of Lots 2 and 3 and part of Outlot A of THF First Addition, located north of 53rd Street and east of Elmore Avenue containing two (2) commercial lots.

Findings:

- The plat facilitates additional commercial development increasing the City's tax base.
- The plat completes this portion of the Davenport Commons development.
- The plat facilitates development that complies with the comprehensive plan.

The City Plan and Zoning Commission accepted the findings and forwards Case No. F16-04 to the City Council for approval subject to the following conditions:

1. That the surveyor signs the plat.
2. That the utility companies sign the plat when their easement needs have been met.
3. That a note is added to the plat stating that detention is required, the location of the detention and listing the party responsible for maintenance.
4. That the development shall meet new storm water quality requirements, retaining the first 1.25 inches rain on site as per Section 13.34.300 of the Stormwater ordinance.
5. That the plat is tied to either two existing lot corners or two quarter corners and that these are shown and labeled.
6. That the number identifying Curve No. 2 is shown on the plat.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission



		APPROVED	APPROVED	APPROVED	APPROVED				
Name:	Roll Call	CP16-02 CITY OF DAVENPORT	REZ16-02 GDRC	FDP16-03 THF DAVENPORT NORTH	F16-04 DAVENPORT COMMONS				
Connell	P	Y	Y	Y	Y				
D'Autremont	P	Y	Y	Y	Y				
Elgatian	EX								
Hepner	P	Y	Y	Y	Y				
Inghram	P								
Kelling	P	Y	Y	Y	Y				
Lammers	P	Y	Y	Y	Y				
Maness	P	Y	Y	Y	Y				
Martinez	P	Y	Y	Y	Y				
Quinn	P	Y	Y	Y	Y				
Tallman	P	Y	Y	Y	Y				
		9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN				



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

Meeting Date: March 15, 2016
Request: Final plat - THF Davenport Commons – 2 lot final plat
Address: 5511-5717 Elmore Avenue
Case No.: F16-04
Applicant: THF Davenport North Development, LLC

Recommendation:

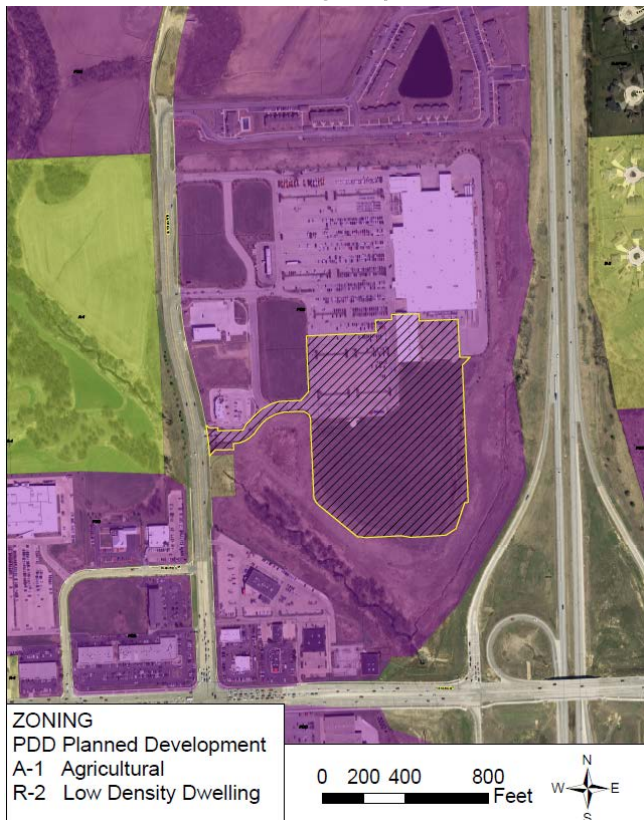
Staff recommends the City Plan and Zoning Commission forward Case No. F16-04 to the City Council for approval subject to the listed conditions.

Introduction:

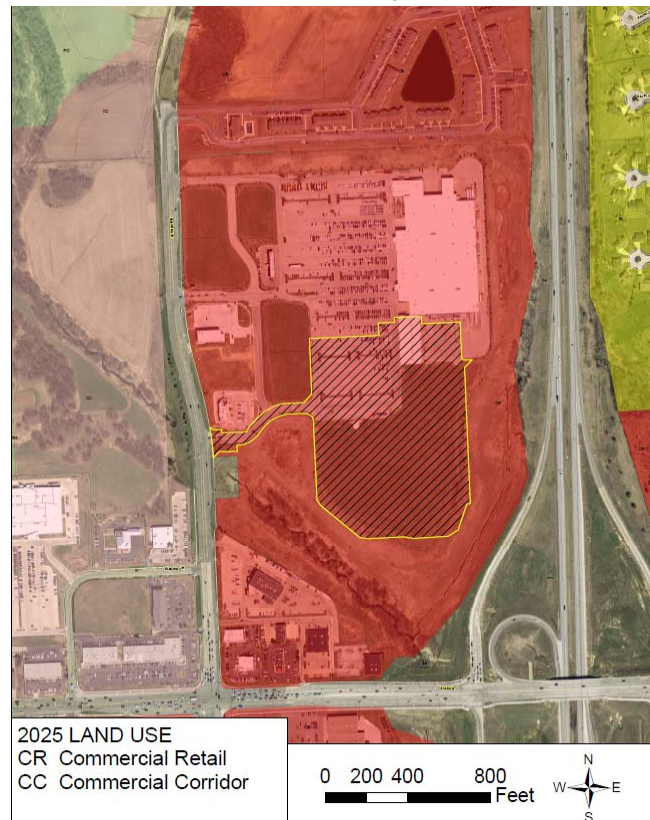
Petition of THF Davenport North Development, LLC, for a two (2) lot final plat, replat, that will facilitate the expanded commercial/retail development of the Davenport Commons area. There is a concurrent final development plan.

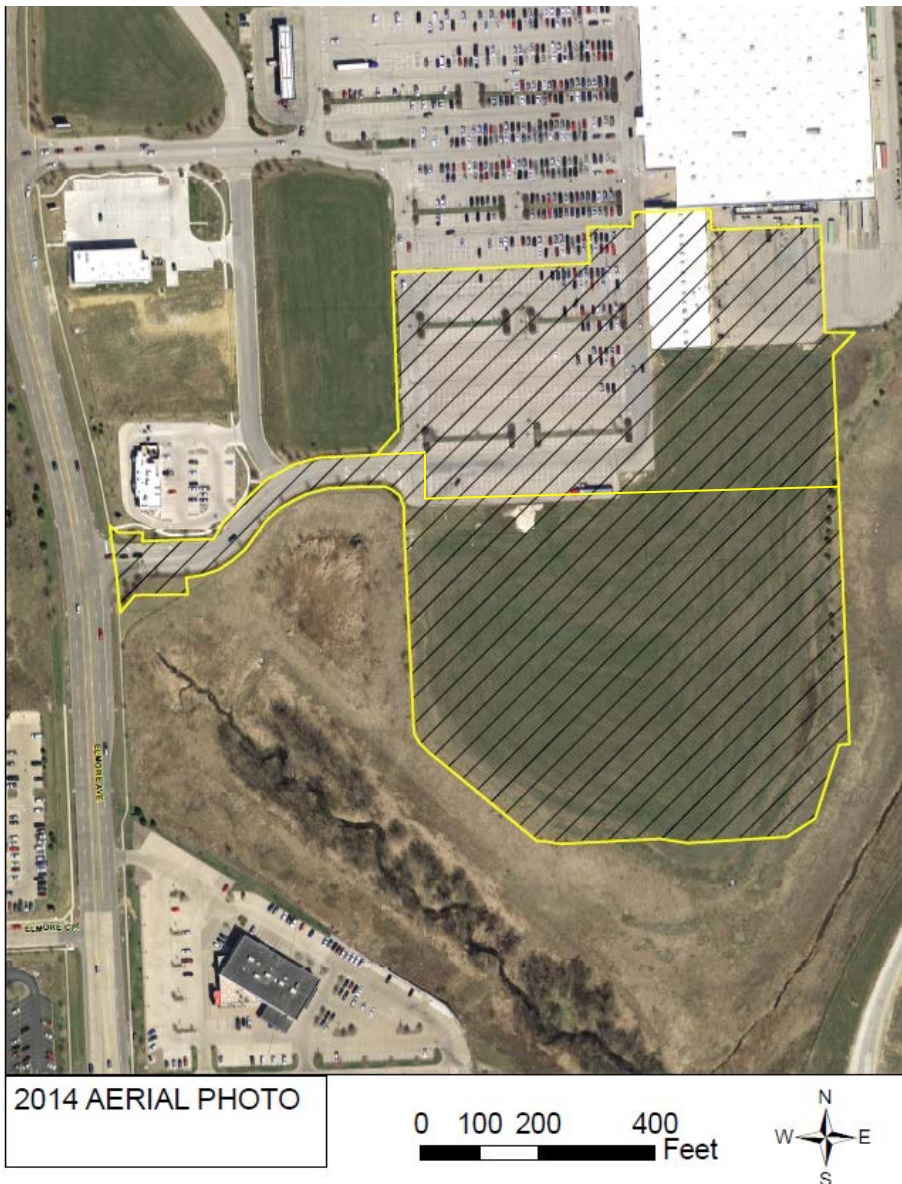
AREA CHARACTERISTICS:

Zoning Map



Land Use Map





Background:

Comprehensive Plan:

Within Existing Service Area: Yes

Within Urban Service Area 2025: Yes

Proposed Land Use Designation: *Commercial Retail (CR) provides for a mixture of commercial uses, primarily retail. Retail can best be described as serving a large metropolitan or regional area. Typical retail in the CR include "big box" sites, supercenters and shopping malls.*

Relevant Goals to be considered in this Case:

Strengthen the existing built environment – *Reduce the number of under occupied, 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.*

The proposed use would comply with the Davenport 2025 proposed land use section.

Zoning:

The property is currently zoned "PDD" Planned Development District. This zoning was established in 2001 which facilitated the development of Wal*Mart Supercenter in 2002. The THF First Addition was platted in 2001. Both the zoning and platting at that time anticipated additional development. The proposed plat takes two existing lots and a small portion of an outlot (Outlot A) and creates two lots to accommodate a current proposal for development as well as future development. There is a concurrent final development plan, Case No. FDP16-03.

Technical Review:

Streets. The property utilizes the existing street and access drive patterns. Access to the entire site is from Elmore Avenue, a collector street by way of two entrance drives. Access from Elmore Avenue was approved as part of the original zoning and platting. No additional access to Elmore Avenue is proposed.

Storm Water. Storm water collection, detention pond, currently exists for the property in Outlot A due west of the proposed development and south of the access drive. The existing detention sizing will need to be verified as to its ability to accommodate the proposed development and impervious surface are expansion. Since the initial development stormwater quality requirements (retention) will need to be met as well.

Sanitary Sewer. Sanitary sewer service is located along the west and east sides of the proposed development.

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

Emergency Services. The property is located just over one-half (1/2) mile from Fire Station No. 8 at 2802 East 53rd Street.

Parks/Open Space. The proposed development does not impact any existing or planned parks or public open spaces. The green space/trail needs were reviewed with the initial rezoning and platting.

Public Input:

No public hearing is required for a Final Plat.

Discussion:

The proposal is to construct an additional 160,000 square feet, more or less, of commercial/retail space. Three retail users are called out along with one future tenant space. The existing strip retail portion of the development and a future retail building will be located on Lot 1 the northerly lot. The main proposed development, three retail users will be located on Lot 2 the southerly lot.

Several technical corrections will need to be made to the plat. Development related issues will be considered with the concurrent final development plan review. One technical issue is that stormwater detention area located in Outlot A should be placed in an easement. The replat takes in part of Outlot A, Outlot A should have been considered as part of the overall plat due to a portion of it being incorporated into the replat. However the amount of land being replatted from Outlot A is insignificant when viewed as part of the whole of the outlot.

Staff Recommendation:

Findings:

- The plat facilitates additional commercial development increasing the City's tax base.
- The plat completes this portion of the Davenport Commons development.
- The plat facilitates development that complies with the comprehensive plan.

Recommendation: Staff recommends the City Plan and Zoning Commission accept the findings and forward Case No. F16-04 to the City Council for approval subject to the following conditions:

1. That the surveyor signs the plat.
2. That the utility companies sign the plat when their easement needs have been met.
3. That a note is added to the plat stating that detention is required, the location of the detention and listing the party responsible for maintenance.
4. That the development shall meet new storm water quality requirements, retaining the first 1.25 inches rain on site as per Section 13.34.300 of the Stormwater ordinance.
5. That the plat is tied to either two existing lot corners or two quarter corners and that these are shown and labeled.
6. That the number identifying Curve No. 2 is shown on the plat.

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division

[illegible]

MEMORANDUM

Date: February 29, 2016

To: Wayne Wille, CFM
Planner II
Community Planning and Economic Development

From: Tom Leabhart, P.E.
Development Engineer

Re: Proposed Final Plat of THF Davenport Commons Addition

It is recommended that the above referenced plat be approved subject to the following conditions:

1. The surveyor signs the plat.
2. The utility companies sign the plat when their easement needs have been met.
3. A note is added to the plat stating that detention is required, the location of the detention and listing the party responsible for maintenance.
4. The plat is tied to either two existing lot corners or two quarter corners and that these are shown and labeled.

cc: File

FINAL PLAT OF
THE DAVENPORT COMMONS
AN ADDITION TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE NORTHWEST QUARTER OF SECTION 8
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th P.M.
BEING A REPLAT OF LOTS 2, 3 AND PART OF OUTLOT A OF
THE FIRST ADDITION TO THE CITY OF DAVENPORT, IOWA

GENERAL NOTES

ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 17.69 ACRES, MORE OR LESS.

BLANKET UNDERGROUND AND OVERHEAD EASEMENTS GRANTED WITHIN THE MINIMUM WIDTH OF SIDE YARD PROVISIONS OF CHAPTER 17.42 OF THE ZONING ORDINANCE OF THE CITY OF DAVENPORT, IOWA, ALONG THE SIDE LOT LINES OF EACH LOT HEREIN FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE, CABLE T.V. AND STREET LIGHTS.

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

SUBDIVISION IS ZONED PDD (PLANNED DEVELOPMENT DISTRICT).

ACCESS TO EACH LOT WITHIN THIS SUBDIVISION SHALL BE FROM THE INGRESS-EGRESS EASEMENTS SHOWN ON THIS PLAT.

LEGEND

IRON MONUMENTS FOUND SHOWN THUS (5/8"Ø IRON PIN)

IRON MONUMENTS SET SHOWN THUS (5/8"Ø IRON PIN)

FOUND CUT "+" IN CONCRETE SHOWN THUS

SET P.K. NAIL SHOWN THUS

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	1560.00'	05°-25'-45"	147.84'	147.78'	N.04°-16'-35"W.	73.97'
2	224.00'	47°-22'-30"	185.22'	179.98'	N.66°-08'-00"E.	98.27'
3	55.50'	42°-04'-45"	40.76'	39.85'	N.69°-08'-20"W.	21.35'
4	55.50'	47°-55'-15"	46.42'	45.08'	N.24°-08'-20"W.	24.66'
5	44.50'	90°-00'-00"	69.90'	62.93'	N.45°-10'-45"W.	44.50'
6	171.50'	47°-22'-30"	141.81'	137.80'	N.66°-08'-00"E.	75.24'
7	143.50'	47°-22'-30"	118.65'	115.30'	N.66°-08'-00"E.	62.96'



INTERSTATE I - 74

OWNER - DEVELOPER

THE DAVENPORT NORTH
DEVELOPMENT, L.L.C.

211 NORTH STADIUM BOULEVARD

SUITE 201

COLUMBIA, MISSOURI 65203

INTERSTATE I - 74

LOT AREAS		
NO.	SQUARE FEET	ACRES
1	316,220	7.26
2	491,665	10.37

PREPARED BY

VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.

4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

VMCE 16109

SCHAEFER LIVING TRUST

ELMORE AVENUE

(VARIABLE WIDTH RIGHT OF WAY)

CENTURYLINK

BY

DATE

IOWA-AMERICAN WATER CO.

BY

DATE

PLAN & ZONE COMMISSION

BY

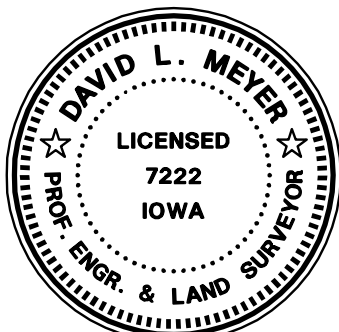
DATE

MIDAMERICAN ENERGY COMPANY

BY

DATE

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY
MIDAMERICAN ENERGY COMPANY



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

Signature: David L. Meyer, P.E. & L.S., License Number 7222
Date: FEBRUARY 19, 2016
My license renewal date is December 31, 2016
THIS SHEET ONLY
Pages or sheets covered by this seal:

LOT 1

LOT 2

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn 326-7743

Wards: 4

Action / Date

4/6/2016

Subject:

Resolution approving Case No. F16-03 being the final plat of Windmill Hill Second Addition, located at 2720 to 2900 West Locust Street, north side of West Locust Street west of Jebens Avenue containing six (6) commercial lots. [Ward 4]

Recommendation:

The City Plan and Zoning Commission concurred with the finding(s) and recommendation of City staff and forwards Case No. F16-03 for approval subject to the following conditions as stated in the Commission's letter March 03, 2016.

Findings:

- The plat facilitates and encompasses development that conforms to the Comprehensive Plan.
- The plat may facilitate development and redevelopment in this older commercial area.

The City Plan and Zoning Commission accepts the listed findings and forwards Case No. F16-03 to the City Council for approval subject to the following conditions:

1. That surveyor corrects the discrepancies in lot area total between acres and square feet.
2. That the east line of proposed Lot 3 have the bearing and distance added to the plat.
3. That a fifteen (15) foot by fifteen (15) foot triangle of right-of-way be dedicated at the northwest corner of the Locust Street and Jebens Avenue intersection.
4. That a twenty (20) foot wide sewer easement be shown for the existing sanitary sewer near the corner of Birchwood Avenue and Laurel Street and the easement includes the manhole (MH BW-16-61) and downstream sewer connection.
5. That the surveyor confirms that the existing public storm sewer is located within the storm sewer easement shown.
6. That proposed Lot 1 be called out as detention area, and noted as being dedicated for stormwater detention. The area of detention be within an easement including the detention outfall connection to the City storm sewer.
7. That the surveyor signs the plat.
8. That a fifteen (15) foot wide utility easement is dedicated along all street frontages.
9. That the utility companies sign the plat when their easement needs have been met.

The Commission vote for approval was unanimous with 7-yes, 0-no and 0-abstentions.

Relationship to Goals:

Added emphasis on economic development.

Background:

While the commercial area has been developed for over 20-years this main portion has not been platted. A potential development along the north side of Locust Street appears to be the reason for the platting; there is a request before the Zoning Board of Adjustment for a special use permit to allow a Kwik Star gas station in the area that will become Lot 4. The plat takes several existing portions of the development and separates them while also creating a

development lot along the frontage of Locust Street.

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

ATTACHMENTS:

Type	Description
▣ Resolution Letter	F16-03 Resolution Only
▣ Backup Material	F16-03 Background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	4/6/2016 - 11:32 AM

Resolution No. _____

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. F16-03 being the final plat of Windmill Hill Second Addition, located at 2720 to 2900 West Locust Street, north side of West Locust Street west of Jebens Avenue containing six (6) commercial lots. [4th Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final plat of Windmill Hill Second Addition to the City of Davenport, Iowa, be the same and is hereby approved and accepted subject to all the conditions as stated in the Commission's letter dated March 03, 2016 and as follows:

1. That surveyor correct the discrepancies in lot area total between acres and square feet.
2. That the east line of proposed Lot 3 have the bearing and distance added to the plat.
3. That a fifteen (15) foot by fifteen (15) foot triangle of right-of-way be dedicated at the northwest corner of the Locust Street and Jebens Avenue intersection.
4. That a twenty (20) foot wide sewer easement be shown for the existing sanitary sewer near the corner of Birchwood Avenue and Laurel Street and the easement includes the manhole (MH BW-16-61) and downstream sewer connection.
5. That the surveyor confirms that the existing public storm sewer is located within the storm sewer easement shown.
6. That proposed Lot 1 be called out as detention area, and noted as being dedicated for stormwater detention. The area of detention be within an easement including the detention outfall connection to the City storm sewer.
7. That the surveyor signs the plat.
8. That a fifteen (15) foot wide utility easement is dedicated along all street frontages.
9. That the utility companies sign the plat when their easement needs have been met.

and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution upon said plat as required by law.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to record the attached waiver of assessment.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk



City of Davenport

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

March 03, 2016

Honorable Mayor and City Council
226 W 4th Street
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of March 01, 2016, the City Plan and Zoning Commission considered Case No. F16-03 being the final plat of Windmill Hill Second Addition located north of West Locust Street and west of Jebens Avenue containing 6 commercial lots.

Findings:

The plat facilitates and encompasses development that conforms to the Comprehensive Plan.
The plat may facilitate development and redevelopment in this older commercial area.

Recommendation:

The City Plan and Zoning Commission accepts the listed findings and forwards Case No. F16-03 to the City Council for approval subject to the following conditions:

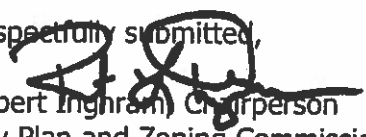
Non-standard conditions

1. That surveyor correct the discrepancies in lot area total between acres and square feet.
2. That the east line of proposed Lot 3 have the bearing and distance added to the plat.
3. That a fifteen (15) foot by fifteen (15) foot triangle of right-of-way be dedicated at the northwest corner of the Locust Street and Jebens Avenue intersection.
4. That a twenty (20) foot wide sewer easement be shown for the existing sanitary sewer near the corner of Birchwood Avenue and Laurel Street and the easement includes the manhole (MH BW-16-61) and downstream sewer connection.
5. That the surveyor confirms that the existing public storm sewer is located within the storm sewer easement shown.
6. That proposed Lot 1 be called out as detention area, and noted as being dedicated for stormwater detention. The area of detention be within an easement including the detention outfall connection to the City storm sewer.

Standard conditions

7. That the surveyor signs the plat.
8. That a fifteen (15) foot wide utility easement is dedicated along all street frontages.
9. That the utility companies sign the plat when their easement needs have been met.

Respectfully submitted,


Robert Inghram, Chairperson
City Plan and Zoning Commission



Working Together To Serve You

		APPROVED	APPROVED						
Name:	Roll Call	FDP16-02 Springfest Co	F16-03 Windmill Hill 2nd						
Connell	P	Y	Y						
D'Autremont	EX								
Elgatian	P	Y	Y						
Hepner	P	Y	Y						
Inghram	P								
Kelling	EX								
Lammers	P	Y	Y						
Maness	P	Y	Y						
Martinez	EX								
Quinn	P	Y	Y						
Tallman	P	Y	Y						
		7-YES 0-NO 0-ABSTAIN	7-YES 0-NO 0-ABSTAIN						



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

Meeting Date: March 01, 2016
Request: Final Plat Windmill Hill Second Addition
Address: Lots 4 & 5 Utica Corners 6th Subdivision
Case No.: F16-03
Applicant: Windmill Hill LC

Recommendation:

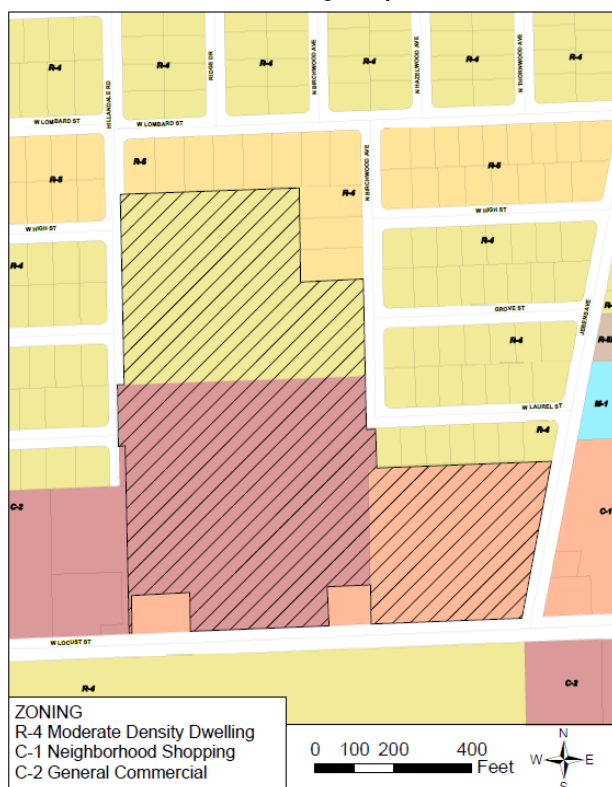
Staff recommends the Plan and Zoning Commission forward Case No. F16-03 to the City Council with a recommendation for approval subject to the listed conditions.

Introduction:

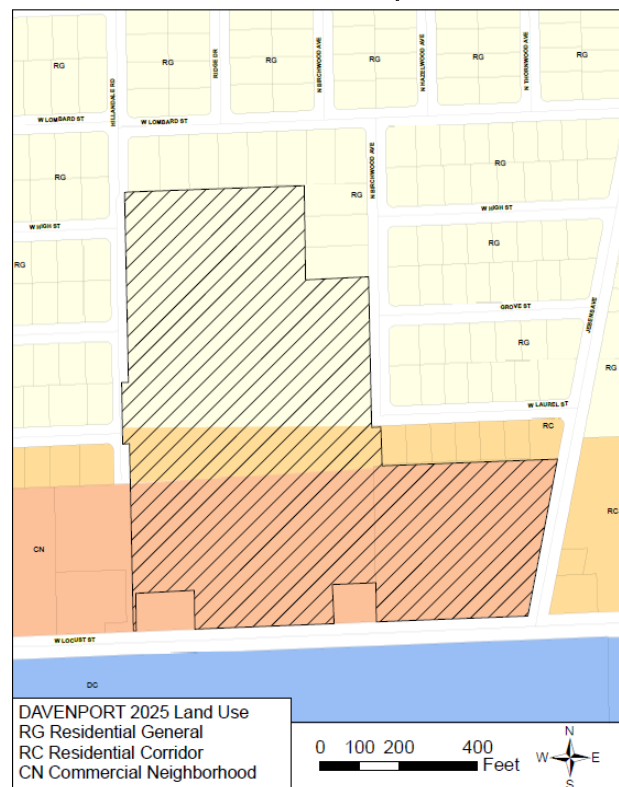
Petition of Windmill Hill LC for a final plat approval for a six lot subdivision to located to separate various buildings/uses and create a development lot. Plat contains 24.38 acres, more or less, of property located at 2720 to 2900 West Locust Street, north side of West Locust Street west of Jebens Avenue.

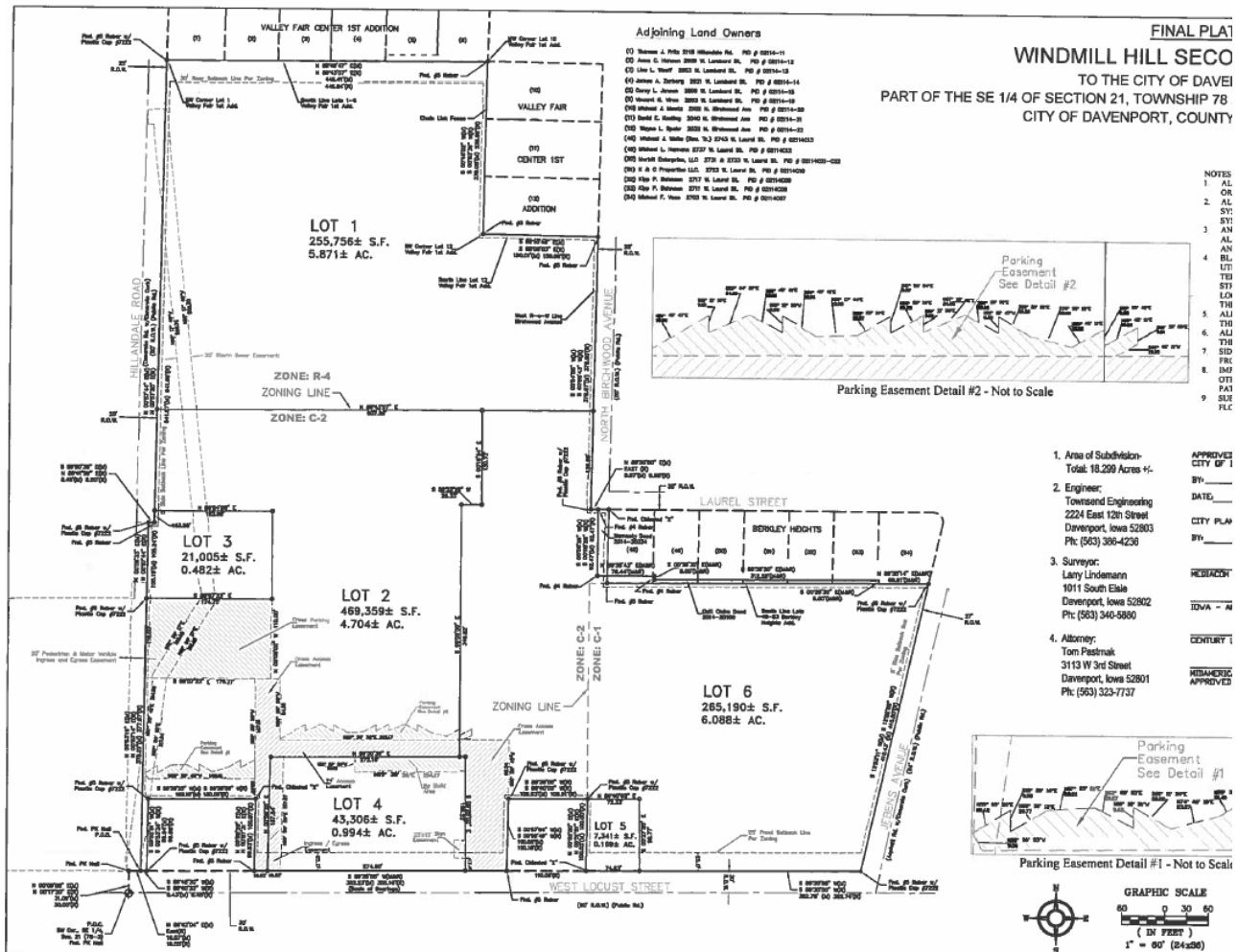
AREA CHARACTERISTICS:

Zoning Map



Land Use Map





Background:

Comprehensive Plan:
 Within Existing Urban Service Area: Yes

Within Urban Service Area 2025: Yes

Proposed Land Use Designation: The plat encompasses three land use categories:
Residential General (RG) which designates mixed use areas mostly residential but within walking distance of neighborhood –compatible commercial services.
Residential Corridor (RC) which designates mixed uses that blends residential and commercial but with a residential compatible character.
Commercial Neighborhood (CN) which designates mixed use commercial identified as nodes of neighborhood scale commercial.

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 area of the plat contains three zoning classifications:

R-4 Moderate Density Dwelling-primarily the undeveloped of which only a portion was originally designated for stormwater detention when Valley Fair was expanded in the 1980's.

C-1 Neighborhood Shopping-encompasses the 1st phase the Valley Fair constructed in 1965.

C-2 General Commercial-encompasses the 2nd phase of Valley Fair constructed in 1985.

Technical Review:

Streets. The subject property located primarily along West Locust Street, an arterial street, and Jebens Avenue a local street. Residential streets also abut the plat along the east and west sides but provide no access.

Storm Water. There is existing stormwater infrastructure primarily along the west side and the northeast. Again, a portion of the northerly area was designated for stormwater detention. Proposed Lot 1 should be called out as detention area, and noted as being dedicated for stormwater detention. The area of detention will need to be within an easement including the detention outfall connection to the City storm sewer. The surveyor will need to confirm that the existing public storm sewer along the west side of the proposed plat is located within the storm sewer easement shown.

Sanitary Sewer. Sanitary sewer service is located along the south line Locust Street, in Jebens Avenue and enters the property on Laurel Street. A twenty (20) foot wide sewer easement will need to be shown for the existing sanitary sewer at the corner of Birchwood Avenue and Laurel Street. This easement will need to encompass the manhole (MH BW-16-61) and the downstream sewer connection.

Other Utilities. This is an urban area and normal utility services are available. A fifteen (15) foot wide utility easement will need to be shown along all street frontages.

Emergency Services. The property is located less than one-mile from Fire Station No. 6, which is located at 1735 W Pleasant Street.

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

Public Input:

No public hearing is required for a Final Plat.

Discussion:

While the commercial area has been developed for over 20-years this main portion has not been platted. A potential development along the north side of Locust Street appears to be the reason for the platting; there is a request before the Zoning Board of Adjustment for a special use permit to allow a Kwik Star gas station in the area that will become Lot 4. The plat takes several existing portion of the development and separates them while also creating a development lot along the frontage of Locust Street.

There are several corrections and additions that will need to be made to the technical aspects of the plat. Corrections include the discrepancy between lot areas as described by acres and square feet and described in the "area of the subdivision", and the "drawing location" in the Title Block band. Additions include the east line of Lot 3 dimension and bearing and several easements.

Staff Recommendation:

Findings:

The plat facilitates and encompasses development that conforms to the Comprehensive Plan.

The plat may facilitate development and redevelopment in this older commercial area.

Recommendation:

Staff recommends the City Plan and Zoning Commission forward Case No. F16-03 to the City Council for approval subject to the following conditions:

Non-standard conditions

1. That surveyor correct the discrepancies in lot area total between acres and square feet.
2. That the east line of proposed Lot 3 have the bearing and distance added to the plat.
3. That a fifteen (15) foot by fifteen (15) foot triangle of right-of-way be dedicated at the northwest corner of the Locust Street and Jebens Avenue intersection.
4. That a twenty (20) foot wide sewer easement be shown for the existing sanitary sewer near the corner of Birchwood Avenue and Laurel Street and the easement includes the manhole (MH BW-16-61) and downstream sewer connection.
5. That the surveyor confirms that the existing public storm sewer is located within the storm sewer easement shown.
6. That proposed Lot 1 be called out as detention area, and noted as being dedicated for stormwater detention. The area of detention be within an easement including the detention outfall connection to the City storm sewer.

Standard conditions

7. That the surveyor signs the plat.
8. That a fifteen (15) foot wide utility easement is dedicated along all street frontages.
9. That the utility companies sign the plat when their easement needs have been met.

Prepared by:

Wayne Wille, CFM

Planner II

Community Planning Division

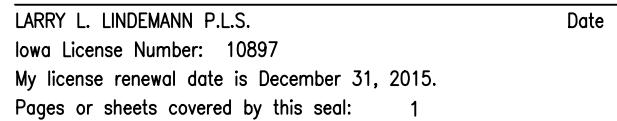
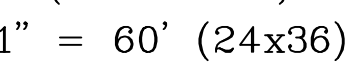
PART OF THE SE 1/4 OF SECTION 21, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th P.M.
CITY OF DAVENPORT, COUNTY OF SCOTT, IOWA

1. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
2. ALL LOTS WILL BE CONNECTED TO THE PUBLIC WATER SUPPLY SYSTEM OF DAVENPORT, AND TO THE PUBLIC SANITARY SEWER SYSTEM OF DAVENPORT.
3. AN UNDERGROUND UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS TO BE GRANTED TO THE CITY OF DAVENPORT, IOWA AND TO OTHER PUBLIC UTILITY COMPANIES
4. BLANKET UNDERGROUND EASEMENTS GRANTED TO RESPECTIVE UTILITY COMPANY FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED. BLANKET EASEMENTS FOR STREET LIGHTING WITHIN THE SUBDIVISION.
5. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF DAVENPORT STANDARD SPECIFICATIONS.
6. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEROF.
7. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREET FRONTS WHEN SO ORDERED BY THE CITY OF DAVENPORT.
8. IMPROVEMENTS TO SUBDIVISION SHALL NOT BLOCK OR OTHERWISE IMPEDE EXISTING STORM WATER DRAINAGE PATTERN.
9. SUBDIVISION LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEM A F.I.R.M. #19163C0365F, FEBRUARY 18, 2011.

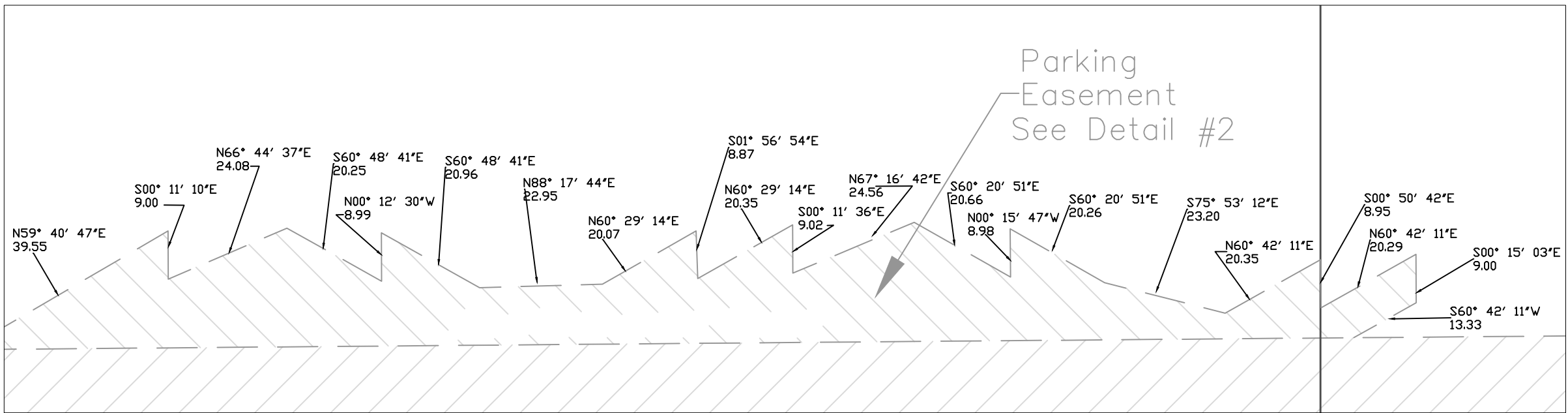
MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

1. Area of Subdivision:
Total: 18.299 Acres +/-
2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
3. Surveyor:
Larry Lindemann
1011 South Elsie
Davenport, Iowa 52802
Ph: (563) 340-5880
4. Attorney:
Tom Pastrnak
3113 W 3rd Street
Davenport, Iowa 52801
Ph: (563) 323-7737

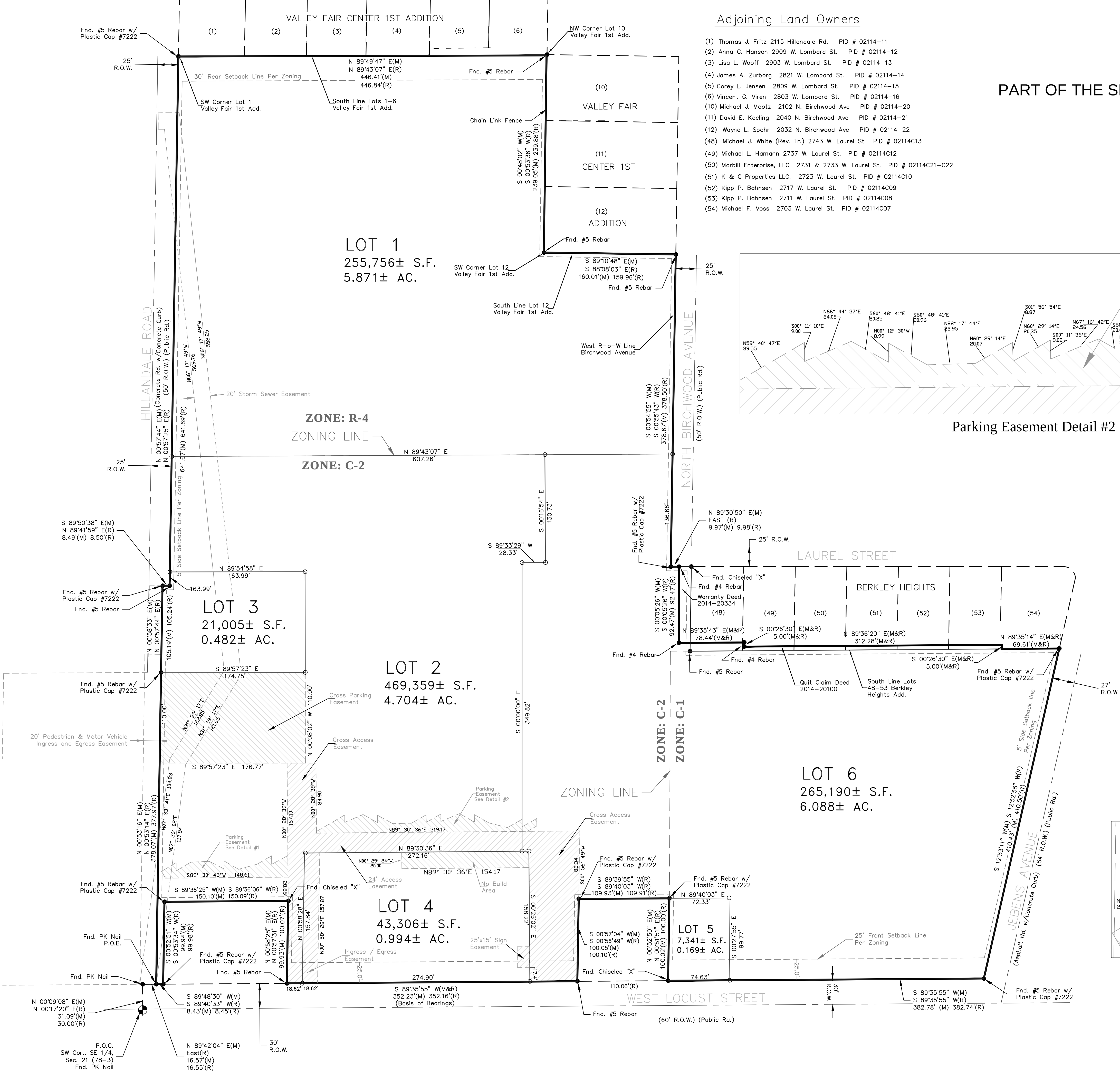
SECTION LINE= -



- (1) Thomas J. Fritz 2115 Hillandale Rd. PID # 02114-11
- (2) Anna C. Hanson 2909 W. Lombard St. PID # 02114-12
- (3) Lisa L. Woelf 2903 W. Lombard St. PID # 02114-13
- (4) James A. Zurborg 2821 W. Lombard St. PID # 02114-14
- (5) Corey L. Jensen 2809 W. Lombard St. PID # 02114-15
- (6) Vincent G. Viren 2803 W. Lombard St. PID # 02114-16
- (10) Michael J. Mootz 2102 N. Birchwood Ave. PID # 02114-20
- (11) David E. Keeling 2040 N. Birchwood Ave. PID # 02114-21
- (12) Wayne L. Spahr 2032 N. Birchwood Ave. PID # 02114-22
- (48) Michael J. White (Rev. Tr.) 2743 W. Laurel St. PID # 02114C13
- (49) Michael L. Hamann 2737 W. Laurel St. PID # 02114C12
- (50) Marbill Enterprise, LLC 2731 & 2733 W. Laurel St. PID # 02114C2-C22
- (51) K & C Properties LLC 2723 W. Laurel St. PID # 02114C10
- (52) Kipp P. Bahnsen 2717 W. Laurel St. PID # 02114C09
- (53) Kipp P. Bahnsen 2711 W. Laurel St. PID # 02114C08
- (54) Michael F. Voss 2703 W. Laurel St. PID # 02114C07



Parking Easement Detail #2 - Not to Scale



S: \Windmill\ValleyFair2nd.dwg

REVISIONS:		
NO.	DESCRIPTION	DATE

Final Plat
Windmill Hill Second Addition
Davenport, Iowa

Windmill Hill, LC
2720 West Locust Street
Suite 11B
Davenport, Iowa 52804

1 OF 1

City of Davenport

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

Action / Date
3/16/2016

Subject:
Second 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
City Clerk	Admin, Default	Approved	4/6/2016 - 11:33 AM

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

Action / Date
4/6/2016

Subject:

First 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
City Clerk	Admin, Default	Approved	4/6/2016 - 11:33 AM

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

Action / Date
4/6/2016

Subject:

First 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
City Clerk	Admin, Default	Approved	4/6/2016 - 11:33 AM

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

Action / Date
4/6/2016

Subject:

First 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
City Clerk	Admin, Default	Approved	4/6/2016 - 11:33 AM

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:
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).

QC River Bandits & J&M Displays, Fireworks after games; Various dates April 15 through September 2nd, Area behind stadium, Ward 3

Thirsty's on 3rd, Rev It Up for Awareness Ride, May 7 & 8 (Rain Date May 14-15) 3:00 PM - 11:59 PM, Pine Street and 3rd Street closures, Ward 1

St. Paul Lutheran, May Fest, May 22, 8AM-4PM, Lombard St between Main and Brady Streets, Ward 5

Quad Cities Bicycle Club, East Village Criterium, May 30th, 5AM-10 PM, Village of East Davenport/neighborhood, Ward 5 & 6

Recommendation:

Relationship to Goals:

Background:

ATTACHMENTS:

Type	Description
▣ Cover Memo	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	4/6/2016 - 11:33 AM

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: QC River Bandits & J&M Displays

Event: Fireworks after Games

Date: Various dates starting April 15 – Sept 2

Time: After games end

Closure Location: Bikepath and sidewalk in shoot area

Ward: 3

Entity: Thirsty's on 3rd

Event: Rev It Up for Awareness Ridge

Date: May 7th-8th (Rain date May 14-15)

Time: 3:00 PM to 11:59 PM

Closure Location: Pine Street between 3rd and 4th Streets; two lanes of 3rd Street between 2236 W 3rd to intersection of W. 3rd and Pine Streets

Ward: 1

Entity: St. Paul Lutheran

Event: Mayfest

Date: May 22nd

Time: 8 AM to 4 PM

Closure Location: Lombard St from Brady to Main Streets

Wards: 5

Entity: Quad Cities Bicycle Club

Event: East Village Criterium

Date: May 30th

Time: 5 a.m. to 10:00 p.m.

Closure Location: Mound Street from 11 to 12th Streets; 11th Street from Mound Street to Hillcrest Avenue; Hillcrest Avenue to Fulton Ave; Fulton Avenue from Hillcrest to Mound Street
Ward: 5 & 6

Approved this 13th day of April, 2016.

Approved:

Attest:



Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works
Contact Info: Jim Bengé; (563)327-5141
Wards: 3

Action / Date
4/6/2016

Subject:
Resolution of acceptance for the ground improvement aggregate pier construction installations of the Central Fire Station completed by Subsurface Constructors, Inc. of St. Louis Missouri, Project Funds in the CIP # 02348. The final contract amount for the work was \$82,785.00.
[Ward 3]

Recommendation:
Pass the Resolution.

Relationship to Goals:
Upgraded City Infrastructure & Public Facilities.

Background:
The contract work was completed by Subsurface Constructors, Inc. and involved the subgrade aggregate piers installation work relating to the ground improvements required for the foundation and interior slab on grade installations for the new addition to the Central Fire Station. The total and then final contract amount for the work was \$82,785.

ATTACHMENTS:

Type	Description
□ Cover Memo	PW_RES_Greensheet-Final Acceptance_SUBSURFACE_CFS_BENGE_R2_Page#2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Admin, Default	Approved	4/6/2016 - 11:34 AM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose

RESOLUTION of acceptance for the construction project installations at the Central Fire Station completed by Subsurface Constructors Inc. of St Louis Missouri, Project Funds in the CIP #02348.

WHEREAS, the City of Davenport entered into a contract with Subsurface Constructors Inc. of St Louis Missouri for the ground improvement construction installation work; the final contract amount for the work was \$82,785.00 and

WHEREAS, work on the project has been satisfactorily completed

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa: that the Central Fire Station ground improvement is hereby accepted.

Passed and approved this 13th day of April, 2016.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works
Contact Info: Mike Atchley: (563) 327-5149
Wards: 6

Action / Date
4/6/2016

Subject:
Resolution authorizing the Mayor and City Clerk to execute of a Quitclaim Deed to convey co-owned City/State of Iowa right-of-way located along the south side of the 3800 block of East 53rd Street just east of the I-74 and East 53rd Interchange, to the State of Iowa. [Ward 6]

Recommendation:
Approve the resolution .

Relationship to Goals:
A Growing Local Economy

Background:
In 1989 the City acquired the Right-of-Way needed for the I-74 and East 53rd Street interchange. The intent was for the of the Iowa Department of Transportation (DOT) to own the land on which the interchange was constructed plus an additional 600 feet beyond the ramp intersections with East 53rd Street. A developer has come forward that is interested in the now closed Ruby Tuesday restaurant at 3805 East 53rd Street. For the new use to be viable additional parking is needed. In order to expand parking the developer would need to acquire a portion of property intended as DOT right-of-way as noted above. While processing the developer's request the DOT reviewed the acquisition documents and feels that the State of Iowa and City are named as co-owners. By Quit Claiming all City interests to the State of Iowa the issue of co-ownership will be alleviated. The DOT can then work with the developer in returning any portion they consider to be excess right-of-way.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Admin, Default	Approved	4/6/2016 - 11:34 AM

Resolution No. _____

Resolution offered by Alderman Ambrose.

RESOLUTION authorizing the Mayor and City Clerk to execute of a Quitclaim Deed to convey co-owned City/State of Iowa, right-of-way, located along the south side of the 3800 block of East 53rd Street just east of the I-74 and East 53rd Interchange, to the State of Iowa.

RESOLVED by the City Council of the City of Davenport.

WHEREAS, the City of Davenport and State of Iowa may co-own a tract of land legally described as:

A parcel of land located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, Township 78 North, Range 4 East of the 5th P.M., City of Davenport, Scott County, Iowa, as shown and described on Plat of Survey recorded in Scott County, Iowa, on February 19, 2016, as Document No. 2016-00004051, containing 0.40 acre, more or less.

WHEREAS, the City of Davenport and the State of Iowa acquired this parcel through condemnation in 1989.

WHEREAS, a developer has come forward that is interested in the now closed Ruby Tuesday restaurant at 3805 East 53rd Street. For the new use to be viable additional parking is needed.

WHEREAS, by Quit Claiming all City interests to the State of Iowa the issue of co-ownership will be alleviated.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Mayor and City Clerk are authorized to execute a Quitclaim Deed to convey co-owned City/State of Iowa, right-of-way, located along the south side of the 3800 block of East 53rd Street just east of the I-74 and East 53rd Interchange, to the State of Iowa.

Passed and approved this 13th day of April, 2016.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group:
Department: Public Works
Contact Info: Sandy Doran; (563)326-7756
Wards: All

Action / Date
4/6/2016

Subject:
Resolution approving the contract for the Collection System (Sanitary Sewer Manholes) Assessment and Rehabilitation Program, Design and Preparation of bid documents to Strand Associates, Inc. in the amount Not-To-Exceed \$417,650.00; FY 2017 CIP Project #30018. [All Wards]

Recommendation:
Pass the resolution.

Relationship to Goals:
Davenport – *The Choice Community for Living*
Upgraded City Infrastructure & Public Facilities

Background:
Many of the manholes of the sanitary collection system are structurally deficient and allow for inflow and infiltration. Rehabilitation is needed to address these issues to further comply with the IDNR Administrative Consent Order. This program includes various strategies such as cured-in-place manhole lining, spray-applied materials, casting and adjusting ring replacement, chimney seals and total manhole replacement. This portion of the project is for design and preparation of bid documents. Manhole repairs are scheduled to be completed in Fall/2016 & Spring/2017. Strand Associates, Inc. was selected as a result of their expertise and experience with this type of project. The Scope of Work is for Strand Associates, Inc. to provide engineering services to the City for the design and preparation of bid documents for the Sanitary Sewer Manhole Rehabilitation Program designated in the FY2017 CIP.

This resolution is the approval of the contract award and is within the budget.

The scope of work addresses manholes identified from City Sewer staff and the recommendations from the Duck Creek I & I Study, the Iowa Street Basin I & I study as well as several other Infiltration and Inflow (I&I) Studies, which provided recommendations for removal of I & I sources related to manhole rehabilitation.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES pg2
▣ Backup Material	Strand Associates Scope of Work and location maps

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Admin, Default	Approved	4/6/2016 - 11:34 AM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the Collection System (Sanitary Sewer Manholes) Assessment and Rehabilitation Program, Design and Preparation of bid documents to Strand Associates, Inc. in the amount Not-To-Exceed \$417,650.00; FY 2017 CIP Project #30018.

WHEREAS, the City of Davenport previously completed I & I investigations of the sanitary sewers;

WHEREAS, as a result of the I & I Studies, recommendations were made for repair/rehabilitation of the sanitary sewer manholes;

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa: that the Contract is hereby approved, and the Public Works Director is hereby authorized to execute said document.

Passed and approved this 13th day of April, 2016.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk



Strand Associates, Inc.®
910 West Wingra Drive
Madison, WI 53715
(P) 608-251-4843
(F) 608-251-8655

Task Order No. 16-01
City of Davenport, Iowa (OWNER)
and Strand Associates, Inc.® (ENGINEER)
Pursuant to Technical Services Agreement dated April 8, 2015

Project Information

Project Name: 2016 Collection System Assessment and Rehabilitation Program

Scope of Services

ENGINEER will provide the following services to OWNER.

Collection System Assessment Program

1. Participate in one project kickoff meeting with OWNER at OWNER's Public Works Center to gather project information and review existing information including previous collection system infiltration/inflow reports.
2. Assess the condition of approximately 1,600 manholes in OWNER's existing collection system. Complete a field observation form for each manhole included in the program. The intent of the assessment program is to determine a means of rehabilitating manholes in the collection system.
3. Assess the condition of approximately 75 manholes located with the railroad right-of-way. OWNER shall be responsible for railroad coordination to gain access to manholes, including permit preparation and submittal. OWNER shall pay all fees associated with railroad flagging and other access-related fees.
4. Prepare an assessment summary report and review with OWNER. This report will summarize the findings of the field observations and compare deficiencies with currently utilized manhole rehabilitation techniques. Include completed assessment forms with the assessment report.
5. Prepare a proposed manhole assessment/rehabilitation program for OWNER. This program will include a summary of the findings of the field observations, a summary of the recommended rehabilitation techniques based on the field observations, and an opinion of probable construction cost for the recommended rehabilitation program.

Manhole Rehabilitation Program

1. **Design Services**
 - a. Prepare bidding documents including technical specifications and engineering drawings. Prepare construction drawings and technical specifications using OWNER's Standard Specifications and drawing standards. Technical specifications will include necessary special provisions for inclusion into the bidding documents. OWNER agrees to require selected contractor to name ENGINEER on Contractor's General Liability, Auto Liability, and Employer's Liability insurance through endorsement acceptable to ENGINEER.

City of Davenport
 Task Order No. 16-01
 Page 2
 March 7, 2016

- b. Submit bidding documents to OWNER for review and input.
 - c. Prepare prebid opinion of probable construction cost for project and submit to OWNER.
 - d. Review the draft bidding documents with OWNER, incorporate review comments as appropriate, and submit one hard copy and one electronic copy in Microsoft Word of the final documents to OWNER.
 - e. Prepare two Iowa Department of Natural Resources (IDNR) Construction Permit applications for submittal to IDNR for the following:
 - (1) Sewer lining project.
 - (2) Manole rehabilitation project.
- 2. Bidding-Related Services

Assist OWNER during the bid process and during construction to answer questions regarding construction drawings and technical specifications.
- 3. Construction-Related Services
 - a. Provide contract administration services including attendance at preconstruction conference, review of contractor's shop drawing submittals, review of contractor's periodic pay requests, attendance at construction progress meetings, periodic site visits, and participation in project closeout.
 - b. Provide resident project representative for part time observation of construction. In furnishing observation services, ENGINEER's efforts shall be directed toward determining for OWNER that the completed PROJECT will, in general, conform to the Contract Documents, but ENGINEER shall not supervise, direct, or have control over contractor's work and shall not be responsible for contractor's construction means, methods, techniques, sequences, procedures, health and safety precautions or programs, or for contractor's failure to perform the construction work in accordance with the Contract Documents.

Compensation

OWNER shall compensate ENGINEER for Services under this Task Order on an hourly rate basis plus expenses a not-to-exceed fee of \$417,650 allocated as follows:

Task	Estimated Fee
Manhole Assessments, including Summary Report and recommended Rehabilitation Plan	\$148,150
Design Services, including Preparation of Drawings and Specifications	\$ 36,500
Bidding-Related Services	\$ 5,300
Construction-Related and Part-Time Observation Services	<u>\$227,700</u>
Total	\$417,650

City of Davenport
Task Order No. 16-01
Page 3
March 7, 2016

Schedule

Services will begin upon execution of this Task Order, which is anticipated on March 23, 2016. Services are scheduled for completion on January 15, 2017.

TASK ORDER AUTHORIZATION AND ACCEPTANCE:

ENGINEER:

OWNER:

STRAND ASSOCIATES, INC.®

CITY OF DAVENPORT


Matthew S. Richards
Corporate Secretary

Date

Brian R. Schadt, P.E.
Deputy Director of Public Works
City Engineer

Date

City of Davenport

Agenda Group:
Department: Engineering
Contact Info: Lesley Eastlick; (563) 326-7729
Wards: All

Action / Date
4/6/2016

Subject:
Resolution approving the plans, specifications, forms of contract and estimated cost for the FY2016 ADA Ramp Compliance - Microsurfacing Project, CIP# 28004 and 28006. [All Wards]

Recommendation:
Approve the resolution.

Relationship to Goals:
Upgraded City Infrastructure & Public Facilities.

Background:
This is an annual program that aims to upgrade sidewalk ramps throughout the city to become ADA compliant. The ramps that border the streets that were repaired through the microsurfacing program will be upgraded using these two CIP's

Microsurfacing and ADA ramps are specialized construction projects and were bid separately for cost savings.

The budget for this project is \$450,000.

ATTACHMENTS:

Type	Description
□ Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Admin, Default	Approved	4/6/2016 - 11:34 AM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

Resolution approving the plans and specifications for the ADA Ramp Compliance – Microsurfacing Project, CIP 28004 and CIP 28006.

WHEREAS, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the ADA Ramp Compliance – Microsurfacing Project.

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that, said plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for the ADA Ramp Compliance – Microsurfacing Project.

Passed and approved this 13th day of April, 2016.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group:
Department: Public Works
Contact Info: Sandy Doran; (563) 326-7756
Wards: All

Action / Date
4/6/2016

Subject:
Resolution approving Contract for the Old Duck Creek (South) Sewer Interceptor Evaluation for repairs to Strand Associates, Inc. in the amount Not-To-Exceed \$40,600; FY 2016 CIP Project #00200. [All Wards]

Recommendation:
Pass the resolution.

Relationship to Goals:
Davenport – *The Choice Community for Living*
Upgraded City Infrastructure & Public Facilities

Background:
This evaluation will address the Old Duck Creek Interceptor pipe structural deficiencies, open joints, and manhole repairs/replacements that are allowing inflow and infiltration into the interceptor sewer and collection system. These issues need to be addressed to further comply with the IDNR Administrative Consent Order. This program includes identifying various strategies such as cured-in-place pipe lining, pipe repairs, spray-applied materials, casting and adjusting ring replacement, chimney seals and total manhole replacement. The evaluation will identify areas for repairs/rehab and/or replacement for the Old Duck Creek Sewer Interceptor. Iowa Street Basin will be smoke tested to identify areas of cross-connections and inflow & infiltration identified in a previous study.

This resolution is the approval of the contract award and is within the budget.

The scope of work addresses the recommendations from the RJN Duck Creek I & I Study, Iowa Street Basin Study, current sewer televising reports and information gathered by the Sewer Division based on inspections and reported problems from the public.

Funds for the Old Duck Creek Sewer Interceptor Evaluation for repairs are budgeted in CIP Project #00200 for a total Not-To-Exceed \$40,600.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES_OLD DUCK CREEK (SOUTH) SEWER INTERCEPTOR REPAIRS
▣ Backup Material	scope of services and project location maps

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Admin, Default	Approved	4/6/2016 - 11:34 AM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Contract for the Old Duck Creek (South) Sewer Interceptor Evaluation for repairs to Strand Associates, Inc. in the amount Not-To-Exceed \$40,600; FY 2016 CIP Project #00200.

WHEREAS, the City of Davenport previously completed I & I investigations of the sanitary sewers;

WHEREAS, as a result of the I & I Studies and field investigations, provide recommendations for repair/rehabilitation of the Old Duck Creek Interceptor;

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa: that the Contract is hereby approved, and the Public Works Director is hereby authorized to execute said document.

Passed and approved this 13th day of April, 2016.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

Task Order No. 16-02
City of Davenport, Iowa (OWNER)
and Strand Associates, Inc.® (ENGINEER)
Pursuant to Technical Services Agreement dated April 8, 2015

Project Information

Project Name: Duck Creek South Interceptor (DCSI) Evaluation/Iowa Street Basin Smoke Testing

Scope of Services

ENGINEER will provide the following services to OWNER:

1. Participate in one project kickoff meeting with OWNER at OWNER's Public Works Center to gather project information and review existing information including previous DCSI reports.
2. Assess the condition of approximately 50 manholes located on the DCSI. Prepare an observation form for each manhole. The intent of the assessment program is to develop a rehabilitation plan for the DCSI.
3. Review the results of the closed circuit televising (CCTV) conducted on the DCSI. OWNER shall provide CCTV information. Identify areas in need of rehabilitation.
4. Conduct field assessment of potential cross connections to the Duck Creek North Interceptor. Investigations shall be limited to areas where previous connections between the two interceptors existed. The intent is to review if intended connection eliminations were completed.
5. Perform smoke testing on the DCSI and Iowa Street Basin to locate infiltration/inflow.
6. Provide equipment for smoke testing and two people to conduct the smoke testing. Smoke testing will be conducted only during dry weather conditions. OWNER shall provide one individual to assist ENGINEER with the smoke testing. OWNER shall be responsible for notifying residents by providing the smoke testing notifications using OWNER's mailing list and on OWNER's letterhead.
7. Prepare an assessment summary report and review with OWNER. This report will summarize the findings of the field observations and provide recommendations for DCSI rehabilitation.

Compensation

OWNER shall compensate ENGINEER for Services under this Task Order on an hourly rate basis plus expenses a not-to-exceed fee of \$40,600.

City of Davenport, Iowa
Task Order No. 16-02
Page 2
March 7, 2016

Schedule

Services will begin upon execution of this Task Order, which is anticipated on March 23, 2016. Services are scheduled for completion on January 15, 2017.

TASK ORDER AUTHORIZATION AND ACCEPTANCE:

ENGINEER:

STRAND ASSOCIATES, INC.®

OWNER:

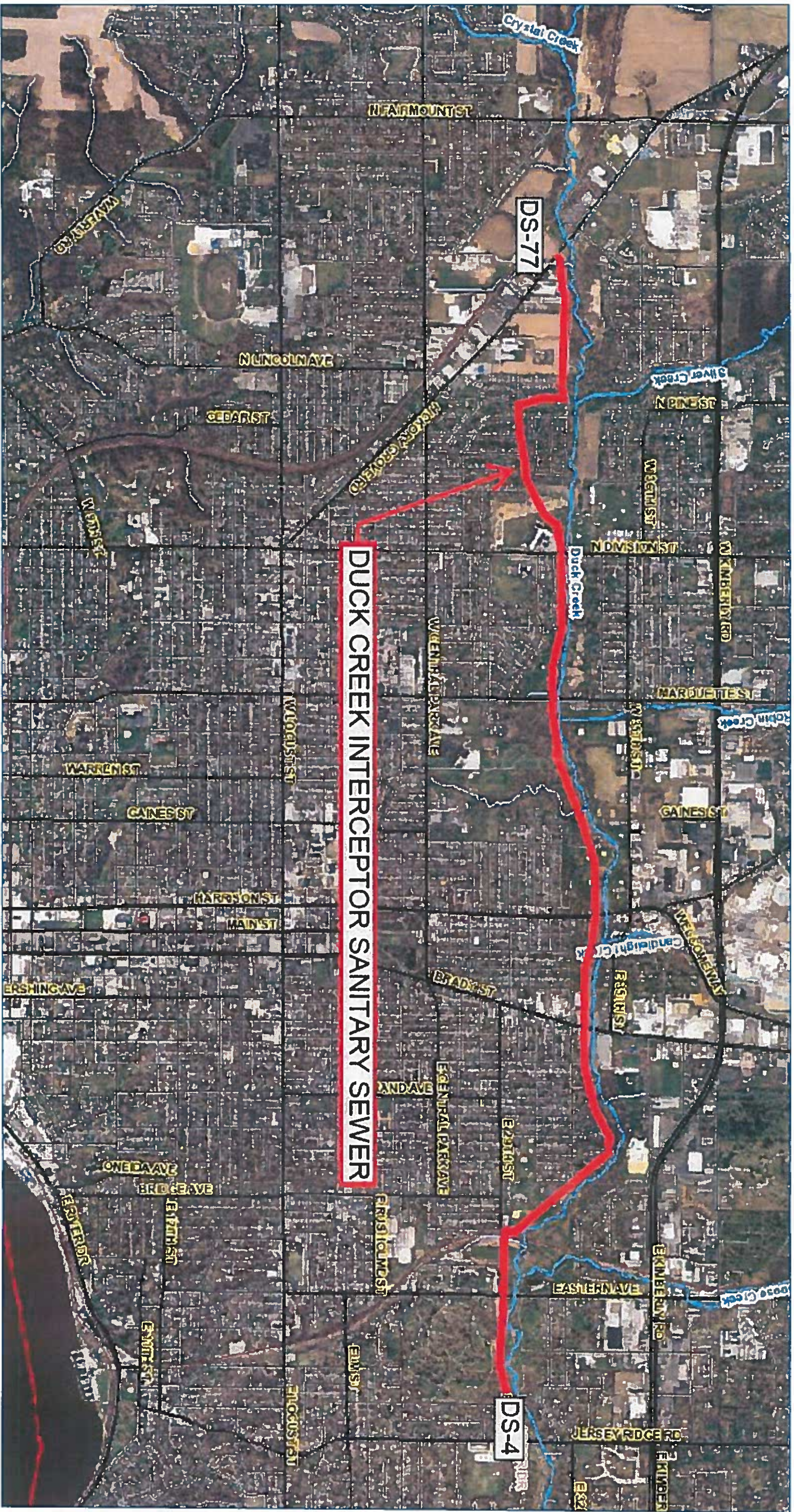
CITY OF DAVENPORT

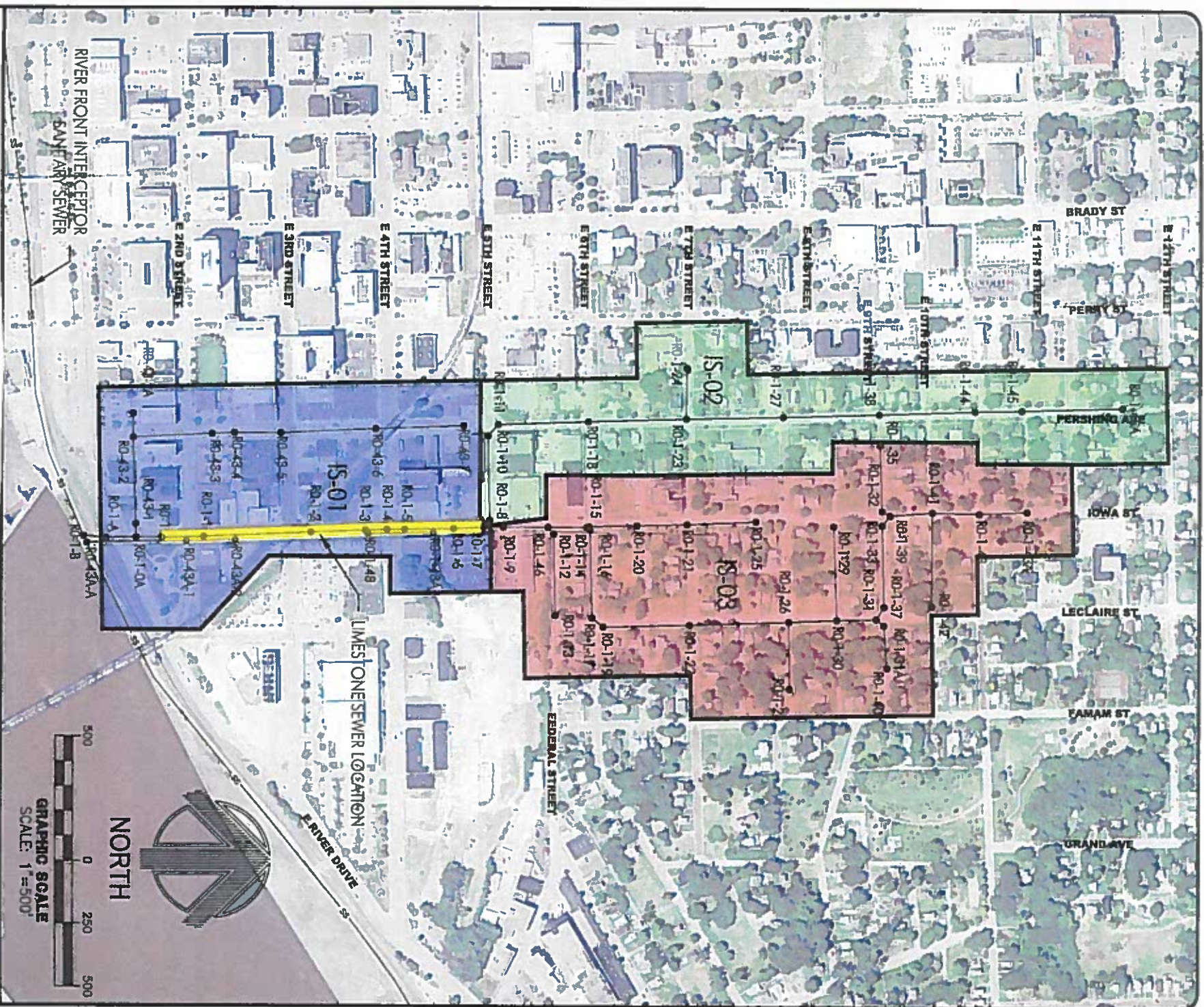
Matthew S. Richards
Corporate Secretary


Date 3/7/16

Brian R. Schadt, P.E.
Deputy Director of Public Works
City Engineer

Date _____





Iowa Street Basin Smoke Testing Area

City of Davenport

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

Action / Date
4/6/2016

Subject:

Resolution of acceptance for the public improvements constructed for the River 80 First Addition including Elmore Avenue Paving and associated storm sewer from 5901 Elmore Avenue to Jersey Ridge Road and sanitary sewer all constructed under the general contractor Baxter Construction Company, LLC of Fort Madison, Iowa. CIP Project #01148. [Ward 6]

Recommendation:

Pass the resolution.

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities.

Background:

Construction of this project has been satisfactorily completed and inspected and is ready for acceptance. This is CIP project #01148.

ATTACHMENTS:

Type	Description
▢ Cover Memo	PW_RES_ACPT Elmore Ave LEABHART RES

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Admin, Default	Approved	4/6/2016 - 11:34 AM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose

RESOLUTION Resolution of acceptance for the public improvements constructed for the River 80 First Addition including Elmore Avenue Paving and associated storm sewer from 5901 Elmore Avenue to Jersey Ridge Road and sanitary sewer all constructed under the general contractor Baxter Construction Company, LLC of Fort Madison, Iowa. CIP Project #01148.

WHEREAS, the City of Davenport entered into an agreement for the construction of the Elmore Avenue Paving Project and associated storm sewer from the 5900 Block of Elmore Avenue to Jersey Ridge Road and sanitary sewer

WHEREAS, work on the project has been satisfactorily completed

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Elmore Avenue Paving Project and associated storm sewer from the 5900 Block of Elmore Avenue to Jersey Ridge Road is hereby accepted.

Passed and approved this 13th day of April, 2016

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works
Contact Info: Chris Dibbern; (563) 326-7891
Wards: 3

Action / Date
4/6/2016

Subject:
Motion amending the contract with Ahern Fire Protection of Davenport, IA to complete the sprinkler piping replacement in the retail spaces located at the River Center Parking Ramp. The additional funding of \$70,000 is the remaining balance in CIP #10430. [Ward 3]

Recommendation:
Approve the motion.

Relationship to Goals:
Financially Responsible City Government

Background:
The project is located at the River Center Parking Ramp. Phase I replaced the worst conditioned areas first and then fixed the troubled drip drums. Additional CIP funds became available for FY16 and the contractor agreed to complete the project and reduced the cost of pipe to current market value saving the City additional money on installed piping.

This will be Phase II of the project and will replace the remainder of sprinkler piping and sprinkler heads in the River Center Parking Ramp.

The balance of the sprinkler piping is in the retail spaces. The contract with Ahern includes doing the retail spaces on a time and materials basis due to all the piping being above a drop ceiling.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Admin, Default	Approved	4/6/2016 - 11:34 AM

City of Davenport

Agenda Group:
Department: Public Works
Contact Info: Brian Schadt; (563) 326-7734
Wards: 7

Action / Date
4/6/2016

Subject:
Motion accepting the completed construction project for the Transit bus maintenance bay area at Davenport Public Works which was awarded to Hillebrand Construction, Inc. [Ward 7]

Recommendation:
Approve the motion.

Relationship to Goals:
Enhance Quality of Life

Background:
This construction project created a maintenance bay within the large bay area at Public Works. This maintenance bay maintains the City's bus fleet and has been completed.

Funding for this project was from the CIP account for the Bus Maintenance Facility, account number 77410694 530350 10428. The completed projected was \$425,000.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Admin, Default	Approved	4/6/2016 - 11:34 AM

City of Davenport

Agenda Group:
Department: Human Resources
Contact Info: Dawn Sherman 326-6155
Wards: All

Action / Date
4/6/2016

Subject:
Motion approving the collective bargaining agreement for the Transit Union. [All Wards]

Recommendation:
Pass the motion.

Relationship to Goals:
Financially Responsible City Government

Background:
The City and the Amalgamated Transit Union, Local 312, have successfully agreed to a one-year contract.

The Transit Union has voluntarily agreed to a General Wage Increase of 2.0% for July 1, 2016. Both parties also agreed to layoff provisions and the implementation of monthly meetings between the union and City management staff.

ATTACHMENTS:

Type	Description
▢ Backup Material	TRANSIT UNION AGREEMENT

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	4/6/2016 - 11:35 AM

CITY OF DAVENPORT, IOWA
BARGAINING AGREEMENT PROPOSAL
TO
AMALGAMATED TRANSIT UNION, LOCAL NO. 312
SIDE LETTER OF AGREEMENT

The collective bargaining agreement will remain in effect until June 30, 2017 except for the side agreements noted below:

Reduction in Personnel - Re-employment

Full Time employees subject to layoff (and dependents, if applicable) shall be allowed to remain on the City health, dental, and vision benefit plans for six (6) months at no cost to the employee.

Full Time employees who are offered re-employment to a Full Time Motor Coach Operator position within three (3) years of layoff will have his/her sick leave reinstated to their then current balance.

Full Time employees subject to layoff shall receive a severance payment of two (2) months of pay. The two months of pay will be calculated using the greater of 40 hours per week or the average hours worked from January – June, 2016 at the employee's straight hourly rate.

Full Time employees subject to layoff shall be offered the opportunity to participate at no cost in the Vocational Rehabilitation Employee Assessment program and in displaced employee out placement program, also at no cost.

Bonus days earned will be paid out upon layoff.

Wages, Rates and Classifications
Motor Coach Operators

Effective 7/1/2016 employees will receive a 2.0% general wage increase.

Replace Appendix G with the following:

When a Motor Coach Operator begins or ends his/her assignment at a location other than the designated check-in site (currently the Public Works building), the City will provide a means of transportation to and from the check-in location to the relief point. All Motor Coach Operators shall receive applicable pay for this travel time.

Any change to the designated check-in site will be communicated to employees at least ten (10) business days prior to the effective date of such change.

[Article 34.5, 46.14, and 46.19 will be deleted from the union contract.]

Union/Management Meetings.

Representatives of the Union and the employer shall meet monthly at a mutually agreeable time. Agenda items shall be exchanged at least one week in advance of the meeting. A maximum of three (3) employees will receive pay for the attendance of such meeting at their applicable rate.

City of Davenport

Agenda Group:
Department: Public Works
Contact Info: Nicole Gleason 327-5150
Wards: All

Action / Date
4/6/2016

Subject:
Motion awarding a contract for three categories of mowing for the 2016 season to Delf's Landscape and Irrigation of Blue Grass. [All Wards]

Recommendation:
Approve the motion.

Relationship to Goals:
Financially Responsible City Government

Background:
On February 17, 2016, an Invitation to Bid was issued and sent to 91 vendors. On March 16, 2016 the Purchasing Division opened eight bids.

In order to make the mowing more manageable, it was divided into six categories: (1) City rights-of-way and medians east of Brady Street; (2) City rights-of-way and medians west of Brady Street; (3) City-owned locations with buildings across the entire city; (4) Vacant lots owned by the City east of Brady Street; (5) Vacant lots owned by the City west of Brady Street; and (6) Natural resources sites across the entire City. Categories 1, 2, and 4 are being awarded to three different companies; last year the City paid less than \$50,000 for each category.

It is being recommended to award a contract for categories 3, 5, and 6 to Delf's Landscape and Irrigation as the lowest responsive and responsible vendor. Last year the following was spent for each category: (3) \$46,000; (5) \$31,555; and (6) \$64,000. A bid tab is attached.

In FY17, all funding has been combined for these six categories. Account 50102200 520217 General Fund FY16 Balance \$35,000, FY17 Balance \$100,000. Account 54702200 520217 Road Use Tax FY16 Balance \$90,000, FY17 \$90,000. Account 51252200 520217 Clean Water FY16 Balance \$5000, FY17 Balance \$0.

ATTACHMENTS:

Type	Description
▣ Backup Material	Bid Tab - Mowing Contract

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	4/6/2016 - 11:35 AM

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: MOWING 2016

BID NUMBER: 16-66

OPENING DATE: MARCH 16, 2016

RECOMMENDATION: AWARD THE CONTRACT TO DELF'S LANDSCAPE AND
IRRIGATION OF BLUE GRASS, IA

CATEGORY 3 – CITY-OWNED LOTS W/BUILDINGS ACROSS THE CITY

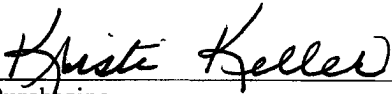
<u>VENDOR NAME</u>	<u>BID AMOUNT</u>
Delf's Landscape and Irrigation of Blue Grass	\$3,175/ for all lots each mow
Highpointe Lawns LLC	\$3,975/for all lots each mow

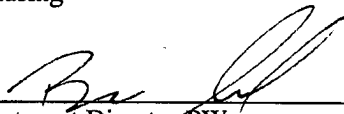
CATEGORY 5 – VACANT CITY-OWNED LOTS WEST OF BRADY STREET

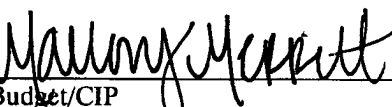
<u>VENDOR NAME</u>	<u>BID AMOUNT</u>
Delf's Landscape and Irrigation of Blue Grass	\$1,060 for all lots each mow
A Cut Above Lawn and Landscape LLC of Davenport	\$1,076 for all lots each mow
Live and Learn Maintenance of Davenport	\$1,270.17 for all lots each mow
Highpointe Lawns LLC of Davenport	\$1,360 for all lots each mow
Greenspace Associates, Inc of Bettendorf	\$2,670 for all lots each mow

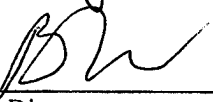
CATEGORY 6 – NATURAL RESOURCES SITES ACROSS ENTIRE CITY

<u>VENDOR NAME</u>	<u>BID AMOUNT</u>
Delf's Landscape and Irrigation of Blue Grass	\$10,480/per session (last year approx. 5 sessions)

Prepared By 
Purchasing

Approved By 
Department Director PW

Approved By  
Budget/CIP

Approved By 
Finance Director

City of Davenport

Agenda Group:
Department: Public Works
Contact Info: Nicole Gleason 327-5150
Wards: All

Action / Date
4/6/2016

Subject:
Motion awarding a contract for nuisance mowing throughout the City to Lawnscapers of Davenport. [All Wards]

Recommendation:
Approve the motion.

Relationship to Goals:
Financially Responsible City Government.

Background:
On March 15, 2016, an Invitation to Bid was issued and sent to 87 vendors. On March 29, 2016, the Purchasing Division opened one bid.

The City utilizes a contractor for the removal of vegetative overgrowth throughout the community on private property. All actions are customer complaint initiated or pro-active enforcement. The contractor is sent to mow grass or clean up the overgrowth. The property owner is billed for the cost of the work plus an administrative fee.

It is being recommended to award a contract to Lawnscapers as the lowest responsive and responsible bidder. A bid tab is attached.

This company has done satisfactory work for the city in the past. There were two vendors at the pre-bid meeting. The other company chose not to bid. Last year a different company had this contract. Since last season, they have closed their business. The amount spent on this contract last season was \$77,020.

Funding for this work is from two accounts: General Fund 50102200 520217 with a balance for FY16 of \$35,000 and budgeted in FY17 \$100,000, Road Use Tax 54702200 520217 with a balance for FY16 of \$90,000 and budgeted in FY17 \$90,000.

ATTACHMENTS:

Type	Description
□ Backup Material	Bid Tab - Nuisance Mowing 2016

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	4/6/2016 - 11:35 AM

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: NUISANCE MOWING 2016

BID NUMBER: 16-75

OPENING DATE: MARCH 29, 2016

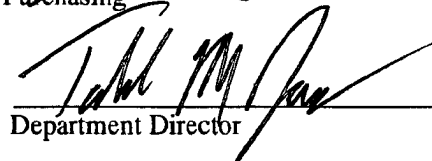
RECOMMENDATION: AWARD THE CONTRACT TO LAWNSCAPERS OF
DAVENPORT IA

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Mowing Properties 1 acre or less	\$75.00/mow
Mowing Properties More than 1 acre up to 2 acres	\$250.00/mow
Mowing Properties More than 2 acres up to 3 acres	\$500.00/mow
Mowing Properties More than 3 acres up to 4 acres	\$750.00/mow
Mowing Properties More than 4 acres up to 5 acres	\$1,250.00/mow
Mowing Properties More than 5 acres	\$2,850.00/mow
Application of weed and grass spray chemical – 1 acre or less	\$200.00
Application of weed and grass spray chemical more than 1 acre And up to 5 acres	\$1,000.00
Application of weed and grass spray chemical over 5 acres	\$3,000.00
Dense Shrub Trimming/Removal	\$ 95.00 per hour

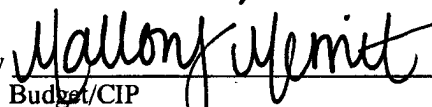
Prepared By


Purchasing

Approved By


Department Director

Approved By


Budget/CIP

Approved By


Finance Director

City of Davenport

Agenda Group:
Department: WPCP
Contact Info: Dan Miers 888-2121
Wards: 1

Action / Date
4/6/2016

Subject:
Motion awarding the engine aftercooler loop project at the Water Pollution Control Plant to Hometown Plumbing and Heating Co., Inc. of Davenport in the amount of \$222,000. [All Wards]

Recommendation:
Approve the motion.

Relationship to Goals:
Financially Responsible City Government.

Background:
A Request for Bids was issued on February 24, 2016 and was sent to 276 contractors. On March 24, 2016 the Purchasing Division opened and received three responsive and responsible bids. Hometown Plumbing and Heating Co., Inc. was the lowest bid and is recommended for the contract.

The project includes replacing a 20-year-old heat exchanger for the digester engine generators. The current system does not adequately regulate the engine temperature during the summer months, which causes engine overheating. The plans and specifications for the project were prepared by PRVN Consultants, Inc.

Funding for the project is from account 51151975-530319 with an available balance of \$250,000.

ATTACHMENTS:

Type	Description
☐ Backup Material	BID TAB WPCP ENGINE AFTERCOOLER

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	4/6/2016 - 11:35 AM

CITY OF DAVENPORT, IOWA
REQUEST FOR BIDS RESPONDENTS

DESCRIPTION: ENGINE AFTERCOOLER LOOP - WPCP

BID NUMBER: 16-62

OPENING DATE: MARCH 24, 2016

RECOMMENDATION: AWARD THE CONTRACT TO HOMETOWN PLUMBING AND
HEATING CO., INC. OF DAVENPORT, IA

<u>VENDOR NAME</u>	<u>LOCATION</u>	<u>AMOUNT</u>
HOMETOWN PLUMBING & HEATING CO INC	DAVENPORT, IA	\$222,000
NORTHWEST MECHANICAL, INC	DAVENPORT, IA	\$333,625
GENERAL CONSTRUCTORS, INC	BETTENDORF, IA	\$349,372

*AMOUNTS INCLUDE \$25,000 CONTINGENCY ALLOWANCE

Prepared By Cindy Whitaker
Purchasing

Approved By Ben M
Department Director

Approved By Mallory Merritt
Budget/CIP

Approved By Ben
Finance Director