

COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, April 4, 2018; 5:30 PM

City Hall, 226 W. 4th Street, Council Chambers

**** REVISED April 2, 2018 ****

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public Hearing on the proposed conveyance of vacated public right of way, that being part of East 10th Street lying north of the sidewalk at 1002 Bridge Avenue. Juan Goitia, Petitioner. [Ward 5]
2. Public Hearing on the proposed conveyance of the following property: The south 102.02 feet of Lot 2, Interstate 80 Airport Industrial Park, 6th Addition, City of Davenport, County of Scott, State of Iowa, to Petitioner Deere & Company. [Ward 8]

VII. Presentations

- A. Proclamation: Fair Housing Month 2018
- B. Proclamation: National Community Development Week

VIII. Petitions and Communications from Council Members and the Mayor

- A. Community Engagement Update - Alderman Dickmann

IX. Action items for Discussion

COMMUNITY DEVELOPMENT

Kyle Gripp, Chairman; Rich Clewell, Vice Chairman

I. COMMUNITY DEVELOPMENT

1. Second Consideration: Ordinance for Case No. REZ18-01 being the request of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 3 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct

attached townhouses on individual lots. Ten units are proposed. [Ward 7]

2. Resolution for Case No. P18-02: Preliminary plat Seng Meadows on 20.9 acres, more or less, located west of Northwest Boulevard and north of 46th Street containing 58 residential lots and one outlot. Property is zoned "R-3" Moderate Density Dwelling District. [Ward 7]
3. Resolution re-approving the proposed annexation of 16.84 acres, more or less of property located west of North Division Street and south of Slopertown Road (Case No. ANX18-01)(Sterilite Corporation,petitioner) [Ward 8 as expanded]
4. Resolution re-approving the annexation of approximately 155 acres located west of Hillandale Road and south of Slopertown Road (Case No. ANX18-02)(Charlie Keppy Farms, LLC, petitioner). [Ward 8 as expanded]
5. Resolution re-approving the proposed annexation of 0.24 acres, more or less, of City owned railroad property located south of Slopertown Road. (Case No. ANX18-04) (City of Davenport, petitioner). [Ward 8 as expanded]
6. Resolution authorizing the Mayor to execute documents necessary to accept land from the Petitioner, Greater Davenport Redevelopment Corporation, of the following property: The south 102.02 feet of Lot 2, Interstate 80 Airport Industrial Park, 6th Addition, City of Davenport, County of Scott, State of Iowa. [Ward 8]
7. Resolutioun authorizing the Mayor to execute documents necessary to convey the following property to Deere & Company: The south 102.02 feet of Lot 2, Interstate 80 Airport Industrial Park, 6th Addition, City of Davenport, County of Scott, State of Iowa. [Ward 8]
8. Resolution authorizing the Mayor to execute documents necessary to acquire the following property and necessary temporary construction easement from Deere & Company: The East 40.00 feet of Lot 1 of Interstate 80 Airport Industrial Park, 2nd Addition, City of Davenport, County of Scott, State of Iowa. [Ward 8]
9. Resolution authorizing the Mayor to execute documents necessary to acquire 0.93 acres for right-of-way and 1.38 acres of temporary construction easement (part of parcel #932705005) from RG Prime, LLC.
10. Resolution authorizing the Mayor to execute documents necessary to acquire 1.22 acres for right-of-way and 1.22 acres of temporary construction easement (part of parcel #932705002) from Glendale, Inc.
11. Resolution authorizing the Mayor to execute documents necessary to acquire 0.98 acres for right-of-way and 1.22 acres of temporary construction easement (part of parcel #932601004) from Robert Seddig, Lyta Seddig, Richard Seddig, Cynthia J. Seddig, Patricia Leuck and John R. Leuck.
12. Resolution authorizing the City Administrator to sign a purchase agreement for the sale of City-owned land (parcel L0009-28B) for the TAG Building Development project (petitioner, Bush Construction Company). [Ward3]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Rita Rawson, Chairman; JJ Condon, Vice Chairman

III. PUBLIC SAFETY

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

Davenport Public Schools, Intermediate Track Meets, April 9-10; 18-19; 23, 25, 30; May 3, 7, 8 and 17th; 3:30 pm to 8:30 p.m.; Closure Location: 36th Street between Brady Street and Davenport Avenue [Ward 5]

St. Paul the Apostle Catholic Church & Knights of Columbus, Blue Mass, May 14, 2018, 4:00 p.m. to 7:30 p.m.; Closure Location: East Rusholme Street from Carey to Arlington Avenues [Ward 5]

Riverssance Festival of Fine Art; Riverssance Festival of Fine Art, September 14-16, 2018; 8:00 a.m. - 7:00 p.m. (all days); Closure Location: 11th Street between Jersey Ridge and Hillcrest Avenue [Ward 5]

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

Josh Rangel, 2123 Warren Street, Sister's 40th Birthday Party; 3:00 p.m. to 11:00 p.m., Outdoor Music, Over 50 dBa [Ward 4]

Azteca Mexican Restaurant, 4811 N Brady Street, Suites 3-5; Cinco de Mayo Celebration, 11:30 a.m. to 10:00 p.m., Outdoor Music, Over 50 dBa [Ward 6]

3. Motion approving beer and liquor license applications.

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

Ward 3

RME Courtyard (River Music Experience) - 121 W 2nd St. - Outdoor Area - 6 Month License 5/1/18 - 10/31/18 - License Type: C Liquor

Ward 5

Rookie's Sports Bar (Rookies, Inc.) - 2818 Brady St. - Outdoor Area April 28 - 29, 2018 "Customer Appreciation Event" - License Type: C Liquor

B. Request for exemption for 19- and 20- year-olds on premises:

Ward 3

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

River Music Experience (RME Courtyard)) - 121 W 2nd St. - Outdoor Area - License

Type: C Liquor

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Ray Ambrose, Chairman; Rick Dunn, Vice Chairman

V. PUBLIC WORKS

1. Resolution approving a contract for the FY19 and FY20 Manhole Repair and Rehabilitation Program design and preparation of bid documents to Strand Associates, Inc. in an amount not-to-exceed \$56,000 budgeted in CIP# 30048. [All Wards]
2. Resolution approving a contract for the Sanitary Sewer Condition Assessment within Canadian Pacific and Iowa Interstate Railroad right-of-way to Veenstra & Kimm, Inc., in an amount not-to-exceed \$180,561.20 budgeted in CIP# 30047. [All Wards]
3. Resolution ordering in sidewalks related to the 2019 Sidewalk Construction Program. [Wards 6, 7 & 8]
4. Resolution approving the contract for the East Locust Street Improvement Project from Langman Construction, Inc. at the price of \$1,490,787.43 and authorizing Mayor Frank Klipsch to sign and manage any related agreements. CIP #35032. [Ward 6]
5. Resolution approving the contract for the purchase and installation of an Automatic Voice Annunciator system for the Transit bus fleet to ETA Systems of Boca Raton, FL, in the amount of \$115,000. [All Wards]
6. Resolution approving a contract amendment to the Duck Creek South Interceptor Rehabilitation Project with SAK Construction, LLC in the amount of \$200,000 budgeted in CIP #00200. [Wards 2, 5, 6 & 7]
7. Resolution approving the contract for the Main Street Sewer Improvement Project from Hagerty Earthworks, LLC in the amount of \$629,617.25 and authorizing Mayor Frank Klipsch to sign and manage any related agreements. CIP #30001 [Ward 3]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

Kerri Tompkins, Chairman; Marion Meginnis, Vice Chairman

VII. FINANCE

VIII. Motion recommending discussion or consent for Finance items

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

1. Accuracy, Inc. - FY18 ammunition purchase - Amount: \$41,058
2. CDW Government, Inc. - VMware annual renewal - Amount: \$29,300
3. Standard & Poor's Financial Services - 2018 bond rating services - Amount: \$28,500
4. Acorn Farms, Inc. - Tree purchase for Forestry - Amount: \$18,425

5. Holst Trucking & Excavating - Demolition of 1023 W. 14th Street - Amount: \$13,400
6. QC Chamber/Downtown Partnership - Lights of the Season/Holiday lighting support - Amount: \$10,000

XI. Other Ordinances, Resolutions and Motions

XII. 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 cannot take action on any complaint or suggestions tonight, and cannot respond to any allegations at this time.

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

XIII. Reports of City Officials

XIV. Adjourn

City of Davenport

Agenda Group: Committee of the Whole
Department: Legal
Contact Info: B. Heyer
Wards: 5

Action / Date
COW4/4/2018

Subject:

Public Hearing on the proposed conveyance of vacated public right of way, that being part of East 10th Street lying north of the sidewalk at 1002 Bridge Avenue. Juan Goitia, Petitioner. [Ward 5]

Recommendation:

Hold the public hearing.

Relationship to Goals:

Welcoming Neighborhoods

Background:

Juan Goitia requested the vacation of this 15' x. 150' area of public right of way lying north of the public sidewalk abutting his property so that he could acquire it. A public hearing is required by Iowa law prior to the conveyance of city owned property.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PH

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Warner, Tom	Approved	3/13/2018 - 10:11 AM
Finance Committee	Admin, Default	Approved	3/13/2018 - 11:06 AM
City Clerk	Admin, Default	Approved	3/13/2018 - 11:06 AM

Subject: Public Hearing on the proposed conveyance of vacated public right of way known that part of East 10th Street lying north of the sidewalk of 1002 Bridge Avenue. Juan Goitia, Petitioner.

Recommendation: Hold the public hearing.

Relationship to Goals: Revitalized Neighborhoods and Corridors

Background: Juan Goitia requested the vacation of this 15' x. 150' area of public right of way lying north of the public sidewalk abutting his property so that he could acquire it. A public hearing is required by Iowa law prior to the conveyance of city owned property.

City of Davenport

Agenda Group: Community Development
Department: Community Development Committee
Contact Info: Bruce Berger 326-7769
Wards: 8

Action / Date
COW4/4/2018

Subject:

Public Hearing on the proposed conveyance of the following property: The south 102.02 feet of Lot 2, Interstate 80 Airport Industrial Park, 6th Addition, City of Davenport, County of Scott, State of Iowa, to Petitioner Deere & Company. [Ward 8]

Recommendation:

Conduct the public hearing.

Relationship to Goals:

Welcome Investment.

Background:

As part of the railroad improvements required at the transload facility, land owned by the Petitioner, Deere & Company is needed to construct a fourth spur. The spur will allow additional space to switch railcars without blocking traffic on Slopertown Road. The Petitioner has agreed to provide the required Right of Way and temporary construction easement upon conveyance of the south 102.02 feet of Lot 2, Interstate 80 Airport Industrial Park, 6th Addition, City of Davenport, County of Scott, State of Iowa. See attached map.

ATTACHMENTS:

Type	Description
▣ Exhibit	Land Conveyance Map

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	3/28/2018 - 10:27 AM
City Clerk	Admin, Default	Approved	3/28/2018 - 10:27 AM

Land Transfer Area
Not Drawn to Scale

Land to Deere & Company

ROW to City



City of Davenport

Agenda Group:
Department: Office of the Mayor
Contact Info: Nevada Lemke
Wards: All

Action / Date
4/4/2018

Subject:
Proclamation: Fair Housing Month 2018

ATTACHMENTS:

Type	Description
▢ Cover Memo	2018 Fair Housing Monthly

REVIEWERS:

Department	Reviewer	Action	Date
Office of the Mayor	Admin, Default	Approved	3/29/2018 - 9:23 AM

Proclamation

- Whereas** April 2018 marks the 50th anniversary of the passage of the Fair Housing Act in 1968, and as such, we should take stock not only of how far we have come in the last 50 years, but more importantly, what remains uncompleted in achieving the goal of complete freedom of housing choice for all persons in our country; and
- Whereas** the effects of past housing discrimination linger in cities around the United States and continue to create barriers; and
- Whereas** it is critical for leaders at all levels and community members to ensure barriers to safe and affordable housing do not exist; and
- Whereas** it is the American dream to build a better life in the home of each person's choice, regardless of race, color, religion, creed, sex, national origin or ancestry, marital status, age, mental or physical disability, political affiliation, gender identity, familial status, or sexual orientation. Let us support all who struggle and strive to achieve this dream.
- Now therefore** We, Mayor Frank Klipsch and the Davenport City Council do hereby proclaim the month of April 2018 as

Fair Housing Month 2018

in the City of Davenport and call on all residents to continue in their support of this effort and to recognize the importance of home ownership and equal housing within our community.

Dated this 4th day of April, 2018

Frank J. Klipsch
Mayor of Davenport

Jackie E. Holecek, MMC
Deputy City Clerk

City of Davenport

Agenda Group: Committee of the Whole
Department: Office of the Mayor
Contact Info: Nevada Lemke
Wards: All

Action / Date
4/4/2018

Subject:
Proclamation: National Community Development Week

ATTACHMENTS:

Type	Description
▢ Cover Memo	Proclamation

REVIEWERS:

Department	Reviewer	Action	Date
Office of the Mayor	Admin, Default	Approved	3/29/2018 - 9:23 AM

Proclamation

- Whereas** the week of April 2-6, 2018 has been designated as National Community Development Week by the National Community Development Association to celebrate the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships (HOME) Program; and
- Whereas** the CDBG Program provides annual funding and flexibility to local communities to provide decent, safe and affordable housing, a suitable living environment and economic opportunities to low- and moderate-income people; and
- Whereas** the HOME Investment Partnerships (HOME) Program provides funding to local communities to create a decent, safe, affordable housing opportunities for low- and moderate-income persons; and
- Whereas** the City of Davenport recognizes that the CDBG and HOME funded programs and projects are successful because of the partnerships and collaboration with residents, businesses, and community organizations; and
- Whereas** for the year ending June 30, 2017, non-profit organizations were granted CDBG funds to provide services to low and moderate income residents, including youth enrichment and child care programs, legal advocacy for survivors of domestic violence, shelter for the homeless and transitional housing for individuals and families moving out of homelessness; and
- Whereas** CDBG funds are used to provide loans for new and expanding businesses in Davenport that provide jobs and financial opportunity for Davenport residents; and
- Whereas** neighborhood revitalization is a central activity of CDBG and HOME through housing rehabilitation, removal of blight, down payment assistance for first time homebuyers, accessibility programs, and infrastructure improvements in support of affordable housing; and
- Whereas** CDBG and HOME dollars are leveraged to provide affordable housing for working families in the form of down payment assistance for first time homebuyers and the production of new and renovated units, for both owners and renters; and
- Now therefore** We, Mayor Frank Klipsch and the Davenport City Council do hereby proclaim the week of April 2nd through April 6th, 2018 as

National Community Development Week

in the City of Davenport to support these valuable programs that have made tremendous contributions to the viability of the housing stock, public services, and economic vitality of our community. The City of Davenport urges Congress and the Administration to recognize the outstanding work being done locally and nationally by the Community Development Block Grant Program and the HOME Investment Partnerships Program by supporting increased funding for both in Fiscal Year 2019.

Dated this 4th day of April, 2018

Frank J. Klipsch
Mayor of Davenport

Jackie E. Holecek, MMC
Deputy City Clerk

City of Davenport

Agenda Group: Community Development
Department: City Clerk
Contact Info: Matt Flynn 888-2286
Wards: 7

Action / Date
3/21/2018

Subject:

Second Consideration: Ordinance for Case No. REZ18-01 being the request of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 3 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. Ten units are proposed. [Ward 7]

Recommendation:

Adopt the Ordinance

Findings:

That the proposed development fits with the surrounding developments.

The City Plan and Zoning Commission accepts the findings and forward Case No. REZ18-01 to the City Council for approval subject to the following condition:

1. That the Proposed Land Use Map for Davenport+2035 be corrected to include this area as Residential General as shown in Exhibit "A".
2. That the center access point for 46th Street be moved eastward as far as practical (separation should be 230 feet) though may be less if approved by the Traffic Engineer.

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

THE PROTEST RATE IS 0.0%.

Relationship to Goals:

Welcome Investment

Background:

The existing zoning is currently C-2 General Commercial. The Planned Unit Development (PUD) is a residential enhancement, therefore the residential downzoning. With regard to multiple family development the C-2 and R-6M zoning allow the same density. The rezoning to the R-6M Planned Unit Development is to facilitate town home development with each unit on its own lot (fee simple tile of land with each unit). The existing commercial zoning allows for multiple family (apartments) but not attached town home units on individual lots.

A final development plan and subdivision will also be required prior to the property being developed.

For further background information please refer to the background materials.

ATTACHMENTS:

Type

Description

- ▣ Resolution Letter
- ▣ Backup Material

REZ18-01 Ord only

REZ18-01 Background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Thorndike, Tiffany	Approved	3/16/2018 - 11:53 AM

City of Davenport

Committee: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743
Ward: 7th

Action / Date
CD 03/21/18

Subject:

ORDINANCE for Case No. REZ18-01 being the request of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 3 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. Ten units are proposed. [Ward 7]

Recommendation:
Adopt the Ordinance

Findings:

That the proposed development fits with the surrounding developments

The City Plan and Zoning Commission accepts the findings and forward Case No. REZ18-01 to the City Council for approval subject to the following condition:

1. That the Proposed Land Use Map for Davenport+2035 be corrected to include this area as Residential General as shown in Exhibit "A".
2. That the center access point for 46th Street be moved eastward as far as practical (separation should be 230 feet) though may be less if approved by the Traffic Engineer.

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

THE PROTEST RATE IS 0.0%.

Relationship to Goals:
Welcome Investment

Background:

The existing zoning is currently C-2 General Commercial. The Planned Unit Development (PUD) is a residential enhancement, therefore the residential downzoning. With regard to multiple family development the C-2 and R-6M zoning allow the same density. The rezoning to the R-6M Planned Unit Development is to facilitate town home development with each unit on its own lot (fee simple tile of land with each unit). The existing commercial zoning allows for multiple family (apartments) but not attached town home units on individual lots.

A final development plan and subdivision will also be required prior to the property being developed.

For further background information please refer to the background materials.

ORDINANCE NO.

ORDINANCE for Case No. Case No. REZ18-01 being the request of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 3 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. Ten units are proposed. [Ward 7]

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

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

Part of the Southwest Quarter of Section 12, Township 78 North, Range 3 East of the 5th Principal Meridian, more particularly described as follows:

Lot 3 of Ryde High Second Addition to the City of Davenport, County of Scott, Iowa.

The above described Tract contains 1.19 acres, more or less.

The City Plan and Zoning Commission accepted the findings and forwards Case No. REZ18-01 to the City Council for approval subject to the following conditions:

1. That the Proposed Land Use Map for Davenport+2035 be corrected to include this area as Residential General as shown in Exhibit "A".
2. That the center access point for 46th Street be moved eastward as far as practical (separation should be 230 feet) though may be less if approved by the Traffic Engineer.

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 _____



March 07, 2018

Honorable Mayor and City Council
City Hall
Davenport, IA 52801

Honorable Mayor and City Council:

At its regular meeting of March 06, 2018, the City Plan and Zoning Commission considered Case No. REZ18-01 being the request of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 3 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. Ten units are proposed. [Ward 7]

The existing zoning is currently C-2 General Commercial. The Planned Unit Development (PUD) is a residential enhancement, therefore the residential downzoning. With regard to multiple family development the C-2 and R-6M zoning allow the same density. The rezoning to the R-6M Planned Unit Development is to facilitate town home development with each unit on its own lot (fee simple tile of land with each unit). The existing commercial zoning allows for multiple family (apartments) but not attached town home units on individual lots.

A final development plan and subdivision will also be required prior to the property being developed.

Findings

That the proposed development fits with the surrounding developments

Recommendation:

The City Plan and Zoning Commission accepts the finding and forwards Case No. REZ18-01 to the City Council for approval subject to the following condition:

1. That the Proposed Land Use Map for Davenport+2035 be corrected to include this area as Residential General as shown in Exhibit "A".
2. That the center access point for 46th Street be moved eastward as far as practical (separation should be 230 feet) though may be less if approved by the Traffic Engineer.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission



APPROVED		TABLED ONE CYCLE							
Name:	Roll Call	REZ18-01 FOREST VIEW LLC TOM SWANWICK	F18-02 BETT'S CORP- ORATION 2ND						
Connell	P	Y	Y						
Hepner	P	Y	Y						
Inghram	P								
Kelling	P	Y	Y						
Lammers	P	Y	Y						
Maness	P	Y	Y						
Martinez	A								
Medd	P	Y	Y						
Quinn	P	Y	Y						
Reinartz	P	Y	Y						
Tallman	P	Y	Y						
		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 06, 2018
Request: C-2 General Commercial to R-6M Planned Unit Development
Address: Lot 3 Ryde High 2nd Add'n – S of E 46th St between Grand & Tremont Aves
Case No.: REZ18-01
Applicant: David Meyer on behalf of Tom Swanwick dba Forest View LLC

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the findings and forward Case No. REZ18-01 to the City Council for approval subject to the listed condition.

Introduction:

Request of Tom Swanwick dba Forest View LLC for a rezoning (map amendment) on 1.19 acres of property known as Lot 3 of Ryde High 2nd Addition located on the south side of East 46th Street between Grand and Tremont Avenues. The rezoning is from "C-2" General Commercial District to R-6M Planned Unit Development to construct attached townhouses on individual lots. Ten units are proposed. [Ward 7]

AREA CHARACTERISTICS:

Aerial

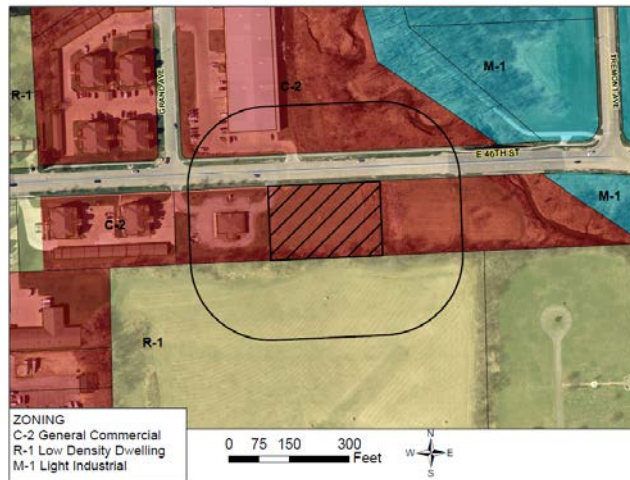


2014 Aerial Photo

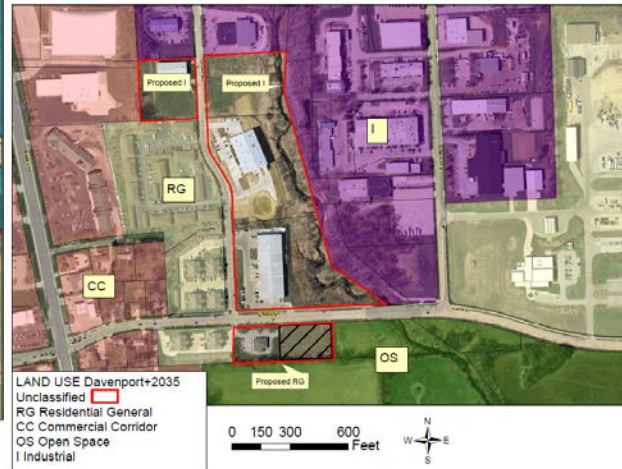
0 100 200 400
Feet



Zoning Map



Land Use



Background: **Comprehensive Plan:**

Within Urban Service Boundary +2035: Yes

Future Land Use Designation: The property being rezoned, the abutting property to the west and the area north of 46th Street (outlined in red) was missed during the development of the Davenport+2035 Land Use map. Staff would suggest that this be rectified as part of this rezoning.

Staff proposes the area south of 46th Street be classified as Residential General (RG) and the area north of 46th Street be classified as Industrial (I).

Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant Goals to be considered in this Case:

Identify and reserve land for current and future development – *encourage a full range of development.*

Zoning:

The property is currently zoned “C-2” General Commercial District. The C-2 designation would allow for multiple family (apartments) similar to those developed to the west and northwest. The Planned Unit Development would allow for the attached town homes on individual lots (fee simple title).

Technical Review:

Streets. The property is located along East 46th Street east of Brady Street / Welcome Way couplet. East 46th St dead-ends east at the railroad to the east. There is a separation requirement for the driveways of 203 feet. The topography may not allow a full 230 feet but discussion with the City's Development and Traffic Engineers should be held earlier than later.

Storm Water. Stormwater infrastructure is located in East 46th Street.

Sanitary Sewer. Sanitary sewer service is located along the south side of East 46th Street (8-inch line).

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

Emergency Services. The property is located approximately 1-1/2 miles from Fire Stations No. 3 at 3506 Harrison Street and 2-miles from Fire Station No. 8 at 2820 E 53rd Street.

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

Public Input:

A neighborhood meeting was held February 13th at the Public Works Center. No one from the notice area attended. The developer presented staff with the proposed building elevations (not complete) and floor plans.

Discussion:

Zoning

The existing zoning is currently C-2 General Commercial. The Planned Unit Development (PUD) is a residential enhancement, therefore the residential downzoning. With regard to multiple family development the C-2 and R-6M zoning allow the same density.

The rezoning to the R-6M Planned Unit Development is to facilitate town home development with each unit on its own lot (fee simple tile of land with each unit). The existing commercial zoning allows for multiple family (apartments) but not attached town home units on individual lots.

A final development plan and subdivision will also be required prior to the property being developed.

Staff Recommendation:

Findings:

That the proposed development fits with the surrounding developments

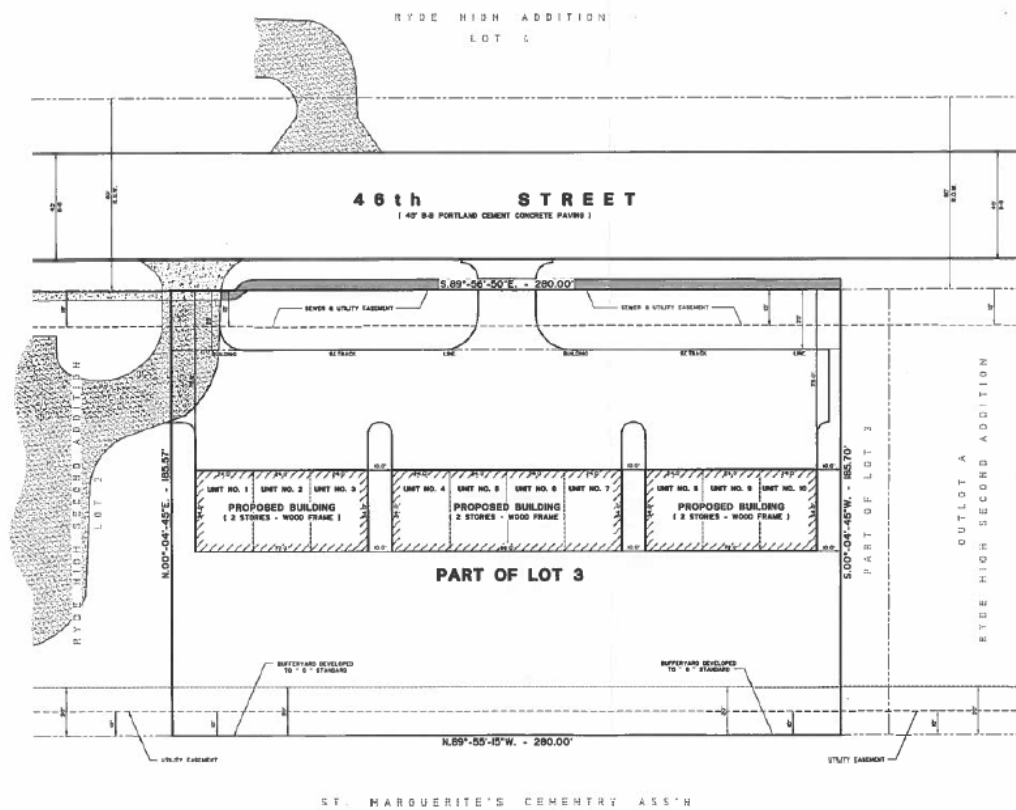
Recommendation:

Staff recommends the City Plan and Zoning Commission accepts the findings and forward Case No. REZ18-01 to the City Council for approval subject to the following condition:

1. That the Proposed Land Use Map for Davenport+2035 be corrected to include this area as Residential General as shown in Exhibit "A".
2. That the center access point for 46th Street be moved eastward as far as practical (separation should be 230 feet) though may be less if approved by the Traffic Engineer.

Prepared by:

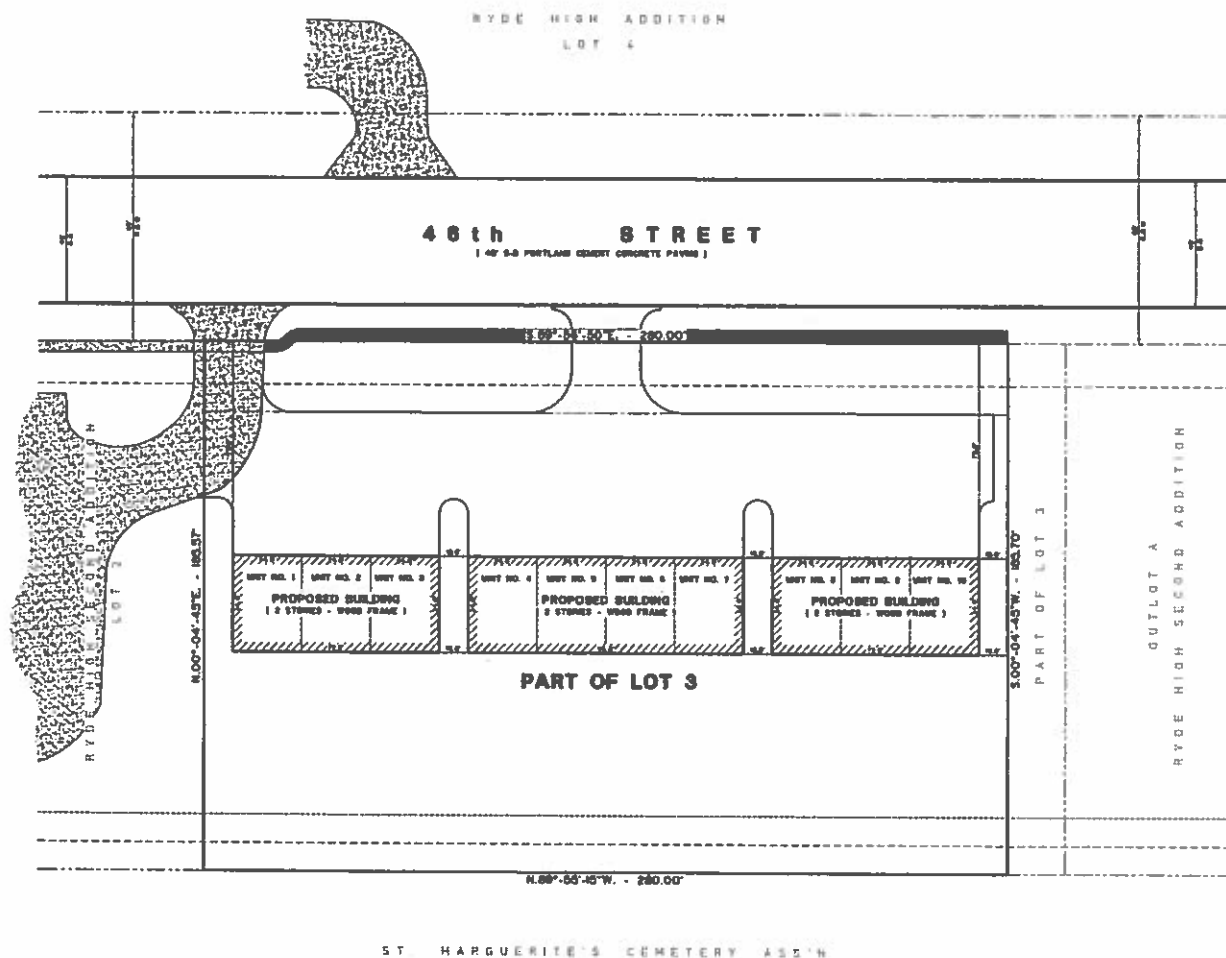
Wayne Wille, CFM - Planner II
Community Planning Division



Concept Plan



**PART OF LOT 3
RYDE HIGH SECOND ADDITION
DAYTON, IOWA
SITE PLAN
SHEET 1 OF 1**

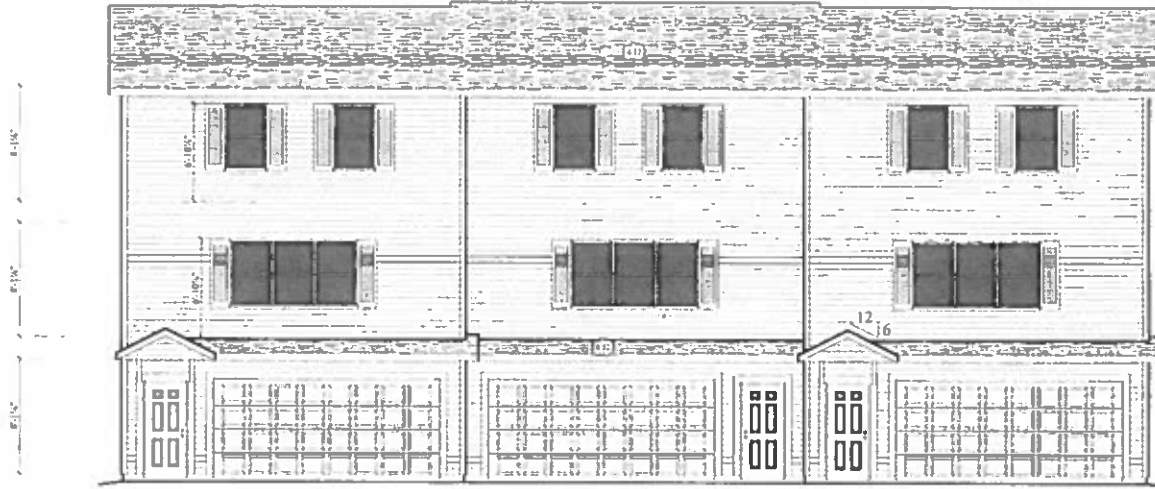


ST. MARGUERITE'S CEMETERY ASS'n

**PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.**

4111 EAST 90th STREET
DAYTON, IOWA 52807
PHONE NUMBER: (319) 399-1349

VMCE 17263 - 82

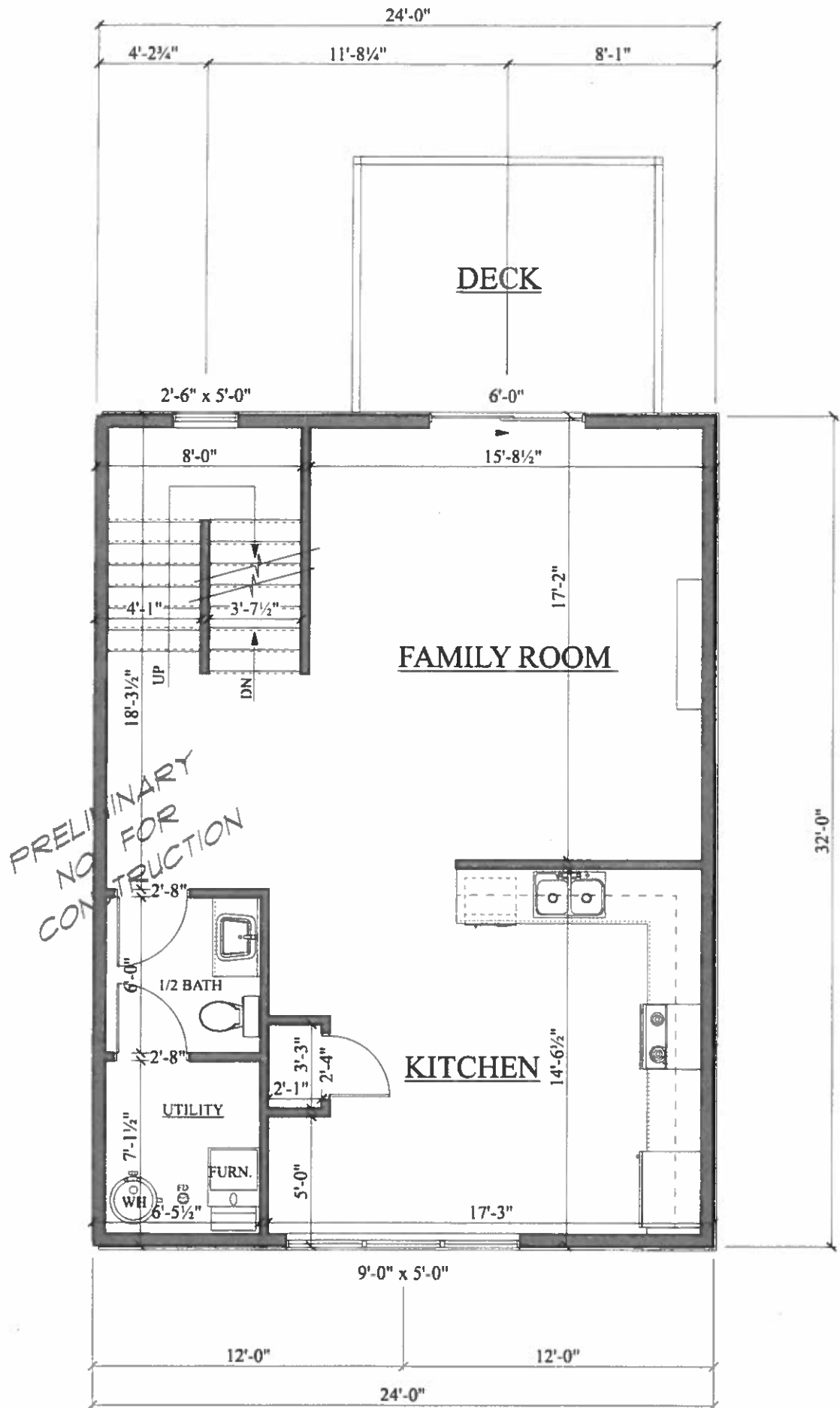


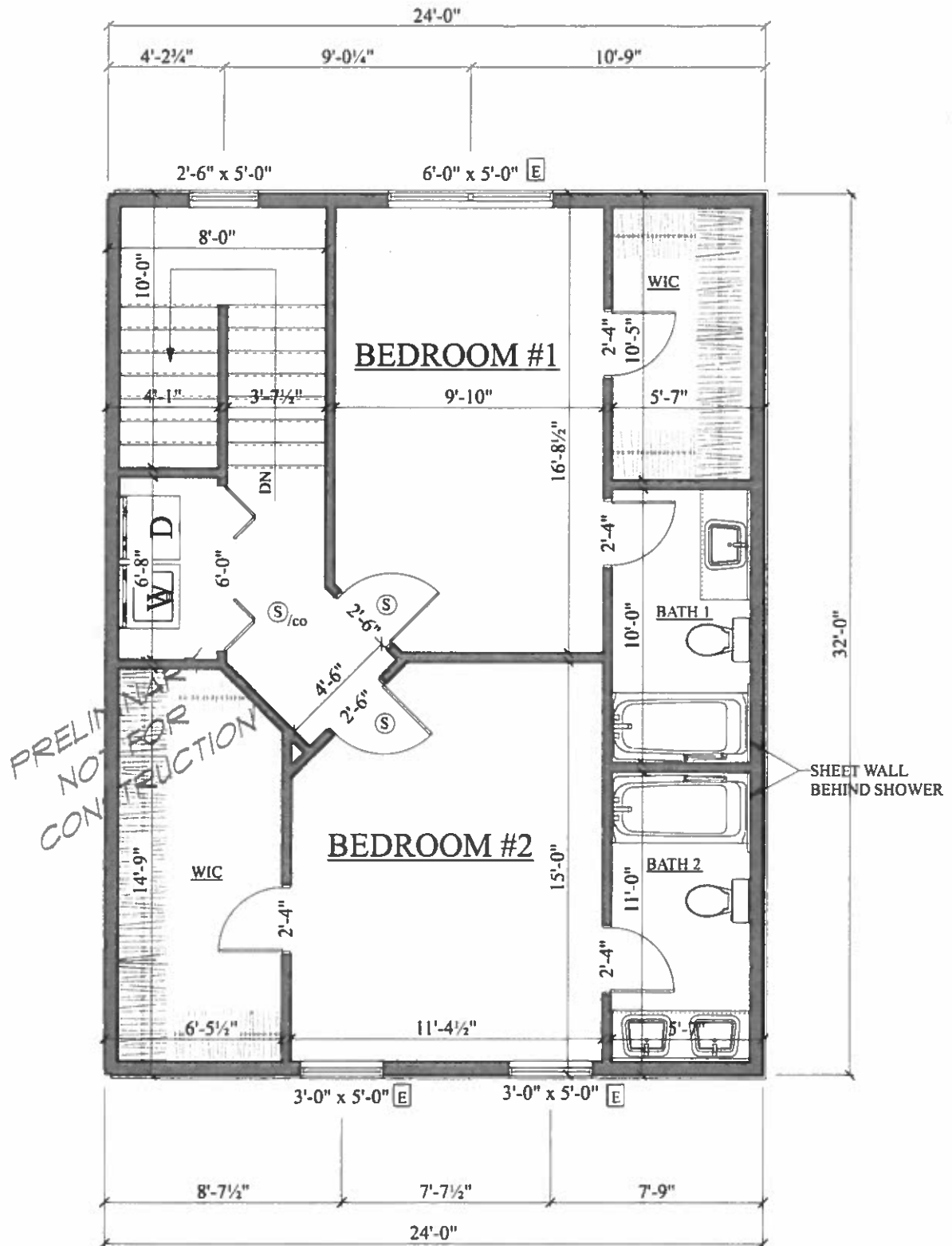
FRONT ELEVATION

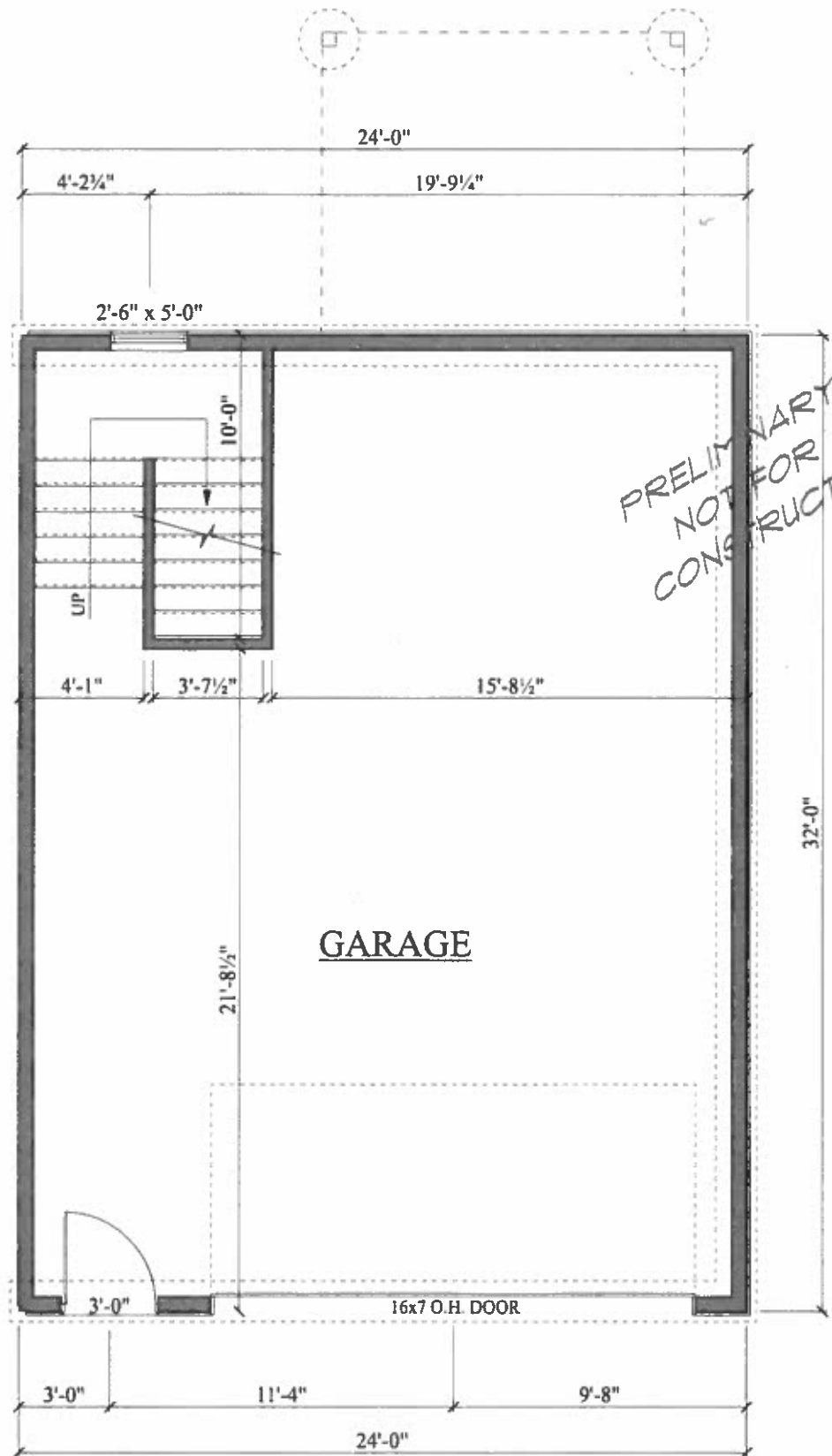


REAR ELEVATION

SHEET # 1	JOB # 1972-1017 SCALE 1/4" = 1'-0" February 22, 2015	SUBJECT NAME SWANEY WEST 46TH CONDOS	DRAWN BY Front & Rear Elevations
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City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286
Wards: 7

Action / Date
4/4/2018

Subject:

Resolution for Case No. P18-02: Preliminary plat Seng Meadows on 20.9 acres, more or less, located west of Northwest Boulevard and north of 46th Street containing 58 residential lots and one outlot. Property is zoned "R-3" Moderate Density Dwelling District. [Ward 7]

Recommendation:

Adopt the resolution

Finding:

- The residential plat conforms to the land use map of Davenport+2035.

Recommendation:

The City Plan and Zoning Commission concurred with the finding and staff's recommendation and forwards the preliminary plat to the City Council for approval subject to the following conditions:

1. That the developer's engineer confirm whether sanitary sewer has or has not been extended to the church property; and if not, then it will need to be shown as extending to the property.
2. That the area reserved for right-of-way intended for the extension of 48th Street in Anette's Landing be shown on the plat
3. If 48th Street is not to be extended, then the existing street needs to end in a turn around, either a hammer-head or cul-de-sac.
4. With final platting the design for the detention must show the surrounding properties are protected to an elevation one-foot above the 100-year storm event elevation.
5. That the eighty (80) foot right-of-way of Marquette Street be maintained.

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

Relationship to Goals:

Welcome Investment

Welcoming Neighborhoods

Background:

This is a preliminary plat showing a proposal for a single family residential development separated from surrounding development. Please see the Commission's letter and background material for further information.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	P18-02 Resolution Only
▣ Backup Material	P18-02 Background

REVIEWERS:

Department	Reviewer	Action	Date
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Community Planning & Economic Development	Berger, Bruce	Approved	3/28/2018 - 10:23 AM
Community Development Committee	Berger, Bruce	Approved	3/28/2018 - 10:23 AM
City Clerk	Admin, Default	Approved	3/28/2018 - 10:26 AM

Resolution No. _____

Resolution offered by Alderman Gripp

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving P18-02: Preliminary plat Seng Meadows on 20.9 acres, more or less, located west of Northwest Boulevard and north of 46th Street containing 58 residential lots and one outlot. Property is zoned "R-3" Moderate Density Dwelling District. [Ward 7]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the preliminary plat of Seng Meadows 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 26, 2018 and as follows:

1. That the developer's engineer confirm whether sanitary sewer has or has not been extended to the church property; and if not, then it will need to be shown as extending to the property.
2. That the area reserved for right-of-way intended for the extension of 48th Street in Anette's Landing be shown on the plat
3. If 48th Street is not to be extended, then the existing street needs to end in a turn around, either a hammer-head or cul-de-sac.
4. With final platting the design for the detention must show the surrounding properties are protected to an elevation one-foot above the 100-year storm event elevation.
5. That the eighty (80) foot right-of-way of Marquette Street be maintained.

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, Deputy City Clerk



March 26, 2018

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of March 20, 2018, the City Plan and Zoning Commission considered Case No. P18-02 being the preliminary plat of Seng Meadows on 20.9 acres, more or less, located west of Northwest Boulevard and north of 46th Street, containing fifty-eight (58) residential lots. The property is zoned "R-3" Moderate Density Dwelling District. [Ward 7]

Finding:

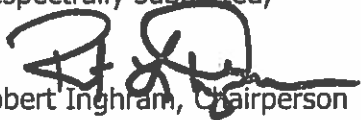
The residential plat conforms to the land use map of Davenport+2035.

Recommendation:

Staff recommends the City Plan and Zoning Commission forward the preliminary plat to the City Council for approval subject to the following conditions:

1. That the developer's engineer confirm whether sanitary sewer has or has not been extended to the church property; and if not, then it will need to be shown as extending to the property.
2. That the area reserved for right-of-way intended for the extension of 48th Street in Anette's Landing be shown on the plat
3. If 48th Street is not to be extended, then the existing street needs to end in a turn around, either a hammer-head or cul-de-sac.
4. With final platting the design for the detention must show the surrounding properties are protected to an elevation one-foot above the 100-year storm event elevation.
5. That the eighty (80) foot right-of-way of Marquette Street be maintained.

Respectfully submitted,


Robert Inghram, Chairperson
City Plan and Zoning Commission



Meeting Location: Council Chambers-City Hall

		APPROVED	APPROVED					
Name:	Roll Call	F18-01 Reed's Retreat Revised	P18-02 Seng Meadows					
Connell	P	Y	Y					
Hepner	P	Y	Y					
Inghram	P							
Kelling	P	Y	Y					
Lammers	P	Y	Y					
Maness	P	Y	Y					
Martinez	A							
Medd	P	Y	Y					
Quinn	P	Y	Y					
Reinartz	P	Y	Y					
Tallman	P	Y	Y					
		9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN					



City of Davenport
Community Planning & Economic Development Department
PREVIEW REPORT

PLAN AND ZONING COMMISSION

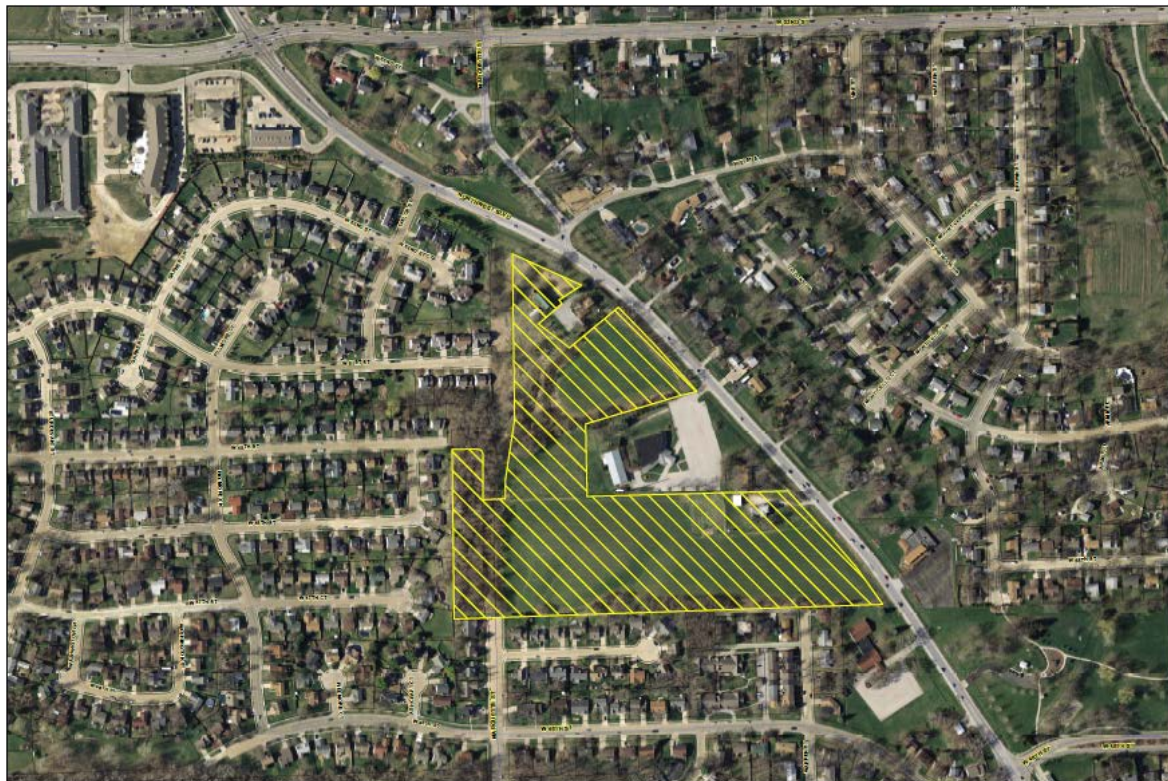
Preview Date: March 20, 2018
Request: P18-02 Preliminary Plat – Seng Meadows
Address: West of Northwest Blvd & North of 46th St
Applicant: Seng Meadows LLC

INTRODUCTION

Request of Seng Meadows LLC for a preliminary plat of 20.9 acres, more or less, located west of Northwest Boulevard and north of 46th Street, containing fifty-eight (58) residential lots. The property is zoned “R-3” Moderate Density Dwelling District. [Ward 7]

Recommendation: Staff recommends the City Plan and Zoning Commission forward the preliminary plat to the City Council for approval subject to the listed conditions.

Aerial Photo:

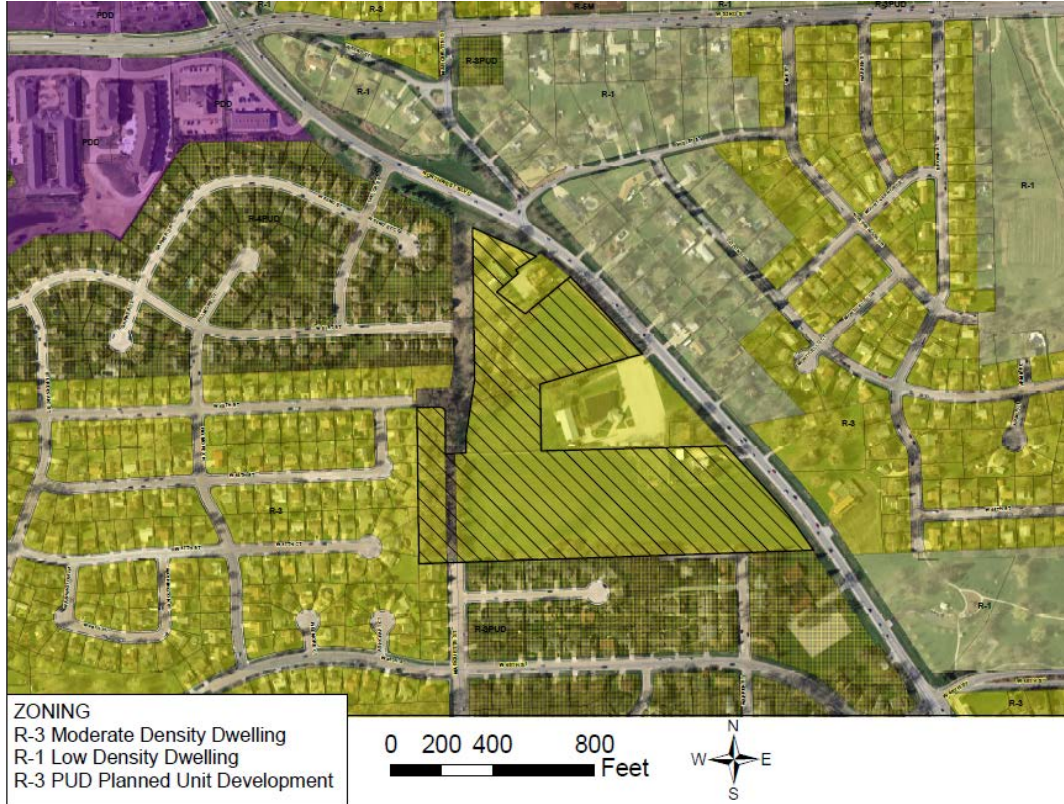


Aerial Photo 2014

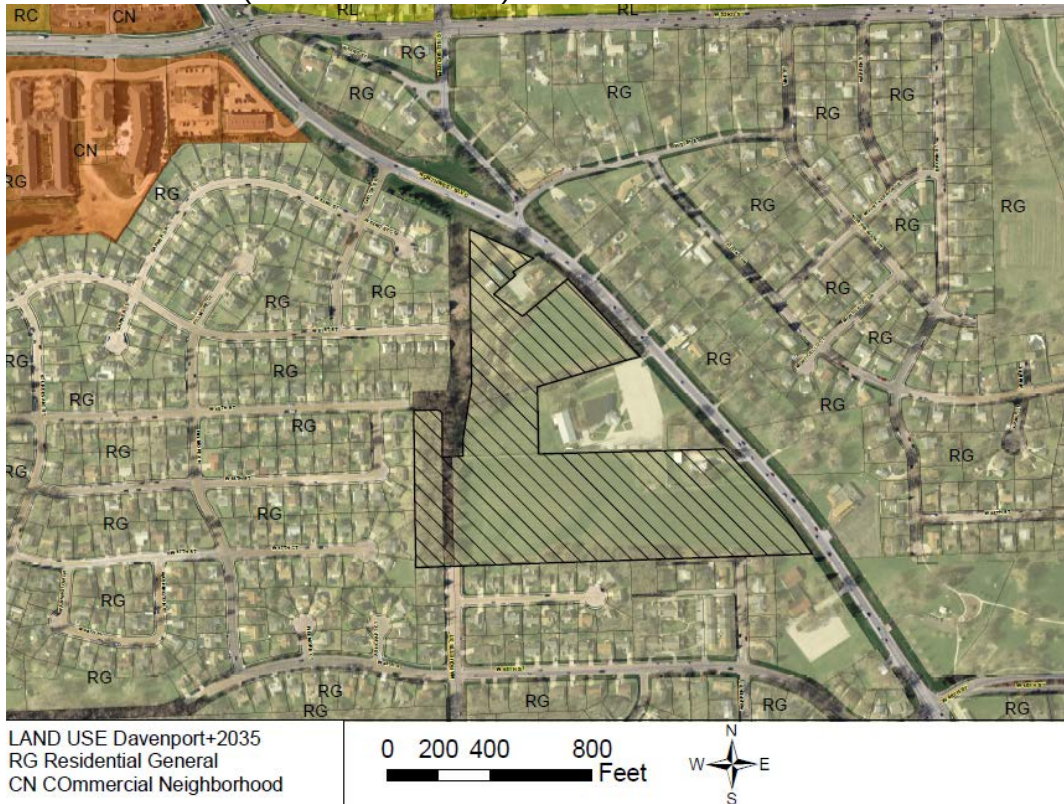
0 200 400 800
Feet



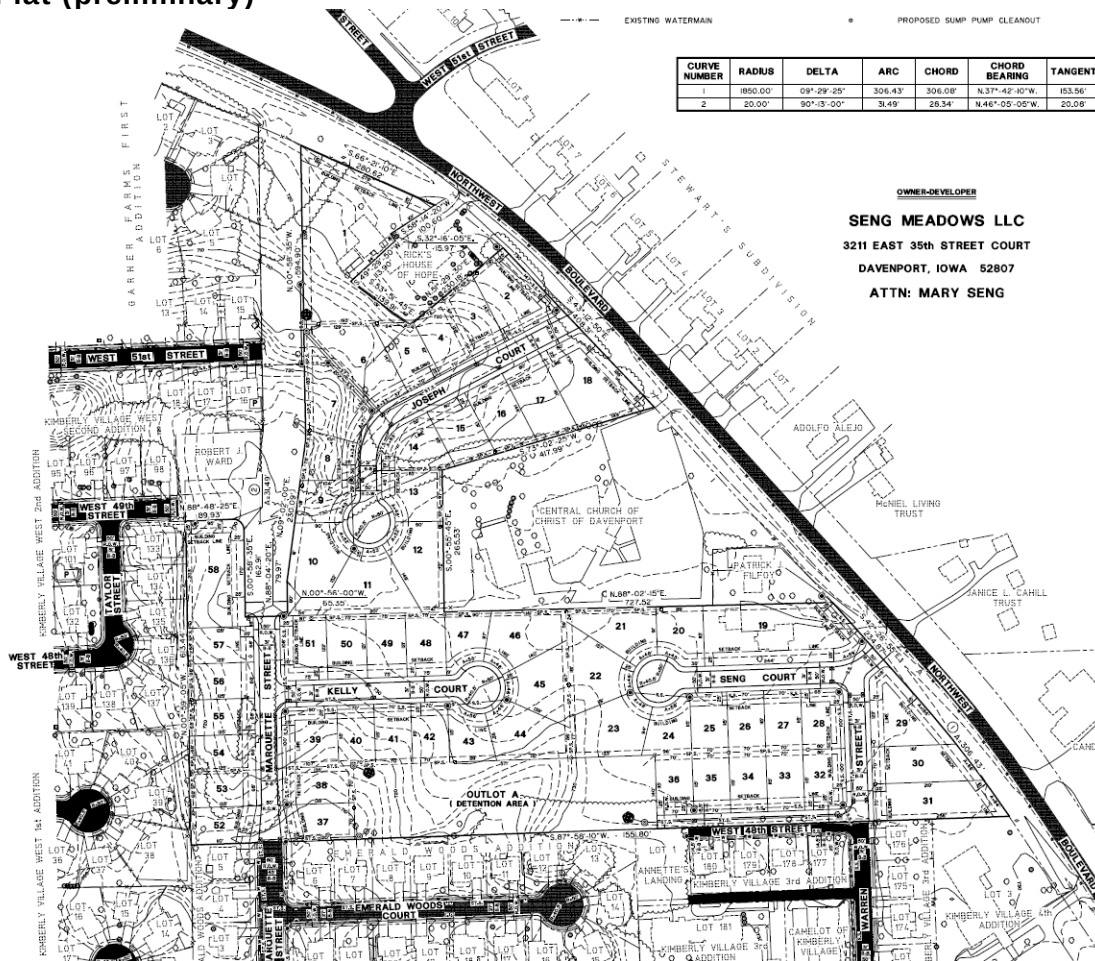
Zoning (R-3 Moderate Density Dwelling)



Land Use 2035 (Residential General)



Plat (preliminary)



BACKGROUND

Comprehensive Plan:

Within Urban Service Area (USB35): Yes
Proposed Land Use Designation: RG - Residential General

Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant *Davenport+2035* Goals and Objectives:

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

2. Identify and reserve land for future development

Technical Review:

Streets. Marquette is proposed to extend into the proposed plat but not the length of the plat. Three cul-de-sacs are also proposed. There already exists a Kelly Court in Irish Woods Additions in the approximately same alignment. To differentiate, the developer may want to consider naming it West Kelly Court or since it aligns with the proposed Seng Court it should carry the same name.

16.24.040 Streets.

A. The arrangement of street rights-of-way in new subdivisions shall make provisions for the extension of the existing system of street rights-of-way (or their proper projection where adjacent property is not subdivided) insofar as they may be necessary for public requirements. The street and alley right-of-way arrangements shall also be such as to cause no hardship to owners of adjacent property when they plat their own land and seek to provide for convenient access to it.

General Note: Staff posed a question internally as to the time it takes to plow a cul-de-sac versus a regular street. Part of the time depends on how many cars are parked in the Cul-de-sac I would say that a court that has no obstacles would average 15 to 20 minutes and then if cars are present it could add up to 25 to 30 minutes. Now if you are street plowing a regular street making four passes per block would be no more than 5 minutes per block.

The three cul-de-sacs could be interconnected and provide a “U” type street connection to Northwest Boulevard similar to Northwest Crossings south east of Wood Junior High. This allows for access to Northwest Boulevard during repairs on any portion of the street. This would still maintain the privacy of the area without through connections to Marquette Street.

There is right-of-way dedicated as part of Anette’s Landing for the extension of 48th Street that needs to be shown on the plat. If 48th Street is not extended to the north a provision for a turn-around should be made so as not to inconvenience the abutting owners to the southeast.

The preference would be to maintain the eighty (80) foot right-of-way of Marquette Street to be continuous with the existing right-of-way to the south.

Storm Water. There is no existing stormwater infrastructure in the general area. Storm drainage is overland to the ditch line along Northwest Boulevard. Storm water infrastructure will need to be extended into the area. This subdivision is over 5 acres so it will require detention. Detention is proposed along the south boundary of the proposed plat, though the two lot abutting this area to the west are lower in elevation. With final platting, the detention will need to be designed to protect abutting properties to an elevation of one-foot above the 100-year storm event elevation. This subdivision will also create more than 10,000 square feet of hard surface when it is built out so it will require water quality as well.

Sanitary Sewer. Sanitary sewer service is located in Marquette Street and 48th Street adjacent to the plat. Sanitary is also located in 49th and 51st Street along the west boundary of the property. The developer’s engineer will need to

confirm whether sanitary sewer has or has not been extended to the church being surrounded by this development.

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

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

PUBLIC INPUT This is a subdivision plat. No notification is required.

DISCUSSION

The following is excerpted from the City Code containing the ordinance language for a preliminary plat:

16.16.020 Submission of preliminary plat — Contents.

A. *The location of present property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on land immediately adjacent thereto;*

B. *The proposed location and width of streets, alleys, lots, building setback lines and easements, if any;*

C. *Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet are to be indicated in a general way upon the plat;*

D. *Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor;*

E. *The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land;*

F. *Existing contours with intervals of five feet or less;*

G. *North point, scale and date;*

H. *A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.*

16.16.030 Conformance with minimum standards.

The city plan and zoning commission shall study such preliminary plat to see if it conforms with the minimum standards and requirements as outlined in this chapter. The approval of the preliminary plat does not constitute acceptance with the subdivision by the city, but is deemed to be an authorization to proceed with the preparation of the final plat.

STAFF RECOMMENDATION

Finding:

The residential plat conforms to the land use map of Davenport+2035.

Recommendation:

Staff recommends the City Plan and Zoning Commission forward the preliminary plat to the City Council for approval subject to the following conditions:

1. That the developer's engineer confirm whether sanitary sewer has or has not been extended to the church property; and if not, then it will need to be shown as extending to the property.
2. That the area reserved for right-of-way intended for the extension of 48th Street in Anette's Landing be shown on the plat

3. If 48th Street is not to be extended, then the existing street needs to end in a turn around, either a hammer-head or cul-de-sac.
4. With final platting the design for the detention must show the surrounding properties are protected to an elevation one-foot above the 100-year storm event elevation.
5. That the eighty (80) foot right-of-way of Marquette Street be maintained.

Prepared by:

Wayne Wille, CFM – Planner II
Community Planning Division

Technical Review Comments:

Tom Leabhart - PW

- Sanitary sewer is not shown to be extended to the church property. If it is already connected to the east this may not be necessary, but the Engineer is to confirm one way or another.
- The plat for Lot 1 of Annette's Landing includes an area reserved for street ROW intended for the extension of 48th Street. This area should be shown on the plat.
- If 48th Street is not to be extended the street should end in a cul-de-sac or approved hammer head design providing a turnaround for solid waste and snow removal.
- With final platting, design for the detention basin must show that the surrounding properties are protected to an elevation one foot above the 100 year storm event.
- It is preferred that the width of the Marquette Street ROW remain at 80' to be contiguous with the existing ROW to the south.

David Cox - PW Software Administrator

- Kelly Ct is already a name in Irish Woods Subdivision. It will need to be renamed.

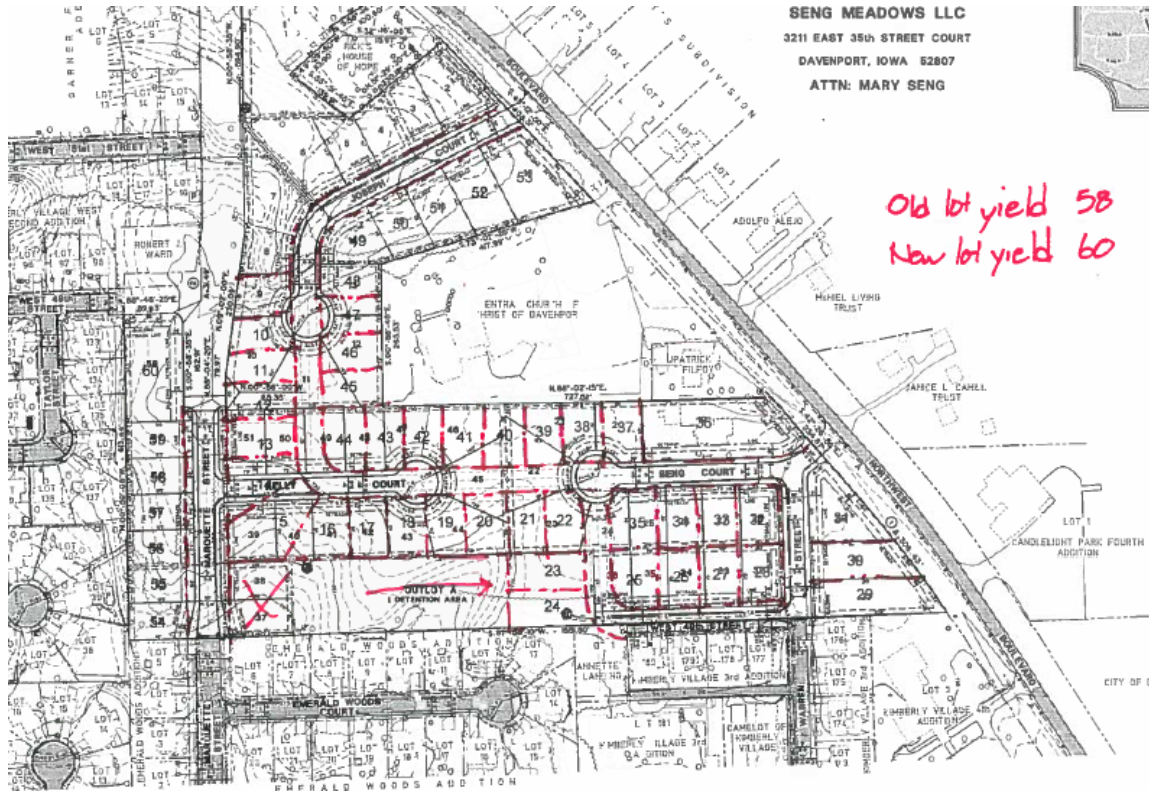
Billy Fisher - PW Urban Conservationist

- This subdivision is over 5 acres so it will require detention.
- It will create more than 10,000 square feet of hard surface when it is built out so it will require water quality as well.

Zachary C. Peterson – PW Landscape Design Architect

- Preserve the 80' ROW on Marquette. The current and previous several Comprehensive Plans call for a direct neighborhood collector connection from 46th St. to NW Blvd. (More connections in the street grid = more choice = more even traffic distribution throughout the existing street network = longer pavement shelf life)
- Preserve existing street width on Marquette at 45.' The Comprehensive Plan calls for the future connection to Northwest Blvd. Preserving the existing cross section will allow for the inclusion of complete street infrastructure per the recommendations of *Davenport In-Motion* and future Multi-Modal Plan initiatives currently in progress with *Davenport-GO*. A future direct connector on Marquette will ultimately minimize the current cut through traffic currently taking place on 46th/Fillmore Ln/51st/Taylor and will reduce the traffic burden in the residential neighborhood along 46th St. to the East.
- The proposed lots 37 & 38 are located on a naturally occurring site low point which may run the risk of future water flow issues in the future.
- Eliminate the proposed 3 cul-de-sac street and 48th Street dead-end alignment in favor of a contiguous loop configuration with an integrated 48th St. through connection for the following reasons (see attached exhibit):
 - The loop road layout as shown works with existing site topography to reduce site grading costs.
 - A loop road layout as shown provides a more efficient lot layout which equates to a higher lot yield.
 - A loop road layout provides a higher yield of walk-out lots.
 - A loop road layout provides the opportunity to relocate lots 36 & 37 to the east on a higher side of the property which allows the natural low point to be used for detention and not affect the lot yield bottom line.
 - Lot 1 of Annette's landing has an easement in place which assumes the future connection of 48th St.

- From a public safety perspective, a loop road layout provides an auxiliary exit point in an emergency situation and better facilitates Fire Department access and fire truck maneuverability.
- A loop road configuration better facilitates snow removal activity and would eliminate the need to stack snow at the end of the cul-de-sac. Streets crews estimate that it takes additional time (see street comment below) for snow removal time to clear a typical cul-de-sac. That figure attributed to this site (3 cul-de-sacs) will cost an additional 45 minutes of clearance time for this development alone.



Art Bartleson – PW Street Maintenance Supervisor

- This is depending on how many cars are parked in the Cul-de-sac I would say that a court that has no obstacles would average 15 to 20 minutes and then if cars are present it could add up to 25 to 30 minutes.
- Now if you are street plowing a regular street making four passes per block would be no more than 5 minutes per block.

100 0 25 50 100
(SCALE : 1" = 100')
(FEBRUARY 20, 2018)

LEGEND

— 180 —	EXISTING CONTOURS (INDEX)	— S.S. —	PROPOSED SANITARY SEWER
- - - 178 - - -	EXISTING CONTOURS (INTERMEDIATE)	⊙	PROPOSED SANITARY SEWER MANHOLE
- - - S.S. - - -	EXISTING SANITARY SEWER	— ST.S. —	PROPOSED STORM SEWER
⊙	EXISTING SANITARY SEWER MANHOLE	⊗	PROPOSED CATCH BASIN
- - - ST.S. - - -	EXISTING STORM SEWER	⊢	PROPOSED FLARED END SECTION
⊗	EXISTING CATCH BASIN	⊗	PROPOSED RIP - RAP
▨	EXISTING PAVEMENT	⊙	PROPOSED DETENTION OUTFALL
⊙	EXISTING FIRE HYDRANT	— SP.S. —	PROPOSED SUMP PUMP SEWER
— W. —	EXISTING WATERMAIN	⊙	PROPOSED SUMP PUMP CLEANOUT

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	1850.00'	09°-29'-25"	306.43'	306.08'	N.37°-42'-10"W.	153.56'
2	20.00'	90°-13'-00"	31.49'	28.34'	N.46°-05'-05"W.	20.08'

OWNER-DEVELOPER

SENG MEADOWS LLC

3211 EAST 35th STREET COURT

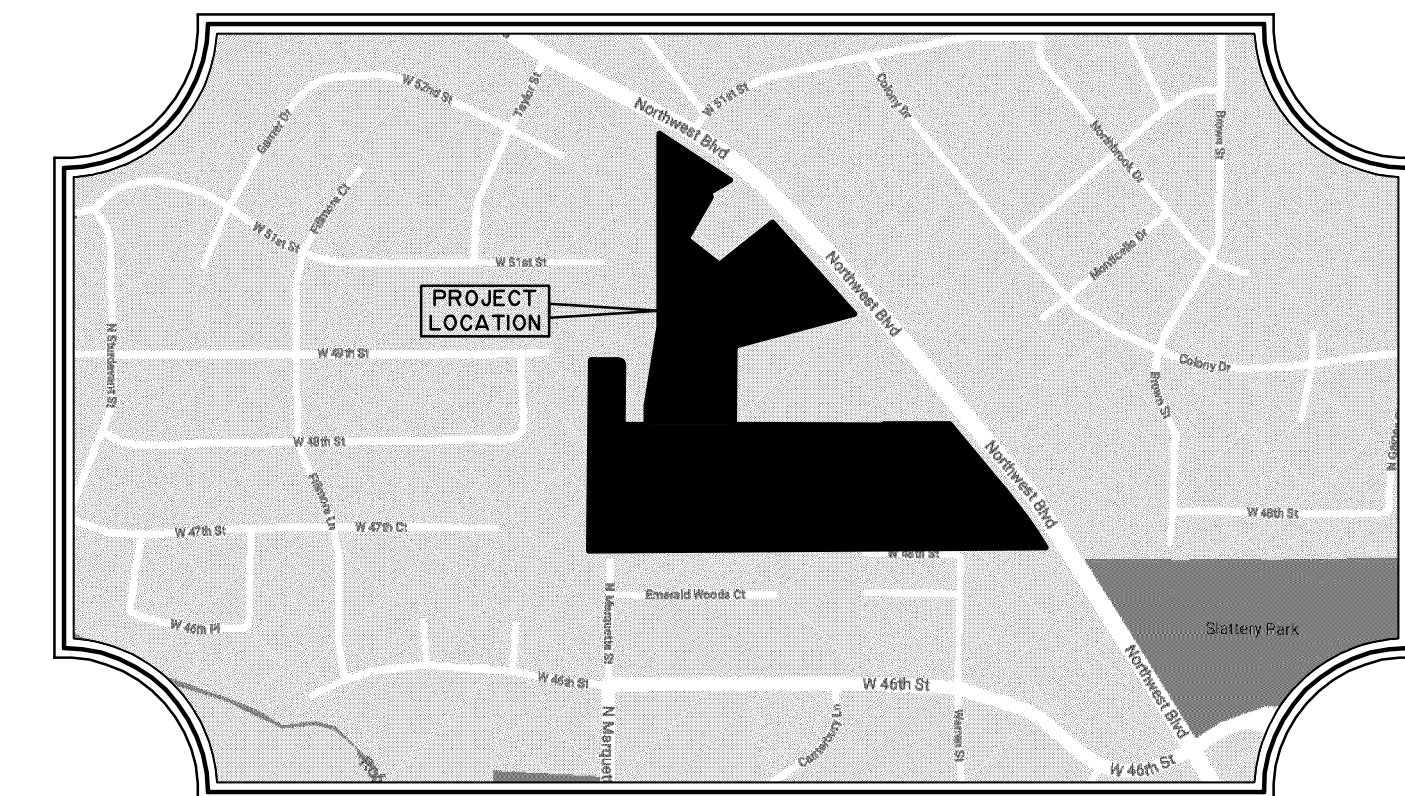
DAVENPORT, IOWA 52807

ATTN: MARY SENG

PRELIMINARY PLAT OF SENG MEADOWS

AN ADDITION TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND
PART OF THE SOUTHWEST QUARTER OF SECTION 11
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th P.M.
AND IN PART BEING A REPLAT OF OUTLOT 2
EMERALD WOODS ADDITION



LOCATION MAP

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

ALL INTERIOR LOT DIMENSIONS ARE APPROXIMATE.

TOPOGRAPHY WAS DONE BY OTHERS.

SUBDIVISION CONTAINS 20.9 ACRES, MORE OR LESS.

FRONT YARDS WHERE SANITARY IS SHOWN SHALL HAVE A 15 FOOT SANITARY SEWER & UTILITY EASEMENT. FRONT YARDS WITHOUT SANITARY SEWER SHALL HAVE A 15 FOOT WATERMAIN & UTILITY EASEMENT. SIDE LOT LINES WITH SANITARY AND STORM SEWER SHALL HAVE A 30 FOOT SEWER & DRAINAGE EASEMENT. SIDE YARD WITH SUMP PUMP SEWER SHALL HAVE A 10 FOOT DRAINAGE EASEMENT CENTERED ON LOT LINE.

PROPOSED ZONING IS R-3 (MODERATE DENSITY DWELLING DISTRICT).

ALL SANITARY SEWER SHALL BE 8 INCH DIAMETER.

ALL WATERMAIN SHALL BE 8 INCH DIAMETER DUCTILE IRON PIPE.

ALL STORM WATER DETENTION SHALL BE DESIGNED AT THE TIME OF FINAL PLATTING.

THE CITY OF DAVENPORT CURRENTLY OWNS A 40 FOOT STRIP OF MARQUETTE STREET RIGHT OF WAY THAT IS INCLUDED HEREIN. LOTS 52 THROUGH 58 UTILIZE PART OF THAT RIGHT OF WAY.

SURVEYOR

DAVID L. MEYER

VERBEKE - MEYER CONSULTING ENGINEERS, P.C.

4111 EAST 60th STREET

DAVENPORT, IOWA 52807

PREPARED BY

VERBEKE - MEYER

CONSULTING ENGINEERS, P.C.

4111 EAST 60th STREET

DAVENPORT, IOWA 52807

PHONE NUMBER: (563) 359 - 1348

VMCE 16322 - PRELIMINARY PLAT

City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286
Wards: 8

Action / Date
COW4/4/2018

Subject:

Resolution re-approving the proposed annexation of 16.84 acres, more or less of property located west of North Division Street and south of Slopertown Road (Case No. ANX18-01)(Sterilite Corporation,petitioner) [Ward 8 as expanded]

Recommendation:

Adopt the resolution

Relationship to Goals:

Welcome Investment

Background:

This annexation was previously approved by the Council. On account of an error in the public notification, the resolution must be re-approved before it is forwarded to the City Development Board for final action.

ATTACHMENTS:

Type	Description
▢ Cover Memo	Resolution
▢ Cover Memo	Background Material

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	3/28/2018 - 10:24 AM
Community Development Committee	Berger, Bruce	Approved	3/28/2018 - 10:24 AM
City Clerk	Admin, Default	Approved	3/28/2018 - 10:27 AM

Resolution No. _____

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. ANX18-01, the annexation of 16.84 acres more or less, of territory located west of North Division Street and south of Slopertown Road. (Sterilite Corporation, petitioner.) [Ward 8 as expanded].

WHEREAS, Sterilite Corporation is the owner of 16.84 acres more or less (adjacent right-of-way included), of territory located west of North Division Street and south of Slopertown Road, legally described as follows:

Sterilite Tracts: NW ¼ of the SW ¼ of Section 27, Township 79 North, Range 3 East of the 5th Principal Meridian, and that part of the SW ¼ of the NW ¼ of said Section 27 located south of the centerline of Slopertown Road, Scott County Iowa and the NE ¼ of the SW ¼ of Section 27, Township 79 North, Range 3 East of the 5th Principal Meridian
Current Parcels: 932733002, & 932735005

WHEREAS, the City desires to annex this territory to the City's corporate limits in order to accommodate future development; and

WHEREAS, Section 368.7 of the Code of Iowa provides for the voluntary annexation of territory adjoining the incorporated area of a municipality; and

WHEREAS, pursuant to the Code of Iowa, the City mailed notice of the application via certified mail, at least fourteen business days prior to the anticipated action of the city council on the application, to the council of each city whose boundary adjoins the territory or is within two miles of the territory (in this case the City of Eldridge), to the board of supervisors of each county which contains a portion of the territory (in this case Scott County), each affected public utility (in this case CenturyLink, Iowa-American water, REC Eastern Iowa, MediaCom, and MidAmerican Energy Company), and to the regional planning authority of the territory (in this case the Bi-State Regional Commission); and further, notice of the application was published in an official county newspaper in each county which contains a portion of the territory (in this case the Quad City Times).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa, that the petition for annexation of the area shown on the attached map and legally described above, and the same and is hereby approved, and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution as required by law.

BE IT FURTHER RESOLVED, that City staff is directed to provide appropriate documentation of this action for review and approval by the City Development Board of the State of Iowa, and that the City Clerk be and is hereby authorized and directed to file a certified copy of this resolution and attachments with the Scott County Recorder, and the Iowa Secretary of State.

Approved:

Frank Klipsch, Mayor

Attest:

Jackie E. Holecek, City Clerk



**NOTICE OF PROPOSED ANNEXATION OF TERRITORY
TO THE CITY OF DAVENPORT (STERILITE)**

Dear Interested Parties:

There is on file with the City of Davenport, Department of Community Planning and Economic Development, a petition to annex a tract to the City of Davenport, legally described as follows:

The northern 250 feet, more or less, of the southwest quarter of Section 27, Township 79 North Range 3 East. The above described real estate contains 14.86 acres more or less, and subject to the rights of the public for roadway purposes of Slopertown Road. The roadway easement for Slopertown contains approximately 1.98 acres.

You are being notified via Certified Mail of this pending action pursuant to Iowa Code Section 368.7(3). A copy of the Voluntary Annexation Petition and location map are attached to this letter. This action is being contemplated in order to allow for continued growth and development within the City of Davenport.

The Davenport Committee of the Whole will consider this petition at its Wednesday, February 21, 2018 meeting, to be held at 5:30 pm in the Council Chambers of City Hall, 226 West 4th Street. The Davenport City Council will vote on the petition at its Wednesday, February 28, 2018 meeting, same time and place. While a public hearing is not required, it is the practice of the City Council to solicit comments from the public prior to taking official action. Final approval of the proposed annexation is the decision of the City Development Board of the State of Iowa.

If you have any further questions regarding this pending annexation, feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew G. Flynn", is written over a horizontal line.

Matthew G. Flynn, AICP
Senior Planning Manager, City of Davenport
563-888-2286; matt.flynn@ci.davenport.ia.us



City of Davenport, Iowa

VOLUNTARY ANNEXATION APPLICATION

To the Council of the City of Davenport, Iowa:

We, being all of the owners of the following described territory adjoining the City of Davenport, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Davenport, Iowa. Attached hereto is a plat of such territory showing the situation thereof with reference to the existing limits of the City.

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned: Parcels 932733002 and 932735005; more or less bound by the Davenport shortline railroad to the west, Division Street to the east and Slopertown Road to the north.

Legal Description: The northern 250.00 feet, more or less of the southwest quarter of Section 27, Township 79 North, Range 3 East. The above described real estate contains 14.86 acres more or less, and subject to the rights of the public for roadway purposes of Slopertown Road. The roadway easement for Slopertown contains approximately 1.98 acres.

Property Owner(s): Sterilite Corporation, P. O. 8001, Townsend MA, 01469

Applicant / Contact: Steve Stone, Sterilite Corporation, P.O. Box 8001, Townsend MA, 01459

Signed by:  Date: 01/24/18
(Property Owner)

Signed by: _____ Date: _____
(Property Owner)

Note: no other signature may be substituted for the Property Owner's Signature.)

And: _____ Date: _____
(Applicant/Contact)

Original Signatures are Required

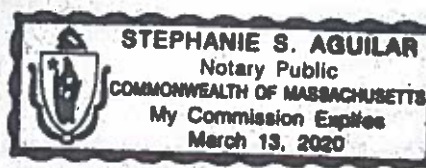
**If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.*

STATE OF MASSACHUSETTS

COUNTY OF MIDDLESEX

On this 25th day of January, 20 18, before me, a Notary Public in and for Middlesex County, Massachusetts, personally appeared Steven L. Stone, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Stephanie S. Aguilar
Notary Public in and for Middlesex County, MA



STATE OF MASSACHUSETTS

COUNTY OF MIDDLESEX

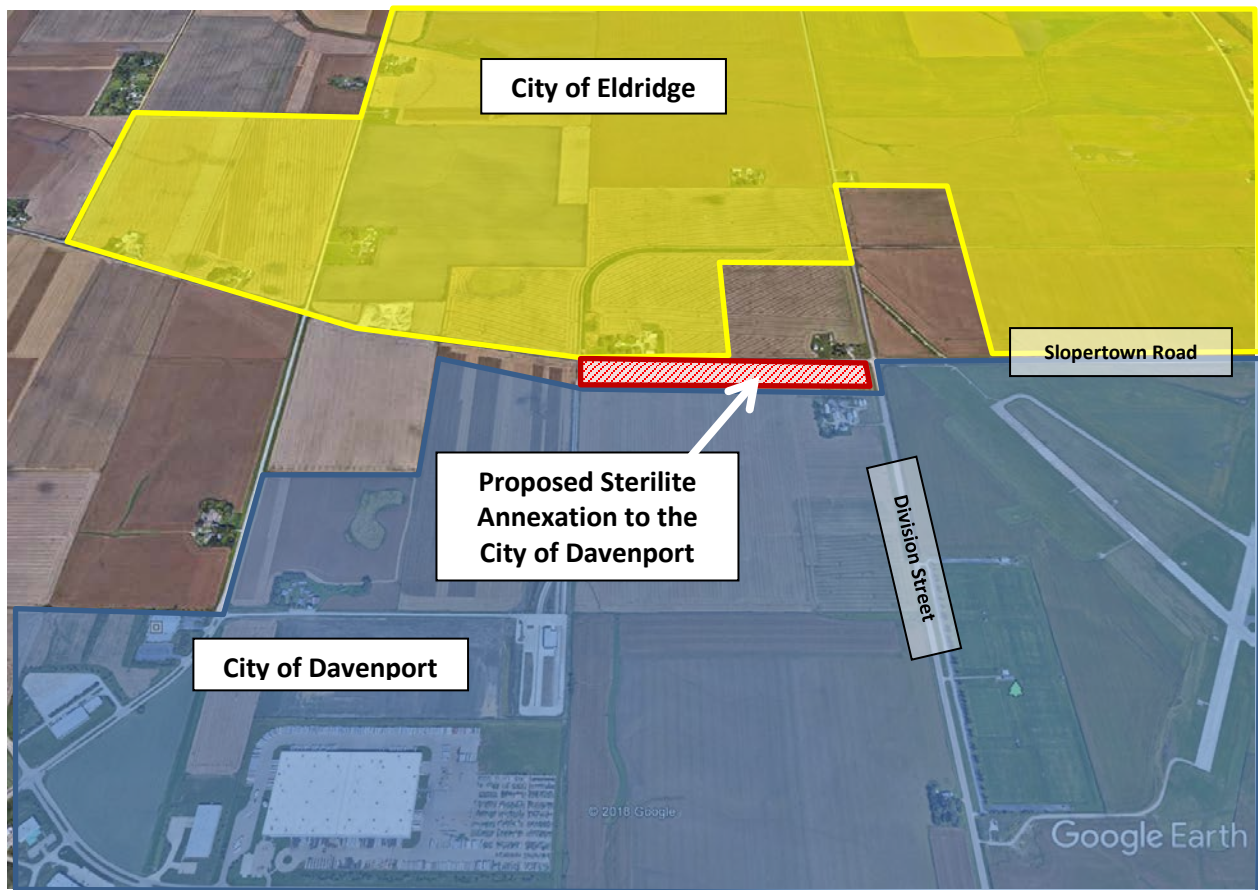
On this _____ day of _____, 20____, before me, a Notary Public in and for Middlesex County, Massachusetts, personally appeared _____, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Middlesex County, MA

Proposed Annexation to the City of Davenport

Sterilite Property

Case No. ANX18-01



City of Davenport

Agenda Group:
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286
Wards: 8

Action / Date
COW4/4/2018

Subject:
Resolution re-approving the annexation of approximately 155 acres located west of Hillandale Road and south of Slopertown Road (Case No. ANX18-02)(Charlie Keppy Farms, LLC, petitioner). [Ward 8 as expanded]

Recommendation:
Adopt the Resolution

Relationship to Goals:
Welcome Investment

Background:
This annexation was previously approved by the Council. Due to an error in the notice of publication, it must be re-approved prior to final action taken by the State City Development Board.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Reolution
▣ Backup Material	Background Material

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	3/28/2018 - 10:25 AM
Community Development Committee	Berger, Bruce	Approved	3/28/2018 - 10:25 AM
City Clerk	Admin, Default	Approved	3/28/2018 - 10:26 AM

Resolution No. _____

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. ANX18-02, the annexation of 155 acres more or less, of territory located west of Hillandale Road south of Slopertown Road. (Charlie Keppy Farm, LLC, petitioner.) [Ward 8 as expanded].

WHEREAS, Charlie Keppy Farm, LLC is owner of 155 acres more or less, of territory located west of Hillandale Road and south of Slopertown Road, legally described as follows:

The NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, The SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, & the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 79 North, Range 3 East of the 5th Principal Meridian, and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29, Township 79 North, Range 3 East of the 5th Principal Meridian, Except for the West 10.0 Ac per Survey 2013-4565

Current Parcels: 932835001, 932849001, 932851001, & 932955002

WHEREAS, the City desires to annex this territory to the City's corporate limits in order to accommodate future development; and

WHEREAS, Section 368.7 of the Code of Iowa provides for the voluntary annexation of territory adjoining the incorporated area of a municipality; and

WHEREAS, pursuant to the Code of Iowa, the City mailed notice of the application via certified mail, at least fourteen business days prior to the anticipated action of the city council on the application, to the council of each city whose boundary adjoins the territory or is within two miles of the territory (in this case the City of Eldridge), to the board of supervisors of each county which contains a portion of the territory (in this case Scott County), each affected public utility (in this case CenturyLink, Iowa-American water, REC Eastern Iowa, MediaCom, and MidAmerican Energy Company), and to the regional planning authority of the territory (in this case the Bi-State Regional Commission); and further, notice of the application was published in an official county newspaper in each county which contains a portion of the territory (in this case the Quad City Times).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa, that the petition for annexation of the area shown on the attached map and legally described above, and the same and is hereby approved, and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution as required by law.

BE IT FURTHER RESOLVED, that City staff is directed to provide appropriate documentation of this action for review and approval by the City Development Board of the State of Iowa, and that the City Clerk be and is hereby authorized and directed to file a certified copy of this resolution and attachments with the Scott County Recorder, and the Iowa Secretary of State.

Approved:

Frank Klipsch, Mayor

Attest:

Jackie E. Holecek, City Clerk



**NOTICE OF PROPOSED ANNEXATION OF TERRITORY
TO THE CITY OF DAVENPORT (MEYER KEPPEY)**

Dear Interested Parties:

There is on file with the City of Davenport, Department of Community Planning and Economic Development, a petition to annex a tract to the City of Davenport, legally described as follows:

"The East Half of the Southwest Quarter of Section 28, and the Southwest Quarter of the Southwest Quarter of said Section 28, and all but the west 326.71 feet, more or less, of the Southeast Quarter of the Southeast Quarter of Section 29, all in Township 79 North, Range 3 East of the 5th PM, Scott County, Iowa"

You are being notified via Certified Mail of this pending action pursuant to Iowa Code Section 368.7(3). A copy of the Voluntary Annexation Petition and Location Map are attached to this letter. This action is being contemplated in order to allow for continued growth and development of the City of Davenport, in accordance with its Comprehensive Plan.

The Davenport Committee of the Whole will consider this petition at its Wednesday, February 21, 2018 meeting, to be held at 5:30 pm in the Council Chambers of City Hall, 226 West 4th Street. The Davenport City Council will vote on the petition at its Wednesday, February 28, 2018 meeting, same time and place. While a public hearing is not required, it is the practice of the City Council to solicit comments from the public prior to taking official action. Final approval of the proposed annexation is the decision of the City Development Board of the State of Iowa.

If you have any further questions regarding this pending annexation, feel free to contact me.

Sincerely,

Matthew G. Flynn, AICP
Senior Planning Manager, City of Davenport
563-888-2286; matt.flynn@ci.davenport.ia.us



City of Davenport, Iowa

VOLUNTARY ANNEXATION APPLICATION

To the Council of the City of Davenport, Iowa:

We, being all of the owners of the following described territory adjoining the City of Davenport, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Davenport, Iowa. Attached hereto is a plat of such territory showing the situation thereof with reference to the existing limits of the City.

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned: _____

Legal Description: _____

Property Owner(s): _____

Address: _____

Address: _____

Phone #: _____

Applicant / Contact: _____

Address: _____

Address: _____

Phone #: _____

Signed by: Nancy R. Meyer Date: Nov 8, 2017
(Property Owner)

Signed by: Charles R. Reinhardt Date: 11/8/2017
(Property Owner)

Note: no other signature may be substituted for the Property Owner's Signature.)

And: _____ Date: _____
(Applicant/Contact)

Original Signatures are Required

**If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.*

STATE OF IOWA

COUNTY OF ~~SCOTT~~ Cedar

On this 8th day of November, 20 17, before me, a Notary Public in and for ~~Scott~~ Cedar County, Iowa, personally appeared Nancy K Meyer, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.



Julie A. Chase
Notary Public in and for ~~Scott~~ Cedar County, Iowa

STATE OF IOWA

COUNTY OF ~~SCOTT~~ Cedar

On this 8th day of November, 20 17, before me, a Notary Public in and for ~~Scott~~ Cedar County, Iowa, personally appeared Charlotte A Koenigsaecker, to me personally known, who being by me duly sworn, did say that the person is one of the partners of Charlie C Kappy LLC, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.



Julie A. Chase
Notary Public in and for ~~Scott~~ Cedar County, Iowa

STATE OF IOWA

COUNTY OF SCOTT

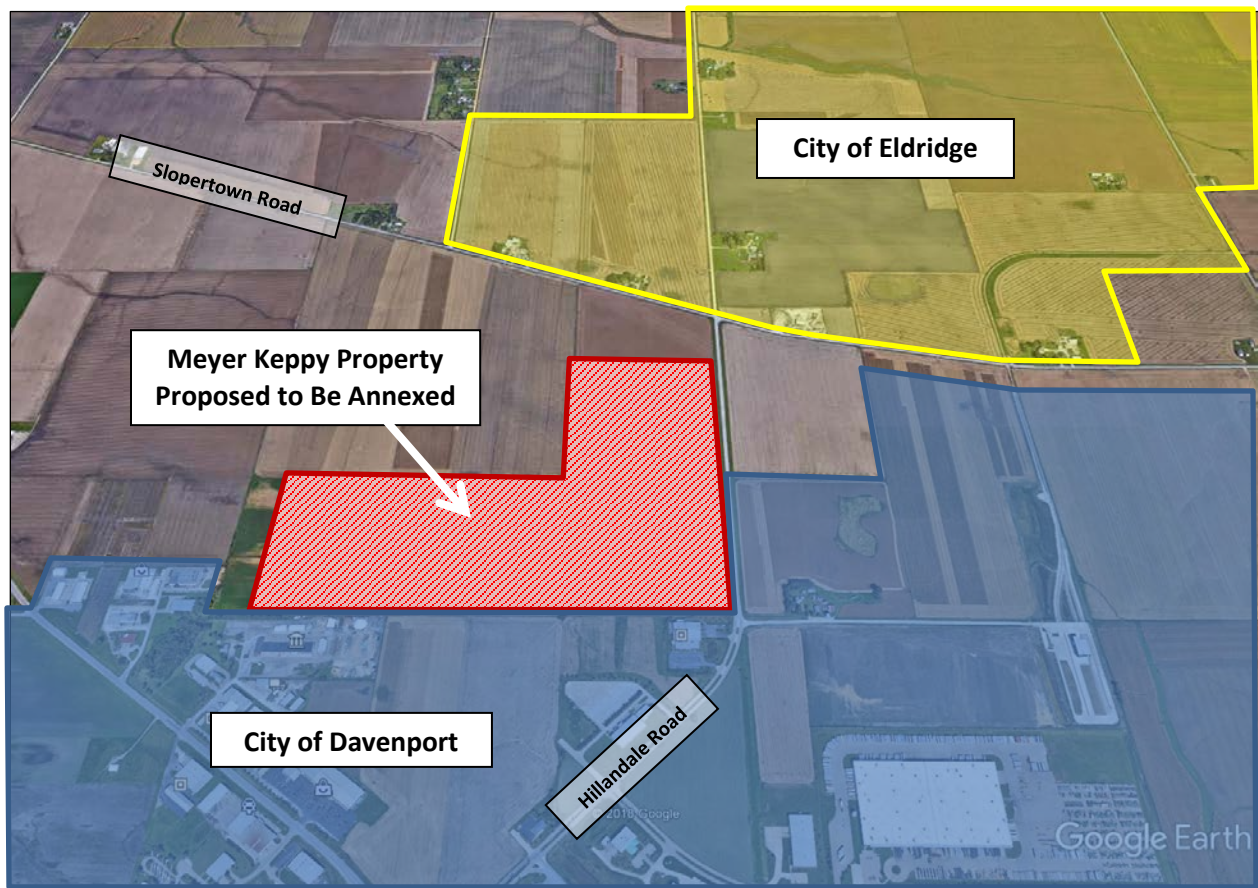
On this _____ day of _____, 20____, before me, a Notary Public in and for Scott County, Iowa, personally appeared _____, to me personally known, who being by me duly sworn, did say that that person is _____ of said corporation, that the seal affixed to said instrument is the seal of said corporation, or no seal has been procured by the said corporation, and that said statement was signed and sealed on behalf of said corporation by authority of its board of directors and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Notary Public in and for Scott County, Iowa

Proposed Annexation to the City of Davenport

Meyer – Keppy Property

Case No. ANX18-02



City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn, 888-2286

Wards: 8

Action / Date

COW4/4/2018

Subject:

Resolution re-approving the proposed annexation of 0.24 acres, more or less, of City owned railroad property located south of Slopertown Road. (Case No. ANX18-04) (City of Davenport, petitioner). [Ward 8 as expanded]

Recommendation:

Adopt the resolution

Relationship to Goals:

Welcome Investment

Background:

This resolution was previously approved. Due to an error in the notification publication, it must be re-approved before the State City Development Board takes final action.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Background Material

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	3/28/2018 - 10:26 AM
Community Development Committee	Berger, Bruce	Approved	3/28/2018 - 10:26 AM
City Clerk	Admin, Default	Approved	3/28/2018 - 10:27 AM

Resolution No. _____

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. ANX18-04, the annexation of 0.24 acres more or less, of railroad property located south of Slopertown Road. (City of Davenport, petitioner.) [Ward 8 as expanded].

WHEREAS, the City of Davenport is the owner of 0.24 acres more or less, of territory located south of Slopertown Road, legally described as follows:

Part of the Southeast and Northeast Quarters of Section 28 and Southwest and Northwest Quarters of Section 27 all in Township 79, Range 3 East of the 5th Principal Meridian being more particularly described as follows:

Beginning in the Northeast Corner of Lot 1 of Kraft First Addition to the City of Davenport; thence North 02 degrees-09 minutes-24 seconds West a distance of 33.32 feet; thence North 87 degrees-50 minutes-36 seconds East a distance of 20.00 feet; thence North 02 degrees-09 minutes-24 seconds West to the centerline of Slopertown Road; thence Easterly along the centerline of Slopertown Road to the 51.00 feet, more or less, to the intersection of the centerline of Slopertown Road and the west line as extended northerly of property deeded to Sterilite Corporation and filed for record as document 2017-3703 with the Recorder of Scott County; thence South along said west line to a point, said point being 250.00 feet South of the north line of Northwest Quarter of Section 27, Township 79 North Range 3 East of the 5th Principal Meridian; thence Westerly along the north line of said Northwest Quarter of Section 27 and the north line of the Southeast Quarter of Section 28, Township 79 North Range 3 East of the 5th Principal Meridian; thence North 02 degrees-09 minutes-24 seconds West to the Point of Beginning.

WHEREAS, the City desires to annex this territory to the City's corporate limits in order to accommodate future development; and

WHEREAS, Section 368.7 of the Code of Iowa provides for the voluntary annexation of territory adjoining the incorporated area of a municipality; and

WHEREAS, pursuant to the Code of Iowa, the City mailed notice of the application via certified mail, at least fourteen business days prior to the anticipated action of the city council on the application, to the council of each city whose boundary adjoins the territory or is within two miles of the territory (in this case the City of Eldridge), to the board of supervisors of each county which contains a portion of the territory (in this case Scott County), each affected public utility (in this case CenturyLink, Iowa-American water, REC Eastern Iowa, MediaCom, and MidAmerican Energy Company), and to the regional planning authority of the territory (in this case the Bi-State Regional Commission); and further, notice of the application was published in an official county newspaper in each county which contains a portion of the territory (in this case the Quad City Times).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa, that the petition for annexation of the area shown on the attached map and legally described above, and the same and is hereby approved, and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution as required by law.

BE IT FURTHER RESOLVED, that City staff is directed to provide appropriate documentation of this action for review and approval by the City Development Board of the State of Iowa, and that the City Clerk be and is hereby authorized and directed to file a certified copy of this resolution and attachments with the Scott County Recorder, and the Iowa Secretary of State.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk



NOTICE OF PROPOSED ANNEXATION OF TERRITORY TO THE CITY OF DAVENPORT (Railroad Property)

Dear Interested Parties:

There is on file with the City of Davenport, Department of Community Planning and Economic Development, a petition to annex a tract to the City of Davenport, legally described as follows:

Part of the Southeast and Northeast Quarters of Section 28 and Southwest and Northwest Quarters of Section 27 all in Township 79, Range 3 East of the 5th Principal Meridian being more particularly described as follows:

Beginning in the Northeast Corner of Lot 1 of Kraft First Addition to the City of Davenport; thence North 02 degrees-09 minutes-24 seconds West a distance of 33.32 feet; thence North 87 degrees-50 minutes-36 seconds East a distance of 20.00 feet; thence North 02 degrees-09 minutes-24 seconds West to the centerline of Slopertown Road; thence Easterly along the centerline of Slopertown Road to the 51.00 feet, more or less, to the intersection of the centerline of Slopertown Road and the west line as extended northerly of property deeded to Sterilite Corporation and filed for record as document 2017-3703 with the Recorder of Scott County; thence South along said west line to a point, said point being 250.00 feet South of the north line of Northwest Quarter of Section 27, Township 79 North Range 3 East of the 5th Principal Meridian; thence Westerly along the north line of said Northwest Quarter of Section 27 and the north line of the Southeast Quarter of Section 28, Township 79 North Range 3 East of the 5th Principal Meridian; thence North 02 degrees-09 minutes-24 seconds West to the Point of Beginning.

You are being notified via Certified Mail of this pending action pursuant to Iowa Code Section 368.7(3). A copy of the Voluntary Annexation Petition and Location Map are attached to this letter. This action is being contemplated in order to allow for continued growth and development of the City of Davenport, in accordance with its Comprehensive Plan.

The Davenport Committee of the Whole will consider this petition at its Wednesday, February 21, 2018 meeting, to be held at 5:30 pm in the Council Chambers of City Hall, 226 West 4th Street. The Davenport City Council will vote on the petition at its Wednesday, February 28, 2018 meeting, same time and place. While a public hearing is not required, it is the practice of the City Council to solicit comments from the public prior to taking official action. Final approval of the proposed annexation is the decision of the City Development Board of the State of Iowa.

If you have any further questions regarding this pending annexation, feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Flynn", enclosed within a thin black rectangular border.

Matthew G. Flynn, AICP
Senior Planning Manager, City of Davenport
563-888-2286; matt.flynn@ci.davenport.ia.us



City of Davenport, Iowa

VOLUNTARY ANNEXATION APPLICATION

To the Council of the City of Davenport, Iowa:

We, being all of the owners of the following described territory adjoining the City of Davenport, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Davenport, Iowa. Attached hereto is a plat of such territory showing the situation thereof with reference to the existing limits of the City.

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned:

Legal Description:

Part of the Southeast and Northeast Quarters of Section 28 and Southwest and Northwest Quarters of Section 27 all in Township 79, Range 3 East of the 5th Principal Meridian being more particularly described as follows:

Beginning in the Northeast Corner of Lot 1 of Kraft First Addition to the City of Davenport; thence North 02 degrees-09 minutes-24 seconds West a distance of 33.32 feet; thence North 87 degrees-50 minutes-36 seconds East a distance of 20.00 feet; thence North 02 degrees-09 minutes-24 seconds West to the centerline of Slopertown Road; thence Easterly along the centerline of Slopertown Road to the 51.00 feet, more or less, to the intersection of the centerline of Slopertown Road and the west line as extended northerly of property deeded to Sterilite Corporation and filed for record as document 2017-3703 with the Recorder of Scott County; thence South along said west line to a point, said point being 250.00 feet South of the north line of Northwest Quarter of Section 27, Township 79 North Range 3 East of the 5th Principal Meridian; thence Westerly along the north line of said Northwest Quarter of Section 27 and the north line of the Southeast Quarter of Section 28, Township 79 North Range 3 East of the 5th Principal Meridian; thence North 02 degrees-09 minutes-24 seconds West to the Point of Beginning.

Property Owner(s): City of Davenport

Applicant / Contact:

Signed by:


(Property Owner)

Date:

6 FEB 2018

Signed by:

CORRI SPIEGEL
(Property Owner)

Date:

FEB 6, 2018

Note: no other signature may be substituted for the Property Owner's Signature.)

And:

(Applicant/Contact)

Date:

Original Signatures are Required

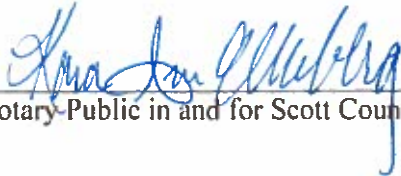
**If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.*

STATE OF IOWA

COUNTY OF SCOTT

On this 14th day of February, 2018, before me, a Notary Public in and for Scott County, Iowa, personally appeared Corri Spiegel, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.





Notary Public in and for Scott County, Iowa

STATE OF IOWA

COUNTY OF SCOTT

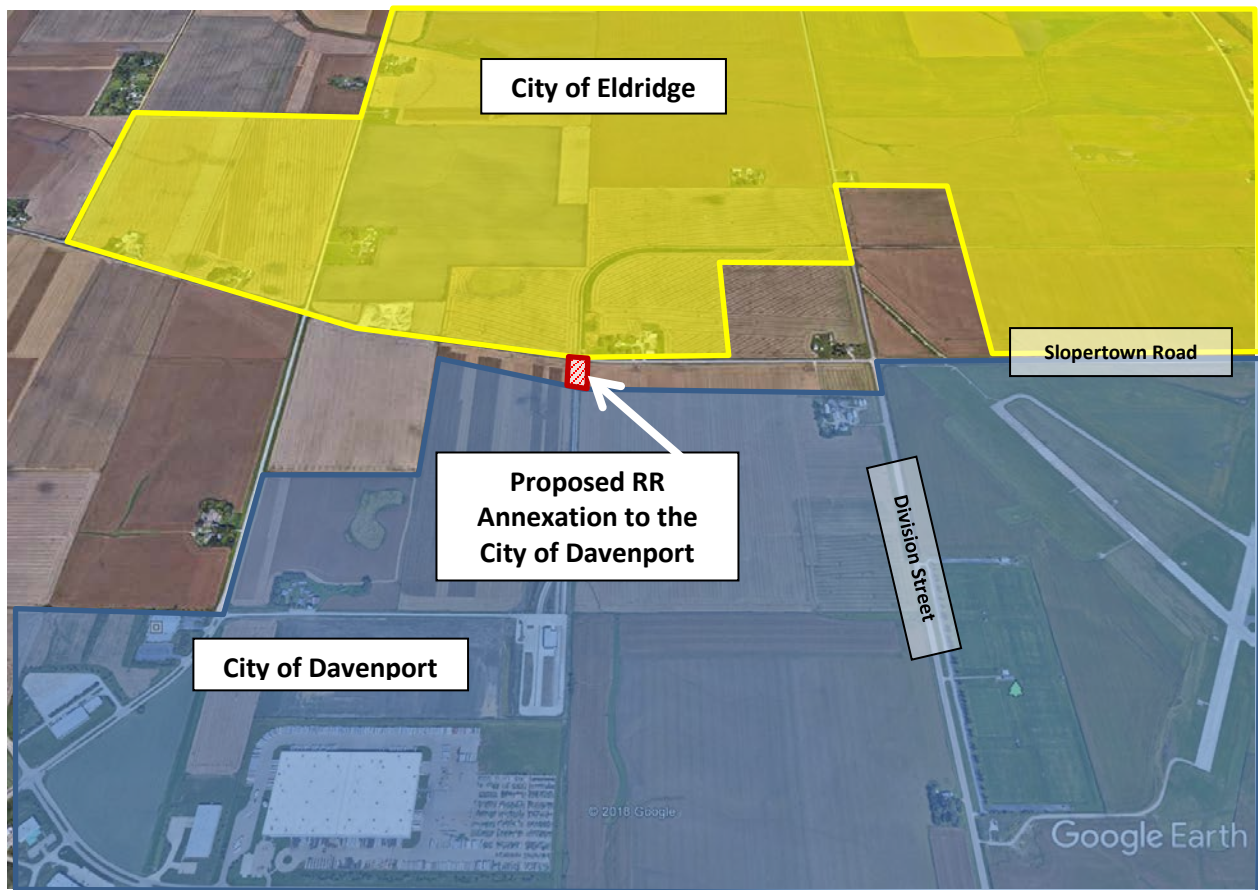
On this _____ day of _____, 20____, before me, a Notary Public in and for Scott County, Iowa, personally appeared _____, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Scott County, Iowa

Proposed Annexation to the City of Davenport

City owned railroad property

Case No. ANX18-04



City of Davenport

Agenda Group: Community Development
Department: Community Development Committee
Contact Info: Bruce Berger 326-7769
Wards: 8

Action / Date
COW4/4/2018

Subject:

Resolution authorizing the Mayor to execute documents necessary to accept land from the Petitioner, Greater Davenport Redevelopment Corporation, of the following property: The south 102.02 feet of Lot 2, Interstate 80 Airport Industrial Park, 6th Addition, City of Davenport, County of Scott, State of Iowa. [Ward 8]

Recommendation:

Adopt the resolution

Relationship to Goals:

Welcome Investment

Background:

The land described above is owned by the Greater Davenport Redevelopment Corporation, which has agreed to transfer ownership to the City of Davenport in order to support the rail improvement project. As part of the railroad improvements required at the transload facility, land owned by Deere & Company is needed to construct a fourth spur. The spur will allow additional space to switch railcars without blocking traffic on Slopertown Road. The Deere & Company has agreed to provide the required Right of Way and temporary construction easement upon conveyance of the south 102.02 feet of Lot 2, Interstate 80 Airport Industrial Park, 6th Addition, City of Davenport, County of Scott, State of Iowa. See attached map.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution Accepting Land from GDRC
▣ Exhibit	Land Transfer Map

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	3/28/2018 - 10:27 AM
City Clerk	Admin, Default	Approved	3/28/2018 - 10:29 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLUTION authorizing the Mayor to execute documents necessary to accept the following property [WARD 8]:

The southernmost 4 acres of Parcel W3307-02A, Interstate 80 Airport Industrial Park 6th Addition, Lot 2, from Petitioner, Greater Davenport Redevelopment Corporation.

RESOLVED by the City Council of the City of Davenport.

WHEREAS, the Greater Davenport Redevelopment Corporation is the legal owner of property legally described as:

The south 102.02 feet of Lot 2, Interstate 80 Airport Industrial Park, 6th Addition, City of Davenport, County of Scott, State of Iowa

WHEREAS, the City of Davenport desires to execute a quit claim deed with the Petitioner; and

WHEREAS, the land will be conveyed to Deere & Company as part of the agreement allowing the acquisition of needed Right-of-Way and temporary construction easement currently owned by Deere & Company as part of the transload rail improvement project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Mayor and City Clerk are authorized to execute all documents necessary to convey the above real estate to the respective petitioner.

Approved:

Attest:

Frank Klipsch
Mayor

Jackie E. Holecek, CMC
Deputy City Clerk

Land Transfer Area
Not Drawn to Scale

Land to Deere & Company

ROW to City



City of Davenport

Agenda Group: Committee of the Whole
Department: Community Development Committee
Contact Info: Bruce Berger 326-7769
Wards: 8

Action / Date
COW4/4/2018

Subject:

Resolutiuon authorizing the Mayor to execute documents necessary to convey the following property to Deere & Company: The south 102.02 feet of Lot 2, Interstate 80 Airport Industrial Park, 6th Addition, City of Davenport, County of Scott, State of Iowa. [Ward 8]

Recommendation:

Adopt the resolution.

Relationship to Goals:

Welcome Investment.

Background:

As part of the railroad improvements required at the transload facility, land owned by the Petitioner, Deere & Company, is needed to construct a fourth spur. The spur will allow additional space to switch railcars without blocking traffic on Slopertown Road. The Petitioner has agreed to provide the required Right of Way and temporary construction easement upon conveyance of the south 102.02 feet of Lot 2, Interstate 80 Airport Industrial Park, 6th Addition, City of Davenport, County of Scott, State of Iowa. See attached map.

Approval of this resolution will authorize the Mayor and staff to execute closing documents and convey the property to the Petitioner.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution to Convey Land
▣ Exhibit	Land Transfer Map

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	3/28/2018 - 10:28 AM
City Clerk	Admin, Default	Approved	3/28/2018 - 10:29 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLUTION authorizing the Mayor to execute documents necessary to convey the following property [WARD 8]:

The southernmost 4 acres of Parcel W3307-02A, Interstate 80 Airport Industrial Park 6th Addition, Lot 2, to Petitioner Deere & Company.

RESOLVED by the City Council of the City of Davenport.

WHEREAS, the City of Davenport is the legal owner of property legally described as:

The south 102.02 feet of Lot 2, Interstate 80 Airport Industrial Park, 6th Addition, City of Davenport, County of Scott, State of Iowa

WHEREAS, the City of Davenport desires to quit claim deed it to petitioner, who will maintain the property; and

WHEREAS, the petitioner desires to own the property; and

WHEREAS, a public hearing as required by Iowa law was held on April 4, 2018.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Mayor and City Clerk are authorized to execute all documents necessary to convey the above real estate to the respective petitioner.

Approved:

Attest:

Frank Klipsch
Mayor

Jackie E. Holecek, CMC
Deputy City Clerk

Land Transfer Area
Not Drawn to Scale

Land to Deere & Company

ROW to City



City of Davenport

Agenda Group: Community Development
Department: Community Development Committee
Contact Info: Bruce Berger, 326-7769
Wards: 8

Action / Date
COW4/4/2018

Subject:

Resolution authorizing the Mayor to execute documents necessary to acquire the following property and necessary temporary construction easement from Deere & Company: The East 40.00 feet of Lot 1 of Interstate 80 Airport Industrial Park, 2nd Addition, City of Davenport, County of Scott, State of Iowa. [Ward 8]

Recommendation:

Adopt the resolution.

Relationship to Goals:

Welcome Investment.

Background:

As part of the railroad improvements required at the transload facility, land owned by Deere & Company is needed to construct a fourth spur. The spur will allow additional space to switch railcars without blocking traffic on Slopertown Road. Deere & Company has agreed to provide the required 1.06 acres of Right of Way and necessary temporary construction easement upon conveyance of the south 102.02 feet of Lot 2, Interstate 80 Airport Industrial Park, 6th Addition, City of Davenport, County of Scott, State of Iowa. See attached map.

Approval of this resolution will authorize the Mayor and staff to execute closing documents and acquire the property from Deere & Company.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution to Acquire land from Deere & Company
▣ Exhibit	Land Transfer Map

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	3/28/2018 - 10:28 AM
City Clerk	Admin, Default	Approved	3/28/2018 - 10:30 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLUTION authorizing the Mayor to execute documents necessary to acquire the following property [WARD 8]:

The East 40.00 feet of Lot 1 of Interstate 80 Airport Industrial Park, 2nd Addition (1.06 acres, more or less), from Deere & Company.

RESOLVED by the City Council of the City of Davenport.

WHEREAS, Deere & Company is the legal owner of property legally described as:

The East 40.00 feet of Lot 1 of Interstate 80 Airport Industrial Park 2nd Addition, City of Davenport, County of Scott, State of Iowa

WHEREAS, the City of Davenport desires to execute a quit claim deed with the Petitioner for the purpose of constructing a fourth spur as part of the transload rail improvement project; and

WHEREAS, the land will be acquired from Deere & Company upon conveyance from the City to Deere of the south 102.02 feet of Lot 2, Interstate 80 Airport Industrial Park, 6th Addition.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Mayor and City Clerk are authorized to execute all documents necessary to convey the above real estate to the respective petitioner.

Approved:

Attest:

Frank Klipsch
Mayor

Jackie E. Holecek, CMC
Deputy City Clerk

Land Transfer Area
Not Drawn to Scale

Land to Deere & Company

ROW to City



City of Davenport

Agenda Group: Community Development
Department: Community Development Committee
Contact Info: Bruce Berger, 326-7769
Wards: 8

Action / Date
COW4/4/2018

Subject:

Resolution authorizing the Mayor to execute documents necessary to acquire 0.93 acres for right-of-way and 1.38 acres of temporary construction easement (part of parcel #932705005) from RG Prime, LLC.

Recommendation:

Adopt the resolution.

Relationship to Goals:

Welcome Investment.

Background:

As part of the railroad improvements required at the transload facility, land owned by RG Prime, LLC, is needed to construct two interchange tracks running along the existing track owned by the City. The interchange tracks will allow efficient flow of trains coming in and out of the transload facility without blocking traffic on Slopertown Road.

The acquisition of property is part of the \$4.4 million rail improvement project approved by Council on June 28, 2017. The City has been awarded a \$2.2 million grant from the U.S. Department of Commerce Economic Development Administration to offset costs of the project. Necessary funds have been set aside for the project. Staff has negotiated the purchase price of \$88,564 for 0.93 acres +/- of necessary right-of-way and 1.38 acres +/- of temporary construction easement. See attached plat of survey for legal description.

Approval of this resolution will authorize the Mayor and staff to execute the purchase agreement and closing documents to acquire the property.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution to acquire land from RG Prime
▣ Exhibit	RG Prime Plat of Survey

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	3/28/2018 - 10:29 AM
City Clerk	Admin, Default	Approved	3/28/2018 - 10:29 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLUTION authorizing the Mayor to execute documents necessary to acquire 0.93 acres for right-of-way and 1.38 acres of temporary construction easement (part of parcel #932705005) from RG Prime, LLC.

RESOLVED by the City Council of the City of Davenport.

WHEREAS, RG Prime, LLC is the legal owner of property. The plat of survey is attached.

WHEREAS, the City of Davenport desires to execute a quit claim deed with RG Prime, LLC for the purpose of constructing two interchange tracks as part of the transload rail improvement project; and

WHEREAS, the construction of the interchange tracks will allow efficient flow of trains coming in and out to of the transload facility.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Mayor and City Clerk are authorized to execute all documents necessary to acquire the above real estate.

Approved:

Attest:

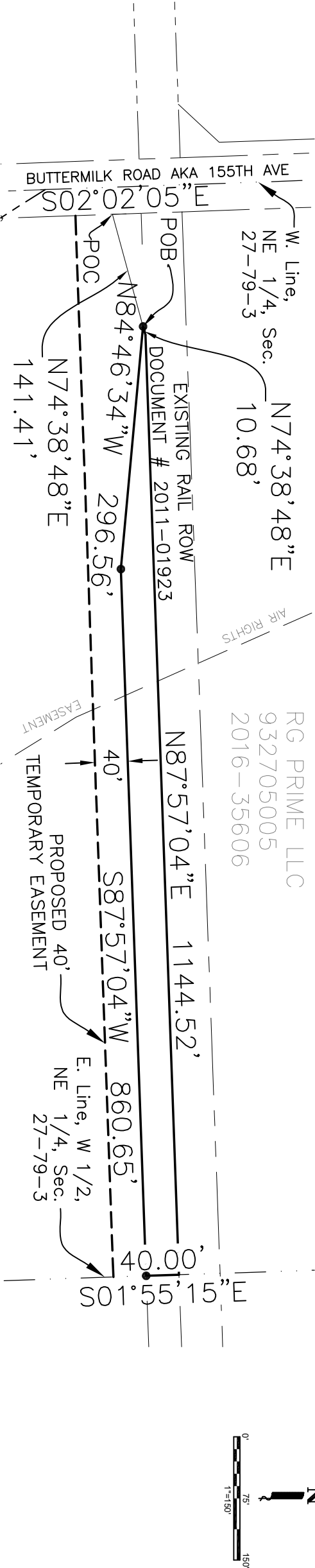
Frank Klipsch
Mayor

Jackie E. Holecek, CMC
Deputy City Clerk

LEGEND

- PROPOSED RIGHT OF WAY LINE
- PROPOSED EASEMENT LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE
- SECTION LOT LINE
- SET 5/8 IR WITH GREEN PLASTIC CAP 18465

RIGHT OF WAY PLAT
PART OF NORTHEAST SECTION 27,
TOWNSHIP 79 NORTH, RANGE 3 EAST,
SCOTT COUNTY, IOWA



DESCRIPTION WEST

That part of the Northwest Quarter of the Northeast Quarter of Section 27, Township 79 North, Range 3 East of the 5th Principal Meridian, Scott County, Iowa, described as follows:

Commencing at the intersection of the South Right of Way line of the rail per document 2011-01923 and the East Right of Way line of Buttermilk Avenue, thence, along said south line, North 74 degrees 38 minutes 48 seconds East, to the point of beginning, a distance of 141.41 feet; thence, continuing along said south line, North 74 degrees 38 minutes 48 seconds East, a distance of 10.68 feet; thence, continuing along said south line, North 87 degrees 57 minutes 04 seconds East, to the east line of the west half of said Quarter Section, a distance of 1144.52 feet; thence, along said east line, South 01 degrees 55 minutes 15 seconds East, a distance of 40.00 feet; thence, 40.00 feet south of and parallel to said south right of way line, South 87 degrees 57 minutes 04 seconds West, a distance of 860.65 feet; thence, North 84 degrees 46 minutes 34 seconds West, to the point beginning, a distance of 296.56 feet, containing 40,660 square feet more or less.

For the purposes of this description the East Right of Way line of Buttermilk Road is assumed to have a bearing of North 02 degrees 02 minutes 05 seconds West.

City of Davenport
1200 E 46th St
Davenport, IA 52807

REVISIONS		PLOTTING SCALE
NO	ITEM	1" = 1'
A	CITY REQUEST TAPER AT WEST END	DRAWN BY: LDM
		CHECKED BY: JLR/JWA
		DATE: 01/26/18

Prepared by & return to:

4800 Black Hawk Commons Drive
(309) 792-8350
Copyright 2018 by McClure Engineering Associates, Inc.

James W. Abbitt Jr.
18465
IOWA

RIGHT OF WAY PLAT	
PT NE 1/4 SEC 27, TWP 79 N, R 3 E	DAVENPORT, IOWA
O:\MCCLURE\EST\MOJUNE\PROJECT\SHADA17\220\DWG\BROW 17220-R ROW WEST DWG.DWG NUMBER: JWD\DA1-15-17-220	

City of Davenport

Agenda Group: Community Development
Department: Community Development Committee
Contact Info: Bruce Berger, 326-7769
Wards: 8

Action / Date
COW4/4/2018

Subject:

Resolution authorizing the Mayor to execute documents necessary to acquire 1.22 acres for right-of-way and 1.22 acres of temporary construction easement (part of parcel #932705002) from Glendale, Inc.

Recommendation:

Adopt the resolution.

Relationship to Goals:

Welcome Investment.

Background:

As part of the railroad improvements required at the transload facility, land owned by Glendale, Inc. is needed to construct two interchange tracks running along the existing track owned by the City. The interchange tracks will allow efficient flow of trains coming in and out of the transload facility without blocking traffic on Slopertown Road.

The acquisition of property is part of the \$4.4 million rail improvement project approved by Council on June 28, 2017. The City has been awarded a \$2.2 million grant from the U.S. Department of Commerce Economic Development Administration as part of this project. Necessary funds have been set aside for the project. Staff has negotiated the purchase of \$105,172 for 1.22 acres of necessary right-of-way and 1.22 acres +/- temporary construction easement. See attached plat of survey for legal description.

Approval of this resolution will authorize the Mayor and staff to execute the purchase agreement and closing documents to acquire the property.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution to aquire land from Glendale Inc
▣ Exhibit	Glendale Inc Plat of Survey
▣ Exhibit	Interchange Track Map

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	3/28/2018 - 10:29 AM
City Clerk	Admin, Default	Approved	3/28/2018 - 10:30 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLUTION authorizing the Mayor to execute documents necessary to acquire 1.22 acres for right-of-way and 1.22 acres of temporary construction easement (part of parcel #932705002) from Glendale, Inc.

RESOLVED by the City Council of the City of Davenport.

WHEREAS, Glendale, Inc is the legal owner of property. The plat of survey is attached.

WHEREAS, the City of Davenport desires to execute a quit claim deed with Glendale, Inc for the purpose of constructing two interchange tracks as part of the transload rail improvement project; and

WHEREAS, the construction of the interchange tracks will allow efficient flow of trains coming in and out to of the transload facility.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Mayor and City Clerk are authorized to execute all documents necessary to acquire the above real estate.

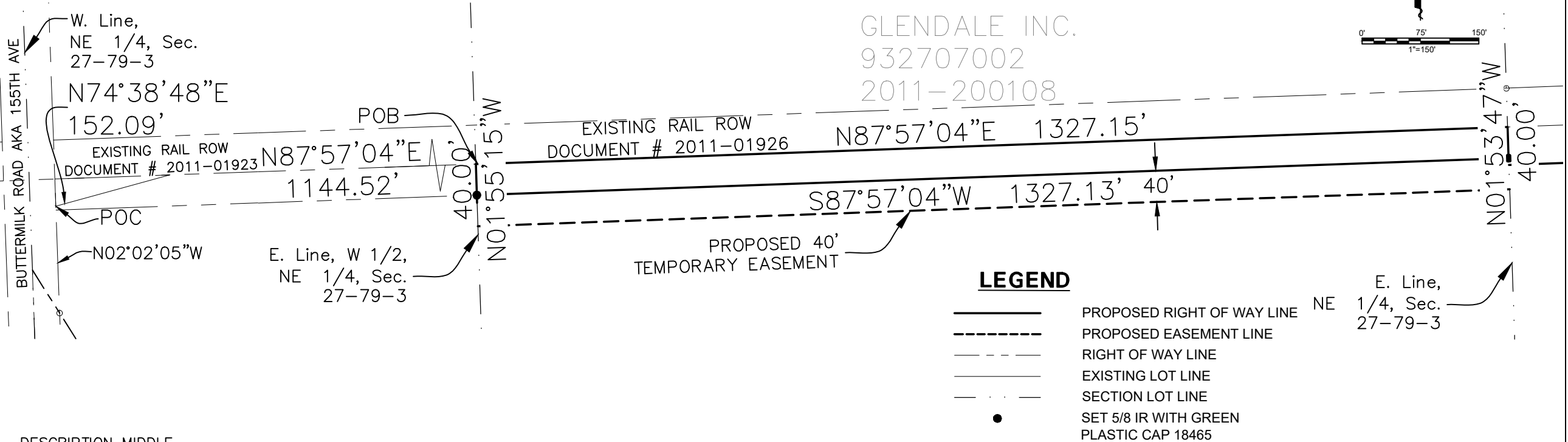
Approved:

Attest:

Frank Klipsch
Mayor

Jackie E. Holecek, CMC
Deputy City Clerk

RIGHT OF WAY PLAT
PART OF NORTHEAST SECTION 27,
TOWNSHIP 79 NORTH, RANGE 3 EAST,
SCOTT COUNTY, IOWA



DESCRIPTION MIDDLE

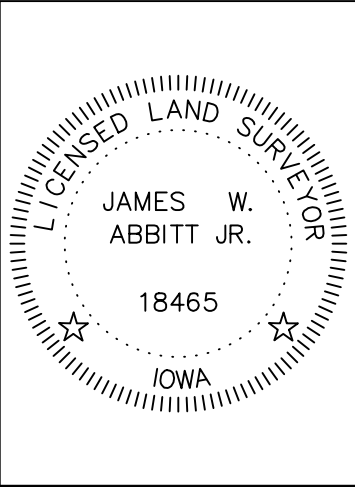
That part of the Northwest Quarter of the Northeast Quarter of Section 27, Township 79 North, Range 3 East of the 5th Principal Meridian, Scott County, Iowa, described as follows:

Commencing at the intersection of the South Right of Way line of the rail per document 2011-01923 and the East Right of Way line of Buttermilk Avenue, thence, along said south line, North 74 degrees 38 minutes 48 seconds East, a distance of 152.09 feet; thence, continuing along said south line, North 87 degrees 57 minutes 04 seconds East, to the east line of the west half of said Quarter Section, a distance of 1144.52 feet, to the point of beginning; thence, continuing along said south line, North 87 degrees 57 minutes 04 seconds East, to the east line of said Quarter Section, a distance of 1327.15 feet; thence, along said east line, South 01 degrees 53 minutes 47 seconds East, a distance of 40.00 feet; thence, 40.00 feet south of and parallel to said south right of way line, South 87 degrees 57 minutes 04 seconds West, to said east line of the west half of said Quarter Section, a distance of 1327.13 feet; thence, along said east line, North 01 degrees 55 minutes 15 seconds West, to the point beginning, a distance of 40.00 feet, containing 53,086 square feet more or less.

For the purposes of this description the East Right of Way line of Buttermilk Road is assumed to have a bearing of North 02 degrees 02 minutes 05 seconds West.

LEGEND

- PROPOSED RIGHT OF WAY LINE
- PROPOSED EASEMENT LINE
- RIGHT OF WAY LINE
- EXISTING LOT LINE
- SECTION LOT LINE
- SET 5/8 IR WITH GREEN PLASTIC CAP 18465



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: _____ James W. Abbitt Jr.

Date _____ Reg. No. 18465

My license renewal date is December 31, 2018.

Pages or sheets covered by this seal:

THIS SHEET ONLY.

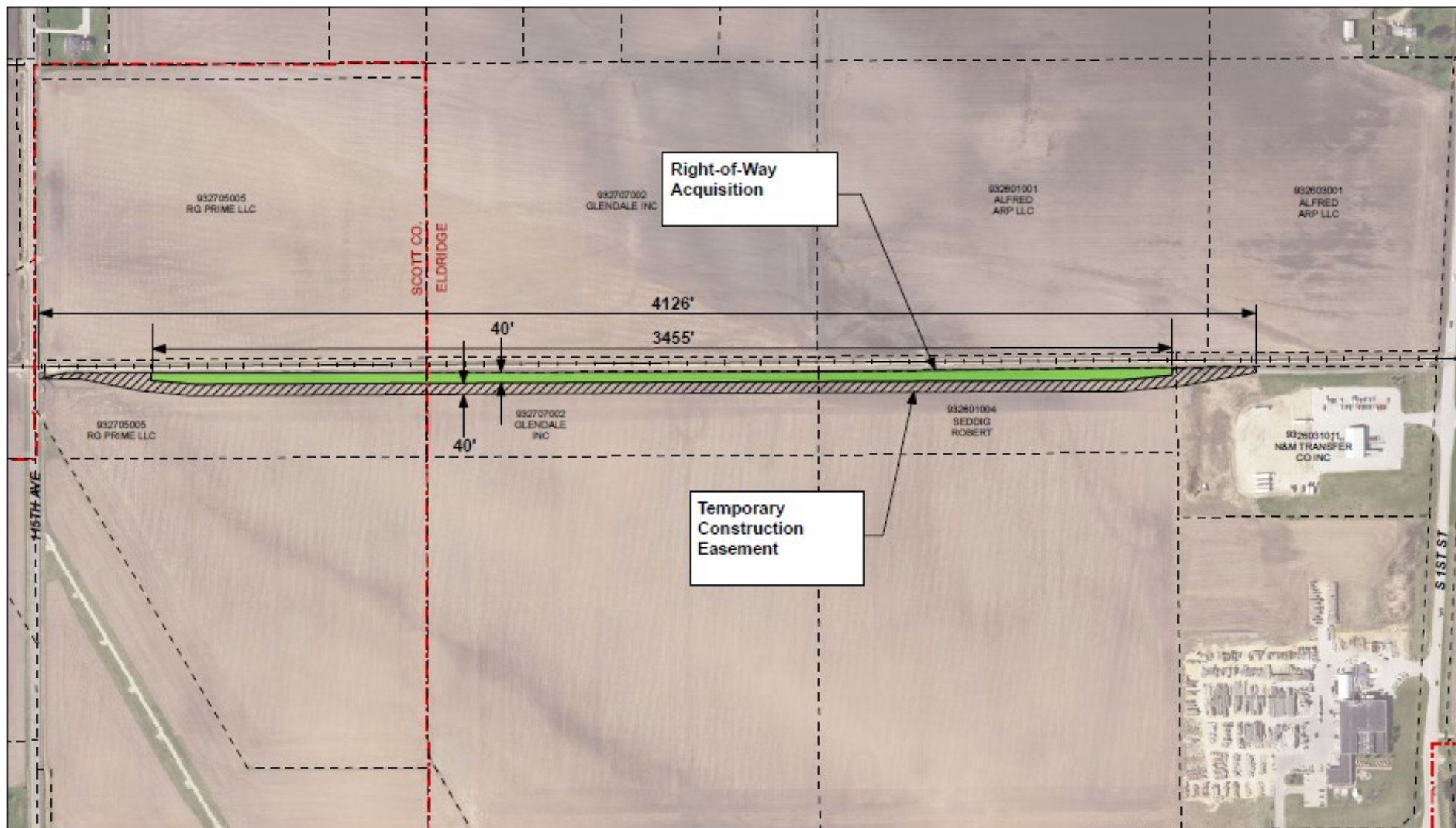
City of Davenport
1200 E 46th St
Davenport, IA 52807

REVISIONS		
NO.	ITEM	DATE

PLOTTING SCALE:	1" = 1"
DRAWN BY:	LDM
CHECKED BY:	JLR/JWA
DATE:	01/25/18

Prepared by & return to: **McClure** Engineering Associates, Inc.
4500 Black Hawk Commons Drive Rock Island, IL 61201
(309) 792-9350 Fax (309) 792-8974
Design Firm License: Illinois #184-000816
Copyright 2018 By McClure Engineering Associates, Inc.

RIGHT OF WAY PLAT
PT NE 1/4 SEC 27, TWP 79 N, R 3 E **DAVENPORT, IOWA**
0:\MCCLURE\EA\ST MOLINE\PROJECTS\IADA117.220\DWG\17220-RR ROW MIDDLE.DWG JOB NUMBER: IADA-01-13-17-220



TRANSLOAD RAIL IMPROVEMENTS **NORTH SECTION**

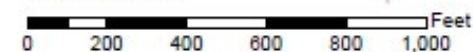
Temp. Contruction Easement & Right-of-Way Acquisition

Legend

- Right-of-Way Acquisition
- Temp. Const. Easement
- Parcel Lines

- Existing Rail
- City Limit

1 inch = 300 feet



City of Davenport

Agenda Group: Community Development
Department: Community Development Committee
Contact Info: Bruce Berger, 326-7769
Wards: 8

Action / Date
COW4/4/2018

Subject:

Resolution authorizing the Mayor to execute documents necessary to acquire 0.98 acres for right-of-way and 1.22 acres of temporary construction easement (part of parcel #932601004) from Robert Seddig, Lyta Seddig, Richard Seddig, Cynthia J. Seddig, Patricia Leuck and John R. Leuck.

Recommendation:

Adopt the resolution.

Relationship to Goals:

Welcome Investment.

Background:

As part of the railroad improvements required at the transload facility, land owned by parties listed above, is needed to construct two interchange tracks running along the existing track owned by the City. The interchange tracks will allow efficient flow of trains coming in and out of the transload facility without blocking traffic on Slopertown Road.

The acquisition of property is part of the \$4.4 million rail improvement project approved by Council on June 28, 2017. The City has been awarded a \$2.2 million grant from the U.S. Department of Commerce Economic Development Administration to offset costs of the project. Necessary funds have been set aside for the project. Staff has negotiated the purchase price of \$79,357.35 for 0.98 acres +/- of necessary right-of-way and 1.22 acres +/- of temporary construction easement. See attached plat of survey for legal description.

Approval of this resolution will authorize the Mayor and staff to execute the purchase agreement and closing documents to acquire the property.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution to acquire land from Seddig
▣ Exhibit	Seddig Plat of Survey
▣ Exhibit	Interchange Track Map

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	3/28/2018 - 10:30 AM
City Clerk	Admin, Default	Approved	3/28/2018 - 10:56 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLUTION authorizing the Mayor to execute documents necessary to acquire 0.98 acres for right-of-way and 1.22 acres of temporary construction easement (part of parcel #932601004) from Robert Seddig, Lyta Seddig, Richard Seddig, Cynthia J. Seddig, Patricia Leuck and John R. Leuck.

RESOLVED by the City Council of the City of Davenport.

WHEREAS, Robert Seddig, Lyta Seddig, Richard Seddig, Cynthia J. Seddig, Patricia Leuck and John R. Leuck is the legal owner of property. The plat of survey is attached.

WHEREAS, the City of Davenport desires to execute a quit claim deed with Robert Seddig, Lyta Seddig, Richard Seddig, Cynthia J. Seddig, Patricia Leuck and John R. Leuck for the purpose of constructing two interchange tracks as part of the transload rail improvement project; and

WHEREAS, the construction of the interchange tracks will allow efficient flow of trains coming in and out to of the transload facility.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Mayor and City Clerk are authorized to execute all documents necessary to acquire the above real estate.

Approved:

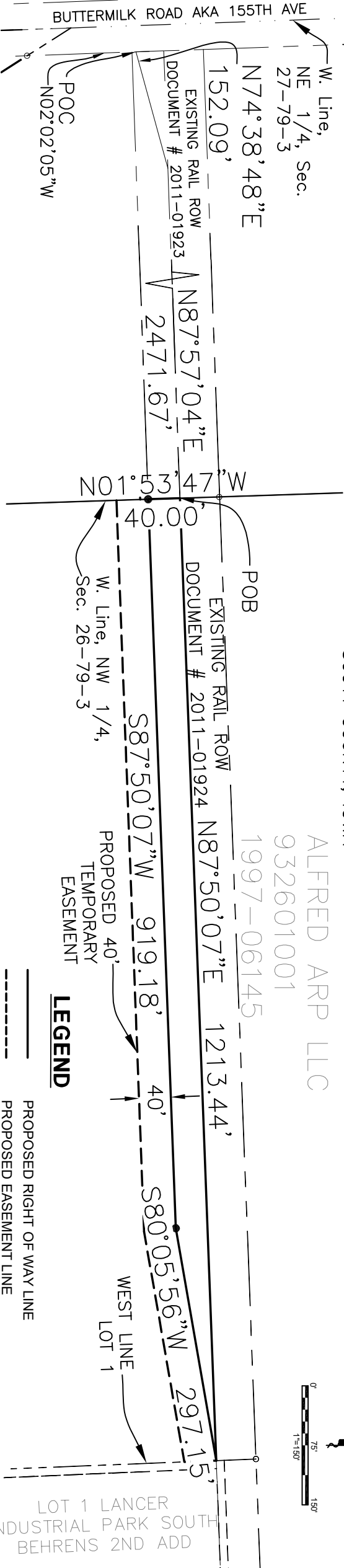
Attest:

Frank Klipsch
Mayor

Jackie E. Holecek, CMC
Deputy City Clerk

RIGHT OF WAY PLAT
PART OF NORTHWEST QUARTER OF THE
NORTHWEST QUARTER SECTION 26,
TOWNSHIP 79 NORTH, RANGE 3 EAST,
SCOTT COUNTY, IOWA

ALFRED ARP LLC
932601001
1997-06145



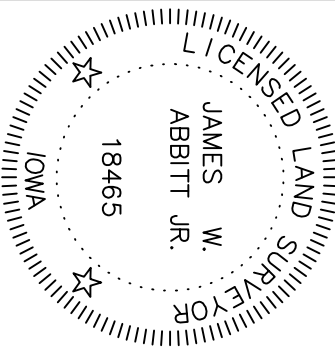
DESCRIPTION EAST

That part of the Northwest Quarter of the Northwest Quarter of Section 26, Township 79 North, Range 3 East of the 5th Principal Meridian, Scott County, Iowa, described as follows:

Commencing at the intersection of the South Right of Way line of the rail per document 2011-01923 and the East Right of Way line of Buttermilk Avenue; thence, along said south line, North 74 degrees 38 minutes 48 seconds East, a distance of 152.09 feet; thence, continuing along said south line, North 87 degrees 57 minutes 04 seconds East, to the west line of said Quarter Section, a distance of 2471.67 feet, to the point of beginning; thence, continuing along said south line, North 87 degrees 50 minutes 07 seconds East, to the west line of Lot 1 of Lancer Industrial Park South Behrens Seconds Addition, a distance of 1213.44 feet; thence, South 80 degrees 05 minutes 56 seconds West, a distance of 297.15 feet; thence, 40.00 feet south of and parallel to said south right of way line, South 87 degrees 50 minutes 07 seconds West, to said west line of said Quarter Section, a distance of 919.18 feet; thence, along said west line, North 01 degrees 53 minutes 47 seconds West, to the point beginning, a distance of 40.00 feet, containing 42,653 square feet more or less.

For the purposes of this description the East Right of Way line of Buttermilk Road is assumed to have a bearing of North 02 degrees 02 minutes 05 seconds West.

- LEGEND**
- PROPOSED RIGHT OF WAY LINE
 - PROPOSED EASEMENT LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING LOT LINE
 - SECTION LOT LINE
 - SET 5/8 IR WITH GREEN PLASTIC CAP 18465



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: _____ James W. Abbitt Jr.
Date _____ Reg. No. 18465
My license renewal date is December 31, 2018.
Pages or sheets covered by this seal:
THIS SHEET ONLY.

City of Davenport
1200 E 46th St
Davenport, IA 52807

REVISIONS	
NO	ITEM
A	CITY REQUEST TAPEER AT EAST END
	DATE 03/06/18
	CHECKED BY: JLR/JWA
	DATE: 01/26/18

Prepared by & return to:
4600 Black Hawk Commons Drive
(309) 792-8300
Copyright 2018 by McClure Engineering Associates, Inc.

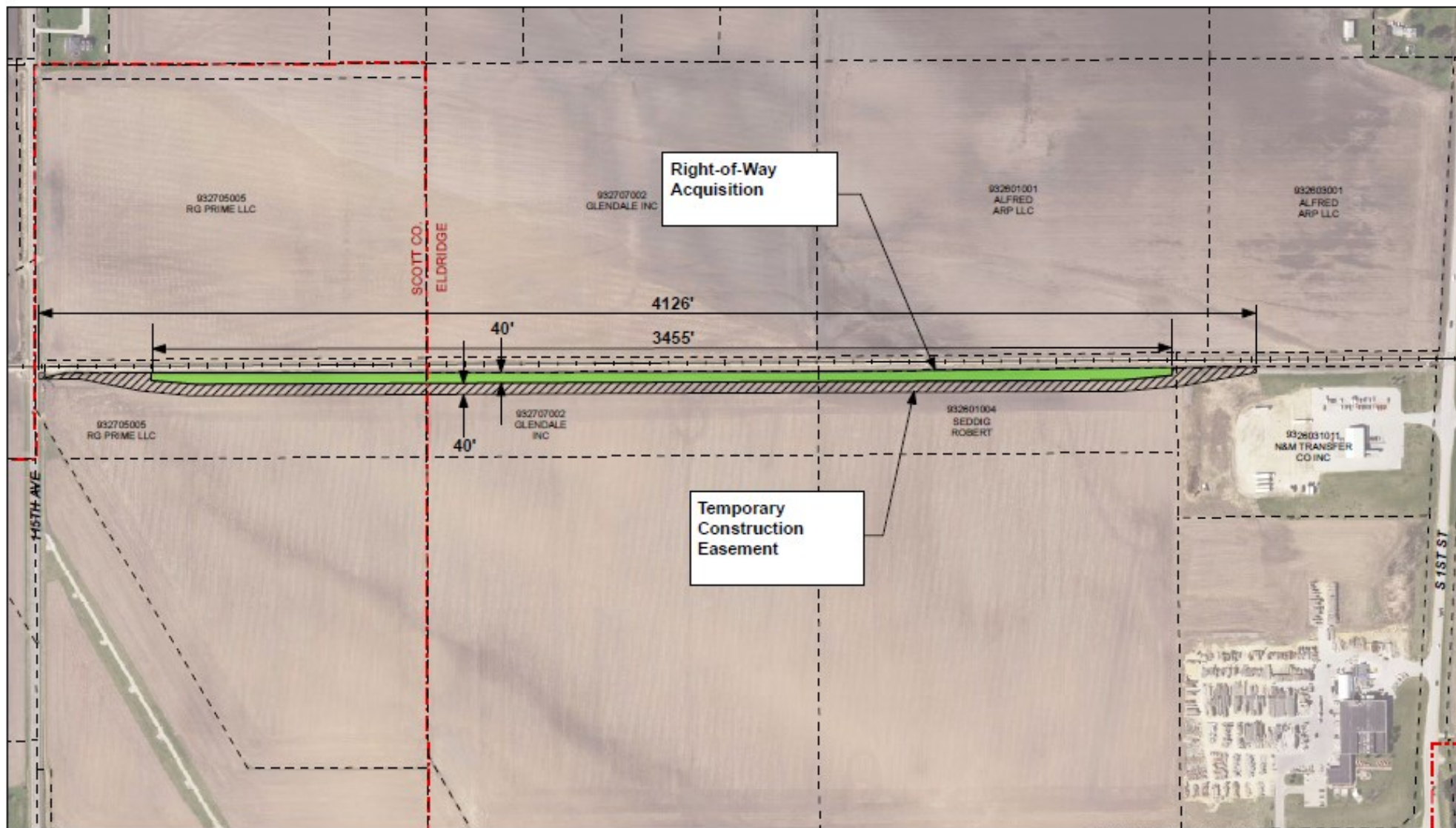
McClure Engineering Associates, Inc.
Rock Island, IL 61201
Fax (309) 792-8974

RIGHT OF WAY PLAT

PT NW 1/4 SEC 26, TWP 79 N, R 3 E

Davenport, Iowa

SHEET NO. 1 OF 1



TRANSLOAD RAIL IMPROVEMENTS **NORTH SECTION**

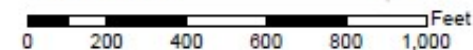
Temp. Contruction Easement & Right-of-Way Acquisition

Legend

- Right-of-Way Acquisition
- Temp. Const. Easement
- Parcel Lines

- + Existing Rail
- City Limit

1 inch = 300 feet



City of Davenport

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

Action / Date
CD4/4/2018

Subject:

Resolution authorizing the City Administrator to sign a purchase agreement for the sale of City-owned land (parcel L0009-28B) for the TAG Building Development project (petitioner, Bush Construction Company). [Ward3]

Recommendation:

Adopt the resolution.

Relationship to Goals:

Welcome Investment.

Background:

In recent years, there has been interest from developers in acquiring this City-owned parcel, which is currently greenspace approximately half an acre, located on the south side of the RiverCenter, in the 200 block of E. 2nd Street. However, none of the interested parties were able to get to the point of making an offer due to cash flow projections and perhaps size limitations of the property.

TAG Communications office is located immediately to the east of this property and has been in operation since 1990 and continues to grow. Mike Vondrun, CEO of TAG, indicated a need for additional space and began to work with Bush Construction. What resulted is a conceptual plan to acquire the subject parcel from the City and construct around and above the existing TAG structure.

In addition to added office space, the project involves additional retail/commercial space, approximately 82 market rate apartment units, and both covered and surface parking. The purchase agreement allows a 12-month due diligence period and eventual sale of the City parcel at fair market value. Construction is anticipated to begin within six months of closing, but no later than June 30, 2019. If the petitioner fails to secure financing and/or fails to begin construction in a timely fashion, the property will revert back to the City.

Approval of this resolution will authorize the City Administrator to sign the purchase agreement and any other documentation to allow the petitioner to begin the due diligence period.

ATTACHMENTS:

Type	Description
▢ Cover Memo	Resolution
▢ Cover Memo	Proposed elevation drawing

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Thorndike, Tiffany	Approved	3/29/2018 - 4:48 PM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION authorizing the City Administrator to sign a purchase agreement for the sale of City-owned land (parcel L0009-28B) for the TAG Building Development project (petitioner, Bush Construction Company). [Ward 3]

WHEREAS, the City of Davenport owns land adjacent to the RiverCenter and has no plans to use said land; and

WHEREAS, Bush Construction Company (petitioner) is partnering with adjacent business owner, TAG Communications, who would like to expand this business in Downtown Davenport; and

WHEREAS, the petitioner has submitted a purchase offer to acquire for fair market value and develop additional office/commercial and retail space, along with approximately 82 units of market rate housing and covered/surface parking, using both the TAG property and the City-owned lot; and

WHEREAS, the petitioner intends to ask the City for Urban Revitalization Tax Exemption (URTE) benefits to assist with the financing of the project; and

WHEREAS, upon executing the purchase offer, the petitioner will have up to 12 months to perform their due diligence, which includes securing financing and closing on the property, and then up to six months to begin construction; and

WHEREAS, construction is anticipated to begin within six months of closing, but no later than June 30, 2019. If the petitioner fails to secure financing and/or fails to begin construction in a timely fashion, the property will revert back to the City.

NOW, THEREFORE, with the approval of the resolution, the City Administrator is hereby authorized to execute the purchase offer.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk





City of Davenport

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

Action / Date
PS3/21/2018

Subject:

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

Davenport Public Schools, Intermediate Track Meets, April 9-10; 18-19; 23, 25, 30; May 3, 7, 8 and 17th; 3:30 pm to 8:30 p.m.; Closure Location: 36th Street between Brady Street and Davenport Avenue [Ward 5]

St. Paul the Apostle Catholic Church & Knights of Columbus, Blue Mass, May 14, 2018, 4:00 p.m. to 7:30 p.m.; Closure Location: East Rusholme Street from Carey to Arlington Avenues [Ward 5]

Riverssance Festival of Fine Art; Riverssance Festival of Fine Art, September 14-16, 2018; 8:00 a.m. - 7:00 p.m. (all days); Closure Location: 11th Street between Jersey Ridge and Hillcrest Avenue [Ward 5]

Recommendation:

Approve the resolution.

Relationship to Goals:

ATTACHMENTS:

Type	Description
▣ Cover Memo	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	3/20/2018 - 3:23 PM

RESOLUTION NO. 2018-

Resolution offered by Alderman Rawson

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: Davenport Public Schools

Event: Intermediate Track Meets

Date: April 9-10; 18-19; 23, 25, 30; May 3, 7, 8, and 17th

Time: 3:30 to 8:30 PM

Closure Location: 36th Street between Brady Street and Davenport Avenue

Ward: 5

Entity: St. Paul the Apostle & Knights of Columbus

Event: Blue Mass

Date: May 14

Time: 4:00 p.m. – 7:30 p.m.

Closure Location: East Rusholme from Carey to Arlington

Ward: 5

Entity: Riverssance Festival of Fine Art

Event: Riverssance Festival of Fine Art

Date: September 14-16

Time: 8:00 AM – 7:00 PM (all days)

Closure Location: 11th Street between Jersey Ride and Hillcrest Avenue

Ward: 5

Entity: Beaux Arts Fund Committee Inc.

Event: Beaux Arts Fall Fair

Date: September 7-9

Time: 12:00 PM September 7th through 7:00 PM September 9th

Closure Location: 2nd Street between Harrison and Main Streets

Ward: 3

Approved this 11th day of April, 2018.



Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

City of Davenport

Agenda Group: Council
Department: City Clerk
Contact Info: Jackie E Holecek
Wards: 4

Action / Date
4/4/2018

Subject:

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

Josh Rangel, 2123 Warren Street, Sister's 40th Birthday Party; 3:00 p.m. to 11:00 p.m., Outdoor Music, Over 50 dBa [Ward 4]

Azteca Mexican Restaurant, 4811 N Brady Street, Suites 3-5; Cinco de Mayo Celebration, 11:30 a.m. to 10:00 p.m., Outdoor Music, Over 50 dBa [Ward 6]

Recommendation:

Approve the motion.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	3/20/2018 - 3:23 PM

City of Davenport

Agenda Group: Public Safety
Department: Finance
Contact Info: Sherry Eastman 326-7795
Wards: Various

Action / Date
PS4/4/2018

Subject:
Motion approving beer and liquor license applications.

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

Ward 3

RME Courtyard (River Music Experience) - 121 W 2nd St. - Outdoor Area - 6 Month License
5/1/18 - 10/31/18 - License Type: C Liquor

Ward 5

Rookie's Sports Bar (Rookies, Inc.) - 2818 Brady St. - Outdoor Area April 28 - 29, 2018
"Customer Appreciation Event" - License Type: C Liquor

B. Request for exemption for 19- and 20- year-olds on premises:

Ward 3

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

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

Recommendation:
Consider the license applications.

Relationship to Goals:
Welcoming neighborhoods.

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

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	3/29/2018 - 10:56 AM
Finance Committee	Watson-Arnould, Kathe	Approved	3/29/2018 - 10:57 AM
City Clerk	Admin, Default	Approved	3/29/2018 - 12:18 PM

City of Davenport

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

Action / Date
PW4/4/2018

Subject:

Resolution approving a contract for the FY19 and FY20 Manhole Repair and Rehabilitation Program design and preparation of bid documents to Strand Associates, Inc. in an amount not-to-exceed \$56,000 budgeted in CIP# 30048. [All Wards]

Recommendation:

Approve the resolution.

Relationship to Goals:

Sustainable Infrastructure

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 adjusting ring replacement, chimney seals and total manhole replacement. This portion of the project is for design and preparation of bid documents. 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 FY2019 and FY2020 Manhole Repair and Rehabilitation Program.

This resolution is the approval of the contract award and is within the budget. This scope of work addresses manholes from the Sewer and Engineering Divisions of the Public Works Department and recommendations from assessments and I&I studies by consultants for removal of I & I sources related to manhole rehabilitation.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution Letter FY19/FY20 MH repair/rehab program design and preparation of bid documents
▣ Backup Material	Design Phase Services TO 18-01

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	3/28/2018 - 9:17 PM
Public Works Committee	Lechvar, Gina	Approved	3/28/2018 - 9:18 PM
City Clerk	Admin, Default	Approved	3/29/2018 - 9:21 AM

Resolution No. _____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving a contract for the FY2019 and FY2020 Manhole Repair and Rehabilitation Program design and preparation of bid documents to Strand Associates, Inc. in an amount not-to-exceed \$56,000 budgeted in CIP# 30048.

WHEREAS, the City previously completed manhole assessments and I & I studies; and

WHEREAS, as a result of the assessments and studies, recommendations were made for the repair/rehabilitation of the Davenport collection system manholes; and

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa; that said Contract for the FY2019 and FY2020 Manhole Repair and Rehabilitation Program design and preparation of bid documents to Strand Associates, Inc. is hereby approved.

Passed and approved this 11th day of April, 2018.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk



Task Order No. 18-01
City of Davenport, Iowa (OWNER)
and Strand Associates, Inc.® (ENGINEER)
Pursuant to Technical Services Agreement dated April 8, 2015

Project Information

Project Name: FY 2019 and 2020 Collection System Rehabilitation Program

Scope of Services

ENGINEER will provide the following services to OWNER:

1. Pre-design Manhole Assessment Program
 - a. Assess the condition of approximately 200 manholes in OWNER's existing collection system. Prepare a field observation form for each manhole included in the program. The intent of the assessment program is to review the options for rehabilitating manholes in the collection system.
 - b. Assess the condition of approximately 40 manholes located within 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, including any railroad protective liability insurance procured by ENGINEER.
2. Design Services
 - a. Prepare Bidding Documents including technical specifications and engineering drawings for the rehabilitation of approximately 880 manholes. 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 indemnify ENGINEER in same manner as the OWNER and to name ENGINEER on Contractor's General Liability, Auto Liability, and Employer's Liability insurance through endorsement acceptable to ENGINEER.
 - 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 Iowa Department of Natural Resources (IDNR) Construction Permit application for submittal to IDNR.

City of Davenport
 Task Order No. 18-01
 Page 2
 March 15, 2018

3. Bidding-Related Services

Assist OWNER during the bid process and during construction to answer questions regarding construction drawings and technical specifications.

Compensation

OWNER shall compensate ENGINEER for Services under this Task Order on an hourly rate basis plus expenses a not-to-exceed fee of \$56,000 allocated as follows:

Task	Estimated Fee
Pre-design Manhole Assessment Program	\$ 5,700
Design Services	\$44,000
Bidding-Related Services	<u>\$ 6,300</u>
Total	\$56,000

Schedule

Services will begin upon execution of this Task Order, which is anticipated on March 19, 2018. Services are scheduled for completion on July 30, 2018.

TASK ORDER AUTHORIZATION AND ACCEPTANCE:

ENGINEER:

OWNER:

STRAND ASSOCIATES, INC.®

CITY OF DAVENPORT


 Matthew S. Richards
 Corporate Secretary

Date

Frank Klipsch
 Mayor

Date

City of Davenport

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

Action / Date
PW4/4/2018

Subject:

Resolution approving a contract for the Sanitary Sewer Condition Assessment within Canadian Pacific and Iowa Interstate Railroad right-of-way to Veenstra & Kimm, Inc., in an amount not-to-exceed \$180,561.20 budgeted in CIP# 30047. [All Wards]

Recommendation:

Approve the resolution

Relationship to Goals:

Sustainable Infrastructure

Background:

This scope of work is a conditions assessment for the sanitary sewers within the railroad right-of-way (R.O.W.). The assessment is to review the structural condition of the railroad R.O.W. sanitary sewers, look for illicit pipes and other inflow and infiltration (I&I) sources. Upon completion of field investigations, the assessment report will include aerial mapping, tables identifying sewer sections, conditions rating, recommended improvements and preliminary cost estimate for improvements for future CIPP lining/sewer repair programs. This study will provide information to update the City's GIS database.

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

This scope of work addresses recommendations from I & I studies by consultants, information gathered by the Sewer Division and reported problems from the public.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution Letter - Sanitary Sewers Condition Assessment within Railroad ROW
▣ Backup Material	Scope of Services with map Sanitary SewersCondition Assessment within RR ROW

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	3/28/2018 - 9:26 PM
Public Works Committee	Lechvar, Gina	Approved	3/28/2018 - 9:26 PM
City Clerk	Admin, Default	Approved	3/29/2018 - 9:21 AM

Resolution No. _____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving a contract for the Sanitary Sewer Condition Assessment within Canadian Pacific and Iowa Interstate Railroad Right-of-way to Veenstra & Kimm, Inc., in an amount not-to-exceed \$180,561.20 budgeted in CIP# 30047.

WHEREAS, the City previously completed I & I studies and Sewer Division reports; and

WHEREAS, as a result of the studies and reports, recommendations were made for the assessment of the railroad R.O.W. sanitary sewers; and

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa; that said Contract for the Sanitary Sewer Condition Assessment within Canadian Pacific and Iowa Interstate Railroad Right-of-way to Veenstra & Kimm, Inc., is hereby approved.

Passed and approved this 11th day of April, 2018.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk



VEENSTRA & KIMM, INC.

1800 5th Avenue • Rock Island, Illinois 61201-8119
309-786-7590 • 309-797-0996 (fax) • 877-241-8010 (WATS)

March 23, 2018

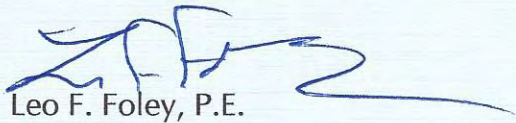
City of Davenport
Attn: Sandy Doran, Project Manager
Engineering Division
1200 E. 46th Street
Davenport, IA 52807

DAVENPORT, IOWA
CANADIAN PACIFIC AND IOWA INTERSTATE RAILROAD
RIGHT-OF-WAY SANITARY SEWER CONDITION ASSESSMENT
AGREEMENT FOR PROFESSIONAL SERVICES - REVISED

Attached are two copies of the revised Agreement for Professional Services regarding the Canadian Pacific and Iowa Interstate Railroad Right-Of-Way Sanitary Sewer Condition Assessment.

Once this has been signed, please return one copy to this office. If you have any questions regarding this project, please contact the undersigned at 309-786-7590.

VEENSTRA & KIMM, INC.


Leo F. Foley, P.E.

LFF:gfd
Enclosures

AGREEMENT FOR PROFESSIONAL SERVICES

CITY OF DAVENPORT, IOWA CANADIAN PACIFIC AND IOWA INTERSTATE RAILROAD RIGHT-OF-WAY SANITARY SEWER CONDITION ASSESSMENT

WHEREAS, the CITY OF DAVENPORT, IOWA, a municipal corporation organized and existing pursuant to the laws of the State of Iowa, hereinafter referred to as the "CITY," is desirous of obtaining professional engineering services in connection with the Canadian Pacific and Iowa Interstate Railroad Right-of-Way (ROW) Sanitary Sewer Condition Assessment, hereinafter referred to as the "Project," and

WHEREAS, the CITY of Davenport has determined that it would be desirous to perform the above mentioned assessment, and

WHEREAS, VEENSTRA & KIMM, INC., hereinafter referred to as the "CONSULTANT," being a corporation organized and existing under the laws of the State of Iowa; and

WHEREAS, the CONSULTANT is desirous of performing professional services for the CITY in connection with the Canadian Pacific and Iowa Interstate Railroad ROW Sanitary Sewer Condition Assessment project.

NOW, THEREFORE, it is mutually agreed as follows:

SECTION I - GENERAL

A. PERFORMANCE

The performance of the CONSULTANT shall be limited to the scope of services outlined as hereinafter set forth.

B. CONFERENCES

Conferences shall be held from time to time as the performance of this Agreement progresses at a mutually convenient location at the request of the CITY. The CONSULTANT shall prepare and present such information as may be pertinent or necessary to enable the CITY to pass critical judgment on the features and progress of services under this Agreement. The CONSULTANT shall make such changes, amendments, or revisions in the detail of any phase of services under this Agreement as may be required by the CITY. If alternates or alternatives are to be considered, the CITY shall have the right of selection. The CONSULTANT shall, at the request of the CITY, appear personally, prepare and present such documents and/or explanations to the Davenport City Council as may be requested.

C. INDEMNIFICATION

The CONSULTANT shall and hereby agrees to hold and save the CITY harmless from any and all claims, settlements, and judgments, to include all reasonable investigative fees, attorneys' fees, suit and court costs for personal injury, property damage, and/or death arising out of the CONSULTANT's or any of its agents', servants', and employees' errors, omissions or negligent acts for services under this Agreement, and for all injury and/or death to any and all of the CONSULTANT's personnel, agents, servants, and employees occurring under the Worker's Compensation Act of the State of Iowa.

D. INSURANCE

The CONSULTANT shall furnish the CITY with a certificate or certificates of insurance by an insurance company licensed to do business in the State of Iowa, in compliance with Attachment II, "Professional Services Insurance".

E. PROGRESS REPORTS

The CONSULTANT shall furnish the CITY with monthly progress reports which shall indicate the percentage of engineering services completed on the project to the date of the report, together with a description of the status of services in progress during the CONSULTANT's performance under this Agreement. The CONSULTANT shall also, upon request of the CITY, furnish the necessary documentation to verify the reported progress in the performance of said services.

F. ACCESS TO CONSULTANT'S RECORDS

The CONSULTANT shall maintain all books, documents, papers, accounting records and other evidence pertaining to cost incurred in performing work covered by this contract. The CITY or any of its duly authorized representatives shall have access to all such books, records, documents and other evidence for the purpose of inspection, audit and copying during normal business hours. All such books, records, and documents shall be retained for three years from the date of final payment under the contract.

G. OWNERSHIP OF DOCUMENTS

All survey notes, reports, design plans, specifications, special studies, records and other data prepared under this Agreement shall become the property of the CITY upon completion or termination of the services of the CONSULTANT.

H. FEDERAL REQUIREMENTS

Not applicable.

I. TERMINATION

If the CITY should desire to suspend or terminate the services to be rendered by the CONSULTANT under this Agreement, such suspension or termination may be effected by the CITY giving the CONSULTANT written notice. Payment shall be made by the CITY for services rendered by the CONSULTANT to date of termination.

J. CHANGES IN SCOPE OF SERVICES

1. Extra Work

Authorization for extra work shall be evidenced by the CITY in writing, in the form of a Supplemental Agreement. Extra work will usually be of limited extent and may consist of, but is not necessarily limited to, the introduction of new items of work beyond the stated or implied scope of the Agreement.

At the option of the CITY, payment for extra work may be made on a fixed price; a cost plus a fixed fee, time and materials; or other mutually agreed basis.

If the CONSULTANT is of the opinion that any work the CONSULTANT has been directed to perform is beyond the scope of this Agreement and constitutes extra work, the CONSULTANT shall promptly notify the CITY in writing of that fact. In the event the CITY determines that such work does constitute extra work, the CITY shall provide extra compensation to the CONSULTANT as provided for above. No extra work shall be performed by the CONSULTANT without receiving a written agreement from the CITY in advance.

2. Deletion of Work

Authorization for deletion of work shall be evidenced by the CITY in writing.

At the discretion of the CITY, work items listed in Section 2 - Scope of Work, or parts thereof, may be deleted from the project.

Reduction to the CONSULTANT's compensation as a result of deletion of work shall be based on the cost estimate of the work deleted. In the event that the CONSULTANT had performed authorized work on the items deleted prior to deletion, the cost of such work shall be retained in the CONSULTANT's compensation.

K. NONDISCRIMINATION

Attachment I titled "Special Provisions Section III Nondiscrimination In Employment by Contractors/Subcontractors and Suppliers" shall be signed by the CONSULTANT and shall become a part of this Agreement. In Attachment I the contractor/supplier is the CONSULTANT for terms of this Agreement.

L. CONTRACT COMPLIANCE PROGRAM

The CONSULTANT agrees to comply with the City of Davenport Special Provisions which is attached.

M. SUBLETTING OR ASSIGNMENT

The CONSULTANT shall not sublet, assign or otherwise dispose of any portion of the services to be provided by this Agreement without a written permission to sublet signed by the City Engineer and approved by the City Council except for the use of Visu-Sewer, Inc. to provide sewer televising inspection. Requests for permission to sublet shall be in writing and shall name the organization which will perform the work, the work to be performed, and the dollar amount of the work to be performed. Subconsultants which are shown as part of this Agreement shall be deemed to be approved when this Agreement is executed.

A "City of Davenport Consultant Cost Summary for Subagreements" or equal shall be provided on each organization showing Hourly rates and Overhead and Fringe Benefit rates that will be applied to services to be sublet.

When requested by the City Engineer, the CONSULTANT shall provide a written report showing that the organization which will perform the work is particularly experienced and equipped for such work. Consent by the CITY for the CONSULTANT to sublet, assign or otherwise dispose of any portion of this Agreement shall not relieve the CONSULTANT of any responsibility for fulfillment of this Agreement, nor shall it in any way create a contractual relationship between the CITY and the SUBCONSULTANT. The CONSULTANT agrees to include in and make a part of all subagreements all portions of this Agreement which relate to the subconsultants' work including the Nondiscrimination portions of this Agreement.

N. CLOSE-OUT OF AGREEMENT

Upon completion or termination of services under this Agreement, the CONSULTANT shall provide the CITY the following documents:

1. Documents as stated in Section 1.G of the Agreement.
2. Statement of Final Billing.
3. Written report showing the actual amounts paid by the CONSULTANT for services under this Agreement to MBE/WBE Firms.

O. LAWS, REGULATIONS AND CODES

The CONSULTANT hereby agrees that all work done as part of this Agreement which is subject to current Federal, State or Local Laws, Regulations and/or Codes shall comply with such applicable Laws, Regulations and/or Codes.

P. CITY POLICY AND PROCEDURES

The CONSULTANT hereby agrees to conform to CITY policy and procedures as they relate to this Agreement. Such policy and procedure shall include but is not limited to the following:

1. Invoice and billings for service.
2. Engineering Department Design Standards.
3. Engineering Department standard format for reports, plans, and/or specifications.
4. Plan-review process including site-plan and architectural review.
5. Include CITY Work Order Number and Contract Number on all documents related to this Agreement if appropriate.

Q. NOTICE TO PROCEED

The CONSULTANT shall not begin work until a written notice to proceed is issued by the City Engineering Department. If Section 2 of this Agreement provides for the work to be completed in phases, a notice to proceed shall be issued for each phase.

SECTION 2 - SCOPE OF SERVICES

**CANADIAN PACIFIC AND IOWA INTERSTATE RAILROAD ROW SANITARY SEWER
CONDITION ASSESSMENT**

A. SERVICES PROVIDED BY CONSULTANT

The scope of the services for which construction services are to be performed under this Agreement shall include:

1. The services by the CONSULTANT under this Agreement shall include, but not necessarily be limited to, the following:

Task 1 - Project Coordination/Background Review/Mapping - This task includes reviewing aerial maps in the area. Preparing a sanitary system evaluation survey access plan and coordinating with City, Canadian Pacific and Iowa Interstate staff for all the sewers located in Canadian Pacific and Iowa Interstate ROW and shown on Figure 1.

Task 2 - Television Analysis - In this work task, selected reaches of sanitary sewer between 8" and 60" will be televised. All reaches to be televised will be selected by the CONSULTANT and approved by the CITY. Televising under this work task will be coordinated with available televising records from the CITY. The results of the televising work will be provided to the CITY for its permanent televising records.

Task 3 – Sanitary Sewer – TV Inspection (no cleaning) – Sewer sections to be inspected "as is" without cleaning or dewatering. Setup per MH-MH pipe section (156 sections). CCTV inspection of each pipe section (24,228 LF).

Task 4 – Conclusions and Recommendations with Preliminary Cost Estimates – The work will include aerial mapping and tables with the sewer sections, conditions rating, recommended improvement and preliminary cost estimate for the recommended improvements.

It is understood by the CITY and CONSULTANT that sewer system evaluation surveys must be flexible during the course of the Project implementation. As data is collected, it is often necessary to refine and change the scope and focus of the Project. The CITY and CONSULTANT agree the scope of the Project may be adjusted during the course of performance by adding or subtracting work from the specific work tasks. Work may be added, shifted or deleted provided the total cost of the Project does not increase.

B. OBLIGATIONS OF CITY TO CONSULTANT

1. Provide available information, such as topography, site plans, building plans, mapping, and other information that mutually is agreed upon as pertinent to the project.
2. Designate a liaison officer from the CITY who will work directly with the CONSULTANT to coordinate the collection of CITY-supplied data, arrange for meetings, and be responsible for the general coordination between the CITY and the CONSULTANT.
3. Provide the services of the City Solicitor experienced in legal matters pertaining to this type of project. The CONSULTANT shall cooperate with the City Solicitor and comply with the requirements of the City Solicitor as to form of contract documents and procedures relative to them.

4. Provide access to all manholes in the study areas, including clearing easements as necessary to provide access for T.V. trucks and cleaning equipment.
5. Provide easement to all sewers in the study areas.
6. Attend all Public Informational Meetings with the CONSULTANT.

C. DELIVERABLES

The scope of the services shall be considered to be complete upon delivery of the following items to the satisfaction of the CITY.

The documents provided to the CITY by the CONSULTANT shall include but may not be limited to the following in accordance with each project type:

- 1 copy of all field data sheets
- 1 copy of sewer line televising
- 1 copy of all written correspondence to and from residents and land owners
- 1 copy of all calculations
- 4 copies of the preliminary conditions assessment with recommendations

SECTION 3 - COMPENSATION AND PAYMENT

A. COMPENSATION

1. \$180,561.20 maximum based on unit prices as presented on Figure 2.

SECTION 4 - COMPLETION OF WORK

The CONSULTANT shall complete all services outlined in this Agreement on or before October 31, 2018, providing no unforeseen delays are experienced beyond the control of the CONSULTANT.

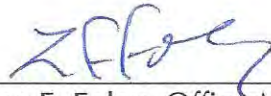
IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of this _____ day of _____, 2018.

CITY OF DAVENPORT, IOWA

VEENSTRA & KIMM, INC.

By _____

Title _____

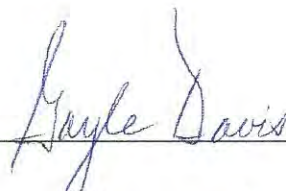
By 

Leo F. Foley, Office Manager

ATTEST:

By _____

Title _____

By 

Title Admin Assistant

SPECIAL PROVISIONS

SECTION III -

Nondiscrimination in Employment by Contractors/Subcontractors and Suppliers

Contractor's Agreement

During the performance of this contract, the Contractor agrees as follows:

- (1) The Contractor will not discriminate against any employee or applicant for employment because of race, color, creed, religion, sex, national origin or ancestry, age, marital status, physical or mental disability, or political beliefs and affiliations. The Contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, creed, religion, sex, national origin or ancestry, age, marital status, physical or mental disability, or political beliefs and affiliations. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
- (2) The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, creed, religion, sex, national origin or ancestry, age, marital status, physical or mental disability, or political beliefs and affiliations.
- (3) The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice advising the labor union or workers' representative of the Contractor's commitments under the Davenport Affirmative Action Plan, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- (4) The Contractor will comply with all provisions of the Davenport Affirmative Action Plan and procedures developed by the City's Compliance Officer in pursuit of that plan.
- (5) The Contractor will furnish all information and reports required by the Davenport Affirmative Action Plan and procedures developed by the City's Compliance Officer in pursuit of that plan, and will permit access to his/her books and accounts by the contracting department and the Compliance Officer for purposes of investigation to ascertain compliance with the City's Affirmative Action Plan.
- (6) In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any implementing procedures or orders, this contract may be cancelled, terminated or suspended in whole or in part and the Contractor may be declared ineligible for further City contracts in accordance with procedures authorized in The Davenport Affirmative Action Plan and such other sanctions may be imposed and remedies invoked as provided in the Davenport Affirmative Action Plan, or as otherwise provided by law.

(7) The Contractor will include the provisions of Paragraphs (1) through (7) in every subcontract or purchase order in the amount of \$5,000 or more, so that such provisions will be binding upon each subcontractor or vendor. The Contractor will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the Contractor becomes involved in, or is threatened with litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the Contractor may request the City of Davenport to enter into such litigation to protect the interests of the City of Davenport.

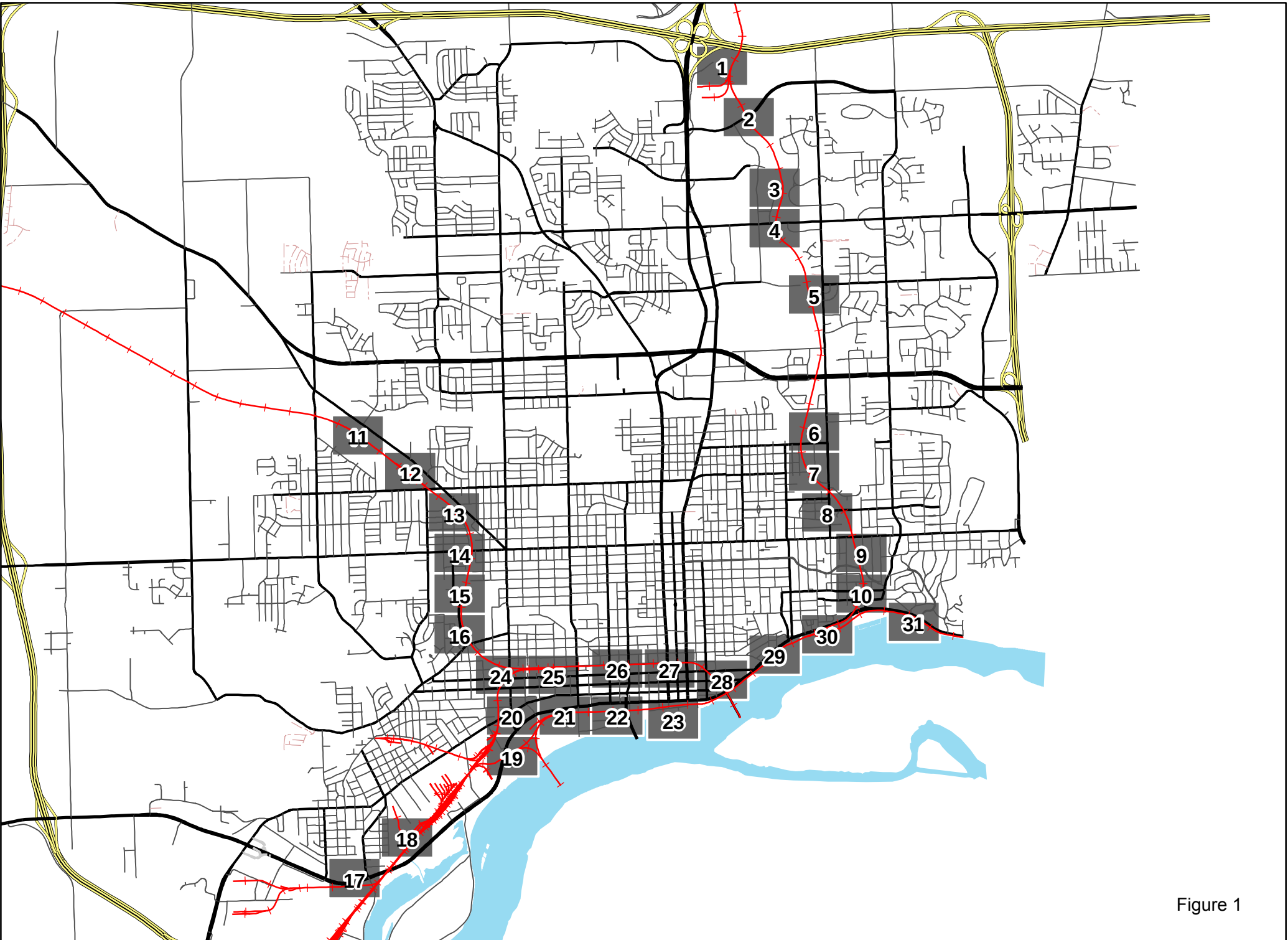


Figure 1

RIGHT-OF-WAY SEWERS



Railroad
—+—+—+—

**CITY OF DAVENPORT, IOWA
CANADIAN PACIFIC RAILROAD RIGHT-OF-WAY
SANITARY SEWER CONDITION ASSESSMENT
COMPENSATION ESTIMATE**

Figure 2

	Unit	Estimated Quantity	Unit Price	Extended Price
A. Compensation				
TV Inspection with no cleaning or light cleaning	LF	24,228	\$ 2.90	\$ 70,261.20
Setup at manholes	Sections	156	\$ 275.00	\$ 42,900.00
Heavy cleaning allowance	Hrs	80	\$ 405.00	\$ 32,400.00
Support with traffic control and access	LS	1	\$ 15,000.00	\$ 15,000.00
Cost estimating	LS	1	\$ 5,000.00	\$ 5,000.00
Report with conclusions and recommendations	LS	1	\$ 10,000.00	\$ 10,000.00
Project management	LS	1	\$ 5,000.00	\$ 5,000.00
				<u>\$ 180,561.20</u>

B. Cost Proposal Conditions (prices include the following)

- Labor, equipment, material and associated traffic control
 All associated/requested meetings with the City and/or Engineer
 TV inspection includes (2-3 person crew depending on site conditions):
- Inspection per NASSCO specifications using PACP codes
 - Pan & tilt color cameras with zoom lens
 - Professional narrative on inspection videos
 - Inspection DVD's with associated color reports
 - One portable hard drive with .pdf reports

Price assumes the following:

- Equipment can be staged and left overnight at a location within the City
- City will assist the engineer to secure permission to access manholes in railroad ROW/easement areas
- Portable televising equipment can be driven on the paths/gravel near the sewer sections
- All manholes are exposed prior to the start of work
- No restoration is included for ruts related to driving in easement areas
- Grubbing of access points, if required, to be completed by others

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Nichole Kriz; 563-326-7784
Wards: 6,7,&8

Action / Date
PW4/4/2018

Subject:

Resolution ordering in sidewalks related to the 2019 Sidewalk Construction Program. [Wards 6, 7 & 8]

Recommendation:

Pass the resolution

Relationship to Goals:

Sustainable Infrastructure

Background:

In March 2018, the then current owners of the properties below were notified by mail of the City's intent to order in these sidewalks to allow as much time as possible for budgeting. Official notifications will be sent to current owners following passage of this resolution. City ordinance allows property owners the option of constructing new sidewalks by their own contractor, if they so choose. However, if owners do not construct the sidewalks with their own contractor within the stated period of time (normally 20 days, although reasonable extensions may be granted), then the City may proceed to install the sidewalk with its contractor and, subsequently, bill the owner for the cost. The owner then has the option of paying the bill over time (not exceeding ten years) as a special assessment.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Res 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Rejected	3/28/2018 - 10:05 PM
Public Works - Engineering	Kriz, Nichole	Approved	3/29/2018 - 8:32 AM
Public Works - Engineering	Lechvar, Gina	Approved	3/29/2018 - 10:56 AM
Public Works Committee	Lechvar, Gina	Approved	3/29/2018 - 10:56 AM
City Clerk	Admin, Default	Approved	3/29/2018 - 12:19 PM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION ordering in sidewalk related to the 2019 Sidewalk Construction Program at the following properties and locations:

Miscellaneous Parcels:

Parcel M1501B19 (Lot north of 4404 Kelling St and south of 2105 W 45th St, PMRE LLC)

Parcel N1708-03A (Lot west of Elmore Ave and east of 4311 Ryan Ct, Ryan Court Owners Association)

Parcel Y0649-12 (1900 E 61st Cir, William & Marry Langan)

WHEREAS, the City Council has the authority to order construction of new sidewalks under Chapter 12, Section 12.12.220 of the Davenport Municipal Code; and

WHEREAS, the property owners are given the opportunity to have the work be done by their own contractor;

NOW, THEREFORE, BE IT RESOLVED, that under the authority of the Davenport Municipal Code, the City Council hereby orders sidewalk to be constructed in conformance with 2018 SUDAS specifications at the locations identified above; and

BE IT FURTHER RESOLVED that if said sidewalks are not constructed by the property owner the City will construct the sidewalk under the 2019 Sidewalk Construction Program and specially assess the cost thereof under the provisions of the Municipal Code of the City of Davenport.

Passed and approved this 11th day of April 2018.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works - Admin
Contact Info: Steve Math 327-5164
Wards: 6

Action / Date
PW4/4/2018

Subject:

Resolution approving the contract for the East Locust Street Improvement Project from Langman Construction, Inc. at the price of \$1,490,787.43 and authorizing Mayor Frank Klipsch to sign and manage any related agreements. CIP #35032. [Ward 6]

Recommendation:

Pass the resolution.

Relationship to Goals:

Sustainable Infrastructure

Background:

A Request for Bids was issued on February 20, 2018 and was sent to 397 contractors. On March 22, 2018, the Purchasing Division received and opened six responsive and responsible bids. Langman Construction, Inc. was the lowest bidder and is recommended for the contract.

The East Locust Street pavement improvements include approximately 13,780 square yards of pavement milling, 14,363 square yards of H.M.A. overlay, 902 square yards of P.C.C. pavement, 7 1/2", H.M.A. pavement patches, storm sewer installation, sanitary sewer spot repairs, sanitary sewer service replacement and other related construction.

A Public Hearing was held on February 21, 2018 and was passed at a subsequent meeting.

Funding for the project is from CIP #35032.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution Letter
▣ Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	3/28/2018 - 10:33 PM
Public Works Committee	Lechvar, Gina	Approved	3/28/2018 - 10:33 PM
City Clerk	Admin, Default	Approved	3/29/2018 - 9:21 AM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the East Locust Street Improvement Project from Langman Construction, Inc. at the price of \$ 1,490,787.43 and authorizing Mayor Frank Klipsch to sign and manage any related agreements.

WHEREAS, the City needs to rehabilitate the East Locust Pavement Improvement and

WHEREAS, the applicable purchasing process was followed resulting in a recommendation to award Langman Construction, Inc.;

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

1. the contract for the East Locust Street Improvement Project from Langman Construction, Inc. is hereby approved; and
2. Mayor Frank Klipsch is authorized to sign and manage any related agreements;

Attest:

Approved:

Jackie E. Holecek, CMC
Deputy City Clerk

Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
REQUEST FOR BIDS RESPONDENTS

DESCRIPTION: EAST LOCUST STREET PAVEMENT IMPROVEMENTS

BID NUMBER: 18-75

OPENING DATE: MARCH 22, 2018

RECOMMENDATION: AWARD THE CONTRACT TO LANGMAN CONSTRUCTION,
INC. OF ROCK ISLAND, IL

<u>VENDOR NAME</u>	<u>LOCATION</u>	<u>AMOUNT</u>
LANGMAN CONSTRUCTION, INC.	ROCK ISLAND, IL	\$1,490,787.43
MCCARTHY IMPROVEMENT CO.	DAVENPORT, IA	\$1,497,209.20
HAWKEYE PAVING CORPORATION	BETTENDORF, IA	\$1,555,491.00
VALLEY CONSTRUCTION COMPANY	ROCK ISLAND, IL	\$1,762,736.50
NEEDHAM EXCAVATING	WALCOTT, IA	\$1,806,640.82
MILLER TRUCKING & EXCAVATING	SILVAS, IL	\$1,883,243.60

Prepared By Cindy Whitaker
Purchasing

Approved By Nicole Gleason
Department Director

Approved By Lisa Stollard
Budget/CIP

Approved By BW
Finance Director

City of Davenport

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

Action / Date
PW4/4/2018

Subject:

Resolution approving the contract for the purchase and installation of an Automatic Voice Annunciator system for the Transit bus fleet to ETA Systems of Boca Raton, FL, in the amount of \$115,000. [All Wards]

Recommendation:

Adopt the resolution.

Relationship to Goals:

Fiscal Vitality

Background:

On December 29, 2017, a Request for Proposals was issued and sent to 31 vendors. On January 31, 2018, the Purchasing Division opened and read two proposals. ETA Transit System is being recommended for the contract. See tabulation attached.

The Voice Annunciator system will have verbal and visual signs announcing stops coming up. This system will meet the American's with Disabilities Act requirements on stop notifications.

Proposals were evaluated by a committee of city staff. The criteria used for evaluation were: 1) Cost - 50%, 2) Delivery Timeframe - 5%, 3) Response to RFP Requirements - 10%, 4) History/References - 25%, 5) Quality of Proposal - 10%. ETA Systems scored the highest.

Funding for this project is from the Ground Transportation Center Operating Equipment Account, #51362122 530303, with a current balance of \$274,889. These funds are from the garage sale proceeds.

ATTACHMENTS:

Type	Description
▢ Cover Memo	PW_RES_Automatic Voice Annunciators
▢ Cover Memo	Tabulation for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	3/28/2018 - 10:41 PM
Public Works Committee	Lechvar, Gina	Approved	3/28/2018 - 10:44 PM
City Clerk	Admin, Default	Approved	3/29/2018 - 9:20 AM

Resolution No. _____

Resolution offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving a contract to for the purchase and installation of an Automatic Voice Annunciator system for the Transit bus fleet to ETA Systems of Boca Raton, FL, in the amount of \$115,000, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for the purchase and installation of an Automatic Voice Annunciator system for the Transit bus fleet;

WHEREAS, ETA Systems was the highest scoring proposal submitted;

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

1. the awarding of the contract for the purchase and installation of an Automatic Voice Annunciator system for the Transit bus fleet to ETA Systems of Boca Raton, FL, in the amount of \$115,000; and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

Jackie E. Holecek, CMC
Deputy City Clerk

Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
TABULATION OF PROPOSALS

DESCRIPTION: AUTOMATIC VOICE ANNUNCIATOR SYSTEM

BID NUMBER: 18-64

OPENING DATE: JANUARY 31, 2018

GL ACCOUNT NUMBER: 51362122 530303

RECOMMENDATION: AWARD THE CONTRACT TO ETA TRANSIT SYSTEMS
OF BOCA RATON, FL

<u>VENDOR NAME</u>	<u>LOCATION</u>
ETA Transit Systems	Boca Raton, FL
Passio Technologies	Atlanta, GA

Approved By Kristi Keller
Purchasing

Approved By Nicole Gleason
Department Director

Approved By _____
Budget/CIP

Approved By Bm
Finance Director

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Brad Guy (563) 327-5105
Wards: 2,5,6,7

Action / Date
PW4/4/2018

Subject:

Resolution approving a contract amendment to the Duck Creek South Interceptor Rehabilitation Project with SAK Construction, LLC in the amount of \$200,000 budgeted in CIP #00200. [Wards 2, 5, 6 & 7]

Recommendation:

Approve the resolution

Relationship to Goals:

Sustainable Infrastructure

Background:

The goal of this project is to address repairs needed to reduce inflow and infiltration as well as address structural deficiencies in the Duck Creek South Interceptor Sewer.

Inspection and field verification of the existing infrastructure has revealed that a section of the sanitary sewer is a larger diameter than what is shown on the original, as-built drawings. This will require the use of larger sized CIPP lining materials to successfully construct the rehabilitation project.

This proposed contract amendment will cover the cost of the up-sized lining materials and will result in a more robust, long-term rehabilitation of the sewer system.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	DCSI Amend. 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	3/28/2018 - 10:47 PM
Public Works Committee	Lechvar, Gina	Approved	3/29/2018 - 9:41 AM
City Clerk	Admin, Default	Approved	3/29/2018 - 9:46 AM

Resolution No. _____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving a contract amendment to the Duck Creek South Interceptor Rehabilitation Project with SAK Construction, LLC in the amount of \$200,000. CIP #00200. [Wards 2,5,6,7]

WHEREAS, the City of Davenport entered into a contract with SAK Construction, LLC of O'Fallon, MO for the construction of the Duck Creek South Interceptor Rehabilitation Project, and

WHEREAS, Field verification has revealed that a section of the existing sanitary sewer sizes differ from the original As-Built Drawings which will require the use of larger sized CIPP materials, and

WHEREAS, this work has been deemed necessary for the successful construction of the rehabilitation project, and

WHEREAS, Funds have been budgeted for said work, and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the contract amendment with SAK Construction, LLC in the amount of \$200,000 is hereby approved, and

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

Passed and Approved this 11th day of April, 2018.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works - Admin
Contact Info: Brian Schadt
Wards: 3

Action / Date
PW4/4/2018

Subject:

Resolution approving the contract for the Main Street Sewer Improvement Project from Hagerty Earthworks, LLC in the amount of \$629,617.25 and authorizing Mayor Frank Klipsch to sign and manage any related agreements. CIP #30001 [Ward 3]

Recommendation:

Pass the resolution.

Relationship to Goals:

Sustainable Infrastructure.

Background:

A Request for Bid was issued on March 8, 2018 and was sent to 402 contractors. On March 29, 2018 the Purchasing Division received and opened five responsive and responsible bids. Hagerty Earthworks, LLC is the lowest bidder and is recommended for the contract.

The Main Street sewer improvements consist of replacement of existing stone sanitary sewer with new 24" sanitary sewer and lateral repairs, sanitary sewer slip-lining, special sanitary structure over large diameter interceptor, replacement of existing manholes and installation of new manholes, HMA full depth patching, sidewalk replacement, pavement markings and other miscellaneous items on Main Street from Beiderbecke Drive (south of railroad tracks) to 3rd Street.

A Public Hearing was held on March 21, 2018 and was passed at a subsequent meeting.

Funding for the project is from CIP #30001.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES pg2
▣ Backup Material	Recommendation Letter

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	4/2/2018 - 1:40 PM
Public Works Committee	Lechvar, Gina	Approved	4/2/2018 - 1:42 PM
City Clerk	Admin, Default	Approved	4/2/2018 - 2:52 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the Main Street Sewer Improvement Project from Hagerty Earthworks, LLC in the amount of \$ 629,617.25 and authorizing Mayor Frank Klipsch to sign and manage any related agreements CIP #30001.

WHEREAS, the City needs to rehabilitate the Main Street Sewer and

WHEREAS, the applicable purchasing process was followed resulting in a recommendation to award Hagerty Earthworks LLC;

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

1. the contract for the Main Street Sewer Improvement Project from Hagerty Earthworks LLC is hereby approved; and
2. Mayor Frank Klipsch is authorized to sign and manage any related agreements;

Passed and approved this 11th day of April, 2018.

Attest:

Approved:

Jackie E. Holecek, CMC
Deputy City Clerk

Frank Klipsch
Mayor



March 30, 2018

City of Davenport
Attn: Brian Schadt, City Engineer
1200 E. 46th Street
Davenport, IA 52807

DAVENPORT, IOWA
MAIN STREET SANITARY SEWER IMPROVEMENTS
RECOMMENDATION TO AWARD

The City of Davenport received and opened bids for Main Street Sanitary Sewer Improvements on March 29, 2018. As part of the bidding, bidders were asked to bid on two separate alternatives (Alternate 1 and Alternate 2) in addition to the base bid items. Alternate 1 included PCC pay items that pertained to pavement restoration on Main Street from River Drive to 3rd Street. Alternate 2 included HMA pay items that pertained to pavement restoration on Main Street from River Drive to 3rd Street. Five responsive Base Bids + Alternate 1 were received as follows:

	<u>Total Base Bid + Alt 1</u>
Hagerty Earthworks LLC	\$615,412.00
Needham Excavating, Inc.	886,818.65
Langman Construction, Inc.	917,596.60
Valley Construction Company	925,911.80
Hawkeye Paving Corporation	949,733.00

The five responsive Base Bids + Alternate 2 bids were received as follows:

	<u>Total Base Bid + Alt 2</u>
Hagerty Earthworks LLC	\$629,617.25
Needham Excavating, Inc.	885,195.90
Langman Construction, Inc.	939,297.60
Valley Construction Company	943,131.00
Hawkeye Paving Corporation	950,848.00

The apparent low bid for the project for both Base Bid + Alternate 1 and Base Bid + Alternate 2 was submitted by Hagerty Earthworks LLC of Muscatine, Iowa, in the amount of \$615,412.00 and \$629,617.25, respectively.

The Engineer's Estimate of cost for construction of the project was \$753,700.94 for Base Bid + Alternate 1 and \$735,040.94 for Base Bid + Alternate 2. Veenstra & Kimm, Inc. believes the low bid is a result of a competitive bid market. Hagerty Earthworks LLC has completed work for Veenstra & Kimm, Inc. on a variety of pipe projects as well as road construction.

City of Davenport
March 30, 2018
Page 2

The project was bid such that the City had sole discretion to decide which apparent low Base Bid plus Alternate they wanted to choose. After discussion with the City on which Alternate they have selected for construction and based on a review of the bids received, it would be our recommendation that the apparent low bid is fair and reasonable and responsive to the bidding documents. We would recommend that the City of Davenport award the contract to the low bidder of the **Base Bid + Alternate 2** (HMA option for Main Street from north side of River Drive moving northward to the Alley between 2nd and 3rd Street) based on its bid received on March 29, 2018. Veenstra & Kimm, Inc. believes the HMA option would provide a final project that would include all HMA Main Street and have a better aesthetic look than concrete patch.

If you have any questions regarding the project, please contact the undersigned or Eric Lee at 309-786-7590.

VEENSTRA & KIMM, INC.

A handwritten signature in blue ink, appearing to read 'L. Foley', with a stylized flourish at the end.

Leo F. Foley, P.E.

LFF:ewl
22279/3

cc: Cindy Whitaker, City of Davenport
Eric Longlett, City of Davenport
Sandy Doran, City of Davenport

Bid Request Number

Title

Description

Bid Type

Issue Date

Close Date

Bid 18-83 Addendum 2

Main Street Sewer Improvements

The City of Davenport is requesting bids for the Main Street Sewer Improvements

ITB

3/8/2018 05:04:09 PM (CT)

3/29/2018 10:00:00 AM (CT)

Organization

Bid Creator

Email

Phone

Fax

City of Davenport IA

Kristi Keller Purchasing Manager

klk@ci.davenport.ia.us

(563) 888-2077

(563) 888-2079

Responding Suppliers

Name	City	State	Response Submitted	Lines Responded	Response Total
Hagerty Earthworks LLC	Muscatine	IA	3/29/2018 09:42:47 AM (CT)	43	\$720,664.25
Needham Excavating Inc	Walcott	IA	3/29/2018 09:30:02 AM (CT)	43	\$987,495.90
Langman Construction, Inc.	Rock Island	IL	3/29/2018 08:49:47 AM (CT)	43	\$1,009,884.60
Valley Construction Company	Rock Island	IL	3/29/2018 09:13:27 AM (CT)	43	\$1,036,837.80
Hawkeye Paving Corporation	Bettendorf	IA	3/29/2018 08:46:41 AM (CT)	43	\$1,059,286.00

-----> These values are the base bids plus both alternate 1 and alternate 2.
See Tables below to see the actual bid prices of Base Bid + Alt 1 and Base Bid + Alt 2

1	Main Street Sewer Improvements					
	Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
	Hagerty Earthworks LLC	1	PKG	\$524,365.00	\$524,365.00	
	Needham Excavating Inc	1	PKG	\$784,518.65	\$784,518.65	
	Valley Construction Company	1	PKG	\$832,205.00	\$832,205.00	
	Hawkeye Paving Corporation	1	PKG	\$841,295.00	\$841,295.00	
	Langman Construction, Inc.	1	PKG	\$847,009.60	\$847,009.60	

2	Alternate Bid 1 - PCC					
	Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
	Langman Construction, Inc.	1	PKG	\$70,587.00	\$70,587.00	
	Hagerty Earthworks LLC	1	PKG	\$91,047.00	\$91,047.00	
	Valley Construction Company	1	PKG	\$93,706.80	\$93,706.80	
	Needham Excavating Inc	1	PKG	\$102,300.00	\$102,300.00	
	Hawkeye Paving Corporation	1	PKG	\$108,438.00	\$108,438.00	

3	Alternate Bid 2 - HMA					
	Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
	Langman Construction, Inc.	1	PKG	\$92,288.00	\$92,288.00	
	Needham Excavating Inc	1	PKG	\$100,677.25	\$100,677.25	
	Hagerty Earthworks LLC	1	PKG	\$105,252.25	\$105,252.25	
	Hawkeye Paving Corporation	1	PKG	\$109,553.00	\$109,553.00	
	Valley Construction Company	1	PKG	\$110,926.00	\$110,926.00	

1+2	Main Street Sewer Improvements + Alternate Bid 1				
	Supplier	QTY	UOM	Unit Price	Extended
	Hagerty Earthworks LLC	1	PKG	\$615,412.00	\$615,412.00
	Needham Excavating Inc	1	PKG	\$886,818.65	\$886,818.65
	Langman Construction, Inc.	1	PKG	\$917,596.60	\$917,596.60
	Valley Construction Company	1	PKG	\$925,911.80	\$925,911.80
	Hawkeye Paving Corporation	1	PKG	\$949,733.00	\$949,733.00

1+3	Main Street Sewer Improvements + Alternate Bid 2				
	Supplier	QTY	UOM	Unit Price	Extended
	Hagerty Earthworks LLC	1	PKG	\$629,617.25	\$629,617.25
	Needham Excavating Inc	1	PKG	\$885,195.90	\$885,195.90
	Langman Construction, Inc.	1	PKG	\$939,297.60	\$939,297.60
	Valley Construction Company	1	PKG	\$943,131.00	\$943,131.00
	Hawkeye Paving Corporation	1	PKG	\$950,848.00	\$950,848.00

1	Main Street Sewer Improvements						
	Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer Manuf Num
	Hagerty Earthworks LLC	1	PKG	\$524,365.00	\$524,365.00		
	Needham Excavating Inc	1	PKG	\$784,518.65	\$784,518.65		
	Valley Construction Company	1	PKG	\$832,205.00	\$832,205.00		
	Hawkeye Paving Corporation	1	PKG	\$841,295.00	\$841,295.00		
	Langman Construction, Inc.	1	PKG	\$847,009.60	\$847,009.60		
1.1	Mobilization						
	Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer Manuf Num
	Hagerty Earthworks LLC	1	LS	\$30,000.00	\$30,000.00		
	Needham Excavating Inc	1	LS	\$38,655.00	\$38,655.00		
	Hawkeye Paving Corporation	1	LS	\$90,000.00	\$90,000.00		
	Langman Construction, Inc.	1	LS	\$130,000.00	\$130,000.00		
	Valley Construction Company	1	LS	\$135,000.00	\$135,000.00		
1.2	Construction Staking						
	Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer Manuf Num
	Langman Construction, Inc.	1	LS	\$2,485.00	\$2,485.00		
	Valley Construction Company	1	LS	\$4,000.00	\$4,000.00		
	Hagerty Earthworks LLC	1	LS	\$5,000.00	\$5,000.00		
	Needham Excavating Inc	1	LS	\$5,000.00	\$5,000.00		
	Hawkeye Paving Corporation	1	LS	\$10,000.00	\$10,000.00		
1.3	Traffic Control						
	Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer Manuf Num
	Needham Excavating Inc	1	LS	\$5,035.00	\$5,035.00		
	Hagerty Earthworks LLC	1	LS	\$12,500.00	\$12,500.00		
	Valley Construction Company	1	LS	\$15,000.00	\$15,000.00		
	Langman Construction, Inc.	1	LS	\$39,390.00	\$39,390.00		
	Hawkeye Paving Corporation	1	LS	\$40,000.00	\$40,000.00		
1.4	Erosion Control						
	Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer Manuf Num
	Hawkeye Paving Corporation	1	LS	\$2,000.00	\$2,000.00		
	Hagerty Earthworks LLC	1	LS	\$2,000.00	\$2,000.00		
	Langman Construction, Inc.	1	LS	\$2,500.00	\$2,500.00		
	Needham Excavating Inc	1	LS	\$3,560.00	\$3,560.00		

Valley Construction Company	1	LS	\$5,000.00	\$5,000.00
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1.5 Hydro-Seeding

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Hagerty Earthworks LLC	280	SY	\$1.35	\$378.00			
Needham Excavating Inc	280	SY	\$4.80	\$1,344.00			
Langman Construction, Inc.	280	SY	\$5.00	\$1,400.00			
Hawkeye Paving Corporation	280	SY	\$6.00	\$1,680.00			
Valley Construction Company	280	SY	\$8.00	\$2,240.00			

1.6 Manhole Removal

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Needham Excavating Inc	5	EA	\$255.00	\$1,275.00			
Hagerty Earthworks LLC	5	EA	\$500.00	\$2,500.00			
Langman Construction, Inc.	5	EA	\$1,000.00	\$5,000.00			
Valley Construction Company	5	EA	\$1,000.00	\$5,000.00			
Hawkeye Paving Corporation	5	EA	\$1,500.00	\$7,500.00			

1.7 Sanitary Manhole, 60" Diameter SW-301

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Langman Construction, Inc.	4	EA	\$5,260.00	\$21,040.00			
Valley Construction Company	4	EA	\$6,000.00	\$24,000.00			
Hagerty Earthworks LLC	4	EA	\$8,124.00	\$32,496.00			
Hawkeye Paving Corporation	4	EA	\$10,000.00	\$40,000.00			
Needham Excavating Inc	4	EA	\$10,915.00	\$43,660.00			

1.8 Removal of Diversion Structure

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Valley Construction Company	1	LS	\$8,000.00	\$8,000.00			
Hagerty Earthworks LLC	1	LS	\$10,500.00	\$10,500.00			
Hawkeye Paving Corporation	1	LS	\$15,000.00	\$15,000.00			
Needham Excavating Inc	1	LS	\$17,920.00	\$17,920.00			
Langman Construction, Inc.	1	LS	\$26,250.00	\$26,250.00			

1.9 Main Street Special Structure

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Hawkeye Paving Corporation	1	LS	\$50,000.00	\$50,000.00			
Hagerty Earthworks LLC	1	LS	\$57,000.00	\$57,000.00			
Needham Excavating Inc	1	LS	\$97,885.00	\$97,885.00			

Langman Construction, Inc.	1	LS	\$148,710.00	\$148,710.00
Valley Construction Company	1	LS	\$150,000.00	\$150,000.00

1.10 Sanitary Sewer Service, 6" Diameter

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Langman Construction, Inc.	84	LF	\$60.00	\$5,040.00			
Valley Construction Company	84	LF	\$100.00	\$8,400.00			
Needham Excavating Inc	84	LF	\$115.00	\$9,660.00			
Hagerty Earthworks LLC	84	LF	\$134.00	\$11,256.00			
Hawkeye Paving Corporation	84	LF	\$200.00	\$16,800.00			

1.11 Identification of Open Services

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Langman Construction, Inc.	20	EA	\$0.01	\$0.20			
Hagerty Earthworks LLC	20	EA	\$120.00	\$2,400.00			
Valley Construction Company	20	EA	\$600.00	\$12,000.00			
Needham Excavating Inc	20	EA	\$780.00	\$15,600.00			
Hawkeye Paving Corporation	20	EA	\$1,000.00	\$20,000.00			

1.12 Remove and Replace Sanitary Sewer Service, 4"-6"

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Langman Construction, Inc.	147	LF	\$60.00	\$8,820.00			
Valley Construction Company	147	LF	\$100.00	\$14,700.00			
Hagerty Earthworks LLC	147	LF	\$134.00	\$19,698.00			
Needham Excavating Inc	147	LF	\$140.00	\$20,580.00			
Hawkeye Paving Corporation	147	LF	\$230.00	\$33,810.00			

1.13 Sanitary Sewer Pipe, 18" Ductile Iron Pipe, Epoxy Lined

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Hagerty Earthworks LLC	7	LF	\$200.00	\$1,400.00			
Langman Construction, Inc.	7	LF	\$300.00	\$2,100.00			
Hawkeye Paving Corporation	7	LF	\$750.00	\$5,250.00			
Needham Excavating Inc	7	LF	\$895.00	\$6,265.00			
Valley Construction Company	7	LF	\$900.00	\$6,300.00			

1.14 Sanitary Sewer Pipe, 24" Ductile Iron Pipe, Epoxy Lined

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Hagerty Earthworks LLC	729	LF	\$240.00	\$174,960.00			
Langman Construction, Inc.	729	LF	\$300.00	\$218,700.00			

Valley Construction Company	729	LF	\$325.00	\$236,925.00
Needham Excavating Inc	729	LF	\$360.00	\$262,440.00
Hawkeye Paving Corporation	729	LF	\$370.00	\$269,730.00

1.15 Slip-Lining, 26" (O.D.) HDPE Sewer Pipe LF 161

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Hagerty Earthworks LLC	161	LF	\$275.00	\$44,275.00			
Needham Excavating Inc	161	LF	\$318.00	\$51,198.00			
Valley Construction Company	161	LF	\$335.00	\$53,935.00			
Hawkeye Paving Corporation	161	LF	\$350.00	\$56,350.00			
Langman Construction, Inc.	161	LF	\$350.00	\$56,350.00			

1.17 Televis Sanitary Sewer, 18" Diameter

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Hagerty Earthworks LLC	200	LF	\$3.00	\$600.00			
Valley Construction Company	200	LF	\$3.00	\$600.00			
Langman Construction, Inc.	200	LF	\$10.00	\$2,000.00			
Hawkeye Paving Corporation	200	LF	\$10.00	\$2,000.00			
Needham Excavating Inc	200	LF	\$12.00	\$2,400.00			

1.18 Sidewalk Removal

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Needham Excavating Inc	841	SF	\$0.90	\$756.90			
Hagerty Earthworks LLC	841	SF	\$1.00	\$841.00			
Langman Construction, Inc.	841	SF	\$1.00	\$841.00			
Hawkeye Paving Corporation	841	SF	\$2.00	\$1,682.00			
Valley Construction Company	841	SF	\$4.00	\$3,364.00			

1.19 Remove and Replace Brick Pavers

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Hagerty Earthworks LLC	2532	SF	\$8.00	\$20,256.00			
Hawkeye Paving Corporation	2532	SF	\$16.00	\$40,512.00			
Valley Construction Company	2532	SF	\$18.00	\$45,576.00			
Langman Construction, Inc.	2532	SF	\$28.00	\$70,896.00			
Needham Excavating Inc	2532	SF	\$31.70	\$80,264.40			

1.20 Remove and Replace Boundary Curb

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Hagerty Earthworks LLC	40	LF	\$32.00	\$1,280.00			

Langman Construction, Inc.	40	LF	\$70.00	\$2,800.00
Valley Construction Company	40	LF	\$80.00	\$3,200.00
Hawkeye Paving Corporation	40	LF	\$90.00	\$3,600.00
Needham Excavating Inc	40	LF	\$94.60	\$3,784.00

1.21 Remove and Replace Curb and Gutter

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Hagerty Earthworks LLC	14	LF	\$32.00	\$448.00			
Langman Construction, Inc.	14	LF	\$70.00	\$980.00			
Valley Construction Company	14	LF	\$80.00	\$1,120.00			
Hawkeye Paving Corporation	14	LF	\$90.00	\$1,260.00			
Needham Excavating Inc	14	LF	\$117.00	\$1,638.00			

1.22 PCC Pavement, 8" Thick (Integral Curb and Gutter)

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Langman Construction, Inc.	208	SY	\$63.00	\$13,104.00			
Hawkeye Paving Corporation	208	SY	\$80.00	\$16,640.00			
Hagerty Earthworks LLC	208	SY	\$80.00	\$16,640.00			
Valley Construction Company	208	SY	\$90.00	\$18,720.00			
Needham Excavating Inc	208	SY	\$100.70	\$20,945.60			

1.23 PCC Pavement, 13" Thick (Integral Curb and Gutter)

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Hagerty Earthworks LLC	184	SY	\$90.00	\$16,560.00			
Valley Construction Company	184	SY	\$100.00	\$18,400.00			
Langman Construction, Inc.	184	SY	\$112.00	\$20,608.00			
Hawkeye Paving Corporation	184	SY	\$115.00	\$21,160.00			
Needham Excavating Inc	184	SY	\$123.00	\$22,632.00			

1.24 Remove and Replace Bike Path

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Hagerty Earthworks LLC	87	SY	\$61.50	\$5,350.50			
Langman Construction, Inc.	87	SY	\$69.00	\$6,003.00			
Needham Excavating Inc	87	SY	\$73.90	\$6,429.30			
Hawkeye Paving Corporation	87	SY	\$75.00	\$6,525.00			
Valley Construction Company	87	SY	\$90.00	\$7,830.00			

1.25 Granular Subbase, 8" Thick

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
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Hagerty Earthworks LLC	101	SY	\$9.50	\$959.50	
Langman Construction, Inc.	101	SY	\$12.00	\$1,212.00	
Needham Excavating Inc	101	SY	\$14.00	\$1,414.00	
Valley Construction Company	101	SY	\$18.00	\$1,818.00	
Hawkeye Paving Corporation	101	SY	\$20.00	\$2,020.00	

1.26 Granular Subbase, 6" Thick

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Langman Construction, Inc.	395	SY	\$8.00	\$3,160.00			
Valley Construction Company	395	SY	\$8.00	\$3,160.00			
Hagerty Earthworks LLC	395	SY	\$9.00	\$3,555.00			
Needham Excavating Inc	395	SY	\$10.40	\$4,108.00			
Hawkeye Paving Corporation	395	SY	\$16.00	\$6,320.00			

1.27 PCC Sidewalk, 4" Thick

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Langman Construction, Inc.	726	SF	\$6.00	\$4,356.00			
Needham Excavating Inc	726	SF	\$6.70	\$4,864.20			
Hawkeye Paving Corporation	726	SF	\$7.00	\$5,082.00			
Hagerty Earthworks LLC	726	SF	\$8.00	\$5,808.00			
Valley Construction Company	726	SF	\$9.00	\$6,534.00			

1.28 PCC Sidewalk Ramps, ADA Compliant

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Hagerty Earthworks LLC	115	SF	\$14.00	\$1,610.00			
Needham Excavating Inc	115	SF	\$16.80	\$1,932.00			
Langman Construction, Inc.	115	SF	\$25.00	\$2,875.00			
Valley Construction Company	115	SF	\$30.00	\$3,450.00			
Hawkeye Paving Corporation	115	SF	\$45.00	\$5,175.00			

1.29 Pavement Markings, 4" Equivalent, Durable Paint

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Langman Construction, Inc.	2104	LF	\$3.60	\$7,574.40			
Valley Construction Company	2104	LF	\$4.00	\$8,416.00			
Hagerty Earthworks LLC	2104	LF	\$4.00	\$8,416.00			
Needham Excavating Inc	2104	LF	\$4.30	\$9,047.20			
Hawkeye Paving Corporation	2104	LF	\$6.00	\$12,624.00			

1.30 Stabilizing Material for Trench Foundation

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Langman Construction, Inc.	171	TON	\$15.00	\$2,565.00			
Hagerty Earthworks LLC	171	TON	\$18.00	\$3,078.00			
Hawkeye Paving Corporation	171	TON	\$25.00	\$4,275.00			
Valley Construction Company	171	TON	\$27.00	\$4,617.00			
Needham Excavating Inc	171	TON	\$32.55	\$5,566.05			

1.31 Rock Excavation

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Hagerty Earthworks LLC	10	CY	\$100.00	\$1,000.00			
Valley Construction Company	10	CY	\$100.00	\$1,000.00			
Langman Construction, Inc.	10	CY	\$185.00	\$1,850.00			
Needham Excavating Inc	10	CY	\$230.00	\$2,300.00			
Hawkeye Paving Corporation	10	CY	\$600.00	\$6,000.00			

1.32 Adjustment of Frame and Cover, Sewer Manhole

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Needham Excavating Inc	7	EA	\$160.00	\$1,120.00			
Hagerty Earthworks LLC	7	EA	\$750.00	\$5,250.00			
Langman Construction, Inc.	7	EA	\$900.00	\$6,300.00			
Valley Construction Company	7	EA	\$900.00	\$6,300.00			
Hawkeye Paving Corporation	7	EA	\$1,100.00	\$7,700.00			

1.33 Adjustment of Frame and Cover, Utility Manhole

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Needham Excavating Inc	1	EA	\$160.00	\$160.00			
Valley Construction Company	1	EA	\$900.00	\$900.00			
Hagerty Earthworks LLC	1	EA	\$1,000.00	\$1,000.00			
Langman Construction, Inc.	1	EA	\$1,000.00	\$1,000.00			
Hawkeye Paving Corporation	1	EA	\$1,200.00	\$1,200.00			

1.34 Adjustment of Frame and Cover, Gas or Water Valve Box

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Needham Excavating Inc	8	EA	\$160.00	\$1,280.00			
Langman Construction, Inc.	8	EA	\$300.00	\$2,400.00			
Valley Construction Company	8	EA	\$500.00	\$4,000.00			
Hagerty Earthworks LLC	8	EA	\$500.00	\$4,000.00			
Hawkeye Paving Corporation	8	EA	\$700.00	\$5,600.00			

1.35 Adjustment of Frame and Cover, Single Intake							
Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Needham Excavating Inc	1	EA	\$160.00	\$160.00			
Hagerty Earthworks LLC	1	EA	\$750.00	\$750.00			
Valley Construction Company	1	EA	\$800.00	\$800.00			
Langman Construction, Inc.	1	EA	\$1,200.00	\$1,200.00			
Hawkeye Paving Corporation	1	EA	\$1,800.00	\$1,800.00			
1.36 Raven 405 Epoxy Liner, 10'x10' Internal Dia. Box Structure							
Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Valley Construction Company	16	VF	\$100.00	\$1,600.00			
Hagerty Earthworks LLC	16	VF	\$875.00	\$14,000.00			
Hawkeye Paving Corporation	16	VF	\$1,000.00	\$16,000.00			
Langman Construction, Inc.	16	VF	\$1,200.00	\$19,200.00			
Needham Excavating Inc	16	VF	\$1,346.25	\$21,540.00			
1.37 Temporary Granular Surfacing							
Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Hagerty Earthworks LLC	100	TON	\$17.00	\$1,700.00			
Langman Construction, Inc.	100	TON	\$20.00	\$2,000.00			
Hawkeye Paving Corporation	100	TON	\$20.00	\$2,000.00			
Needham Excavating Inc	100	TON	\$24.00	\$2,400.00			
Valley Construction Company	100	TON	\$27.00	\$2,700.00			
1.38 Provide Temporary Access to Parking Lot							
Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Needham Excavating Inc	1	LS	\$1,500.00	\$1,500.00			
Hagerty Earthworks LLC	1	LS	\$1,500.00	\$1,500.00			
Langman Construction, Inc.	1	LS	\$2,300.00	\$2,300.00			
Valley Construction Company	1	LS	\$2,600.00	\$2,600.00			
Hawkeye Paving Corporation	1	LS	\$4,000.00	\$4,000.00			
1.39 Flowable Mortar Fill							
Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Hagerty Earthworks LLC	40	CY	\$85.00	\$3,400.00			
Langman Construction, Inc.	40	CY	\$100.00	\$4,000.00			
Valley Construction Company	40	CY	\$125.00	\$5,000.00			
Needham Excavating Inc	40	CY	\$205.00	\$8,200.00			
Hawkeye Paving Corporation	40	CY	\$250.00	\$10,000.00			

2	Alternate 1						
	Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer Manuf Num
	Langman Construction, Inc.	1	PKG	\$70,587.00	\$70,587.00		
	Hagerty Earthworks LLC	1	PKG	\$91,047.00	\$91,047.00		
	Valley Construction Company	1	PKG	\$93,706.80	\$93,706.80		
	Needham Excavating Inc	1	PKG	\$102,300.00	\$102,300.00		
	Hawkeye Paving Corporation	1	PKG	\$108,438.00	\$108,438.00		

2.1	PCC Pavement, 10" Thick (Integral Curb and Gutter)						
	Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer Manuf Num
	Langman Construction, Inc.	1023	SY	\$61.00	\$62,403.00		
	Hagerty Earthworks LLC	1023	SY	\$80.00	\$81,840.00		
	Valley Construction Company	1023	SY	\$83.00	\$84,909.00		
	Needham Excavating Inc	1023	SY	\$89.50	\$91,558.50		
	Hawkeye Paving Corporation	1023	SY	\$90.00	\$92,070.00		

2.2	Granular Subbase, 6" Thick						
	Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer Manuf Num
	Langman Construction, Inc.	1023	SY	\$8.00	\$8,184.00		
	Valley Construction Company	1023	SY	\$8.60	\$8,797.80		
	Hagerty Earthworks LLC	1023	SY	\$9.00	\$9,207.00		
	Needham Excavating Inc	1023	SY	\$10.50	\$10,741.50		
	Hawkeye Paving Corporation	1023	SY	\$16.00	\$16,368.00		

3	Alternate 1						
	Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer Manuf Num
	Langman Construction, Inc.	1	PKG	\$92,288.00	\$92,288.00		
	Needham Excavating Inc	1	PKG	\$100,677.25	\$100,677.25		
	Hagerty Earthworks LLC	1	PKG	\$105,252.25	\$105,252.25		
	Hawkeye Paving Corporation	1	PKG	\$109,553.00	\$109,553.00		
	Valley Construction Company	1	PKG	\$110,926.00	\$110,926.00		

3.1	HMA Pavement, 11" Thick						
	Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer Manuf Num
	Hawkeye Paving Corporation	1001	SY	\$67.00	\$67,067.00		
	Langman Construction, Inc.	1001	SY	\$70.00	\$70,070.00		
	Needham Excavating Inc	1001	SY	\$71.90	\$71,971.90		
	Hagerty Earthworks LLC	1001	SY	\$84.25	\$84,334.25		

Valley Construction Company	1001	SY	\$85.00	\$85,085.00
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3.2 Granular Subbase, 12" Thick

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Hagerty Earthworks LLC	1023	SY	\$16.00	\$16,368.00			
Langman Construction, Inc.	1023	SY	\$16.00	\$16,368.00			
Valley Construction Company	1023	SY	\$17.00	\$17,391.00			
Needham Excavating Inc	1023	SY	\$20.95	\$21,431.85			
Hawkeye Paving Corporation	1023	SY	\$32.00	\$32,736.00			

3.3 PCC Curb and Gutter

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes	Manufacturer	Manuf Num
Hagerty Earthworks LLC	130	LF	\$35.00	\$4,550.00			
Langman Construction, Inc.	130	LF	\$45.00	\$5,850.00			
Needham Excavating Inc	130	LF	\$55.95	\$7,273.50			
Valley Construction Company	130	LF	\$65.00	\$8,450.00			
Hawkeye Paving Corporation	130	LF	\$75.00	\$9,750.00			

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Kristi Keller 888-2077
Wards: All

Action / Date
FIN4/4/2018

Subject:

1. Accuracy, Inc. - FY18 ammunition purchase - Amount: \$41,058
2. CDW Government, Inc. - VMware annual renewal - Amount: \$29,300
3. Standard & Poor's Financial Services - 2018 bond rating services - Amount: \$28,500
4. Acorn Farms, Inc. - Tree purchase for Forestry - Amount: \$18,425
5. Holst Trucking & Excavating - Demolition of 1023 W. 14th Street - Amount: \$13,400
6. QC Chamber/Downtown Partnership - Lights of the Season/Holiday lighting support - Amount: \$10,000

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	3/28/2018 - 4:26 PM
Finance Committee	Watson-Arnould, Kathe	Approved	3/28/2018 - 4:27 PM
City Clerk	Admin, Default	Approved	3/28/2018 - 5:24 PM