COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, March 7, 2018; 5:30 PM

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

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Public Works

1. Public hearing on the plans, specifications, forms of contract and estimated cost for the FY2018 Microsurfacing and Cape Seal Program, CIP #35026. [All Wards]

2. Public hearing on the specifications, form of contract and estimated cost for the FY2019-2020 Contract Sewer Repair Program, CIP #30044 and #33001. [All Wards]

VII. Presentations

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 REZ17-08 being the request of Palmer College of Chiropractic to rezone 37.63 acres, more or less, of property generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: “R-4” Moderate Density Dwelling District, “R-6M” High Density Dwelling District, “C-1” Neighborhood Commercial District, “C-2” General Commercial District, “C-4” Central Business District and “M-1” Light Industrial District to “PID” Planned Institutional District. [Ward 3]

2. Resolution approving Case No. FDP18-01 being the request of John Crump for a PDD Final Development Plan for a four-story hotel located north of East 53rd Street

and west of Elmore Avenue on 2.28 acres, more or less. [Ward 6]

3. Motion directing staff to prepare and submit the Economic Opportunity Zone application to Iowa Economic Development Authority (IEDA). [Wards 1,2,3,4,5,7]

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).

   Mac's Tavern, St. Patrick's Day Celebration, March 18th, 12:00 PM to Midnight; Closure Location: North sidewalk closure on 3rd Street in from of 316-318 3rd St. [Ward 3]

   Stickman Race Group, Easter Egg Scramble, March 31st, 6:00 AM to 12:00 PM; Christy Street, from 11th-12th Streets; 11th Street (closed 6:00 AM - 12:00 PM), Jeresy Ridge Road to Middle Road, Middle Road to Eastmere to Bettendorf City Limits and River Drive from City of Davenport Limit and east to River Street to finish at 11th and Christy. [Ward 5 & 6]

   St. Paul Catholic Church, Join the Journey 5K, April 28th (Note Change in Date), 8:00 a.m. to 10:00 a.m.; Closure Location: Begins on Arlington and Grand Avenues, south 1/2 block to High Street, west 1/2 block to Tyler Park and return. [Ward 5]

   J&M Displays, Fireworks after River Bandits Games, Fridays - April -September; 9:30 PM until after game ends, Closure Location: Bike path and sidewalk in shoot area. [Ward 3]

   St. Paul Lutheran Church, May Fest, May 20th, 8:00 AM - 3:00 PM; Closure Location: Lombard Street between Main and Brady Streets. [Ward 5]

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

   Front Street Taproom, 421 W River Drive, Kelly's St Patrick's Day at Front Street, Saturday, March 17th, 9:00 AM to 12:00 AM, Outdoor Music, Over 50 dBa [Ward 3] (NOTE: On 1/24/18 Council approved a request for Friday, March 16th from 5:00 PM to 12:00 AM)

   Leisure Lanes, 2802 West 73rd Street, St. Patty's Day Pot of Gold, March 17th, 6:00 PM to 12:00 AM, Outdoor Music, Over 50 dBa [Ward 8]

3. Motion approving beer and liquor license applications.

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

Ward 1

K & K Food and Gas (K & K Food and Gas Inc.) - New License/New Owner - 2365 Rockingham Rd. - License Type: E Liquor / C Beer (*200' letters mailed on 2/16/18 to all surrounding property owners.)*

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

Ward 1
Gunchies (Big E Properties, Inc.) – 2905 Telegraph Rd. – Outdoor Area – License Type: C Liquor

Ward 3
Boozies Bar and Grill (BZE Holdings, Inc.) – 114 ½ W 3rd St. – License Type: C Liquor

Cru 221 (Cru 221, LLC) – 221 Brady St. – License Type: C Liquor / B Wine

Golden Mart (Golden Mart Inc.) – 1026 W River Dr. – License Type: E Liquor / C Beer / B Wine

LaFinca LLC (LaFinca LLC) – 916 W 2nd St. – License Type: B Beer

Palmer College of Chiropractic (Palmer College Foundation) – 1000 Brady St. – Outdoor Area – License Type: Beer / Wine

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

Scott's Shovelhead Shed (S.S.S. Inc.) – 220 N Pine St. – Outdoor Area – License Type: C Liquor

Triple Crown Whiskey Bar and Raccoon Motel (Triple Crown Whiskey Bar LLC) – 304 E 3rd St. – Outdoor Area – License Type: C Liquor

Zeke's Island Café on the Hill (Lumpy's, Inc.) – 1509 N Harrison St. – Outdoor Area – License Type: C Liquor

Ward 4
Hy-Vee Market Café (Hy-Vee, Inc.) – 2351 W Locust St. Café Area – License Type: C Liquor

Mississippi Valley Fairgrounds (Mississippi Valley Fair, Inc.) – 2815 W Locust St. – Outdoor Area – License Type: C Liquor

Ward 5
Brew In the Village (3 Blessings Incorporated) – 1104 Jersey Ridge Rd. – Outdoor Area – License Type: C Liquor

The 11th Street Precinct Bar and Grill (Carpe Diem I LLC) – 2108 E 11th St. – Outdoor Area – License Type: C Liquor

Grumpy's Saloon (2118-2120, Inc.) – 2120 E 11th St. – License Type: C Liquor

Ward 6
Biaggi's Ristorante Italiano LLC (Biaggi's Ristorante Italiano LLC) – 5195 Utica Ridge Rd. – License Type: C Liquor / B Wine

Camp McClellan Cellars (Julie Keehn) – 2302 E 11th St. – License Type: C Beer / B Wine

Los Agaves Mexican Grill (Los Agaves, Inc.) – 4882 Utica Ridge Rd. – Outdoor Area – License Type: C Liquor

QC Dynasty Buffet (Osaka Buffet Inc.) – 5388 Elmore Cir. – License Type: C Liquor

QC Mart (Bethany Enterprises, Inc.) – 2415 E 53rd St. – License Type: C Beer

Rave Davenport 53 & Imax (Cinemark USA, Inc.) – 3601 E 53rd St. – License Type: Beer / Wine

Ward 7
Outback Steakhouse (Outback Steakhouse of Florida, LLC) – 1235 E Kimberly Rd. – Outdoor Area – License Type: C Liquor / B Native Wine

Ward 8
Express Lane #76 (Expresslane Inc.) – 6268 Brady St. – License Type: C Beer / B Native Wine

Fareway Stores, Inc. #987 (Fareway Stores, Inc.) – 1635 W 53rd St. – License Type: E Liquor / C Beer / B Wine

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

Ward 3

At The Stardust (At The Stardust, LLC) - 218 Iowa St. - New License - License Type: C Liquor ***(This item will be approved later in the meeting and is subject to final inspections of the Fire and Building Departments.)***

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Ray Ambrose, Chairman; Rick Dunn, Vice Chairman

V. PUBLIC WORKS

1. Resolution to enter into an Intergovernmental Reimbursable Agreement between the City of Davenport and the Federal Aviation Administration in connection with the funding of the Visual Approach Slope Indicator Power Cabling Relocation during the Reconstruction of Runway 15/33 at the Davenport Municipal Airport, in the amount of $85,053.11 FY2019 CIP #20010. [Ward 8]

2. Resolution approving the contract for the W. 5th & Western Avenue Intersection Improvement project from Hawkeye Paving Corporation of Bettendorf, IA at the amount of $478,265.00 and authorizing Mayor Frank Klipsch to sign and manage any related agreements. CIP #10548 [Ward 3]

3. Resolution of the plans, specifications, forms of contract and estimated cost for the FY2018 Microsurfacing and Cape Seal Program, CIP #35026. [All Wards]

4. Resolution approving the Main Street Landing Design Guidelines as the official material palette to be incorporated in the development of the portion of the Davenport Riverfront known as Main Street Landing, CIP #68004. [Ward 3]

5. Resolution approving the contract for the Pheasant Creek Stream Stabilization project from Ardo Schmidt Construction, Inc. of Preston, IA at the amount of $136,092.57 and authorizing Mayor Frank Klipsch to sign and manage any related agreements. CIP #33023 [Ward 6]

6. Resolution approving the contract for the ADA Sidewalk Ramp Improvement project from McDermott Concrete, LLC of Blue Grass, IA in the amount of $380,623.70 and authorizing Mayor Frank Klipsch to sign and manage any related agreements. CIP #28016 [All Wards]

7. Resolution adopting the resolution of necessity covering the FY17 Alley Resurfacing Program, for the alleys between LeClaire and Farnam from Garfield to Columbia and between Schricker and Glaspell from Pine to Belmont. [Wards 3 & 5]

8. Resolution amending resolution of necessity covering the FY17 Alley Resurfacing Program, for the alleys between LeClaire and Farnam from Garfield to Columbia and between Schricker and Glaspell from Pine to Belmont. [Wards 3 & 5]

9. Resolution overruling objections for the FY17 Alley Resurfacing Program, for the alleys between LeClaire and Farnam from Garfield to Columbia and between Schricker and Glaspell from Pine to Belmont. [Wards 3 & 5]

10. Resolution ordering preparation of detailed plans, specifications, notice of hearing, notice to bidders, form of contract and publication of the notice to bidders and notice of hearing covering the FY17 Alley Resurfacing Program Part 2, for the the alleys between LeClaire and Farnam from Garfield to Columbia and between Schricker and Glaspell from Pine to Belmont.The current estimate of $70,500 with a budgeted amount of $76,000 in CIP #35017. [Ward 5]

11. Resolution approving the specifications, form of contract, and estimated cost for the FY2019-2020 Contract Sewer Repair Program CIP #30044 and #33001. [All Wards]

12. Resolution approving the contract for Runway 15/33 Reconstruction Construction Observation and Administration Services (Task Order #1) with McClure Engineering Company of Fort Dodge, Iowa, in the amount not to exceed $584,749, to provide

construction observation and technical oversight for the reconstruction of Runway 15/33 at the Davenport Municipal Airport, FY2019 CIP #20010. [Ward 8]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

Kerri Tompkins, Chairman; Marion Meginnis, Vice Chairman

VII. FINANCE

1. First Consideration: Ordinance providing for the sale and issuance of not-to-exceed $34,365,000 General Obligation Corporate and Refunding Bonds, Series 2018A, and for the levy of taxes to pay the same. [All Wards]

   STAFF RECOMMENDS SUSPENSION OF THE RULES AND PASSAGE ON FIRST CONSIDERATION:

2. First Consideration: Ordinance providing for the sale and issuance of not-to-exceed $8,330,000 Taxable General Obligation Corporate and Refunding Bonds, Series 2018B, and for the levy of taxes to pay the same. [All Wards]

   STAFF RECOMMENDS SUSPENSION OF THE RULES AND PASSAGE ON FIRST CONSIDERATION

3. First Consideration: Ordinance amending Chapters 13.16.107A and 13.16.107B entitled "Sanitary Sewer Rates – Amount" from $4.16 to $4.45 to $4.76 to $5.09 to $5.45 per one hundred cubic feet of water use as determined by water meter readings; and amending per bill rates for monthly commercial bills from $15.86 to $16.98 to $18.17 to $19.44 to $20.80; and amending per bill rates for monthly residential bills from $16.52 to $17.15 to $18.34 to $19.61 to $20.97; and per bill rates for quarterly residential bills from $23.33 to $23.33 to $24.93 to $26.64 to $28.47 and quarterly commercial bills from $21.33 to $22.83 to $24.43 to $26.14 to $27.97. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

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

1. IMEG Corp. - RiverCenter assessment study - Amount: $38,010
2. Superior Seawall, Inc. - Marquette Landing dock replacement - Amount: $23,705
3. Recordables, Inc. - Software upgrade for Risk Management - Amount: $21,500
4. LION Corp. - Fire turnout gear - Amount: $19,690
5. ESRI, Inc. - Annual ArcGIS license renewal - Amount: $17,000
6. Strategy7 Corp. - Universe annual software maintenance - Amount: $12,810
7. Townsend Engineering - 4th & Brady streetscape design - Amount: $12,500
8. B2B Computer Products - SonicWall and HA unit for IT - Amount: $10,202
9. Leadsonline - Annual software renewal - Amount: $10,066

XI. Other Ordinances, Resolutions and Motions

1. Motion for suspension of rules to vote on the following motion:
2. Motion approving the request for an exemption for 19-and 20-year old on premises subject to issuance of Final Occupancy Permit: At the Stardust (At The Stardust, LLC) - 218 Iowa Street - NEW LICENSE: Type: C Liquor.

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: Public Works
Department: Public Works - Engineering
Contact Info: Nick Schmuecker; (563) 327-5162
Wards: All

Action / Date
PW3/7/2018

Subject:
Public hearing on the plans, specifications, forms of contract and estimated cost for the FY2018 Microsurfacing and Cape Seal Program, CIP #35026. [All Wards]

Recommendation:
Hold the hearing.

Relationship to Goals:
Sustainable Infrastructure

Background:
Micro-surfacing and cape sealing are applications applied to roadways to help maintain and extend the pavement life. Locations are identified and prioritized based on multiple data sources and the utilization of pavement management software to provide the greatest benefit with allocated funding.

As part of this project, curb ramps will be retro fitted to be compliant with the Americans with Disabilities Act (ADA) where required.

The project is scheduled to be bid this March with construction to be completed by the end of June 2018. Funding for the FY2018 Microsurfacing and Cape Seal Program is established within CIP #35026. The current estimate is $365,000.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	2/28/2018 - 11:39 AM
Public Works Committee	Lechvar, Gina	Approved	3/1/2018 - 9:26 AM
City Clerk	Admin, Default	Approved	3/1/2018 - 9:33 AM

City of Davenport

Agenda Group: Public Works
Department: Public Works - Admin
Contact Info: Ron Hocker 327-5169
Wards: All

Action / Date
PW3/7/2018

Subject:
Public hearing on the specifications, form of contract and estimated cost for the FY2019-2020 Contract Sewer Repair Program, CIP #30044 and #33001. [All Wards]

Recommendation:
Hold the Hearing

Relationship to Goals:
Sustainable Infrastructure

Background:
This program is for emergency and non-emergency point repairs to sanitary and storm sewer mains within the city. Design of the sewer repairs and program management will be completed by the Sewers Division with quality assurance inspections being completed by Engineering Division Staff.

This project is being bid as an Indefinite Quantity, Indefinite Delivery Task Order Contract. The lowest bidder(s) will be offered annual contract(s) with the City with an option for a one year contract extension, subject to approved funding. Work will be assigned to the successful bidders on a rotating basis. No work will begin prior to July 1 of the fiscal year for which funding has been allocated.

Contracts will be guaranteed in the amount of $250,000 for each contractor. The maximum contract value is $1,450,000. Funds for the FY2019-2020 Contract Sewer Repair Program are projected to be budgeted in CIP #30044 and #33001 at $1,450,000.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	3/1/2018 - 9:28 AM
Public Works Committee	Lechvar, Gina	Approved	3/1/2018 - 9:49 AM
City Clerk	Admin, Default	Approved	3/1/2018 - 10:00 AM

City of Davenport

Agenda Group: **Action / Date**
Department: Community Development Committee **2/21/2018**
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us
Wards: Ward 3

Subject:
Second Consideration: Ordinance for Case REZ17-08 being the request of Palmer College of Chiropractic to rezone 37.63 acres, more or less, of property generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District. [Ward 3]

Recommendation:
The Plan and Zoning Commission forwards Case REZ17-08 to the City Council with a recommendation for approval subject to the following conditions:

1. That any property rendered non-conforming by the adoption of the "PID" Planned Intuitional District not be subject to Section 17.46.020 entitled Discontinuance-Conformance required;
2. That the buildings achieve consistency with the required 25 foot front yard setback if a "PID" Planned Institutional District ordinance amendment is not adopted to allow setback reductions as depicted on the adopted Land Use Plan;
3. That Palmer College of Chiropractic formally requests the vacation/abandonment of the public streets and alleys depicted on the Land Use Plan as private use by Palmer College of Chiropractic. These areas on the Land Use are descriptive only with respect to the future use of the property and does not compel approval of any vacation/abandonment request; and
4. In the event that East 11th Street between Perry Street and Pershing Avenue is vacated and conveyed to Palmer College of Chiropractic, a pedestrian walkway be constructed from Perry Street to Pershing Avenue in the general location of East 11th Street utilizing existing bricks from the roadway surface and that historical markers be located at its intersection with Perry Street and Pershing Avenue. The cost of removing the roadway material, curbs and sidewalks and the installation of the pedestrian walkway and historical markers shall be the expense of Palmer College of Chiropractic.

The Plan and Zoning Commission vote was 9-yes and 0-no.

Relationship to Goals:
Urban revitalization.

Background:
The "PID" Planned Institutional District zoning classification is intended to encourage a comprehensive approach to development by encouraging the adoption of a land use plan rather than the piece-meal review of individual development proposals through the special use permit process. The district is also intended to:

1. Further the policies of the Comprehensive Plan;
2. Encourage the preparation of a land use plan that enables the community to understand the

levels of development being proposed, their likely impacts and appropriate mitigation measures;
3. Permit appropriate institutional growth within boundaries of the campus while minimizing the adverse impacts associated with development and geographic expansion;
4. Balance the ability of major institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.

Once approved, the Land Use Plan shall remain effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review and will not require a reopening of the rezoning.

Palmer Chiropractic College was encouraged to consider the Planned Industrial District when it requested the Historic Preservation Commission to allow the demolition of 12 historic properties and removal of a protected brick street.

"PID" Planned Institutional District zoning is required to contain two primary components:
1. Land Use Plan - establishes the range of acceptable uses and intensities that will be permitted. The land use plan provides detailed development data for the site from which a determination can be made on the appropriateness of the proposed distribution of land uses that are to be developed. Once approved, the land use plan shall remain effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review and will not require a reopening of the rezoning.
2. Narrative of intent and compatibility with surrounding area - describes the relationship between the institution and the surrounding area.

The Land Use Plan proposes to vacate (abandon) portion of streets and alleys. Palmer College of Chiropractic would need to formally request that the City Council vacate (abandon) the public streets and alleys. An Ordinance condition is proposed that the future private use of public streets and alleys as depicted on the Land Use are descriptive only and do not compel approval of any vacation/abandonment request. The City Traffic Engineer have reviewed the proposed Land Use Plan and did not express an objection to the potential of these street and alley closures.

The Davenport Civil Rights Commission Director indicated that the Civil Rights Commission discussed the rezoning request at its August 8, 2017 meeting because it has concerns that the request will have a disparate impact on low income and minority communities. The Plan and Zoning Commission tabled this request indefinitely at its September 5, 2017 regular meeting to allow the City sufficient time to hire a consultant to analyze if the approval of the rezoning (and ultimate plan buildout) would cause a disparate impact on low income and minority communities. The analysis was completed in December 2017 and determined in part "… the City of Davenport's approval of the Palmer's PID rezoning application does not create a disparate impact on protected racial or ethnic groups." The Plan and Zoning Commission removed the request from the table at February 6, 2018 meeting and unanimously voted to recommend approval of the request.

The City has received two objections to the request:
1. 318 East 10th Street. Objection based on the buildings proposed to be demolished.
2. 118 East 11th Street and 1019 Perry Street. Objection based on adverse effects caused to

their property by Palmer College of Chiropractic.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	REZ17-08 - Ordinance
🗋	Backup Material	Land Use Plan - Part 1
🗋	Backup Material	Land Use Plan - Part 2
🗋	Backup Material	Written Narrative
🗋	Backup Material	Plan and Zoning Commission Letter to City Council - 2-8-2018
🗋	Backup Material	Final Staff Report to Plan and Zoning Commission - 2-6-2018
🗋	Backup Material	2-6-2018 Plan and Zoning Commission Vote Results
🗋	Backup Material	Opposed, In Favor, General Correspondence

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Admin, Default	Approved	2/23/2018 - 12:50 PM

ORDINANCE NO.

ORDINANCE for Case No. ROW17-08: Request of Palmer College of Chiropractic to rezone 37.63 acres, more or less, of property generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: “R-4” Moderate Density Dwelling District, “R-6M” High Density Dwelling District, “C-1” Neighborhood Commercial District, “C-2” General Commercial District, “C-4” Central Business District and “M-1” Light Industrial District to “PID” Planned Institutional District [3rd Ward]

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:
Section 1. The following described property in Scott County, Iowa real estate is hereby rezoned from: “R-4” Moderate Density Dwelling District, “R-6M” High Density Dwelling District, “C-1” Neighborhood Commercial District, “C-2” General Commercial District, “C-4” Central Business District and “M-1” Light Industrial District to “PID” Planned Institutional District:

Part of the Northwest Quarter of Section 25, Township 78 North, Range 3 East and the Northeast and Southeast Quarter Section 26, Township 28 North, Range 3 East of the 5th Principal Meridian, Scott County, Iowa, more particularly described as follows:

Beginning at the intersection of the centerlines of Main Street and Palmer Drive; thence east along said centerline of Palmer Drive to the centerline of Brady Street; thence North along said centerline of said Brady Street to the south property line of 1139 Brady Street extended westerly to the centerline of Main Street; thence East along said south property line and its extensions westerly and easterly to the centerline of a public alley; thence North along said centerline of said public alley to the centerline of East 12th Street; thence East along said centerline of East 12 Street to the centerline of Pershing Avenue; thence South along said centerline of Pershing Avenue to the south property line of 826 Pershing Avenue extended easterly to the centerline of Pershing Avenue; thence West along said south property line and its extensions easterly and westerly to the centerline of a public alley; thence South along said centerline of a public alley to the south property line of 809 Perry Street extended easterly; thence West along said south property line to the southwest corner of 809 Perry Street; thence north to the south line of 809 Perry Street; thence west along the south line of 809 Perry Street and its extension westerly to the centerline of Perry Street; thence South along said centerline of Perry Street to the north property line of 702 Perry Street extended easterly to the centerline of Perry Street; thence west along said north property line and its easterly extension to the west property line of 702 Perry Street; thence south along said west property line of 702 Perry Street and its southerly extension to the centerline of East 7th Street; thence West along said centerline of East 7th Street to the

centerline of Brady Street; thence South along said centerline of Brady Street to the centerline of a public alley extended easterly to centerline of Brady Street; thence West along said centerline of a public alley and its westerly extension to the centerline of Main Street; thence North along said centerline of Main Street to the north property line of 614 Main Street (Devries Halligan McCabe Funeral Home) extended easterly to the centerline of Main Street; thence west along said north property line and its extensions easterly and westerly to the centerline of a public alley; thence North along said centerline of a public alley to the north property line of 703 Harrison Street extended easterly to the centerline of a public alley; thence West along said north property line and its extensions easterly and westerly to the centerline of Harrison Street; thence North along said centerline of Harrison Street to the centerline of West 8th Street extended westerly to centerline of Harrison Street; thence East along said centerline of West 8th Street to the centerline of Main Street; thence North along said centerline of Main Street to the Point of Beginning.

Properties excluded from the above described PID boundary are as follows: 805 Brady Street, 1111 Perry Street, and 208 East 11th Street.

Four additional properties included in the PID boundary but not attached to the above described boundary are described as follows:

Beginning at the intersection of the centerlines of Brady Street and East 6th Street; thence east along the centerline of East 6th Street to the centerline of Pershing Avenue; thence south along said centerline of Pershing Avenue to the centerline of a public alley extended easterly to the centerline of Pershing Avenue; thence west along said centerline of a public alley and its extensions easterly and westerly to the west right of way line of Perry Street; thence south along said west right of way line to the south line of 520 Perry Street; thence west along said south line and its westerly extension to the centerline of Brady Street; thence north along said centerline of Brady Street to the Point of Beginning.

The boundaries of the legal descriptions contain 48.58 acres, more or less.

Section 2. The following conditions are hereby imposed upon said rezoning:

1. That any property rendered non-conforming by the adoption of the “PID” Planned Intuitional District not be subject to Section 17.46.020 entitled Discontinuance-Conformance required;
2. That the buildings achieve consistency with the required 25 foot front yard setback if a “PID” Planned Institutional District ordinance amendment is not adopted to allow setback reductions as depicted on the adopted Land Use Plan;
3. That Palmer College of Chiropractic formally requests the vacation/abandonment of the public streets and alleys depicted on the Land Use Plan as private use by Palmer College of Chiropractic. These areas on the Land Use are descriptive only with respect to the future use of the property and does not compel approval of any vacation/abandonment request; and
4. In the event that East 11th Street between Perry Street and Pershing Avenue is vacated and conveyed to Palmer College of Chiropractic, a pedestrian walkway be constructed from Perry Street to Pershing Avenue in the general location of East 11th Street utilizing existing bricks from the roadway surface and that historical markers be located at its intersection with Perry Street and Pershing Avenue. The cost of removing the roadway

material, curbs and sidewalks and the installation of the pedestrian walkway and historical markers shall be the expense of Palmer College of Chiropractic.

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 _____

PALMER College of Chiropractic

Landscape & Site :

As part of the 2015 Master Plan update and this PID, Palmer College has established a new campus aesthetic for the campus exterior spaces. This aesthetic can be seen in the currently under construction of the North Campus Site Improvements. With this project, campus standards have been established for the following site features for future campus site improvements identified in the 2015 Master Plan update and this PID.

HARDSCAPE

Hardscape pavement will primarily consist of Portland Cement Concrete (PCC) and with concrete pavers at key areas around campus.

LIGHTING

Campus lighting will comprise of a mix of pedestrian poles lights, bollard lights and accent lighting and tree up-lighting. Lighting will be designed first with safety in mind, with an emphasis on the aesthetic and energy conversation.

PARKING

Parking areas will be designed to provide safe and organized parking for students, patients, employees and visitors. Parking lots will be constructed of either PCC pavement or asphalt. Lots will have a PCC curb and gutter and will adhere to city standards for setback and screening.

LANDSCAPE

Campus landscape improvements will include quality trees, shrubs, perennials and groundcovers. Irrigation will be provided for most areas, but the plantings should also be designed to be drought tolerance in mind. Other landscape features include benches, trash receptacles, tables and chairs. The North Campus Site Improvements have established the primary campus aesthetic for there elements.

CAMPUS EDGE & SCREENING

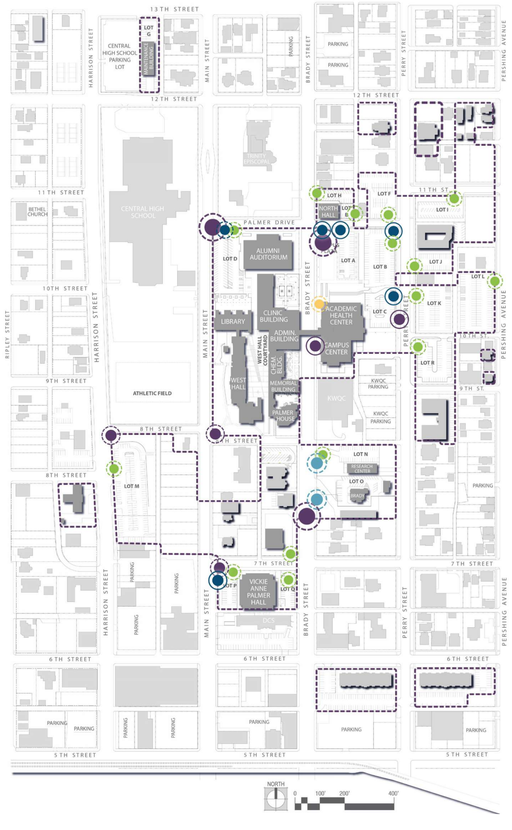
As shown on page MP-3, Palmer intends to include an enhanced campus edge that will comprise of ornamental fence with masonry piers at the corners and periodically along the fence line. Shade trees and a mix of deciduous and evergreen shrubs will provide screening of the parking lots and other service type areas around campus.

Gateways & Wayfinding :

As part of the 2015 Master Plan update, campus Gateways & Wayfinding sign locations were preliminarily identified. As the campus master plan is moved ahead, some of the proposed locations may need to be revisited. A series of campus gateways are planned to help establish the campus edge, welcome visitors to campus and improve campus visibility to those traveling through the area. Wayfinding signs have been added over the past few years and future signs will utilize the same design as new wayfinding locations are identified.

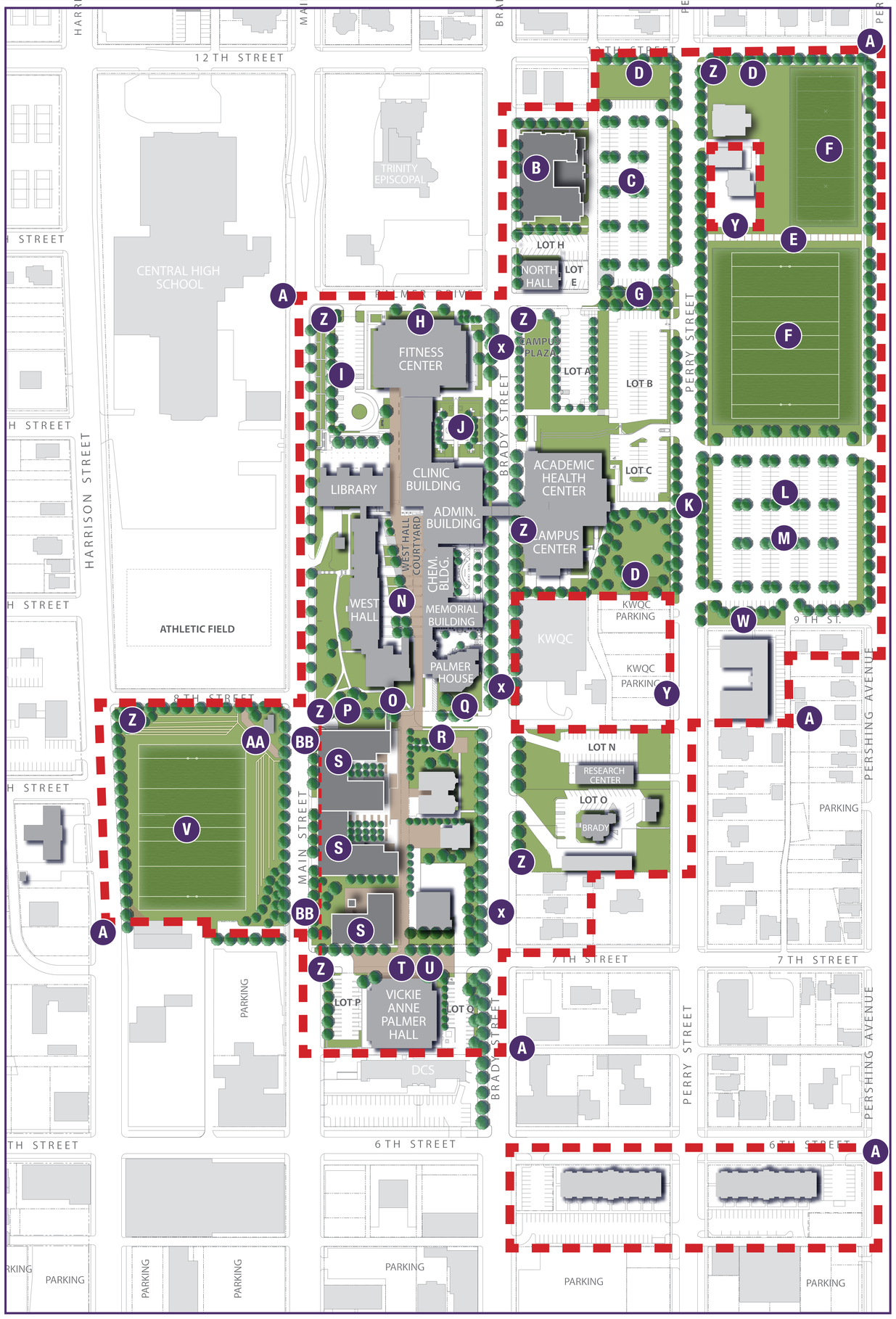
LEGEND

- Primary Gateway Feature
- Secondary Gateway Feature
- Existing Gateway Sign
- Existing Wayfinding Sign
- Existing Wayfinding Sign - to be repositioned or integrated into site improvements
- Future Wayfinding Signs (to be installed spring 2015)
- Future Parking Lot Signs (to be installed spring 2015)
- Future Promotional/ Digital Sign (to be installed spring 2015)



MASTER PLAN KEYNOTES

- A PROPOSED P.I.D. BOUNDARY
- B NEW MIXED USE DEVELOPMENT
- C NEW PARKING - P1
- D NEW GREEN SPACE
- E CONVERT 11TH STREET TO PEDESTRIAN WALKWAY
- F NEW ATHLETIC/RECREATION FIELDS
- G CLOSE EAST HALF OF PALMER DRIVE
- H NEW FITNESS CENTER
- I NEW CAMPUS GATEWAY & PARKING
- J RENOVATED CLINIC GARDENS
- K ENHANCED PEDESTRIAN CROSSING
- L CLOSE 10TH STREET
- M NEW PARKING - P2
- N RENOVATED WEST HALL COURTYARD
- O NEW SKYWALK
- P PARTIALLY CLOSE 8TH STREET
- Q MAINTAIN ACCESS FOR SERVICE
- R REMOVE PARKING/CREATE OPEN SPACE
- S NEW STUDENT HOUSING
- T NEW VICKIE ANNE PALMER HALL PLAZA
- U PARTIALLY CLOSE 7TH STREET
- V NEW ATHLETIC FIELD
- W PARTIALLY CLOSE 9TH STREET
- X BRADY STREETSCAPE ENHANCEMENTS
- Y EXCLUDED FROM PID BOUNDARY
- Z CAMPUS GATEWAY SIGN
- AA EXISTING VACANT SERVICE STATION
- BB 25' SETBACK



REVISIONS

No.	DESCRIPTION	DATE

STUDIO 483 ARCHITECTS

RDG PLANNING • DESIGN

Missman, Inc. Professional Engineers & Land Surveyors
Rockford, IL • (815) 965-4500 • DeKalb, IL (815) 748-5043
Rock Island, IL • (309) 786-7844 • Bettendorf, IA • (563) 344-6050 • www.missman.com

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

CAMPUS MASTER PLAN

Missman Project No: C16L060

RDG Project #: R3001.734.00

© COPYRIGHT 2017 ALL RIGHTS RESERVED

Drawn By: JMA

Checked By: JMA

DATE: 6/27/17 REV: 2/13/18

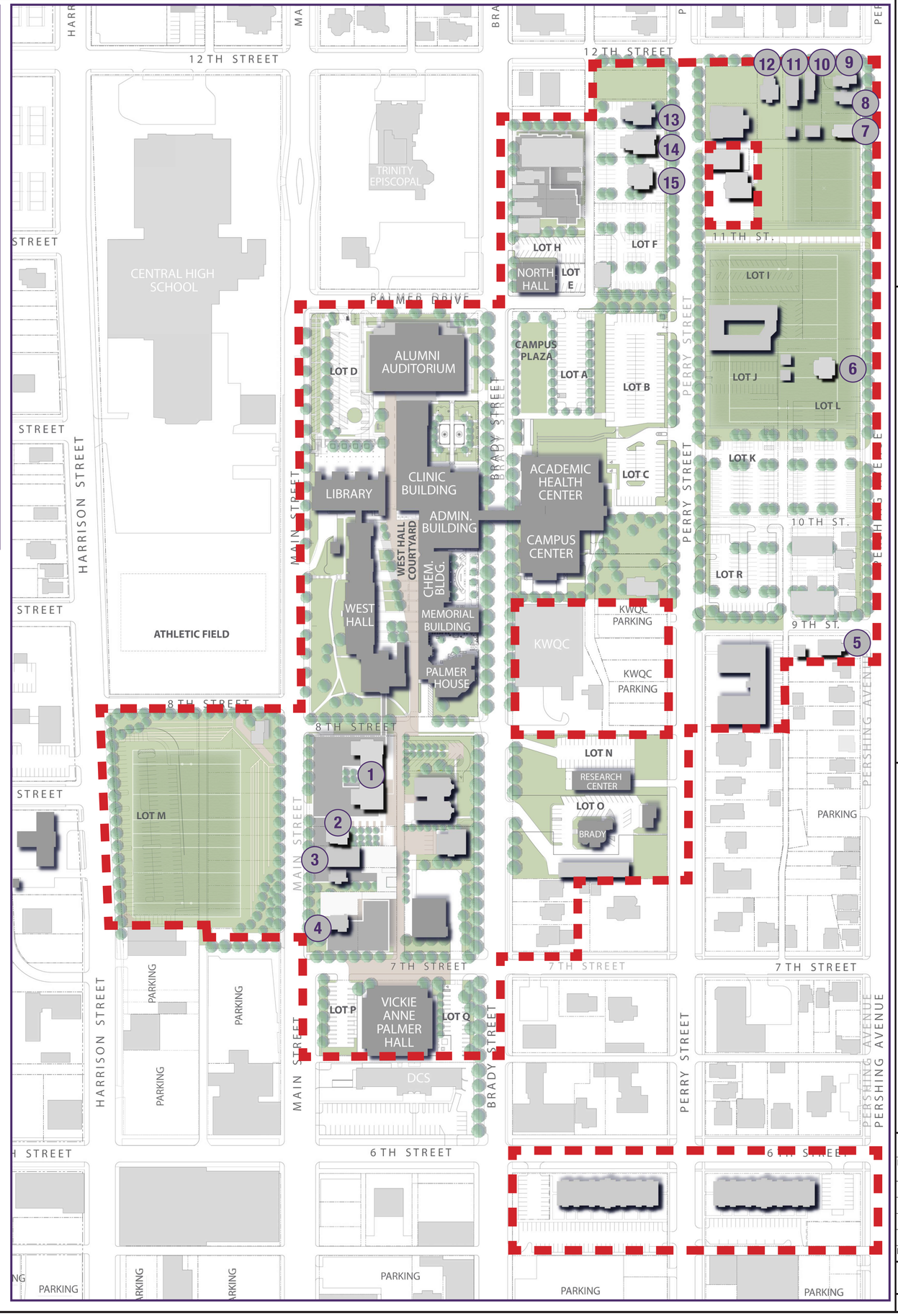
MP–1

Sheet 1 of 3

PALMER
College of Chiropractic

DEMOLITION PROPERTIES

1. 121 8TH STREET BOARDING HOUSE
2. 719 MAIN STREET
3. 715 MAIN STREET
4. 705 MAIN STREET
5. 826 PERSHING STREET
6. 1028 PERSHING STREET
7. 1118 PERSHING STREET
8. 1124 PERSHING STREET
9. 225 12TH STREET
10. 221 12TH STREET
11. 219 12TH STREET
12. 215 12TH STREET
13. 1138-1140 PERRY STREET
14. 1132 PERRY STREET
15. 1126 PERRY STREET



0 80' 160'
NORTH

No.	REVISIONS DESCRIPTION	DATE

STUDIO 483 ARCHITECTS

RDG PLANNING • DESIGN
www.missman.com

missman, inc.
Professional Engineers & Land Surveyors
Rock Island, IL • Bettendorf, IA • Rockford, IL • DeKalb, IL
(309) 788-7644 (563) 344-6200 (815) 962-4600 (815) 748-5043
www.missman.com

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

POTENTIAL DEMOLITION PROPERTIES

Missman Project No: C16L060
RDG Project #: R3001.734.00

© COPYRIGHT 2017
ALL RIGHTS RESERVED

Drawn By: JMA
Checked By: JMA
DATE: 6/27/17 REV: 2/13/18

MP–2
Sheet 2 of 3

PALMER
College of Chiropractic

PARKING DATA

2015 EXISTING PARKING TOTAL: 808

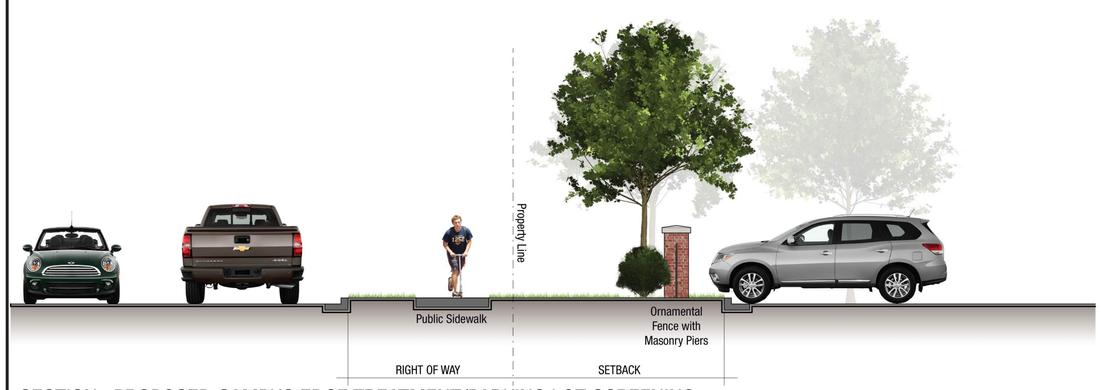
MASTER PLAN PROPOSED TOTAL: 947

NOTE: Estimates do not take into account ADA accessible stalls or additional green space requiremennts.

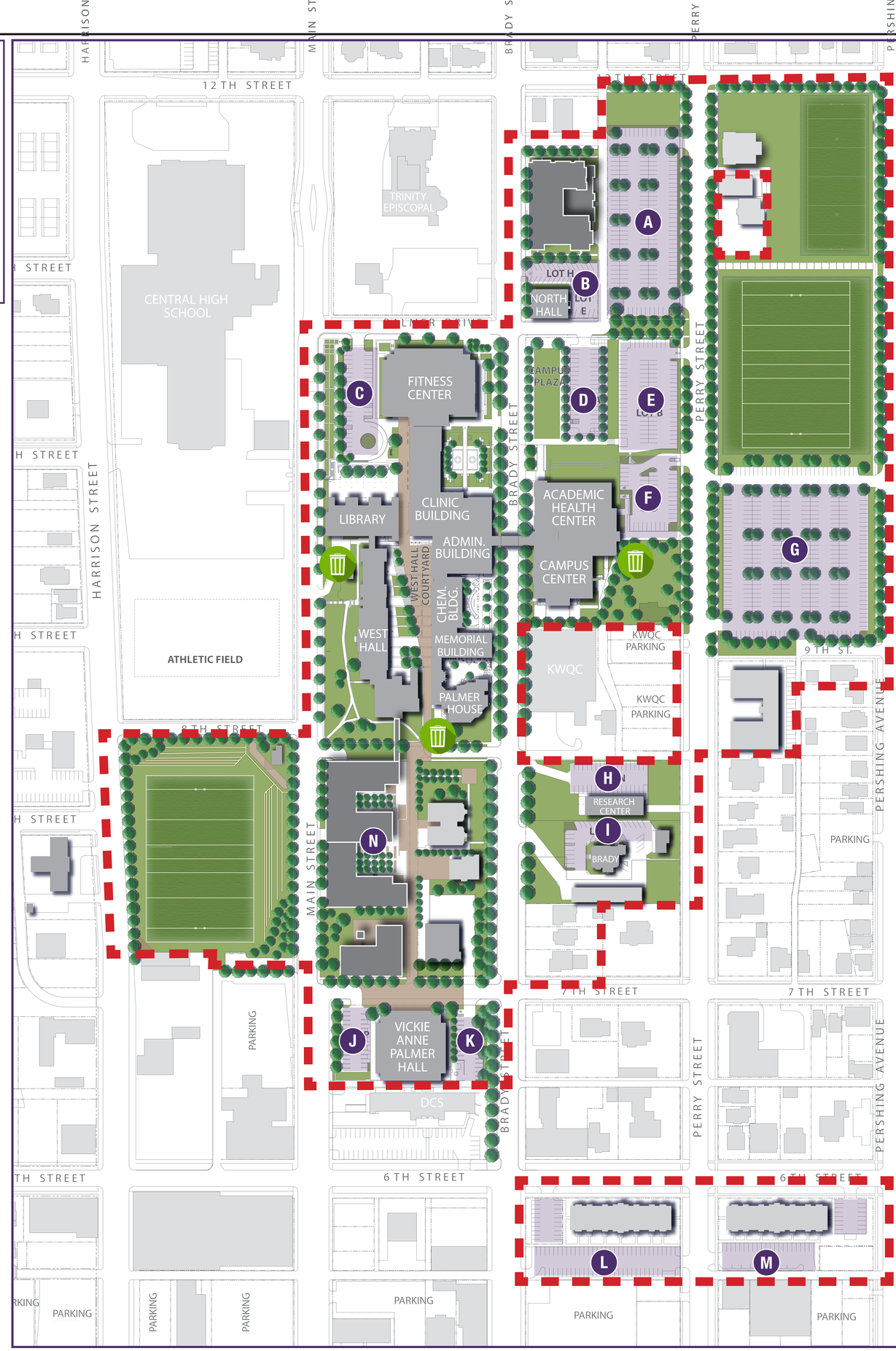
CAMPUS LOADING DOCKS

LOADING DOCKS & RECEIVING AREAS

ELEVATION: PROPOSED CAMPUS EDGE TREATMENT/PARKING LOT SCREENING



SECTION: PROPOSED CAMPUS EDGE TREATMENT/PARKING LOT SCREENING



0 80' 160'
NORTH

No.	DATE

REVISIONS
DESCRIPTION

STUDIO 483 ARCHITECTS

RDG PLANNING • DESIGN

Missman, Inc.
Professional Engineers & Land Surveyors
Rock Island, IL (309) 788-7844 • Bettendorf, IA (563) 344-0200 • Rockford, IL (815) 965-4600 • DeKalb, IL (815) 748-5043
www.missman.com

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

PARKING, LOADING AREAS & LANDSCAPE DIAGRAMS

Missman Project No: C16L060

RDG Project #: R3001.734.00

© COPYRIGHT 2017
ALL RIGHTS RESERVED

Drawn By: JMA

Checked By: JMA

DATE: 6/27/17 REV: 2/13/18

MP–3

Sheet 3 of 3

PALMER COLLEGE OF CHIROPRACTIC
PLANNED INSTITUTIONAL DISTRICT

DAVENPORT, IOWA

EXISTING ZONING MAP
NOT TO SCALE

Parcels Included in Rezoning Petition

VICINITY MAP
NOT TO SCALE

PALMER COLLEGE OF CHIROPRACTIC
1000 Brady Street
Davenport, IA 52803
(563)-884-5653

STUDIO 483
Greg Gowey
(563)-326-2555

INDEX OF SHEETS

COVER SHEET	C-0
CAMPUS MASTER PLAN	MP-1
OVERALL LAND USE PLAN	C-1
LAND USE PLAN - NORTH	C-2
LAND USE PLAN - SOUTH	C-3
OVERALL EXISTING CONDITIONS	C-4
EXISTING CONDITIONS - NORTH	C-5
EXISTING CONDITIONS - SOUTH	C-6
POTENTIAL DEMOLITION PROPERTIES	MP-2
SITE AREA AND SOILS - NORTH	C-7
SITE AREA AND SOILS - SOUTH	C-8
SITE UTILITY PLAN - NORTH	C-9
SITE UTILITY PLAN - SOUTH	C-10
GRADING & DRAINAGE - NORTH	C-11
GRADING & DRAINAGE - SOUTH	C-12
DATA SHEET	C-13
DATA SHEET 2	C-14
PARKING LOADING AND LANDSCAPING	MP-3

DAVENPORT 2035 ZONING MAP
NOT TO SCALE

Parcels Included in Rezoning Petition

SOILS DATA

Scott County, Iowa	Scott County, Iowa	Scott County, Iowa
4000—Urban Land	416JC—Downs-urban land complex, 2 to 9 percent	416JD—Downs-Urban land complex, 9 to 14
Map Unit Setting	**Map Unit Setting**	**Map Unit Setting**
National map unit symbol: 3hwk	National map unit symbol: 2hwh	National map unit symbol: 2hwh
Elevation: 690 to 1,010 feet	Elevation: 690 to 1,010 feet	Elevation: 690 to 1,010 feet
Mean annual precipitation: 29 to 37 inches	Mean annual precipitation: 29 to 37 inches	Mean annual precipitation: 29 to 37 inches
Mean annual air temperature: 45 to 52 degrees F	Mean annual air temperature: 48 to 51 degrees F	Mean annual air temperature: 48 to 51 degrees F
Frost-free period: 160 to 195 days	Frost-free period: 170 to 205 days	Frost-free period: 170 to 205 days
Farmland classification: Not prime farmland	Farmland classification: Not prime farmland	Farmland classification: Not prime farmland
Map Unit Composition	**Map Unit Composition**	**Map Unit Composition**
Urban land: 100 percent	Downs and similar soils: 60 percent	Downs and similar soils: 60 percent
Estimates are based on observations, descriptions, and transects of the mapunit.	Urban land: 40 percent	Urban land: 40 percent
Data Source Information	Estimates are based on observations, descriptions, and transects of the mapunit.	Estimates are based on observations, descriptions, and transects of the mapunit.
Soil Survey Area: Scott County, Iowa		
Survey Area Data: Version 24, Sep 22, 2016	**Description of Downs**	**Description of Downs**
	Setting	**Setting**
	Landform: Interfluves	Landform: Interfluves
	Landform position (two-dimensional): Summit,	Landform position (two-dimensional): Summit,
	Landform position (three-dimensional): Interfluve	Landform position (three-dimensional): Interfluve
	Down-slope shape: Convex	Down-slope shape: Convex
	Across-slope shape: Convex	Across-slope shape: Convex
	Parent material: Fine-silty loess	Parent material: Fine-silty loess
	Typical profile	**Typical profile**
	0 to 17 inches: silt loam	0 to 17 inches: silt loam
	17 to 39 inches: silty clay loam	17 to 39 inches: silty clay loam
	39 to 79 inches: silt loam	39 to 79 inches: silt loam
	Properties and qualities	**Properties and qualities**
	Slope: 2 to 9 percent	Slope: 9 to 14 percent
	Depth to restrictive feature: More than 80 inches	Depth to restrictive feature: More than 80 inches
	Natural drainage class: Well drained	Natural drainage class: Well drained
	Runoff class: Medium	Runoff class: Medium
	Capacity of the most limiting layer to transmit:	Capacity of the most limiting layer to transmit:
	Moderately low to moderately high (0.14 to 1.42 in/hr)	Moderately low to moderately high (0.14 to 1.42 in/hr)
	Depth to water table: More than 80 inches	Depth to water table: More than 80 inches
	Frequency of flooding: None	Frequency of flooding: None
	Frequency of ponding: None	Frequency of ponding: None
	Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)	Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
	Available water storage in profile: High (about 10.7 inches)	Available water storage in profile: High (about 10.7 inches)
	Interpretive groups	**Interpretive groups**
	Land capability classification (irrigated): None	Land capability classification (irrigated): None
	Land capability classification (nonirrigated): 3e	Land capability classification (nonirrigated): 3e
	Hydrologic Soil Group: C	Hydrologic Soil Group: C
	Hydric soil rating: No	Hydric soil rating: No
	Description of Urban Land	**Description of Urban Land**
	Setting	**Setting**
	Landform position (two-dimensional): Footslope	Landform position (two-dimensional): Footslope
	Landform position (three-dimensional): Base slope	Landform position (three-dimensional): Base slope
	Down-slope shape: Linear	Down-slope shape: Linear
	Across-slope shape: Linear	Across-slope shape: Linear
	Parent material: Human-transported material	Parent material: Human-transported material
	Properties and qualities	**Properties and qualities**
	Slope: 0 to 9 percent	Slope: 0 to 14 percent
	Depth to restrictive feature: 0 inches to	Depth to restrictive feature: 0 inches to
	Runoff class: Very high	Runoff class: Very high

UTILITY NOTE

THE LOCATIONS OF THOSE BURIED AND ABOVE GROUND UTILITIES SHOWN ARE APPROXIMATE, ARE SHOWN FOR CONTRACTOR INFORMATIONAL USE ONLY, AND ARE NOT TO BE REFERENCED FOR CONSTRUCTION PURPOSES. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITY MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES, REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

MISSMAN, INC. HAS ADOPTED SAFETY PROCEDURES FOR ITS EMPLOYEES WHO PROVIDE PROFESSIONAL ENGINEERING AND SURVEYING SERVICES. A COPY OF THESE PROCEDURES IS AVAILABLE FROM THE SAFETY OFFICER. MISSMAN, INC. PERSONNEL ARE NOT TRAINED IN CONTRACTOR (CONSTRUCTION) SAFETY AND COMPLIANCE PROCEDURES. THE METHODS AND MEANS TO COMPLY WITH CONSTRUCTION SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PREPARED BY

Missman, Inc.
Professional Engineers & Land Surveyors
Rock Island, IL (309) 788-7644 • Bettendorf, IA (563) 344-0260 • Rockford, IL (815) 965-6400 • DeKalb, IL (815) 748-5543
www.missman.com

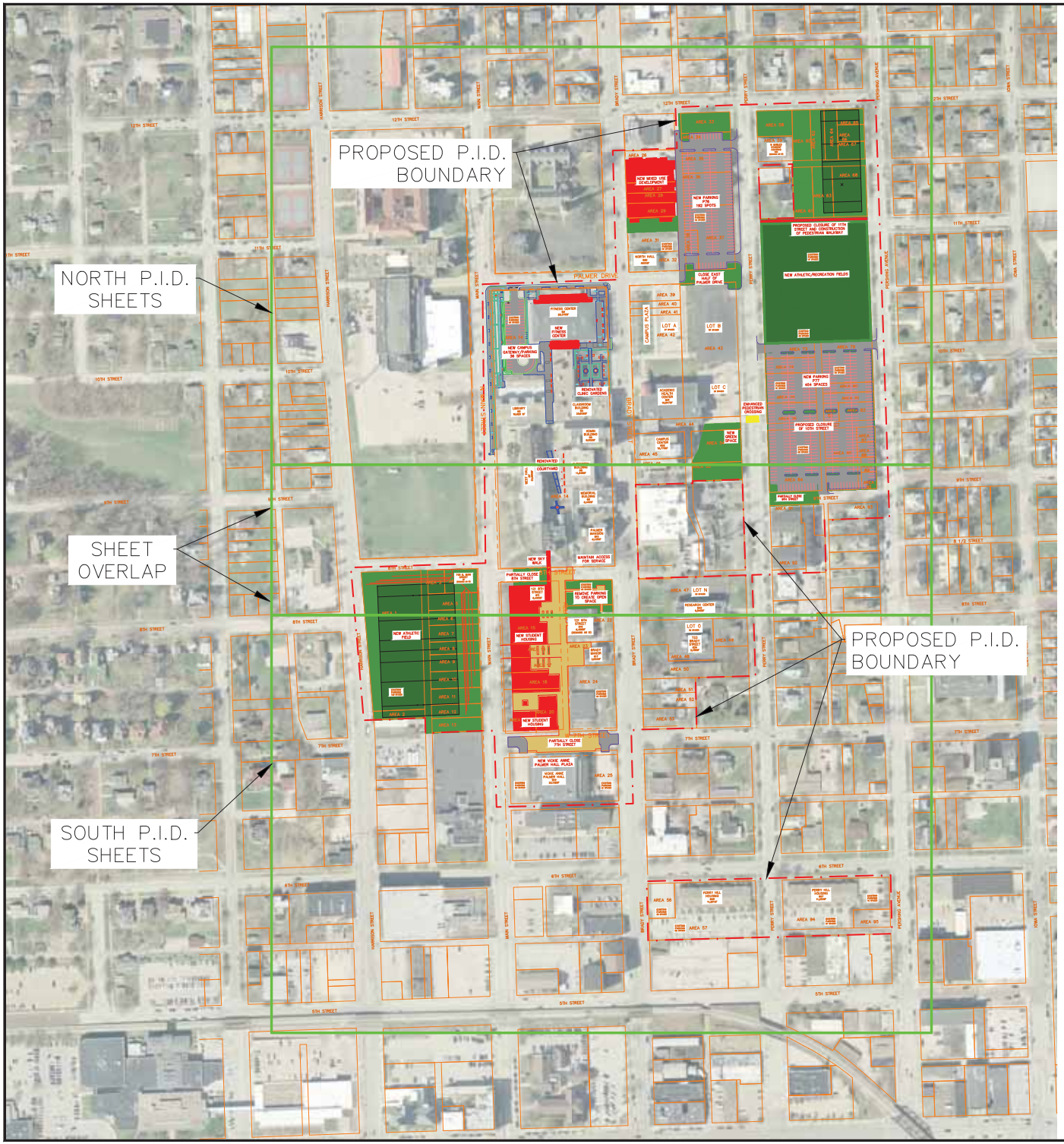
No.	DATE	REVISIONS DESCRIPTION

Missman, Inc.
Professional Engineers & Land Surveyors
Rock Island, IL (309) 788-7644 • Bettendorf, IA (563) 344-0260 • Rockford, IL (815) 965-6400 • DeKalb, IL (815) 748-5543
www.missman.com

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

COVER SHEET

Missman Project No: C16L060
File Name: C16L060-COVER AND
© COPYRIGHT 2018 ALL RIGHTS RESERVED
Field Book No:
Drawn By: AEK
Checked By: JLH
Date: 7/26/17



SCALE: 1" = 100'

PROPOSED SPORTS FIELD

PROPOSED LANDSCAPE

PROPOSED STRUCTURE

PROPOSED PARKING

PROPOSED ENHANCED CAMPUS CORRIDOR

NOTES:

1. All information was gathered by multiple resources and location of all features shown is approximate.

ITEM	SQUARE FOOTAGE	ACRES	RUNOFF COEFFICIENT
EXISTING:			
Buildings / Structures	348,044	7.99	0.95
Parking/Driveways	568,022	13.04	0.95
Total Existing Impervious	916,066	21.03	
Total Existing Pervious	608,969	13.98	
Total	1,525,035	35.01	
PROPOSED:			
Buildings / Structures	348,916	8.01	0.95
Parking Lots / Driveways	483,081	11.09	0.95
Enhanced Campus Corridor	51,993	1.19	0.95
South West Rugby Field	159,574	3.66	0.61
North East Green Space	162,547	3.73	0.61
Remaining Green Space	319,295	7.33	0.61
Total Proposed Impervious	883,990	20.29	
Total Proposed Pervious	641,416	14.72	
Total	1,525,406	35.01	
Additional Pervious from Vacated Roadways	33,521	0.769536	0.61

REVISIONS

No.	DESCRIPTION	DATE
1	BOUNDARY REVISIONS	8/10/17
2	COMMITTEE OF THE WHOLE REVISIONS	2/13/18

Missman, Inc.
Professional Engineers & Land Surveyors
Rock Island, IL • Bettendorf, IA • Rockford, IL • DeKalb, IL
(309) 788-7644 • (563) 344-7290 • (815) 965-4400 • (815) 748-5543
www.missman.com

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

OVERALL LAND USE PLAN

Missman Project No: C16L060
File Name: C16L060-LAND USE
© COPYRIGHT 2018 ALL RIGHTS RESERVED
Field Book No:
Drawn By: AEK
Checked By: JLH
Date: 7/26/17

C-1

50' 0 50' 100'

SCALE: 1" = 50'

NOTES:
1. All information was gathered by multiple resources and location of all features shown is approximate.

PROPOSED SPORTS FIELD

PROPOSED LANDSCAPE

PROPOSED STRUCTURE

PROPOSED PARKING

PROPOSED ENHANCED CAMPUS CORRIDOR

REVISIONS

No.	DESCRIPTION	DATE
1	BOUNDARY REVISIONS	8/10/17
2	COMMITTEE OF THE WHOLE REVISIONS	2/13/18

Missman, Inc.
Professional Engineers & Land Surveyors
Rock Island, IL (309) 788-7644 • Bettendorf, IA (563) 344-0260 • Rockford, IL (815) 965-6400 • DeKalb, IL (815) 748-5543
www.missman.com

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

LAND USE PLAN-NORTH

Missman Project No: C16L060
File Name: C16L060-LAND USE PLAN.dwg
© COPYRIGHT 2018 ALL RIGHTS RESERVED
Field Book No:
Drawn By: AEK
Checked By: JLH
Date: 7/26/17

C-2

50' 0 50' 100'

SCALE: 1" = 50'

NOTES:

1. All information was gathered by multiple resources and location of all features shown is approximate.

- PROPOSED SPORTS FIELD
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING
- PROPOSED ENHANCED CAMPUS CORRIDOR

REVISIONS		
No.	DESCRIPTION	DATE
1	BOUNDARY REVISIONS	8/10/17
2	COMMITTEE OF THE WHOLE REVISIONS	2/13/18

Missman, Inc.
Professional Engineers & Land Surveyors
Rock Island, IL • Bettendorf, IA • Rockford, IL • DeKalb, IL
(309) 788-7644 (563) 344-7290 (815) 965-4400 (815) 748-5543
www.missman.com

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

LAND USE PLAN-SOUTH

Missman Project No: C16L060

File Name: C16L060-LAND USE

© COPYRIGHT 2018 ALL RIGHTS RESERVED

Field Book No:

Drawn By: AEK

Checked By: JLH

Date: 7/26/17

C-3

100' 0 100' 200'

SCALE: 1" = 100'

NOTES:

1. All information was gathered by multiple resources and location of all features shown is approximate.

2. See P.I.D. Data sheet for additional information on existing properties, buildings, and parking lots. (C-13)

REVISIONS

No.	DESCRIPTION	DATE
1	BOUNDARY REVISIONS	8/10/17
2	COMMITTEE OF THE WHOLE REVISIONS	2/13/18

Missman, Inc.
Professional Engineers & Land Surveyors
Rock Island, IL (309) 788-7644 • Bettendorf, IA (563) 344-7290 • Rockford, IL (815) 965-5400 • DeKalb, IL (815) 748-5543
www.missman.com

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

OVERALL EXISTING CONDITIONS

Missman Project No: C16L060

File Name: C16L060-EXISTING

© COPYRIGHT 2018
ALL RIGHTS RESERVED

Field Book No:

Drawn By: AEK

Checked By: JLH

Date: 7/26/17

C-4

SCALE: 1" = 50'

NOTES:
1. All information was gathered by multiple resources and location of all features shown is approximate.

(L) LOADING AREA
(R) RECEIVING AREA
(W) WASTE COLLECTION POINT

REVISIONS		
No.	DESCRIPTION	DATE
1	BOUNDARY REVISIONS	8/10/17
2	COMMITTEE OF THE WHOLE REVISIONS	2/13/18

Missman, Inc.
Professional Engineers & Land Surveyors
Rock Island, IL (309) 788-7644 • Bettendorf, IA (563) 344-2390 • Rockford, IL (815) 962-5400 • DeKalb, IL (815) 748-5543
www.missman.com

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

EXISTING CONDITIONS-NORTH

Missman Project No: C16L060
File Name: C16L060-EXISTING
© COPYRIGHT 2018 ALL RIGHTS RESERVED
Field Book No:
Drawn By: AEK
Checked By: JLH
Date: 7/26/17

C-5

50' 0 50' 100'

SCALE: 1" = 50'

NOTES:

1. All information was gathered by multiple resources and location of all features shown is approximate.

L LOADING AREA

R RECEIVING AREA

W WASTE COLLECTION POINT

No.	DESCRIPTION	DATE
1	BOUNDARY REVISIONS	8/10/17
2	COMMITTEE OF THE WHOLE REVISIONS	2/13/18

REVISIONS

Missman, Inc.
Professional Engineers & Land Surveyors
Rock Island, IL (309) 788-7644 • Bettendorf, IA (563) 344-0290 • Rockford, IL (815) 965-5400 • DeKalb, IL (815) 748-5543
www.missman.com

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

EXISTING CONDITIONS-SOUTH

Missman Project No: C16L060

File Name: C16L060-EXISTING

© COPYRIGHT 2018 ALL RIGHTS RESERVED

Field Book No:

Drawn By: AEK

Checked By: JLH

Date: 7/26/17

C-6

SCALE: 1" = 50'

NOTES:

1. All information was gathered by multiple resources and location of all features shown is approximate.

PROPOSED SPORTS FIELD

PROPOSED LANDSCAPE

PROPOSED STRUCTURE

PROPOSED PARKING

PROPOSED ENHANCED CAMPUS CORRIDOR

SOIL CLASSIFICATION LINE

4162C SOIL CLASSIFICATION

(L) LOADING AREA

(R) RECEIVING AREA

(W) WASTE COLLECTION POINT

REVISIONS

No.	DESCRIPTION	DATE
1	BOUNDARY REVISIONS	8/10/17
2	COMMITTEE OF THE WHOLE REVISIONS	2/13/18

Missman, Inc.
Professional Engineers & Land Surveyors
Rock Island, IL (309) 788-7644 • Bettendorf, IA (563) 344-2390 • Rockford, IL (815) 965-5400 • DeKalb, IL (815) 748-5543
www.missman.com

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

AREA AND SOILS-NORTH

Missman Project No: C16L060

File Name: C16L060-SITE SOILS.dwg

© COPYRIGHT 2018 ALL RIGHTS RESERVED

Field Book No:

Drawn By: AEK

Checked By: JLH

Date: 7/26/17

C-7

50' 0 50' 100'

SCALE: 1" = 50'

NOTES:

1. All information was gathered by multiple resources and location of all features shown is approximate.

PROPOSED SPORTS FIELD

PROPOSED LANDSCAPE

PROPOSED STRUCTURE

PROPOSED PARKING

PROPOSED ENHANCED CAMPUS CORRIDOR

SOIL CLASSIFICATION LINE

4162C SOIL CLASSIFICATION

(L) LOADING AREA

(R) RECEIVING AREA

(W) WASTE COLLECTION POINT

REVISIONS

No.	DESCRIPTION	DATE
1	BOUNDARY REVISIONS	8/10/17
2	COMMITTEE OF THE WHOLE REVISIONS	2/13/18

Missman, Inc.
Professional Engineers & Land Surveyors
Rock Island, IL (309) 788-7644 • Bettendorf, IA (563) 344-7290 • Rockford, IL (815) 965-5400 • DeKalb, IL (815) 748-5543
www.missman.com

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

AREA AND SOILS-SOUTH

Missman Project No: C16L060

File Name: C16L060-SITE SOILS.dwg

© COPYRIGHT 2018 ALL RIGHTS RESERVED

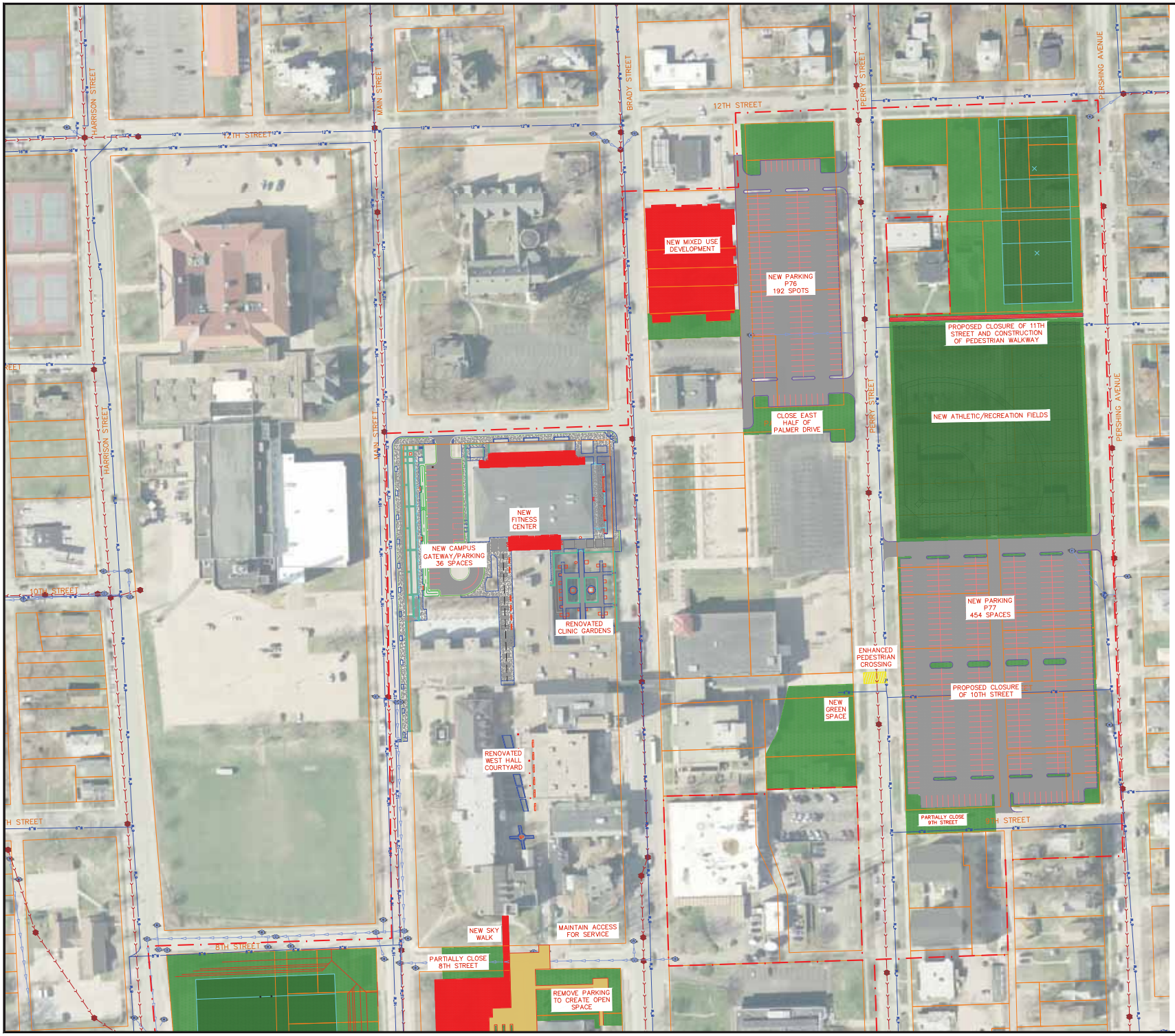
Field Book No:

Drawn By: AEK

Checked By: JLH

Date: 7/26/17

C-8



50' 0 50' 100'

SCALE: 1" = 50'

NOTES:

1. All information was gathered by multiple resources and location of all features shown is approximate.

PROPOSED SPORTS FIELD

PROPOSED LANDSCAPE

PROPOSED STRUCTURE

PROPOSED PARKING

PROPOSED ENHANCED CAMPUS CORRIDOR

EXISTING

STORM MANHOLE

STORM INLET

PROPERTY LINE

SANITARY SEWER

STORM SEWER

WATER LINE

REVISIONS

No.	DESCRIPTION	DATE
1	BOUNDARY REVISIONS	8/10/17
2	COMMITTEE OF THE WHOLE REVISIONS	2/13/18

Missman, Inc.
Professional Engineers & Land Surveyors
Rock Island, IL (309) 788-7644 • Bettendorf, IA (563) 344-0290 • Rockford, IL (815) 965-5400 • DeKalb, IL (815) 748-5543
www.missman.com

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

SITE UTILITIES-NORTH

Missman Project No: C16L060

File Name: C16L060-SITE

© COPYRIGHT 2018 ALL RIGHTS RESERVED

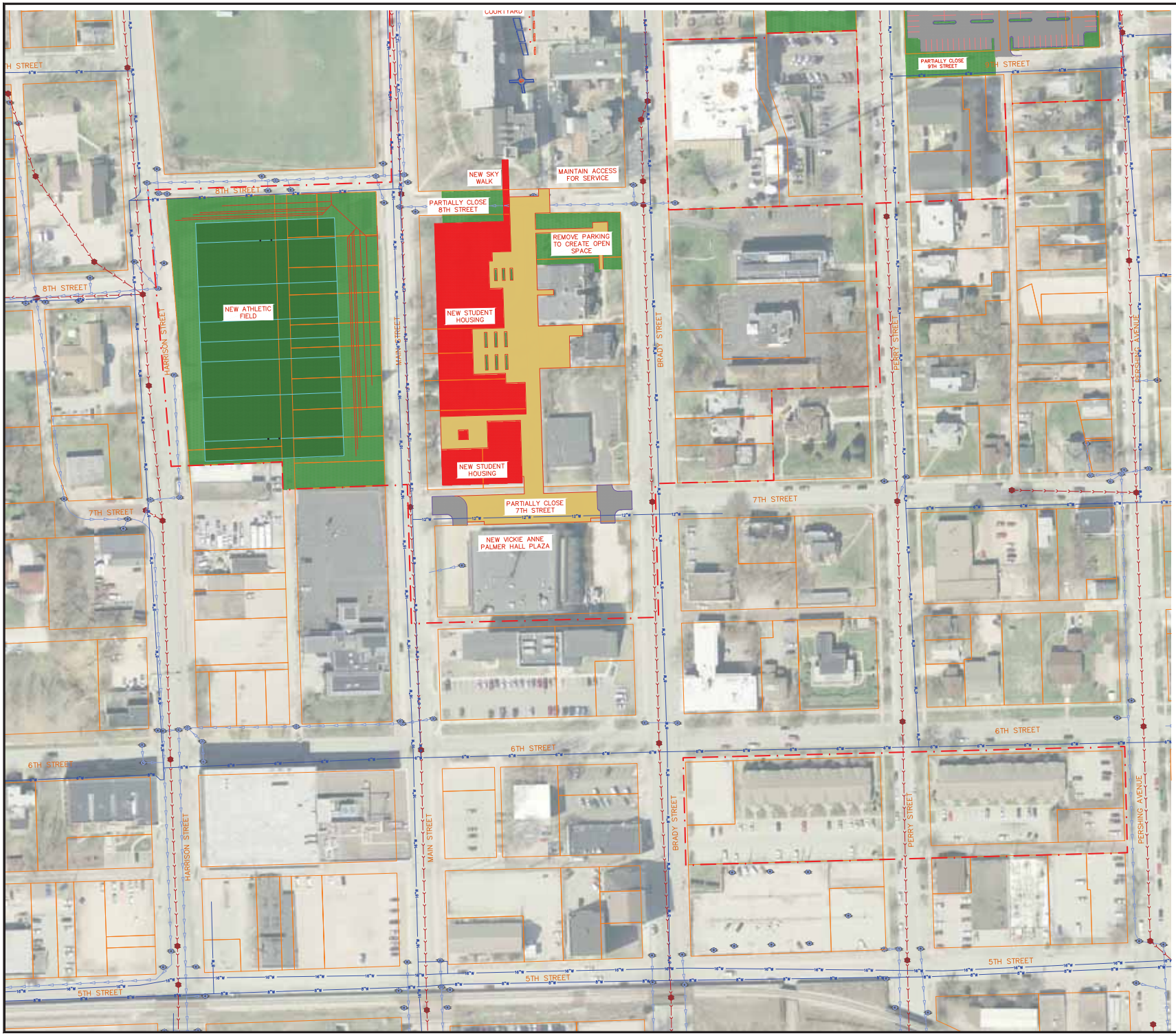
Field Book No:

Drawn By: AEK

Checked By: JLH

Date: 7/26/17

C-9



50' 0 50' 100'

SCALE: 1" = 50'

NOTES:

1. All information was gathered by multiple resources and location of all features shown is approximate.

PROPOSED SPORTS FIELD

PROPOSED LANDSCAPE

PROPOSED STRUCTURE

PROPOSED PARKING

PROPOSED ENHANCED CAMPUS CORRIDOR

EXISTING

STORM MANHOLE

STORM INLET

PROPERTY LINE

SANITARY SEWER

STORM SEWER

WATER LINE

REVISIONS

No.	DESCRIPTION	DATE
1	BOUNDARY REVISIONS	8/10/17
2	COMMITTEE OF THE WHOLE REVISIONS	2/13/18

Missman, Inc.
Professional Engineers & Land Surveyors
Rock Island, IL (309) 788-7644 • Bettendorf, IA (563) 344-7290 • Rockford, IL (815) 965-5400 • DeKalb, IL (815) 748-5543
www.missman.com

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

SITE UTILITIES-SOUTH

Missman Project No: C16L060

File Name: C16L060-SITE

© COPYRIGHT 2018
ALL RIGHTS RESERVED

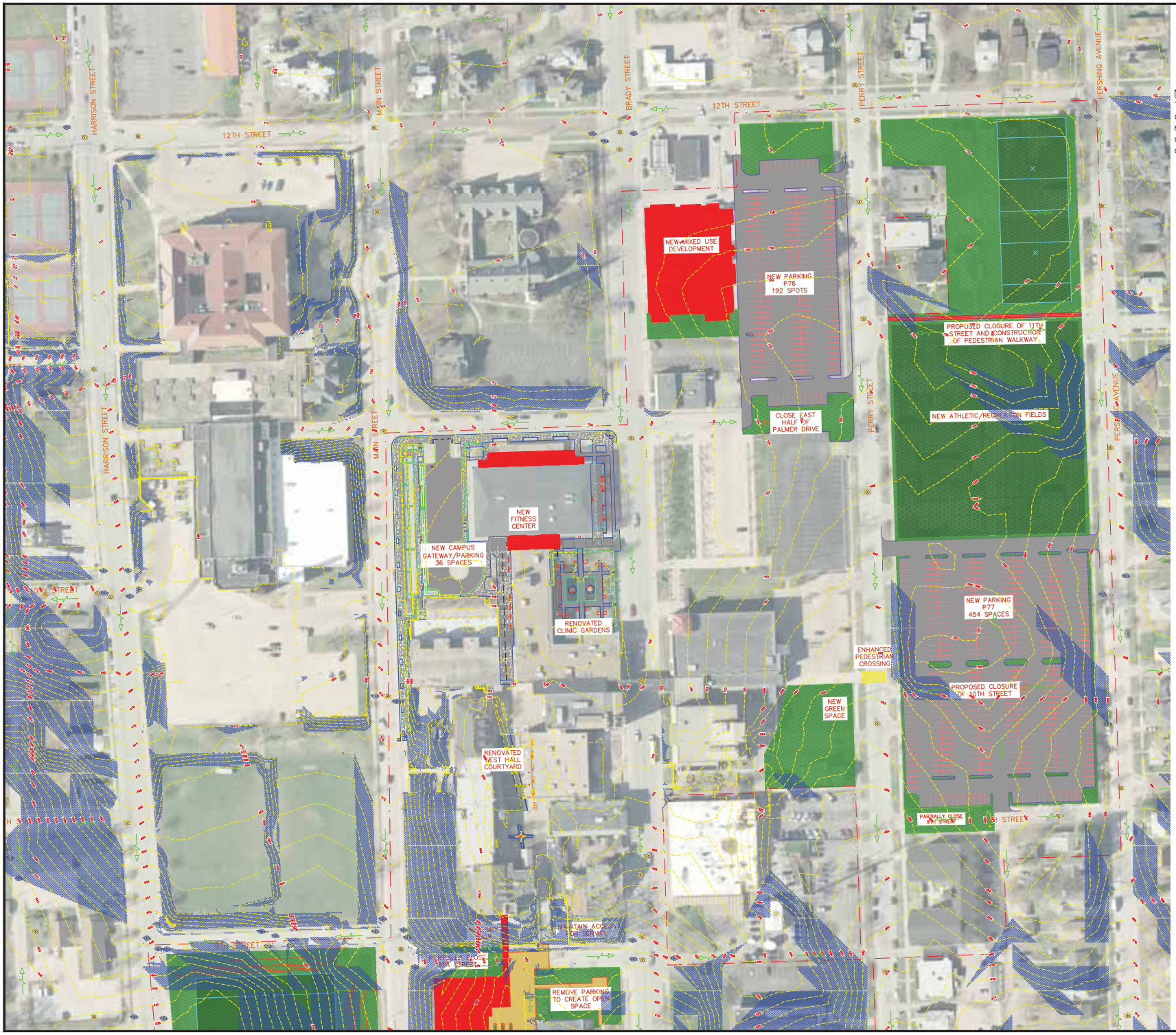
Field Book No:

Drawn By: AEK

Checked By: JLH

Date: 7/26/17

C-10



SCALE: 1" = 50'

NOTES:

1. All information was gathered by multiple resources and location of all features shown is approximate.

PROPOSED SPORTS FIELD

PROPOSED LANDSCAPE

PROPOSED STRUCTURE

PROPOSED PARKING

PROPOSED ENHANCED CAMPUS CORRIDOR

SLOPES > 10%

CONTOUR

DRAINAGE DIRECTION

REVISIONS

No.	DESCRIPTION	DATE
1	BOUNDARY REVISIONS	8/10/17
2	COMMITTEE OF THE WHOLE REVISIONS	2/13/18

Missman, Inc.
Professional Engineers & Land Surveyors
Rock Island, IL (309) 788-7644 • Bettendorf, IA (563) 344-0290 • Rockford, IL (815) 965-4400 • DeKalb, IL (815) 748-5543
www.missman.com

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

GRADING & DRAINAGE-NORTH

Missman Project No: C16L060

File Name: C16L060-GRADING AND

© COPYRIGHT 2018 ALL RIGHTS RESERVED

Field Book No:

Drawn By: AEK

Checked By: JLH

Date: 7/26/17

C-11

50' 0 50' 100'

SCALE: 1" = 50'

NOTES:

1. All information was gathered by multiple resources and location of all features shown is approximate.

PROPOSED SPORTS FIELD

PROPOSED LANDSCAPE

PROPOSED STRUCTURE

PROPOSED PARKING

PROPOSED ENHANCED CAMPUS CORRIDOR

SLOPES > 10%

CONTOUR

DRAINAGE DIRECTION

REVISIONS			
No.	DESCRIPTION	DATE
1	BOUNDARY REVISIONS	8/10/17
2	COMMITTEE OF THE WHOLE REVISIONS	2/13/18

Missman, Inc.
Professional Engineers & Land Surveyors
Rock Island, IL (309) 788-7844 • Bettendorf, IA (563) 344-0290 • Rockford, IL (815) 965-5400 • DeKalb, IL (815) 748-5543
www.missman.com

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

GRADING & DRAINAGE-SOUTH

Missman Project No: C16L060

File Name: C16L060-GRADING AND DRAINAGE-SOUTH

© COPYRIGHT 2018 ALL RIGHTS RESERVED

Field Book No:

Drawn By: AEK

Checked By: JLH

Date: 7/26/17

C-12

APPROXIMATE OVERALL AREA USE DESCRIPTION

Area	Structure	Structure Footprint	Stories	Gross Floor Area	Existing Use	Property Name	Building Height	Parcel Size	Coverage Type - Initial		Coverage Type - Proposed	
									Impervious	Pervious	Impervious	Pervious
		(SF)		(SF)			(FT)	(ac)	(ac)	(ac)	(ac)	(ac)
1	P1	41,542	-	41,542	Parking Lot	-	-	1.62	0.95	0.67	0.00	1.62
2		2,118	-	2,118		-	-	0.09	0.05	0.04	0.00	0.09
3	-	-	-	-	Empty Lot	-	-	0.08	0.00	0.08	0.00	0.08
4	B1	1,074	1	1,074	Storage	-	-	0.17	0.02	0.10	0.02	0.10
	B2	96	1	96	Shed	-	-		0.00		0.00	
	P2	2,209	-	2,209	Paved Surface	-	-		0.05		0.05	
5	-	-	-	-	Empty Lot	-	-	0.17	0.00	0.17	0.00	0.17
6	-	-	-	-	Empty Lot	-	-	0.15	0.00	0.15	0.00	0.15
7	-	-	-	-	Empty Lot	-	-	0.17	0.00	0.17	0.00	0.17
8	-	-	-	-	Empty Lot	-	-	0.13	0.00	0.13	0.00	0.13
9	-	-	-	-	Empty Lot	-	-	0.18	0.00	0.18	0.00	0.18
10	-	-	-	-	Empty Lot	-	-	0.18	0.00	0.18	0.00	0.18
11	-	-	-	-	Empty Lot	-	-	0.17	0.00	0.17	0.00	0.17
12	-	-	-	-	Empty Lot	-	-	0.14	0.00	0.14	0.00	0.14
13	-	-	-	-	Empty Lot	-	-	0.14	0.00	0.14	0.00	0.14
14	B3	28,375	2	43,758	Fitness Center	Palmer College of Chiropractic Campus	40	6.76	0.65	1.28	0.65	1.28
	B4	23,608	2	55,114	Classroom Building		38		0.54		0.54	
	B5	16,620	3	51,343	Library		40		0.38		0.38	
	B6	8,502	4	36,987	Admin Building		65		0.20		0.20	
	B7	22,560	3	81,240	West Hall		40		0.52		0.52	
	B8	11,540	2	19,035	Chemistry Building		34		0.26		0.26	
	B9	6,416	3	20,918	Memoral Building		38		0.15		0.15	
	B10	6,130	3	12,718	Palmer Mansion		48		0.14		0.14	
	P3	27,856	-	27,856	Parking Lot		-		0.64		0.64	
	P4	3,056	-	3,056	Parking Lot		-		0.07		0.07	
	-	139,803	-	139,803	Non-Building Campus		-		1.93		1.93	
15	B11	6,495	3	23,232	Campus Housing	Old Saint Luke's	50	0.98	0.15	0.41	0.48	0.05
	P5	9,604	-	9,604	Parking Lot		-		0.22		0.45	
	P6	8,890	-	8,890	Paved Alley		-		0.20			
16	B12	1,854		1,854	Residential Housing	Pi Kappa Chi Fraternity	-	0.17	0.04	0.05	0.05	0.01
	P7	3,578	-	3,578	Paved Area		-		0.08		0.11	
17	B13	2,568		4,216	Residential Housing	-	-	0.19	0.06	0.06	0.07	0.01
	P8	2,855	-	2,855	Paved Area		-		0.07		0.11	
18	B14	1,466		2,885	Residential Housing	-	-	0.21	0.03	0.15	0.19	0.00
	P9	1,156	-	1,156	Paved Area		-		0.03		0.02	
19	B15	2,024		4,040	Residential Housing	-	-	0.31	0.05	0.25	0.14	0.06
	P10	640	-	640	Paved Area		-		0.01		0.11	
20	-	-	-	-	Empty Lot	-	-	0.20	0.02	0.18	0.19	0.01
21	P11	9,000	-	9,000	Parking Lot	-	-	0.24	0.21	0.03	0.03	0.21
22		1,375	-	1,375		-	-	0.36	0.03	0.19	0.13	0.23
	B16	6,126	-	23,948	Resident Hall	121 8th Street	-		0.14			
23	B17	2,652	3	8,329	Resident Hall	Brady Manor	36	0.22	0.06	0.06	0.06	0.05
	P12	4,200	-	4,200	Parking Lot		-		0.10		0.11	
24	B18	5,600		5,600	Office Building	Palmer Admissions Building	-	0.60	0.13	0.22	0.13	0.22
	P13	11,029	-	11,029	Parking Lot		-		0.25		0.25	
25	B19	22,132	4	123,046	Office Building	Vickie Anne Palmer Hall	86	1.12	0.51	0.22	0.51	0.22
	P14	8,891	-	8,891	Parking Lot		-		0.20		0.20	
	P15	8,420	-	8,420	Parking Lot		-		0.19		0.19	
26	B20	7,740	1	7,740	Retail Store	Brady Home Furniture	-	0.38	0.18	0.02	0.23	0.15
	P16	7,840	-	7,840	Parking Lot / Alley		-		0.18			
27	B21	1,287	1.5	1,860	Residential Housing	-	-	0.11	0.03	0.07	0.10	0.01
	B22	576	1	576	Garage		-		0.01			
28	B23	1,240	2	2,468	Barber Shop	-	-	0.10	0.03	0.00	0.10	0.00
	P17	3,050	-	3,050	Paved Area		-		0.07			
29	B24	1,640	2	2,915	Retail Store	-	-	0.13	0.04	0.01	0.13	0.00
	P18	3,300	-	3,300	Parking Lot		-		0.08			
30	B25	1,333	2	2,693	Apartment Housing	-	-	0.15	0.03	0.12	0.04	0.11
31	P19	7,034	-	7,034	Parking Lot	-	-	0.21	0.16	0.05	0.16	0.05
32	B26	4,800	2	6,600	Classroom Building	North Hall	26	0.21	0.11	0.02	0.11	0.02
	P20	3,600	-	3,600	Parking Lot		-		0.08		0.08	
33	-	-	-	-	Empty Lot	-	-	0.21	0.00	0.21	0.00	0.21
34	B27	2,400	2	4,093	Multi-Residential	-	-	0.21	0.06	0.15	0.17	0.04
35	B28	2,734	2	4,385	Multi-Residential	-	-	0.21	0.06	0.15	0.21	0.00
36	B29	2,240	2	4,286	Multi-Residential	-	-	0.33	0.05	0.28	0.33	0.00
37	P21	20,500	-	20,500	Parking Lot	-	-	0.58	0.47	0.11	0.56	0.02
38	B30	1,440	2	2,400	Residential Housing	-	-	0.10	0.03	0.07	0.08	0.02
39	P22	5,000	-	5,000	Parking Lot	Palmer College of Chiropractic Campus	-	1.08	0.17	0.11	0.06	0.06
40		2,009	-	2,009			-		0.07	0.05	0.02	0.02
41		1,500	-	1,500			-		0.07	0.04	0.03	0.04
42		6,500	-	6,500			-		0.15	0.58	0.15	0.58
	B31	19,847	3	59,541	Academic Health Center		48		0.35		0.35	
43	P22	30,727	-	30,727	Parking Lot	Lot B	-	1.58	0.71	0.35	0.71	0.35
	P23	17,813	-	17,813	Parking Lot	Lot C	-		0.41		0.41	
44	B32	7,437	5	58,136	Campus Center	Palmer College of Chiropractic Campus	65	0.33	0.22	0.11	0.22	0.11
45		5,617			Campus Center			0.27	0.24	0.03	0.24	0.03
46		2,716			Campus Center			0.26	0.18	0.08	0.18	0.08

APPROXIMATE OVERALL AREA USE DESCRIPTION

Area	Structure	Structure Footprint	Stories	Gross Floor Area	Existing Use	Property Name	Building Height	Parcel Size	Coverage Type - Initial		Coverage Type - Proposed	
									Impervious	Pervious	Impervious	Pervious
		(SF)		(SF)			(FT)	(ac)	(ac)	(ac)	(ac)	(ac)
47	B33	6,043	4	26,910	Research Center	Palmer College of Chiropractic Campus	40	0.97	0.14	0.54	0.14	0.54
	P33	12,794	-	12,794	Lot N		-		0.29		0.29	
48	B34	3,180	3	9,525	Brady Manor		48	0.53	0.08	0.10	0.08	0.10
	P25	15,246	-	15,246	Lot O		-		0.35		0.35	
49	B35	1,098	1	1,098	Residential Housing		-	0.19	0.03	0.06	0.03	0.06
	P26	4,275	-	4,275	Lot O		-		0.10		0.10	
50	B36	3,456	2	6,912	Apartment Housing		-	0.55	0.08	0.33	0.08	0.33
	P27	6,286	-	6,286	Lot O		-		0.14		0.14	
51	B37	1,509	2	2,600	Residential Housing	-	-	0.17	0.04	0.04	0.04	0.04
	B38	356		356	Garage	-	-		0.01		0.01	
	P28	3,485	-	3,485	Paved Area	-	-		0.08		0.08	
52	B39	1,424	2	2,825	Residential Housing	-	-	0.17	0.03	0.09	0.03	0.09
	P29	2,357	-	2,357	Paved Area	-	-		0.05		0.05	
53	B40	1,643	2	2,888	Residential Housing	-	-	0.20	0.04	0.11	0.04	0.11
	P30	1,981	-	1,981	Paved Area	-	-		0.05		0.05	
54	P31	3,800	-	3,800	Paved Area	-	-	0.34	0.09	0.25	0.03	0.31
55	B41	1,754	2	3,284	Residential Housing	-	-	0.17	0.04	0.11	0.00	0.17
	B42	836	1	836	Garage	-	-		0.02			
56	P32	7,100	-	7,100	Parking Lot	-	-	0.18	0.16	0.02	0.16	0.02
57	B43	11,201	3	27,736	Residential Hall	Perry Hill Housing	44	1.06	0.26	0.36	0.26	0.36
	P33	19,100	-	19,100	Parking Lot		-		0.44		0.44	
58	-	-	-	-	Empty Lot	-	-	0.19	0.00	0.19	0.00	0.19
59	B44	3,986	2	7,972	Student Housing	8 Gables	26	0.18	0.09	0.09	0.09	0.09
60	B45	1,833	2	2,969	Residential Housing	-	-	0.18	0.04	0.12	0.00	0.18
	P34	772	-	772	Paved Area	-	-		0.02		0.00	
61	B46	1,960	2	3,017	Residential Housing	-	-	0.21	0.05	0.15	0.00	0.21
	B47	648	1	648	Garage	-	-		0.01		0.00	
62	B48	1,266	2	1,948	Residential Housing	-	-	0.14	0.03	0.10	0.00	0.14
	P35	268	-	268	Paved Area	-	-		0.01		0.00	
63	-	-	-	-	Empty Lot	-	-	0.21	0.00	0.21	0.00	0.21
64	B49	1,198	2	1,520	Residential Housing	-	-	0.14	0.03	0.11	0.00	0.14
65	B50	1,152	2	2,002	Residential Housing	-	-	0.09	0.03	0.05	0.00	0.09
	P36	1,331	-	1,331	Paved Area	-	-		0.03		0.00	
66								0.09		0.04	0.00	0.09
	B51	1,184	2	2,108	Residential Housing	-	-		0.03		0.00	
67	B52	1,218	2	1,838	Residential Housing	-	-	0.10	0.03	0.07	0.00	0.10
68	-	-	-	-	Empty Lot	-	-	0.35	0.00	0.35	0.00	0.35
69	P37	20,000	-	20,000	Parking Lot	-	-	0.47	0.46	0.01	0.00	0.47
70	B53	7,768		12,960	Commercial Building	-	-	0.51	0.18	0.16	0.00	0.51
	P38	3,871	-	3,871	Courtyard Area	-	-		0.09			
	P39	3,614	-	3,614	Parking Lot	-	-		0.08			
71	P40	7,300	-	7,300	Parking Lot	-	-	0.17	0.17	0.00	0.00	0.17
72		6,100	-	6,100				0.14	0.14	0.00	0.05	0.09
73	B54	2,760	2	4,874	Commercial Building	-	-	0.16	0.06	0.02	0.14	0.02
	P41	3,590	-	3,590	Parking Lot	-	-		0.08			
74	P42	5,600	-	5,600	Parking Lot	-	-	0.16	0.13	0.03	0.15	0.01
75		12,600	-	12,600	Parking Lot			0.31	0.29	0.02	0.30	0.01
76		5,580	-	5,580	Parking Lot			0.21	0.13	0.08	0.19	0.02
77	-	-	-	-	Empty Lot	-	-	0.51	0.00	0.51	0.00	0.51
78	B55	1,642	3	4,916	Commercial Building	-	-	0.34	0.04	0.28	0.03	0.31
	B56	600	1	600	Garage	-	-		0.01			
	B57	400	1	400	Garage	-	-		0.01			
79	P43	16,000	-	16,000	Parking Lot	-	-	0.44	0.37	0.07	0.42	0.02
80		3,800	-	3,800				0.10	0.09	0.01	0.10	0.00
81		3,900	-	3,900				0.10	0.09	0.01	0.10	0.00
82		1,600	-	1,600				0.06	0.04	0.02	0.05	0.01
83		4,000	-	4,000				0.14	0.09	0.05	0.13	0.01
84	P44	22,500	-	22,500	Parking Lot	-	-	0.68	0.52	0.16	0.63	0.05
85	B58	2,798	3	8,010	Commercial Building	-	-	0.20	0.06	0.03	0.20	0.00
	P45	4,790	-	4,790	Parking Lot	-	-		0.11			
86		4,330		4,330				0.18	0.10	0.01	0.16	0.02
	B59	3,258	3	8,598	Commercial Building	-	-		0.07			
87	B60	1,052	1.5	1,428	Residential Housing	-	-	0.06	0.02	0.04	0.05	0.01
88	B61	1,731	2	2,324	Residential Housing	-	-	0.06	0.04	0.02	0.05	0.01
89	B62	969	2	2,027	Residential Housing	-	-	0.05	0.02	0.03	0.04	0.01
90	B63	885	2	1,344	Residential Housing	-	-	0.05	0.02	0.03	0.03	0.02
91	P46	4,205	-	4,205	Parking Lot	-	-	0.56	0.10	0.25	0.10	0.25
	B64	13,079	4	47,452	Residential Hall	-	-		0.21		0.21	
92								0.16	0.09	0.07	0.09	0.07
93	B65	1,396	1	1,288	Residential Housing	-	-	0.16	0.03	0.13	0.03	0.13
	B66	200	1	-	Garage	-	-		0.00		0.00	
94	B67	11,201	3	27,736	Resident Hall	-	44	0.97	0.26	0.37	0.26	0.37
	P47	5,208	-	5,208	Paved Area	-	-		0.12		0.12	
	P48	9,592	-	9,592	Paved Area	-	-		0.22		0.22	
95	-	-	-	-	Empty Lot	-	-	0.14	0.00	0.14	0.00	0.14
Total Area								35.01	21.03	13.98	20.29	14.72

Gross Area Coverage	Building	Pavement	Pervious	Total	
	(ac)	(ac)	(ac)	(ac)	
Initial	7.99	13.04	13.98	35.01	Approximate additional impervious area from abandoned streets = .85 acres
Proposed	8.01	12.28	14.72	35.01	Total Impervious = 15.57 acers

AREA USE SUMMARY		
Coverage Type - Initial		
Buildings	Pavement	Pervious
(ac)	(ac)	(ac)
7.99	13.04	13.98
Coverage Type - Proposed		
Buildings	Pavement	Pervious
(ac)	(ac)	(ac)
8.01	12.28	14.72

REVISIONS

No.	DESCRIPTION	DATE
1	BOUNDARY REVISIONS	8/10/17
2	COMMITTEE OF THE WHOLE REVISIONS	2/13/18

missman, inc.
Professional Engineers & Land Surveyors
Rock Island, IL (309) 788-7844 • Bettendorf, IA (563) 344-7290 • Rockford, IL (815) 965-5400 • DeKalb, IL (815) 748-5543
www.missman.com

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

DATA SHEET

Missman Project No: C16L060

File Name: C16L060-COVER AND DATA SHEET

© COPYRIGHT 2018 ALL RIGHTS RESERVED

Field Book No:

Drawn By: AEK

Checked By: JLH

Date: 7/26/17

C-13

Campus Facilities Master Plan:

In the summer of 2014 Palmer College hired RDG Planning & Design to prepare a campus master plan for its Davenport Campus. This plan was to identify the University's facility needs over the coming years and to set a plan to meet these needs. This plan identified the following needs:

Tier One Improvements:

- North Campus Site Improvements
  - New 40 space parking lot
  - Multi-level phase 8 retaining wall
  - Primary Campus Gateway
  - Renovated & enhanced Civic Gardens
  - Fusion Auditorium site improvements
- West Hall Courtyard
  - Environmental Graphics
  - Lighting
  - Furnishing
  - Arrival Influences
- Multi-Purpose Recreational Fields
  - Small Stadium Seating areas
  - Athletic Service Building
  - Small Rugby Field
  - Field Lights
  - Storage Facility

Tier Two Improvements:

- Brady Street Streetscape
  - Potential reduction by 1 lane through the campus corridor
  - Streetscape Planters
  - Enhanced Parkways
  - Limited Sidewalk Pavement
  - Specialty Pedestrian Lighting
- Entire Area Palmer Hall Site Improvements
  - Cut 7th Street to through traffic
  - Spa plaza
  - Spotlight parking and drop off
  - Lowered lite and parking lot lighting
  - Aesthetic and functional enhancements to alleyway entrance

PAGE 1

- Academic Health Plaza Renovations
  - Tiny dance recognition area
  - Entry Palmer College wall
  - Specialty lighting
  - Enhanced landscape
  - Tiny specialty parking

Tier Three Improvements:

- Campus Cheap Courtyard Renovations and Expansion
  - Complete overhead of the space
  - Expand to the east to enhance pedestrian movement to campus
  - Enhance connection to campus center
- Library Entry Plaza Enhancement
  - Site furnishings
  - Enhanced lighting
  - Specialty paving
  - Ash trees
- Main Street Streetscape
  - Traffic calm with city
  - Walkable street with emphasis on bike lanes
  - Ash trees
  - Paved walks

PAGE 2

PID Boundary:

The property has the following legal description: Part of the Northwest Quarter of Section 25, Township 78 North, Range 3 East; entirely Northeast and Southeast Quarter Section 36, Township 78 North, Range 3 East of the 5th Principal Meridian, Scott County, Iowa. More particularly described as follows:

Beginning at the intersection of the centerline of West Street and Palmer Drive, thence east along said centerline of Palmer Drive to the centerline of Brady Street; thence North along said centerline of said Brady Street to the public property line of 1110 Brady Street extended westerly to the centerline of Main Street; thence East along said south property line and its extension westerly and easterly to the centerline of a public alley; thence North along said centerline of said public alley to the centerline of East 12th Street; thence East along said centerline of East 12th Street to the centerline of Harrison Avenue; thence South along said centerline of Harrison Avenue West along said south property line and its extension westerly and easterly to the centerline of a public alley; thence South along said centerline of said public alley to the centerline of Pershing Avenue; thence East along said centerline of Pershing Avenue to the centerline of Brady Street; thence South along said centerline of Brady Street to the Point of Beginning.

Properties excluded from the above described PID boundary are as follow: 801 Brady Street, 1111 Perry Street, and 108 East 11th Street.

PAGE 3

- Academic Health Plaza Renovations
  - Tiny dance recognition area
  - Entry Palmer College wall
  - Specialty lighting
  - Enhanced landscape
  - Tiny specialty paving

Tier Three Improvements:

- Campus Cheap Courtyard Renovations and Expansion
  - Complete overhead of the space
  - Expand to the east to enhance pedestrian movement to campus
  - Enhance connection to campus center
- Library Entry Plaza Enhancement
  - Site furnishings
  - Enhanced lighting
  - Specialty paving
  - Ash trees
- Main Street Streetscape
  - Traffic calm with city
  - Walkable street with emphasis on bike lanes
  - Ash trees
  - Paved walks

PAGE 4

Existing and Proposed Parking Spaces:

The existing number of parking spaces was determined from viewing aerial pictures of the PID. The Palmer Staff completed a parking utilization study of resident parking lots between August 14th and August 27th, 2014. In determining where the greatest need for additional parking on campus was located. This study showed that the 3 lots on the east end of campus between Perry Street and Pershing Avenue were among the most consistently used by students. Another area that was among the most used was Lot H, located just north of Rue Saint Hall. The proposed lots included in the PMI are strategically located based on the results of this study. Many of the existing spaces in our local residential properties or back ways located within the PID. Because Palmer is not planning on significant growth over the next 10 years these lots are mostly be a consolidation of parking & table showing the net parking changes are as seen below:

Structure	Description	Status	Existing Parking Spaces	Proposed Parking Spaces
F1	Parking Lot	Lot H	29	0
F2	Paved Surface	-	35	
F3	Paved Surface	-	12	
F4	Paved Surface	-		
F5	Paved Surface	-		156
F6	Parking Lot	-		
F7	Parking Lot	-		
F10	Parking Lot	Lot H	35	48
F11	Parking Lot	-	4	4
F12	Parking Lot	-	10	
F13	Paved Alley	-		
F14	Paved Alley	-	10	
F15	Paved Alley	-	6	0
F16	Paved Alley	-	7	
F17	Paved Alley	-	5	
F18	Parking Lot	-	10	
F19	Parking Lot	-	0	0
F20	Parking Lot	-	24	24
F21	Parking Lot	-	29	29
F22	Parking Lot	-	21	21
F23	Parking Lot (Alley)	-	5	
F24	Paved Alley	-	7	0
F25	Parking Lot	-	6	
F26	Parking Lot	Lot H	25	25

PAGE 5

- Academic Health Plaza Renovations
  - Tiny dance recognition area
  - Entry Palmer College wall
  - Specialty lighting
  - Enhanced landscape
  - Tiny specialty paving

Tier Three Improvements:

- Campus Cheap Courtyard Renovations and Expansion
  - Complete overhead of the space
  - Expand to the east to enhance pedestrian movement to campus
  - Enhance connection to campus center
- Library Entry Plaza Enhancement
  - Site furnishings
  - Enhanced lighting
  - Specialty paving
  - Ash trees
- Main Street Streetscape
  - Traffic calm with city
  - Walkable street with emphasis on bike lanes
  - Ash trees
  - Paved walks

PAGE 6

Existing Land use and Zoning:

The area included in Site F1-10 is comprised of mostly three different zoning classifications, C-2, R-4, and R-6. Also included in the area and lots zoned as: M-1 and C-3. The breakdown of the zoning and surrounding areas are as follows:

East: The east section of this campus between Pershing Avenue and Main Street is currently Zoned R – residential with the properties zoned to either R-4 or R-6. This property abutting this area are similarly zoned as varying levels of residential properties.

South: The southern end of the F1-10, abuts an area that South of 7th Street is a mix of general commercial and light industrial. The properties along the Southern side of the F1-10, in this area include lots owned by CSL Real Estate holding Company LLC, Precision Glass, Correctional Services, Hodges Bakeries Service Inc, and an AT&T office.

West: The property along the Western edge of the F1-10, are mixed in zoning moving from south to north. Along the western edge, across Harrison, is Neville Park zoned as M-1, light industrial. There is one property to Western and C, zoned as two custom wood framing & Signs. The industrial properties include, Raphael's Emporium, the Palmer/NMCA Learning Center, and United Neighbors Inc. As the F1-10 moves into north and to the east, it is then bordered by Central High School and Trinity Parish. The R properties are both zoned as mix of C-2 and R-6.

North: Along the 4th west edge of the F1-10, is a First Stop gas station and convenience store which is zoned as C-2. The other properties along the north edge of the property are zoned as either R-6 or R-4 residential.

As the campus is bordered by residential areas, there is less than 100 feet from the campus property line to the nearest structure. These structures include the residential properties, commercial businesses, and institutional establishments listed above.

PAGE 7

F27	Parking Lot	Lot H	8	8
F28	Parking Lot	Lot H	16	192
F29	Parking Lot	Palmer College of Chiropractic Campus	37	37
F30	Parking Lot	Lot H	87	87
F31	Parking Lot	Lot H	33	33
F32	Parking Lot	-	17	17
F33	Parking Lot	Lot H	33	33
F34	Parking Lot	Lot O	32	32
F35	Paved Alley	-	10	10
F36	Paved Alley	-		-
F37	Parking Lot	-	24	24
F37	Parking Lot	-	33	33
F38	Parking Lot	-	33	33
F39	Parking Lot	-	2	2
F40	Parking Lot	-	22	22
F41	Parking Lot	-	32	32
F42	Paved Alley	-	5	
F43	Paved Alley	-	1	0
F44	Paved Alley	-	5	
F45	Parking Lot	-	67	
F46	Courtyard Area	-		0
F47	Parking Lot	-	14	
F48	Parking Lot	-	30	
F49	Parking Lot	-	10	
F50	Parking Lot	Lot H	11	
F51	Parking Lot	Lot L	44	[illegible]
F52	Parking Lot	Lot H	33	
F53	Parking Lot	-	11	
F54	Parking Lot	-	33	33
F55	Paved Alley	-	33	33
F56	Paved Alley	-	17	17
	Total →		896	1420

This count would indicate that the university will have an additional 134 spaces compared to the existing on site parking, however this did not include the on street parking spaces that may currently be used by students.

PAGE 8

Existing and Proposed Building Footprint Coverage:

A map showing the locations of the existing and proposed building pads can be seen in the on sheet C-1. The building area, number of stories and proposed cost and gross floor area can be seen below:

Name	Footprint (SF)	Stories	Gross Area (SF)	Height (ft)	Student Housing Units Existing	Student Housing Units Proposed
Existing:						
Academic Health Center	10,867	3	32,601	48	0	0
Administration Building	9,931	3	30,997	45	0	0
Campus Center	15,770	5	78,138	[illegible]	[illegible]	[illegible]
Chemistry Building	11,345	2	19,935	34	0	0
Classroom Building	11,040	2	19,113	38	0	0
Library	16,020	5	71,184	45	0	0
Memorial Building	9,655	3	22,054	38	0	0
North Hall	4,800	2	8,600	26	0	0
West Hall	22,560	3	61,240	40	0	0
Palmer Manor	9,130	3	12,728	48	0	0
Research Center	6,043	4	26,910	45	0	0
Indian Acres Apt						
Hall	22,152	4	123,096	46	0	0
Brady Manor	1,652	3	6,539	36	3	3
723 Brady Street	2,584	3	7,044	40	10	10
1/1 8th Street	6,496	3	23,232	32	28	40
Fitness Center	28,375	3	45,758	40	0	0
Apple Apartments	1,996	4	23,984	48	31	31
Villas at Palmer	11,201	3	27,736	44	63	63
728 Perry Street	1,098	1	1,098	16	2	2
711 Brady Street	3,456	2	6,912	32	12	12
525 Perry Street	6,298	3	28,332	42	35	35
529 Perry Street	6,297	3	28,341	42	35	35
Proposed:						
New Mixed Use Development	26,682	2	53,364	35	0	25
New Student Housing 1	21,402	2	42,204	35	24	40
New Student Housing 2	21,157	2	30,874	35	16	30
New Student Housing 3	10,208	3	30,624	45	9	30

PAGE 9

- Academic Health Plaza Renovations
  - Tiny dance recognition area
  - Entry Palmer College wall
  - Specialty lighting
  - Enhanced landscape
  - Tiny specialty paving

Tier Three Improvements:

- Campus Cheap Courtyard Renovations and Expansion
  - Complete overhead of the space
  - Expand to the east to enhance pedestrian movement to campus
  - Enhance connection to campus center
- Library Entry Plaza Enhancement
  - Site furnishings
  - Enhanced lighting
  - Specialty paving
  - Ash trees
- Main Street Streetscape
  - Traffic calm with city
  - Walkable street with emphasis on bike lanes
  - Ash trees
  - Paved walks

PAGE 10

Site Constraints:

Because of the overall topography of the F1-10, there are various areas where slopes in excess of 10% are encountered throughout the campus. Most of these areas are along the Main Street corridor and the alleyway between Main Street and Brady Street. There are also areas between Perry Street and Pershing avenue where there are slopes in that range.

Storm Water Narrative:

Majority of the Palmer PID boundary does not have City storm sewer servicing the area. The release of storm water runoff is via the local streets. The future build out of the Palmer PID will cause an overall decrease of impervious surface and should have a positive impact on the overall storm water runoff for the neighborhood.

A meeting was held with the City staff to discuss how to handle future site development of the campus as shown on the submitted PID master plan. It was determined by City staff that no storm water detention would be necessary due to this being considered a redevelopment.

Soil conditions can be found in this submittal. While there do not appear to be any serious issues, soil borings will need to be done during the design process for new structures.

Parking Ratios:

A study of the student parking lots done with the 2014 master plan by RDG found that the peak hours for parking are at 9:00am, 11:00am, and 1:00pm. This is consistent with the number of students expected to be on campus for classes. With 1,000 students at the college, the student parking space per student ratio was [illegible] Palmer is attempting to keep the parking ratio near the level it was found to be in 2014. If parking shortage were to become a problem in the future, Palmer has considered implementing a demand management program rather than building more parking.

PAGE 8

Traffic Impact Study:

As the college is not planning on significant growth over the next ten years, the Traffic Engineer for the City of Davenport is not requiring a full Traffic Impact Study.

Brady Street, has approximately traffic at 15,800 vehicles on a daily basis. Harrison Street, has approximately 11,700 vehicles per day. These main arterials have significant capacity to handle any minor increases in traffic flow from the Palmer College Campus redevelopment. The remainder of the redevelopment has a minor impact the local traffic counts of those entering the Palmer Campus.

Three revisions are being proposed as part of the Palmer PID process. Palmer is requesting the vacation of both 10th and 11th streets between Perry and Pershing. Vacate ninth will be allowed at 12th and 8th Streets along Perry and Pershing. Majority of all traffic using these streets [illegible] accessing Palmer parking lots and properties. Palmer is also requesting a vacation or access control of 7th Street between Main and Brady. The area would still allow for enough [illegible] vehicle access at this location, but would be closed to regular vehicle traffic. This is important [illegible] Palmer as the north / south alley between Main and Brady and from 7th to 8th Streets will be a main pedestrian corridor linking the main campus to three major [illegible] at Palmer traffic accessing the adjacent campus facilities.

PAGE 10

No.	DESCRIPTION	DATE
1	BOUNDARY REVISIONS	8/10/17
2	COMMITTEE OF THE WHOLE REVISIONS	2/13/18

REVISIONS

missman, inc.
Professional Engineers & Land Surveyors
Rock Island, IL • Bettendorf, IA • Rockford, IL • DeKalb, IL
(309) 788-7644 (563) 344-7290 (815) 965-4400 (815) 748-5543
www.missman.com

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

DATA SHEET 2

Missman Project No: C16L060

File Name: C16L060-COVER AND DATA SHEET 2

© COPYRIGHT 2018 ALL RIGHTS RESERVED

Field Book No:

Drawn By: AEK

Checked By: JLH

Date: 7/26/17

C-14

STUDIO 483 ARCHITECTS

PALMER COLLEGE OF CHIROPRACTIC
July 24, 2017 (Revised 8-7-2017) #2016-120D
PLANNED INSTITUTIONAL DISTRICT APPLICATION

NARRATIVE

Narrative of intent and compatibility with surrounding area. A narrative shall be provided that describes the relationship between the institution and the surrounding area. The narrative at a minimum shall include the following:

a. Description of overall architectural and/or urban design theme:

- **Palmer College of Chiropractic has evolved to meet the needs of its students and faculty as it has grown over the past 100 years; however, the architectural theme has remained constant. Buildings and houses of brick and stone dominate the campus, with more metal and glass introduced into recent projects. All have an urban "academic" design style with 2 to 4 floors of space. The campus plan and interaction with the neighborhood has also evolved aligning the core of academic spaces with Brady Street and residential buildings/parking at the perimeter. The proposed Master Plan strengthens the campus edge through expanded greenspace and landscaping at perimeter streets, buildings, and parking lots.**

b. Total number of existing and proposed users and employees of the facility:

- **Palmer's current enrollment on at their Davenport Campus is approximately 1,000 students supported by 300 faculty and staff. 150 students live on campus. The proposed 10-year plan allows for an accommodation of up to 1,500 students with 400 living on campus.**

c. Description of existing and proposed conditions of development along the outer boundaries of the planned institutional district and its relationship with the surrounding area. Standards must be established to permit a compatible transition from the institutional use to the surrounding area. Standards include, but are not limited to building height and form, exterior lighting, landscaping, etc.

- **The Master Plan goals are to "create sensitive and mutually beneficial transitions between campus and the adjacent properties." The proposed Campus Master Plan created by RDG Planning & Design is to create connection and comfort establishing a campus presence with the surrounding area. New buildings are minimal (residential only) and adding enhanced lighting, fencing, and landscaping will enhance this design concept.**

d. Description of existing and proposed methods of communication between the institution and the community, including a method of resolution of community concerns:

- **Palmer College has been actively involved with Hilltop Campus Village since its inception, as well as in communication with Davenport Community Schools and adjacent businesses regarding any campus activities and improvements that impact the surrounding neighborhood. Although there are no known active residential groups, Palmer proposes to open a line of communication with the neighbors similar to their relationships with surrounding businesses. Palmer will schedule annual meetings with the neighborhood stake holders and residents to present and discuss campus planning and schedule, as well as neighbor concerns.**

e. Description of any existing and proposed impacts of development and the surrounding area and how these impacts should be mitigated. This description shall include property outside the boundaries of the planned institutional district and their interaction with the surrounding area. Impacts include, but are not limited to lighting, noise, parking, etc.

- **The developments proposed in Palmer's Master Plan are primarily defining and softening their campus edge through expanding green space and landscaping. Proposed buildings will be designed to respect and complement the existing architectural theme on campus.**

f. Description of existing and proposed relationship of institutional transportation system (auto, bus, bicycle, pedestrian) to the external street network. A description of specific programs to reduce traffic impacts and to encourage the use of public transit, carpooling, bicycling and pedestrian.

- **The urban nature of this campus is reinforced by student living. 15% of Palmer's students live on campus and another 30% to 40% live in rented neighborhood and downtown houses and apartments. The Master Plan proposes and additional 80-100 beds in new student housing. These students all walk to campus. Other students and faculty are encouraged to use public transportation and/or car-pooling for other daily trips to campus. The greening of Brady Street proposed in the Master Plan provides more opportunity for bus access in proximity to campus buildings.**

City of Davenport

226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

February 7, 2018

Honorable Mayor and City Council
City Hall
226 West 4th Street
Davenport, Iowa 52801

At its regular meeting of February 6, 2018, the City Plan and Zoning Commission considered Case No. REZ17-08 being the request of Palmer College of Chiropractic to rezone 37.63 acres, more or less, generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District.

Findings:

1. The proposed rezoning facilitates the adoption of a land use plan that enables the community to understand and visualize the levels of development being proposed, their likely impacts and appropriate mitigation measures;
2. The proposed rezoning would articulate the limits of the institutional growth and mitigate potential the adverse impacts associated with development and geographic expansion;
3. The proposed rezoning would facilitate the ability of Palmer College of Chiropractic to grow and adapt to changing needs while protecting the livability and vitality of adjacent neighborhoods.
4. The design of the campus mitigates any potential impacts to the surrounding neighborhoods.

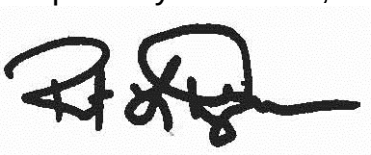
The Plan and Zoning Commission accepted the listing findings and forwards Case REZ17-08 to the City Council with a recommendation for approval subject to the following conditions:

1. That any property rendered non-conforming by the adoption of the "PID" Planned Intuitional District not be subject to Section 17.46.020 entitled Discontinuance-Conformance required;
2. That the buildings achieve consistency with the required 25 foot front yard setback if a "PID" Planned Institutional District ordinance amendment is not adopted to allow setback reductions as depicted on the adopted Land Use Plan;
3. That the Land Use Plan be amended to depict a minimum 25 foot front yard setback for the buildings along Main Street south of West 8th Street;
4. That the Land Use Plan table be amended to clearly articulate the existing (including those to be preserved) vs. proposed use of the all properties and proposed building height and setbacks;

5. That Palmer College of Chiropractic formally requests the vacation/abandonment of the public streets and alleys depicted on the Land Use Plan as private use by Palmer College of Chiropractic. These areas on the Land Use are descriptive only with respect to the future use of the property and does not compel approval of any vacation/abandonment request; and
6. In the event that East 11th Street between Perry Street and Pershing Avenue is vacated and conveyed to Palmer College of Chiropractic, a pedestrian walkway be constructed from Perry Street to Pershing Avenue in the general location of East 11th Street utilizing existing bricks from the roadway surface and that historical markers be located at its intersection with Perry Street and Pershing Avenue. The cost of removing the roadway material, curbs and sidewalks and the installation of the pedestrian walkway and historical markers shall be the expense of Palmer College of Chiropractic.

The Plan and Zoning Commission vote was 9-yes and 0-no.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission

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

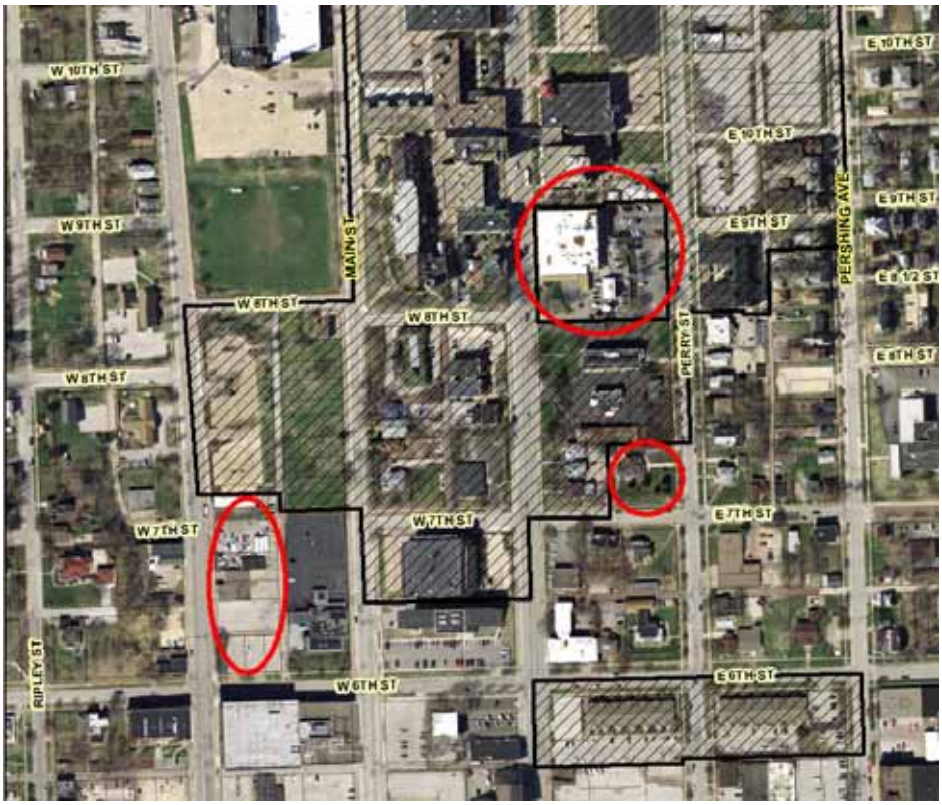
Meeting Date:	February 6, 2018
Request:	"R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District.
Location:	Harrison Street and Pershing Avenue and between East 12th and East 5th Streets
Case No.:	REZ17-08
Applicant:	Palmer College of Chiropractic

Update:

The Plan and Zoning Commission tabled this request indefinitely at its September 5, 2017 regular meeting to allow the City sufficient time to hire a consultant to analyze if the approval of the rezoning (and ultimate plan buildout) would cause a disparate impact on low income and minority communities. The analysis was completed in December 2017 and determined in part "... the City of Davenport's approval of the Palmer's PID rezoning application does not create a disparate impact on protected racial or ethnic groups."

Please note that the Plan and Zoning Commission would need to vote to remove REZ17-08 from the table in order to discuss and vote on the request.

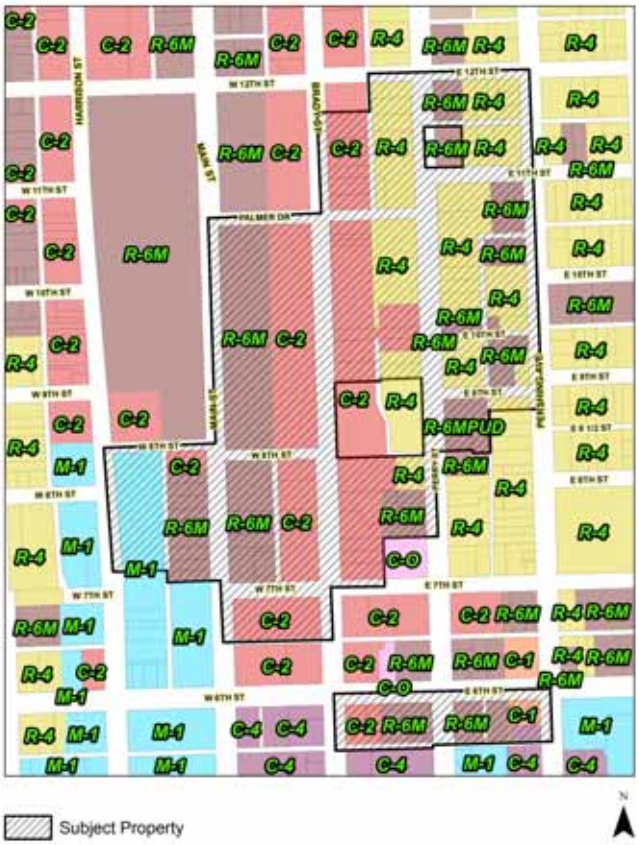
Since the initial request, Palmer College of Chiropractic withdrew a portion of its "PID" Planned Institutional District request as indicated in red on the map to the right. Palmer College of Chiropractic does not own these properties.



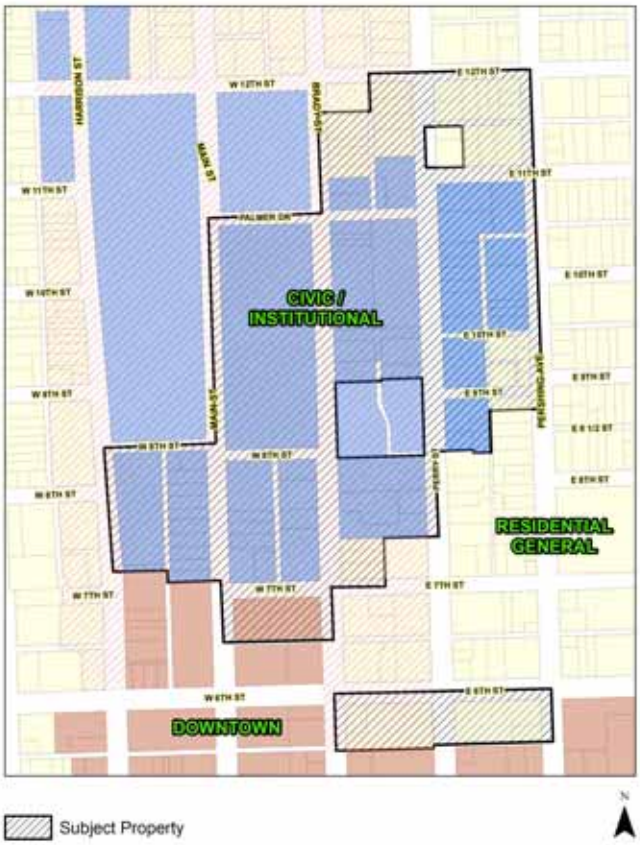
Introduction:

AREA CHARACTERISTICS:

Zoning Map



Land Use Map



Background:

Comprehensive Plan:
Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Civic and Institutional, Residential General and Downtown.

- Civic / Institutional (CI) – Reserved for major developments for government, education, religion, medical, utilities, and other cultural or non-profit organizations located outside of the Downtown (DT).

- 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.

- Downtown (DT) – the original center of the City, marked by historical buildings, regional cultural attractions, large scale single-purpose or mixed-use developments, government or institutional centers. Development in DT shall be governed by detailed design guidelines marked by high quality design and building materials, set in an environment that is supportive of all transportation modes, including pedestrian.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

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

Technical Review:

Streets. The Land Use Plan proposes that the following streets and alley be vacated at a future time (see map on the next page):

Streets:

- West 7th Street between Main Street and Brady Street. This is to allow for a pedestrian corridor from the core of the campus to Vickie Anne Palmer Hall.
- West 8th Street between Main Street and Brady Street. This is to allow for a pedestrian corridor from the core of the campus to Vickie Anne Palmer Hall.
- Palmer Drive between the alley east of Brady Street and Perry Street. The remaining Palmer Drive would be converted back to two-way traffic.
- East 11th Street between Perry Street and Pershing Avenue. This section of East 11th Street is a protected brick street. At its August 8, 2017 meeting, the Historic Preservation Commission recommended that this street be removed from the list of protected brick streets subject to the conditions that a pedestrian corridor be constructed utilizing salvaged bricks and historical markers be erected commemorating the brick street.
- East 10th Street between Perry Street and Pershing Avenue. This portion of East 10th Street is functionally the width of an alley.
- East 9th Street between Perry Street and the alley west of Pershing Avenue.

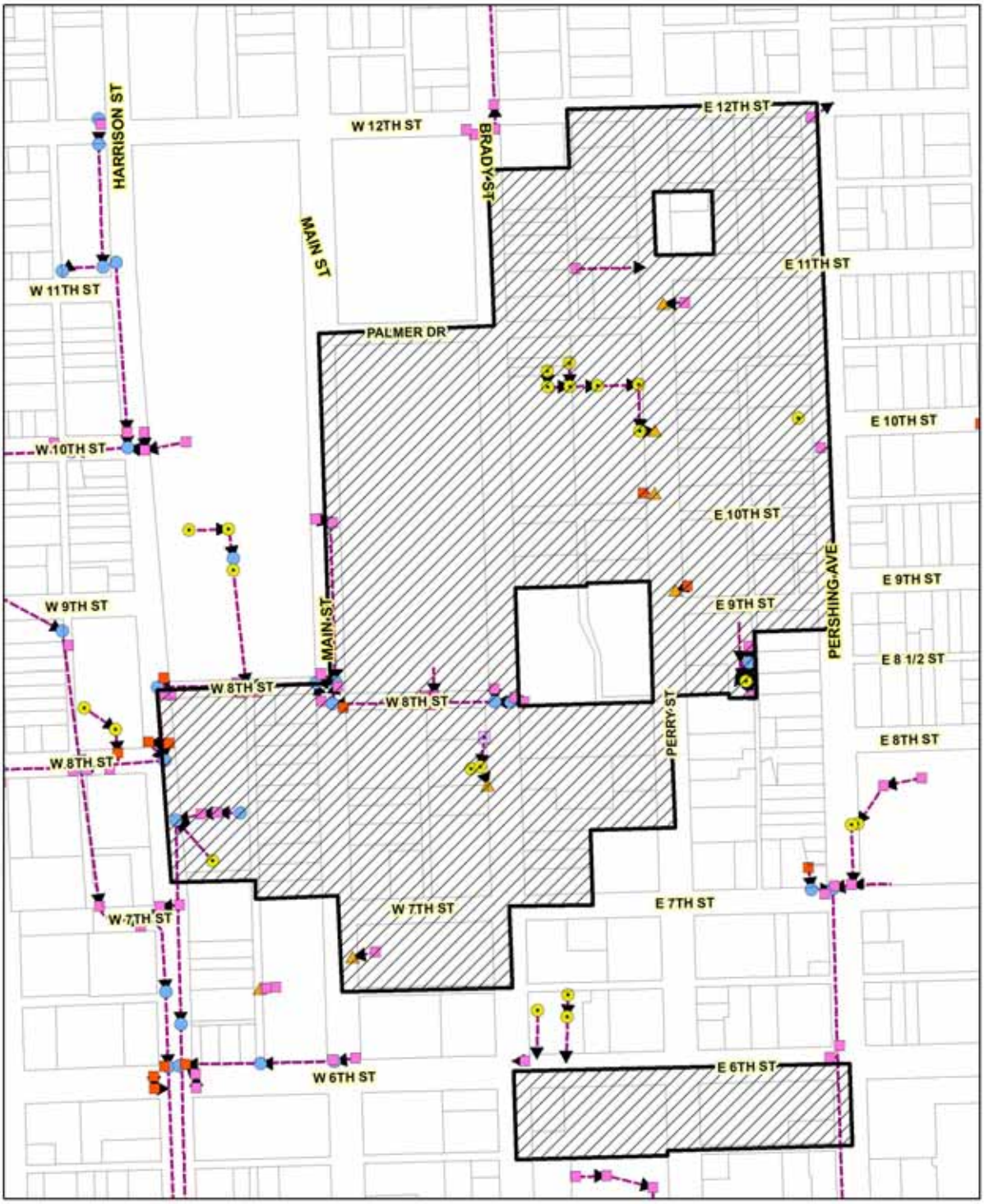
Alleys:

- The alley between Harrison Street and Main Street south of West 8th Street to the southern limit of the revised "PID" Planned Institutional District boundary.
- A portion of the alley between East 11th Street and East 12th Street between Perry Street and Pershing Avenue.
- The alleys between East 9th Street and East 11th Street and between Perry Street and Pershing Avenue.

Subject Property

Notably, the City Traffic Engineer did not express an objection to the potential of these street and alley closures.

Storm Water. Storm water management may be challenging when portions of the campus are redeveloped as there is limited storm sewer in restructure in the area.



Subject Property

N

Sanitary Sewer. There is sanitary sewer infrastructure throughout the subject property.

Other Utilities. There are other utilities (water, electric, gas, communications) throughout the boundary of the project.

Emergency Services. There should be no change in emergency access. The campus area is within .6 mile of Central Fire Station.

Parks/Open Space. Palmer College of Chiropractic has indicated that the newly green space west of Pershing Avenue would be available for use by the public.

Public Input:

Notices were sent to property owners within 500 feet of the request notifying them of the August 1, 2017 Plan and Zoning Commission public hearing. Previously, the applicant held a stakeholder meeting on April 13, 2017 and a neighborhood meeting on April 20, 2017. Approximately 10 stakeholders attended the meeting and approximately 50 surrounding property owners attended the meeting.

Since the request was tabled indefinably, notices were sent to property owners within 500 feet of the request notifying them of the February 6, 2018 Plan and Zoning Commission regular meeting. To date, staff has received six written letters in favor of the request and two letters in opposition of the request.

Staff discussed the request with the general manager of KWQC who expressed concerns that rezoning the property may affect the value of the property should it choose the sell the property at some point in the future. As a response, Palmer College of Chiropractic withdrew the KWQC property from the request. A concern was also expressed regarding the potential closing of West 8th Street because it lines up with the KWQC property's driveway entrance and that the roadway closure would alter its current travel route to the downtown.

The map to the right depicts the properties not owned by Palmer College of Chiropractic. The property circled in red would become non-conforming if rezoned to "PID" Planned Institutional District because a standalone commercial use is not listed as a permitted use. City staff is recommending that properties rendered non-conforming by the adoption of the "PID" Planned Intuitional District not be subject to the discontinuation provision in the Davenport City Code.

The Plan and Zoning Commission may recall that the Civil Rights Commission discussed the rezoning request at its August 8, 2017 meeting because of concerns that the rezoning would have a disparate impact on low income and minority communities. The Civil Rights Commission urged that the request be tabled until a disparate impact analysis has been conducted. The Plan and Zoning Commission tabled the request indefinitely at its September 5, 2017 regular meeting to allow the City sufficient time to hire a consultant to analyze if the approval of the rezoning (and ultimate plan buildout) would cause a disparate impact on low income and minority communities. Notably, Palmer College of Chiropractic agreed to an indefinite tabling until the analysis was performed.

The analysis was completed by Mosaic Community Planning in December 2017 and determined in part "... the City of Davenport's approval of the Palmer's PID rezoning application does not create a disparate impact on protected racial or ethnic groups."

Discussion:

In June 2011, the City of Davenport adopted a new "PID" Planned Institutional District zoning classification (Ord. No. 2011-243). The Planned Institutional District applies to all major educational and medical campuses. Existing and proposed campus uses on properties in excess of forty acres in area are required to obtain (apply for) the planned institutional district within five years of the effective date of the ordinance. Additionally, any proposed development of more than five thousand square feet of impervious area within that five year time period shall also require the Planned Institutional District.

The "PID" Planned Institutional District zoning classification is intended to encourage a comprehensive approach to development by encouraging the adoption of a land use plan rather than the piece-meal review of individual development proposals through the special use permit process. The district is also intended to:

1. Further the policies of the Comprehensive Plan;
2. Encourage the preparation of a land use plan that enables the community to understand the levels of development being proposed, their likely impacts and appropriate mitigation measures;
3. Permit appropriate institutional growth within boundaries of the campus while minimizing the adverse impacts associated with development and geographic expansion;
4. Balance the ability of major institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.

Once approved, the Land Use Plan shall remain effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review and will not require a reopening of the rezoning.

Notably, the proposed rezoning contains less than 40 acres. As such, Palmer Chiropractic College is not compelled to rezone the property. However, Palmer Chiropractic College was encouraged to consider the Planned Industrial District when it requested the Historic Preservation Commission to allow the demolition of 12 historic properties and removal of a protected brick street.

"PID" Planned Institutional District zoning is required to contain two primary components:

1. Land Use Plan - establishes the range of acceptable uses and intensities that will be permitted. The land use plan provides detailed development data for the site from which a determination can be made on the appropriateness of the proposed distribution of land uses that are to be developed. Once approved, the land use plan shall remain effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review and will not require a reopening of the rezoning.
2. Narrative of intent and compatibility with surrounding area - describes the relationship between the institution and the surrounding area.

<u>Major Elements of the Land Use Plan:</u>

1. Campus between Brady Street and Main Street
   - Conversion of the existing parking lot and green space to a practice field. There would be a net loss of 129 parking spaces.
2. Campus between Main Street and Brady Street.
   - Formalizing the improvements being made to the fitness facility and surrounding area.
   - Demolition of the former St. Luke's Hospital (already completed) and houses to the south and in its place construction of new student housing and underground parking for the new student housing and existing student housing to the east. The Data Sheet lists a proposed building height of 50 feet, which is permissible. It appears that the proposed building would not achieve consistency with the required 25 foot front yard setback along Main Street and West 8th Street. It is staff's opinion that a 0 foot setback would be appropriate along West 8th Street because a portion of West 8th Street is proposed to be vacated. Moreover, a skywalk may be constructed to connect to the buildings on the north of West 8th Street. However, the character of buildings along Main Street is such that a 25 foot setback is warranted.
   - Vacating and closing a portion of West 7th Street and West 8th Street to allow an "enhanced campus corridor" from the north to Vickie Anne Palmer Hall. Please note that the alley between West 7th and West 8th Street and Main Street and Brady Street has already been vacated.
3. Campus between Brady Street to Perry Street.
   - New mixed use building south of the current gas station located at the corner of Brady Street and East 12th Street. The Data Sheet does not identify the proposed building height. It appears that the proposed building would not achieve consistency with the required 25 foot front yard setback. It is staff's opinion that a 0 foot setback would be appropriate along Brady Street because the character of buildings along Brady Street is defined by a minimal front yard setback.
   - Demolition of four buildings and expansion of the surface parking area south of East 12th Street and west of Perry Street. There would be a net increase of 138 parking spaces.
   - Vacating and closing a portion of Palmer Drive between Perry Street and the alley to the west.
4. Campus between Perry Street and Pershing Street.
   - Vacating and removing East 11th Street between Perry Street and Pershing Street and demolition of nine buildings and in its place passive green space. There would be a decrease of 38 parking spaces.
   - Vacating and closing East 9th Street and East 10th Street between Perry Street and Pershing Street and the alley in between and demolition of five buildings and in its place construction of a new 454 space surface parking lot. There would be a net increase of 245 parking spaces.

Please note that future street vacations would need to be considered by the Plan and Zoning Commission and approved by the City Council.

As discussed, the “PID” Planned Intuitional District requires a 25 foot front yard setback. When the City authorized the PID Ordinance, it was envisioned that the required 25 foot front yard setback would be applicable to the campus edge, not internal to the campus. In that light, staff anticipates an ordinance amendment to allow setback reductions as depicted on the adopted Land Use Plan.

The Land Use Plan specifies that “… Any and all properties included within the boundaries of this PID, that do not have proposed future uses specified on the Land Use Plan and/or the Data Sheet may continue to be used as they currently exist and/or permitted under the PID zoning classification. Said properties may also be used for open space proposes in the event of demolition…”

On July 11, 2017 the Historic Preservation approved the demolition of the 12 historic properties. 11 of the 12 were approved contingent upon the approval of the “PID” Planned Institutional District. The demolition of the former St. Luke’s Hospital was approved without any contingencies. There are two buildings listed on the National Register of Historic Places that are not clearly specified on the Land Use Plan or Data Sheet: 732 Brady Street – Argyle Flats and 1117 Perry Street – Eight Gables. While approval of the PID would not supplant review authority of the Historic Preservation Commission, staff is concerned about the potential loss of individually significant historic properties because these building are not clearly articulated as being preserved. Although not historic, staff shares this concern for 748 Main Street – former gas station.

The landscape plan shows significant greening along public streets and campus edge treatments.

Major Elements of the Narrative of intent and compatibility with surrounding area:

1. Architectural and/or urban design theme. Architecture varies based on the time period in which it was constructed. Palmer Chiropractic College is noticeably urban and the Land Use Plan enhances the urban environment.
2. Total number of existing and proposed users and employees. The Current student population is 1,000 students (currently 150 live on campus) and 300 faculty and staff. The proposed Land Use Plan would allow for up to 1,500 students with 400 living on campus.
3. The landscape plan shows significant greening along public streets and campus edge treatments.
4. Description of existing and proposed methods of communication between the institution and the community, including a method of resolution of community concerns. Palmer College of Chiropractic is committing to scheduling annual meetings with the neighborhood stake holders and residents to present and discuss campus planning and schedule, as well as neighbor concerns. It is staff's opinion that this would also be an opportunity to share City initiated infrastructure improvements in the area.
5. Description of any existing and proposed impacts of development and the surrounding area and how these impacts should be mitigated. The proposed Land Use Plan shows a softening of the campus edge.
6. Description of existing and proposed relationship of institutional transportation system (auto, bus, bicycle, pedestrian) to the external street network. The proposed Land Use Plan proposed to better manage vehicular access and would create an enhanced (pedestrian) campus corridor.

Staff Recommendation:

Findings:

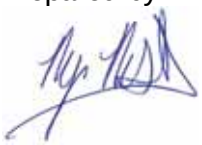
1. The proposed rezoning facilitates the adoption of a land use plan that enables the community to understand and visualize the levels of development being proposed, their likely impacts and appropriate mitigation measures;
2. The proposed rezoning would articulate the limits of the institutional growth and mitigate potential the adverse impacts associated with development and geographic expansion; and
3. The proposed rezoning would facilitate the ability of Palmer College of Chiropractic to grow and adapt to changing needs while protecting the livability and vitality of adjacent neighborhoods.
4. The design of the campus mitigates any potential impacts to the surrounding neighborhoods.

Staff recommends that the Plan and Zoning Commission accept the listing findings and forward Case REZ17-08 to the City Council with a recommendation for approval subject to the following conditions:

1. That any property rendered non-conforming by the adoption of the "PID" Planned Intuitional District not be subject to Section 17.46.020 entitled *Discontinuance-Conformance required*;
2. That the buildings achieve consistency with the required 25 foot front yard setback if a "PID" Planned Institutional District ordinance amendment is not adopted to allow setback reductions as depicted on the adopted Land Use Plan;
3. That the Land Use Plan be amended to depict a minimum 25 foot front yard setback for the buildings along Main Street south of West 8th Street;
4. That the Land Use Plan table be amended to clearly articulate the existing (including those to be preserved) vs. proposed use of the all properties and proposed building height and setbacks;
5. That Palmer College of Chiropractic formally requests the vacation/abandonment of the public streets and alleys depicted on the Land Use Plan as private use by Palmer College of Chiropractic. These areas on the Land Use are descriptive only with respect to the future use of the property and does not compel approval of any vacation/abandonment request; and

6. In the event that East 11th Street between Perry Street and Pershing Avenue is vacated and conveyed to Palmer College of Chiropractic, a pedestrian walkway be constructed from Perry Street to Pershing Avenue in the general location of East 11th Street utilizing existing bricks from the roadway surface and that historical markers be located at its intersection with Perry Street and Pershing Avenue. The cost of removing the roadway material, curbs and sidewalks and the installation of the pedestrian walkway and historical markers shall be the expense of Palmer College of Chiropractic.

Prepared by:



Ryan Rusnak, AICP
Planner III

City Plan & Zoning Commission Voting Record Meeting Date: 11-14-17 Meeting Location: Council Chambers-City Hall

		APPROVED							
Name:	Roll Call	REZ17-08							
Connell	P	Y							
Hepner	P	Y							
Inghram	P								
Kelling	P	Y							
Lammers	P	Y							
Maness	P	Y							
Martinez	EX								
Medd	P	Y							
Quinn	P	Y							
Reinartz	P	Y							
Tallman	P	Y							
		9-YES 0-NO 0-ABSTAIN							

The undersigned – **opposes / does not oppose** (circle one) REZ17-08

Comments: I am in favor of Palmer College of Chiropractic's request. I have experience with other institutions in other Midwest communities that such planned districts have/continue to serve the campus and city very well. Thank you.

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Kelly Young
ADDRESS 809 Perry Street
DATE 7-26-17
(please print legibly)

809 Perry Street
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

The undersigned – **opposes / does not oppose** (circle one) REZ17-08

Comments:

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Theodore Priester / President of: 601 Brady Corp.
ADDRESS 601 Brady St., Suite 220
DATE 7/22/17 Davenport
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

(detach here)

The undersigned – **opposes** / **does not oppose** (circle one) REZ17-08

Comments: Would be nice to purchase Lincoln School for Palmer, or possibly have the city give it to Palmer, to help improve neighborhood.

CITY OF DAVENPORT
Community Planning & Economic Dev.
226 W 4th St
DAVENPORT IA 52801

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Joyce + Randy Yaddof
ADDRESS 4034 W. 60th St. Dav.
DATE 7-24-2017
(please print legibly)

304-306-304 E. 8th St. Davenport, Ia.
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

(detach here)

The undersigned – **opposes** / **does not oppose** (circle one) REZ17-08

Comments:

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME THOMAS ERICKSON
ADDRESS 1703 BRADY STREET
DATE 7-22-17
(please print legibly)

1115 BRADY ST.
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

The undersigned – **opposes** / **does not oppose** (circle one) REZT7-08

Comments: We fully support

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Richard Adam Sacred Heart Cath.
ADDRESS 422 E 10th St
DATE July 26, 2017
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

W 10 1/2 ST

Rusnak, Ryan

From: Aaron Houzenga <boarderforlife78@hotmail.com>
Sent: Sunday, January 28, 2018 6:48 PM
To: Planning Division – CPED
Subject: Case No. REZ17-08

I received a letter from the city on the Rez one that Palmer College wants to do. My house is 402 east 8th st. I am fine with whatever Palmer wants to do.

Aaron
Sent from my iPhone

January 29, 2018

CPED
226 W. 4th Street
Davenport, IA 52801

RE: Case No. REZ17-08

TO WHOM IT MAY CONCERN:

We own the property at 1225 N. Perry Street, Davenport, IA.

We have no objection to the requested zoning action.

John & Kathryn Denholm
2676 II Road
Garden, MI 49835
(906) 644-7198

The undersigned – **opposes** / **does not oppose** (circle one) REZ17-08

Comments: I want a complete list of houses to be torn down, many of these houses have historic significance for the City of Davenport. Looking at the map, a house at the corner of 7th Street and Perry will be torn down, that house is on the National Registry. Palmer should be restoring these houses so that students can live there

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Garrett Development
ADDRESS 3806 Forest Road, Davenport, IA
DATE 7/22/2017
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

Dan Hirstein
2809 E. 44th St.
Davenport, IA 52807
Residence (563) 355-4062
Office & Fax: (563) 359-6815
Mobile: (563) 449-2854
email: ICPDAN@aol.com

7/25/17

Davenport Plan & Zoning Commission
226 West 4th Street
Davenport, Iowa

Subject: Case No. REZ17-08

Dear Planning & Zone Commission:

I own two properties that could be affected by the proposed PID District.

- 118 E. 11th St. also known as 118 E. Palmer Drive. This property appears to be part of the knock out on your map.
- 1019 Perry St.- This property does **not** appear to be noted as a knock out on your map.

I don't know if this is even important at this time, but want to bring it to your attention.

My current concerns center around a meeting with Palmer School's Vice Chancellor for Administration on June 23rd this year. This meeting addressed the consideration of selling my 118 E. 11th property to Palmer School.

In the course of our dialogue, I commented that a local appraiser stated that this property should continue to appreciate 2-3% a year in value. The Vice Chancellor for Administration at Palmer commented back to me, "That depends what I put next to your building". Not sure if that was a threat to lower the value of my property or what?

The second concern involves the Palmer parking lot directly to the East and North of my 118 E. 11th St. property.

Back in the 90's, Palmer constructed this parking area. The engineering of this parking lot illegally raised or changed the natural elevation surrounding my property. Rain water is now directed toward my building. My property has no rain water run off because of their engineering. The building now sits in a depression. (Pictures attached)

Over the years, I have extended down spout extension (see picture) to help move the water away from the building. I have suffered water seepage that affected the walls on the East side of the building. Last year I spent $8,000 to water proof and put concrete waterproof wall board in the lower apartment facing the parking lot.

I commented to the Vice Chancellor for Administration the problem their parking lot had created and if this illegal grading could be corrected? His response was, "I will check to see if the Statue of Limitations has expired"? I requested that he get back to me. He has never responded back. Pictures showing the illegal grading attached. Palmer School ignores me or refuses to address this issue???

Our family owned this property for over 50 years. In fact, Dr. Dennis Marchiori, Chancellor /CEO at Palmer rented from my Father at 705 Perry when he attended Palmer. Our relationship with Palmer School has always been one of working together to meet the needs of the students. The relationship has been mutually beneficial and exemplary.

I don't believe this relationship should change because of a few comments by an individual. We have been partners for too many years. I always felt that Palmer School represented high standards

and values. If Palmer accidently illegally misgraded a parking lot, it should be corrected. I have never given thought to legal action. We're partners and neighbors. Where are the **values** of correcting an obvious mistake and doing what is right? I'm sure Palmer strives to instill values in their students.

As the Commission reviews Palmer's rezoning request, it is of utmost importance the Zoning Commission be confident that Palmer School will be operating with "principles" and "values" toward its neighbors. The comments and attitude on June 23rd are not consistent with the values, principles, and our relationship of the past 50+ years. Has something changed?? I feel it is important that the Zoning Board and Community be aware of how Palmer School responds to various situations.

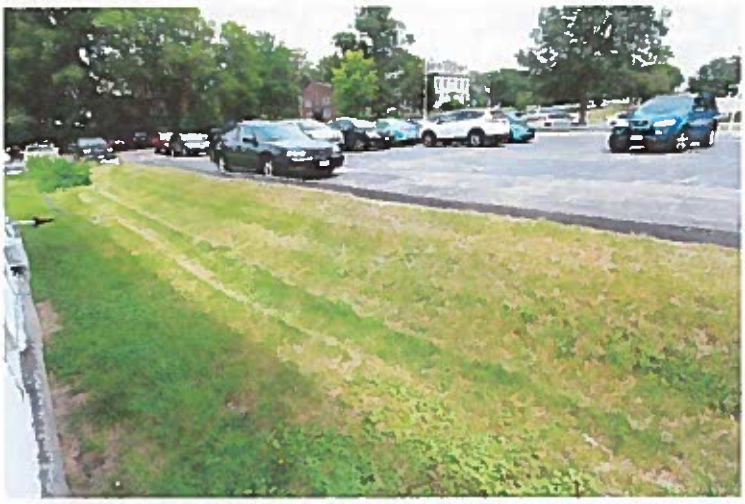
At this time, I oppose any changes to zoning until Vice Chancellor for Administration clarifies what was said to me on June 23rd

For Your Information,

Dan Hirstein

Dan Hirstein
Principal
Hirstein Properties

Cc: Dr. Dennis Marchiori



PALMER
College of Chiropractic

August 2, 2017

Dan Hirstein
2809 E. 44th Street
Davenport, Iowa 52807

VIA EMAIL: ICPDAN@aol.com

Dan:

It was great to see you at the meeting last night. I'm sorry I didn't get a chance to speak to you. Yesterday city staff provided me a copy of your letter dated 7/25/2017 addressed to "Planning & Zone Commission" which I read after the meeting. I wish you had sent me a copy or even emailed or called me and I would have been able to respond to you sooner.

At our June 23rd meeting, my statement, "That depends what I put next to your building" was about what could occur to your property values over the next 10 years. It was in the context of our proposed PID plan which shows no new development immediately adjacent to your property and an improved mixed-use development along Brady Street. I indicated that if we were to be able to develop that it could potentially POSITIVELY affect your property value, not lower it. We also discussed that if Palmer is able to move forward with our plans and the number of students on campus grew, that too could POSITIVELY affect your property value.

After indicating that you were not interested in selling your property for less than at least three times current fair market value, you brought up the issue of landscaping around your property. Our landscaping crews came out the next day on June 24th and cleared the area you were concerned about and we have maintained it properly ever since. You also expressed concern about the adjacent parking lot. I told you that I would look into it and see if parking lot run off was indeed draining toward your property and if anything needed to be done.

The parking lot is not higher than Palmer Drive or the adjacent allyway. Further a 3-4 inch curb exists along the parking lot so water cannot flow from the parking lot onto your property. As such, I saw no immediate need to address the issue as I didn't see how any water from the parking lot could affect your property. The reality of your property is that it is built below street level, the adjacent ally, and your gravel parking area to the rear of the property.

I've asked our facilities department to seek quotes for a barrier between the parking lot and your property and we have had contractors inspect the area and they are working on bids. Once those are back, I'll evaluate them to determine if we need to do any work in that area.

Warm regards,

Dr. J. Aaron Christopher, Ph.D., CPA
Vice Chancellor for Administration and
Treasurer of the College
(563) 884-5653
aaron.christopher@palmer.edu

Cc: Planning and Zoning Commission

Rusnak, Ryan

From: Lacey, Latrice
Sent: Monday, August 14, 2017 4:06 PM
To: Rusnak, Ryan
Cc: Berger, Bruce
Subject: RE: Zoning Commission Meeting

Palmer's meeting or notice of the meeting has no bearing on the City of Davenport's duty to provide adequate notice and effectively communicate with community members. Further, one person is enough to violate the FHA and ADA.

The Commission is requesting that this process be tabled until a comprehensive analysis on the impact of the community is done. If this moves forward without the Commission's requested study, they may direct staff to file an injunction or temporary restraining order to stop the process while the impact of this plan is studied.

Christina would likely be the best resource on changes to the notice as the City's ADA Coordinator, but we would be available to assist as necessary.

Thanks Ryan.

Latrice L. Lacey
Director
Davenport Civil Rights Commission
226 West 4th Street
Davenport, IA 52803
Phone (563)326-7888 TTY (563) 326-7959
Fax (563) 326-7956

Notice: Since e-mail messages sent between you and the Davenport Civil Rights Commission and its employees are transmitted over the Internet, the Davenport Civil Rights Commission cannot assure that such messages are secure. You should be careful in transmitting information to the Davenport Civil Rights Commission that you consider confidential. If you are uncomfortable with such risks, you may decide not to use e-mail to communicate with the Davenport Civil Rights Commission. This message is covered by the Electronic Communication Privacy Act, 18 U.S.C. Sections 2510-2515, is intended only for the use of the person to whom it is addressed and may contain information that is confidential. It should also not be forwarded to anyone else. If you received this message and are not the addressee, you have received this message in error. Please notify the person sending the message and destroy your copy.

From: Rusnak, Ryan
Sent: Monday, August 14, 2017 2:41 PM
To: Lacey, Latrice
Subject: RE: Zoning Commission Meeting

No, I did not speak to this gentleman. I'm not sure who he talked to.

I really can't answer why something that was mailed on 7/21/2017 wasn't received until a day before the public hearing. I believe someone receiving a notice the day for the meeting is an exception and not the norm.

I would mention that Palmer held a neighborhood meeting in April to discuss this with the Community. They used the City's mail list.

It would be at the Chairperson's discretion to allow you address the Commission at the meeting.

We would appreciate suggested changes to the public hearing notice.

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

E Plan is now live. Click here for more information.

Click for more information about the Zoning Ordinance Rewrite. Spread the Word.

From: Lacey, Latrice
Sent: Monday, August 14, 2017 12:56 PM
To: Rusnak, Ryan
Subject: RE: Zoning Commission Meeting

So did the gentleman talk to you?

I have some concerns about the notice timeframes and the lack of alternative formatting. For instance, the individual who contacted us has stated that he received the notice without adequate time to request transportation due to his disability. He also would not have time to submit a written response and get it in by noon the next day, or the next day at all.

Someone with a visual impairment would not be able to read the letter, and this timeframe certainly would not give them adequate time or opportunity to receive it in an alternative format, such as braille.

Further, we do not give any information about how someone with disabilities could receive accommodations for the public hearing, for example, a person who is deaf or hard of hearing might require an ASL interpreter, 24 hours' notice is likely is not enough time to request or accommodate that.

This notice and procedure is probably not consistent with the FHA or ADA requirements.

With regard to our concerns, I will be fine to go up and speak on those without prior approval from the chairperson as a staff person, correct?

Latrice L. Lacey
Director
Davenport Civil Rights Commission
226 West 4th Street

Davenport, IA 52803
Phone (563)326-7888 TTY (563) 326-7959
Fax (563) 326-7956

Notice: Since e-mail messages sent between you and the Davenport Civil Rights Commission and its employees are transmitted over the Internet, the Davenport Civil Rights Commission cannot assure that such messages are secure. You should be careful in transmitting information to the Davenport Civil Rights Commission that you consider confidential. If you are uncomfortable with such risks, you may decide not to use e-mail to communicate with the Davenport Civil Rights Commission. This message is covered by the Electronic Communication Privacy Act, 18 U.S.C. Sections 2510-2515, is intended only for the use of the person to whom it is addressed and may contain information that is confidential. It should also not be forwarded to anyone else. If you received this message and are not the addressee, you have received this message in error. Please notify the person sending the message and destroy your copy.

From: Rusnak, Ryan
Sent: Monday, August 14, 2017 12:01 PM
To: Lacey, Latrice
Subject: RE: Zoning Commission Meeting

Latrice,

This was a large mailer so we used Midwest Mail Works. We confirmed this morning that the notices were mailed on 7/21/2017.

Attached is the notice that was sent. My contact information was provided.

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

E Plan is now live. Click here for more information.

Click for more information about the Zoning Ordinance Rewrite. Spread the Word.

From: Lacey, Latrice
Sent: Monday, August 14, 2017 11:03 AM
To: Rusnak, Ryan
Subject: RE: Zoning Commission Meeting

Was this the only notice that impacted residents received?

After the article was published, I was contacted by a community member with disabilities and he has stated that he received notice of the meeting by mail at 3 p.m. the day before the meeting, so that did not give him appropriate time to arrange transportation to the meeting. He stated that he then called city hall for clarity on the purpose of the

meeting and whether this was still on the agenda at the next meeting- tomorrow's meeting and he was told that it was, so he has arranged for transportation to come. He also stated that initially he could not get a clear answer to his question which was frustrating for him, whose number is listed on the notice? Also, does it include information on how to request ADA accommodations?

Latrice L. Lacey
Director
Davenport Civil Rights Commission
226 West 4th Street
Davenport, IA 52803
Phone (563)326-7888 TTY (563) 326-7959
Fax (563) 326-7956

Notice: Since e-mail messages sent between you and the Davenport Civil Rights Commission and its employees are transmitted over the Internet, the Davenport Civil Rights Commission cannot assure that such messages are secure. You should be careful in transmitting information to the Davenport Civil Rights Commission that you consider confidential. If you are uncomfortable with such risks, you may decide not to use e-mail to communicate with the Davenport Civil Rights Commission. This message is covered by the Electronic Communication Privacy Act, 18 U.S.C. Sections 2510-2515, is intended only for the use of the person to whom it is addressed and may contain information that is confidential. It should also not be forwarded to anyone else. If you received this message and are not the addressee, you have received this message in error. Please notify the person sending the message and destroy your copy.

From: Rusnak, Ryan
Sent: Monday, August 14, 2017 10:55 AM
To: Lacey, Latrice
Subject: RE: Zoning Commission Meeting

Good morning,

The public hearing was on the 1st. That is typically the opportunity for people to speak. At this point, it would be at the Chairperson's discretion.

If you prefer to put something in writing, I would be able to update the meeting packet .

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

E Plan is now live. Click here for more information.

Click for more information about the Zoning Ordinance Rewrite. Spread the Word.

From: Lacey, Latrice
Sent: Monday, August 14, 2017 10:50 AM
To: Rusnak, Ryan
Subject: Zoning Commission Meeting

Good morning Ryan,

I was looking over the meeting agenda for tomorrow and I notice that it is stating that tomorrow is not a public hearing and is time for the Commission to discuss the items on the agenda with City Staff and the developers, does that mean that members of the public are not allowed to have discussion on the agenda items?

If so, I would like to discuss this with you.

Thanks!

Latrice L. Lacey
Director
Davenport Civil Rights Commission
226 West 4th Street
Davenport, IA 52803
Phone (563)326-7888 TTY (563) 326-7959
Fax (563) 326-7956

Notice: Since e-mail messages sent between you and the Davenport Civil Rights Commission and its employees are transmitted over the Internet, the Davenport Civil Rights Commission cannot assure that such messages are secure. You should be careful in transmitting information to the Davenport Civil Rights Commission that you consider confidential. If you are uncomfortable with such risks, you may decide not to use e-mail to communicate with the Davenport Civil Rights Commission. This message is covered by the Electronic Communication Privacy Act, 18 U.S.C. Sections 2510-2515, is intended only for the use of the person to whom it is addressed and may contain information that is confidential. It should also not be forwarded to anyone else. If you received this message and are not the addressee, you have received this message in error. Please notify the person sending the message and destroy your copy.

City of Davenport

Agenda Group: Community Development
Department: City Clerk
Contact Info: Matt Flynn 563.888.2286
matt.flynn@ci.davenport.ia.us
Wards: 6

Action / Date
CD3/7/2018

Subject:
Resolution approving Case No. FDP18-01 being the request of John Crump for a PDD Final Development Plan for a four-story hotel located north of East 53rd Street and west of Elmore Avenue on 2.28 acres, more or less. [Ward 6]

Recommendation:
Approve the resolution.

Relationship to Goals:
Welcome investment.

Background:
The proposal is to construct a four-story, 123 room Woodspring Suites Hotel. The property would contain 131 parking spaces, landscaping and storm water detention.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution
Backup Material	Final Development Plan
Backup Material	Plan and Zoning Commission Letter to City Council
Backup Material	Plan and Zoning Commission Vote Results
Backup Material	Staff Report to Plan and Zoning Commission

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	2/28/2018 - 2:57 PM
City Clerk	Admin, Default	Approved	2/28/2018 - 2:57 PM

Resolution No._____

Resolution offered by Kyle Gripp, Chairperson

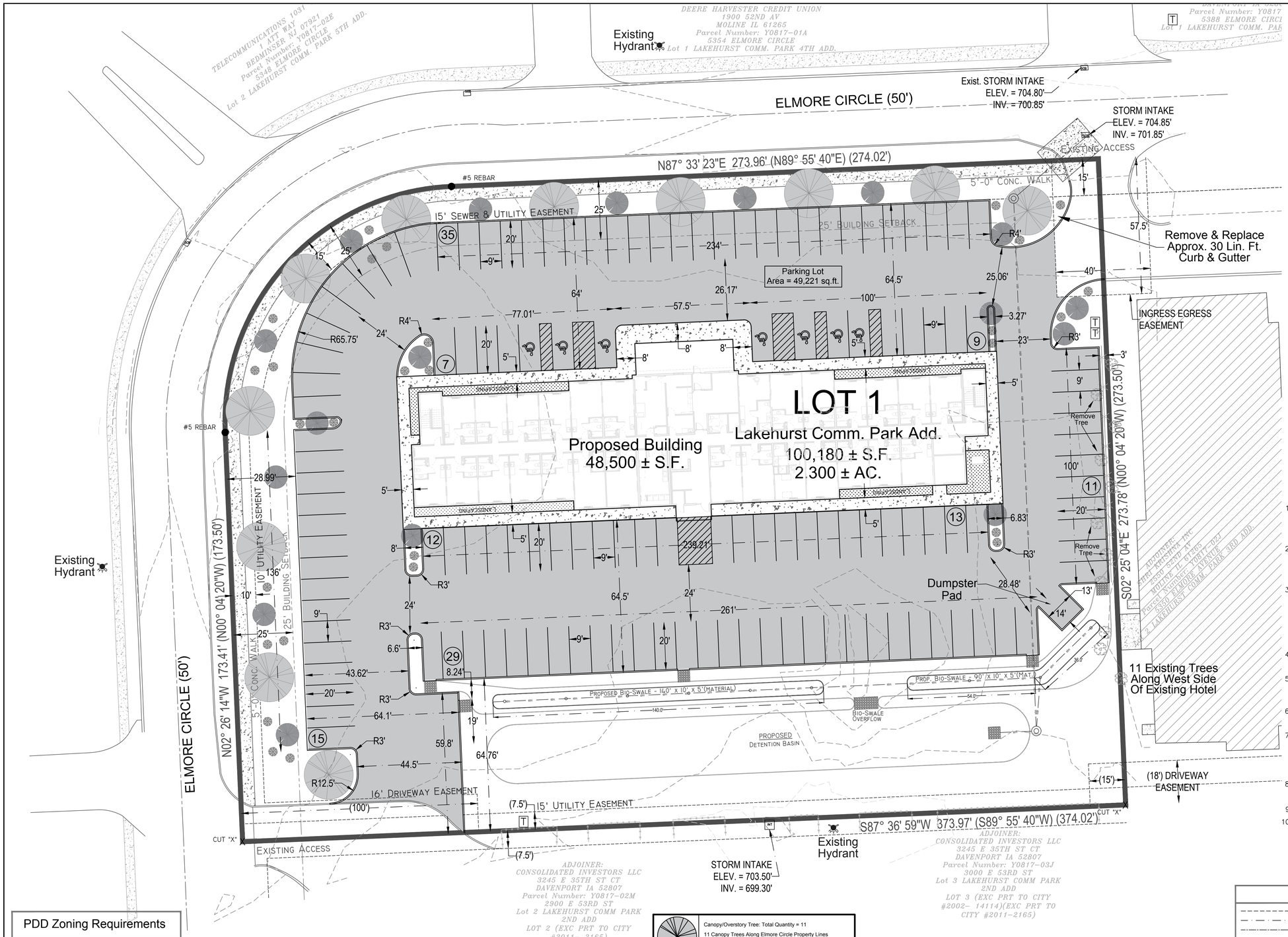
RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. FDP18-01 being the request of John Crump dba Woodspringsone LLC for a PDD Final Development Plan for a four-story hotel located north of East 53rd Street and west of Elmore Avenue (Lot 1 of Lakehurst Commercial Park Third Addition) on 2.28 acres, more or less. [Ward 6]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the PDD Final Development Plan approval for a four-story hotel be the same and is hereby approved and accepted. Please refer to the Plan and Zoning Commission's letter dated February 21, 2018 (please note that the revised final development plan achieves consistency with condition 1):

and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution.

Approved:	Attest:
_____	_____
Frank Klipsch, Mayor	Jackie E. Holecek, Deputy City Clerk



SITE PLAN

Woodspring Suites Hotel

LOT 1, LAKEHURST COMMERCIAL PARK THIRD ADDITION

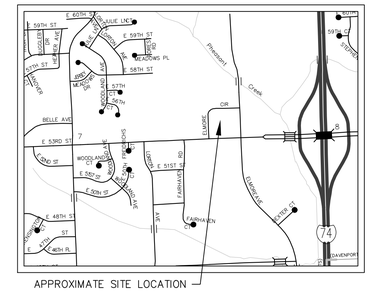
Elmore Circle
Davenport, Iowa

IOWA ONE CALL
800/292-8989
Call 2 Working Days BEFORE YOU DIG!

N
W E
S

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1" = 20' (24x36)

SITE LOCATION MAP



APPROXIMATE SITE LOCATION

GENERAL NOTES

1. ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION.
2. LEGAL DESCRIPTION OF PROPERTY:
   Parcel Number: Y0817-01J
   Alternate ID: Y17001D
   Legal Description: Lot: 001 LAKEHURST COMM PARK 3RD ADD
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
4. THE CONTRACTOR SHALL NOTIFY THE CITY OF DAVENPORT AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
5. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
6. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE.
7. CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, SECTION 2301, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF DAVENPORT STANDARDS AND SPECIFICATIONS.
8. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
9. NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.
10. THE PROPOSED STRUCTURE WILL BE A TOTAL OF FOUR (4) STORIES MEASURING 46'-11" FROM THE TOP OF THE SLAB TO THE HIGHEST RIDGE OF THE ROOF.

TRASH ENCLOSURES: SHALL HAVE 14' X 13'-4" CMU WALLS, METAL SCREEN GATE (½" PERFORATED METAL 20 GAUGE THICKNESS) WITH HEAVY DUTY GATE HARDWARE, AND BOLLARD PROTECTION.

PDD Zoning Requirements

Front Yard: 25 Ft. Minimum Building Setback

Side Yard: 10 Ft. Minimum Building Setback

Rear Yard: 0 Ft. Minimum Building Setback

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	157.17' (157.08')	100.00' (100.00')	90° 03' 10" (90° 00' 00")	141.49' (141.42')	N42° 35' 49"E S42° 35' 49"W

CITY LANDSCAPING REQUIREMENTS BELOW

Landscaping not shown on plan
Plan to be provided by Landscaper
Fence Or Shrubbery Buffer Required Along
East Property Line Due To Parking
Lot Being Within 5 Feet Of Property Line

Canopy/Overstory Tree: Total Quantity = 11
11 Canopy Trees Along Elmore Circle Property Lines
0 Canopy Trees Along East Side
0 Canopy Trees Along South Side
0 Canopy Trees Within Parking Lot

Understory Tree: Total Quantity = 18
10 Understory Trees Along Elmore Circle Property Line
2 Understory Trees Along East Side
0 Understory Trees Along South Side
5 Understory Trees Within Parking Lot

Bushes: Total Quantity = 52
14 Shrubs Along Elmore Circle Property Line
0 Shrubs Along East Side
0 Shrubs Along South Side
14 Shrubs Within Parking Lot

LICENSED PROFESSIONAL ENGINEER CHRISTOPHER R. TOWNSEND 14864 IOWA

I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

1-16-18
Christopher R. Townsend, P.E. — Date
License number: 14864
My license renewal date is December 31, 2018
Pages or Sheets covered by this seal: C1-C4

LEGEND:

	EASEMENT		EXISTING GAS VALVE		EXISTING CONTOUR LINE
	SETBACK LINE		EXISTING WATER VALVE		PROPOSED CONTOUR LINE
	CENTERLINE		EXISTING UTILITY POLE		
	PROPERTY BOUNDARY		EXISTING LIGHT POLE	715.00 TC	SPOT ELEVATION TOP OF CURB
X X X X	EXISTING FENCE		EXISTING TREE	715.00 FL	SPOT ELEVATION FL @ GUTTER
>	EXISTING SANITARY		EXISTING BUSH	715.00 TW	SPOT ELEVATION SIDEWALK
>	PROPOSED SANITARY		EXISTING MANHOLE	715.00 FF	FINISHED FLOOR ELEVATION
stm	EXISTING STORM SEWER		EXISTING FIRE HYDRANT		
stm	PROPOSED STORM SEWER		FOUND PROPERTY PIN		
W	EXISTING WATER		CONTROL POINT		
W	PROPOSED WATER				
GAS	EXISTING GAS LINE				
ELEC	EXISTING ELECTRIC				

TOWNSEND ENGINEERING
CIVIL ▫ STRUCTURAL ▫ LAND DEVELOPMENT

DATE: 1/10/18

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

DRAWN BY: CV
CHECKED BY: CT

DRAWING LOCATION
S:\JD Royal\JD Royal Elmore Circle Site Plan

REVISIONS:		
NO.	DESCRIPTION	DATE
1.	Revised sideyard setback & added building height as per COD	2-20-18

SITE PLAN
Woodspring Suites Hotel
LOT 1, LAKEHURST COMM. PARK 3rd ADD.
Elmore Circle
Davenport, Iowa

CONSOLIDATED INVESTORS LLC
3245 E 35TH ST CT
DAVENPORT IA 52807

SHEET NO.
C1

City of Davenport

226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

April 21, 2018

Honorable Mayor and City Council
City Hall
226 West 4th Street
Davenport, Iowa 52801

At its regular meeting of April 20, 2018, the City Plan and Zoning Commission considered Case No. FDP18-01 being the request of John Crump dba Woodspringsone LLC for a PDD Final Development Plan located north of East 53rd Street and west of Elmore Avenue (Lot 1 of Lakehurst Commercial Park Third Addition) on 2.28 acres, more or less to develop a Woodspring Suites Hotel.

Findings:

1. The proposed Final Development Plan would achieve consistency with adopted ORD1994-625; and
2. The proposal would facilitate infill development within an area containing existing public utilities.

Staff recommends the Plan and Zoning Commission forward case FDP18-01 to the City Council with a recommendation for approval subject to the following condition:

1. That the PDD Zoning Requirements table be updated to the following:
   Front Yard: 25 Ft. Minimum Building Setback.
   Side Yard: 10 Ft. Minimum Building Setback.
   Year Yard: 0 Ft. Minimum Building Setback.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission

City Plan & Zoning Commission Voting Record Meeting Date: 02-20-18 Meeting Location: Council Chambers-City Hall

APPROVED

Name:	Roll Call	FDP18-01 John Crump Woodspringsone LLC	P18-01 Reed's Retreat	F18-01 Reed's Retreat					
Connell	P	Y	Y	Y					
Hepner	EX								
Inghram	P								
Kelling	P	Y	Y	Y					
Lammers	P	Y	Y	Y					
Maness	EX								
Martinez	P	Y	Y	Y					
Medd	P	Y	Y	Y					
Quinn	P	Y	Y	Y					
Reinartz	EX								
Tallman	EX								
		6-YES 0-NO 0-ABSTAIN	6-YES 0-NO 0-ABSTAIN	6-YES 0-NO 0-ABSTAIN					

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

Meeting Date: February 20, 2018
Request: Final Development Plan for a four-story hotel
Address: North of East 53rd Street and west of Elmore Avenue
Case No.: FDP18-01
Applicant: John Crump dba Woodspringsone LLC

Recommendation:

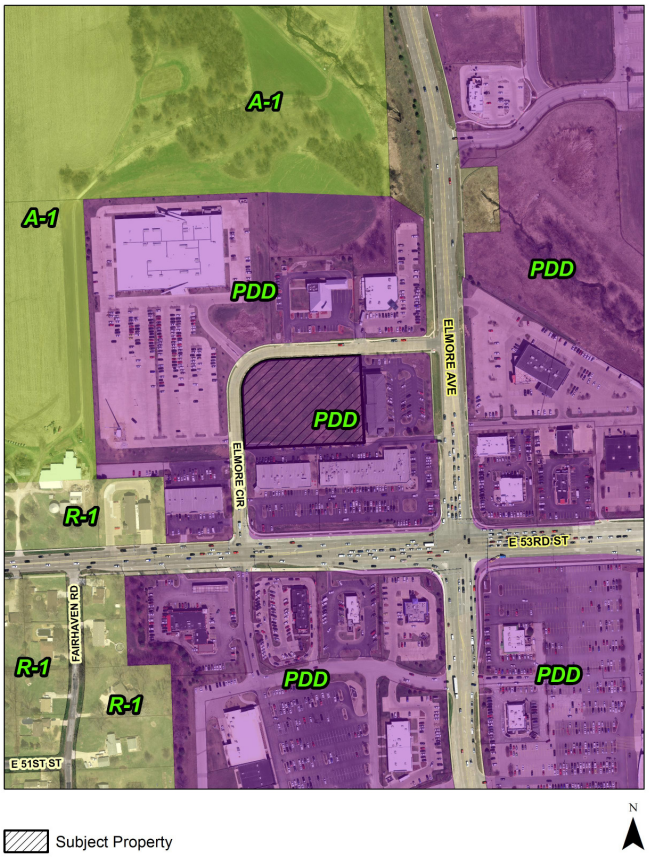
Staff recommends the Plan and Zoning Commission forward case FDP18-01 to the City Council with a recommendation for approval subject to the condition stated below.

Introduction:

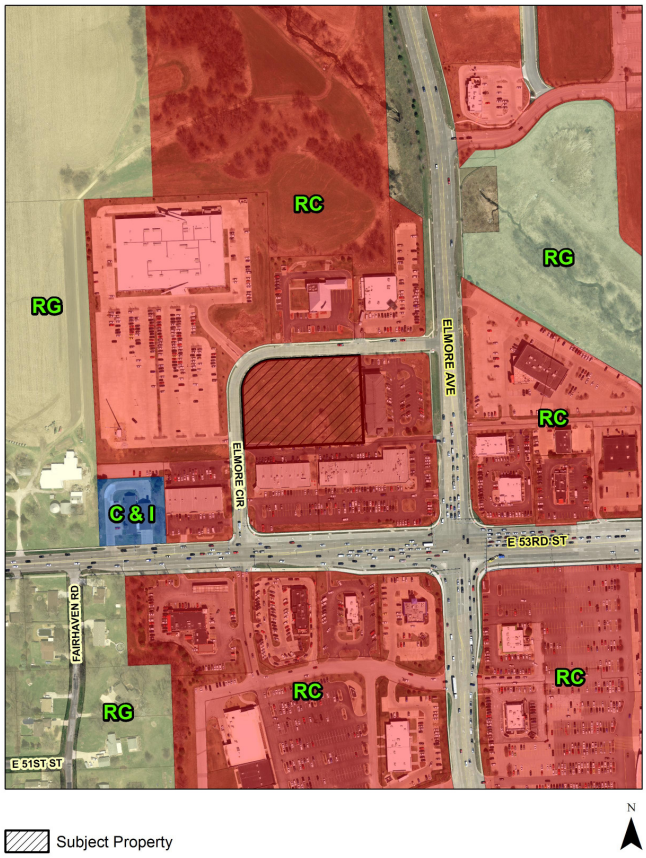
Case No. FDP18-01: Request of John Crump dba Woodspringsone LLC for a PDD Final Development Plan located north of East 53rd Street and west of Elmore Avenue (Lot 1 of Lakehurst Commercial Park Third Addition) on 2.28 acres, more or less to develop a Woodspring Suites Hotel.

AREA CHARACTERISTICS:

Zoning Map



Land Use Map



Background:

Comprehensive Plan:
Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Regional Commercial (RC) – Are the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses. Connectivity to nearby neighborhoods is desirable but less important.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

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

Zoning:
The property is currently zoned "PDD" Planned Development District (Ordinance 1994-625) and is subject to the "HCOD" Highway Corridor Overlay District. The "PDD" allowable land use plan designated the property for commercial use.

T**echnical Review:**

Streets. The property is located along Elmore Circle. Joint driveway accesses currently exist at the southwest and northeast portions of the property.

Storm Water. Storm water detention and water quality treatment are required with the proposed development. Storm water infrastructure is located in the Elmore Circle right-of-way.

Sanitary Sewer. Sanitary sewer service is located within the Elmore Circle right-of-way.

Other Utilities. Other utilities are located within this area.

Emergency Services. Station 8 is located to the southwest of the subject property.

Parks/Open Space. This request does not impact any existing or planned parks or public open spaces.

Public Input:
No public hearing is required for a Final Development Plan.

Discussion:

The proposal is to construct a four-story, 123 room Woodspring Suites Hotel. The property would contain 131 parking spaces, landscaping and storm water detention.

Staff Recommendation:

Finding:

1. The proposed Final Development Plan would achieve consistency with adopted ORD1994-625; and
2. The proposal would facilitate infill development within an area containing existing public utilities.

Staff recommends the Plan and Zoning Commission forward case FDP18-01 to the City Council with a recommendation for approval subject to the following condition:

1. That the PDD Zoning Requirements table be updated to the following:
   Front Yard: 25 Ft. Minimum Building Setback.
   Side Yard: 10 Ft. Minimum Building Setback.
   Year Yard: 0 Ft. Minimum Building Setback.

Prepared by:

Ryan Rusnak, AICP
Planner III

City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Bruce Berger 326-7769
Wards: 1,2,3,4,5,7

Action / Date
COW3/7/2018

Subject:
Motion directing staff to prepare and submit the Economic Opportunity Zone application to Iowa Economic Development Authority (IEDA). [Wards 1,2,3,4,5,7]

Recommendation:
Pass the motion

Relationship to Goals:
Revitalized Neighborhoods and Corridors

Background:
The Tax Cut and Jobs Act of 2017 established a new economic development program called Opportunity Zones designed to encourage long-term private investments in Low-Income Community Census Tracts (LIC).

The program provides a federal tax incentive for taxpayers who reinvest unrealized gains into Opportunity Funds, which are specialized vehicles dedicated to investing in low-income areas called Opportuntiy Zones. Any taxpayer may defer paying tax on capital gains for the sale of any property by investing those gains in an Opportunity Zone within 180 days. The U.S. Treasury will administer the program.

The zones are comprised of LIC and designated by Governor Reynolds. Attached is a map with eligible zones outlined in blue. The city is limited to nominating only four eligible zones. The State is planning to designate one Opportunity Zone per community, but may consider up to four. Staff is still vetting which four to recommend and will present them at the Committee-of-the-Whole meeting. Zones should maximize the potential to receive the designation using the criteria and requirements of the Economic Opportunity Zone program. Once designated, the tract(s) will be in place for 10 years.

Passage of this motion will authorize staff to submit the application and the Mayor to sign the necessary program documents.

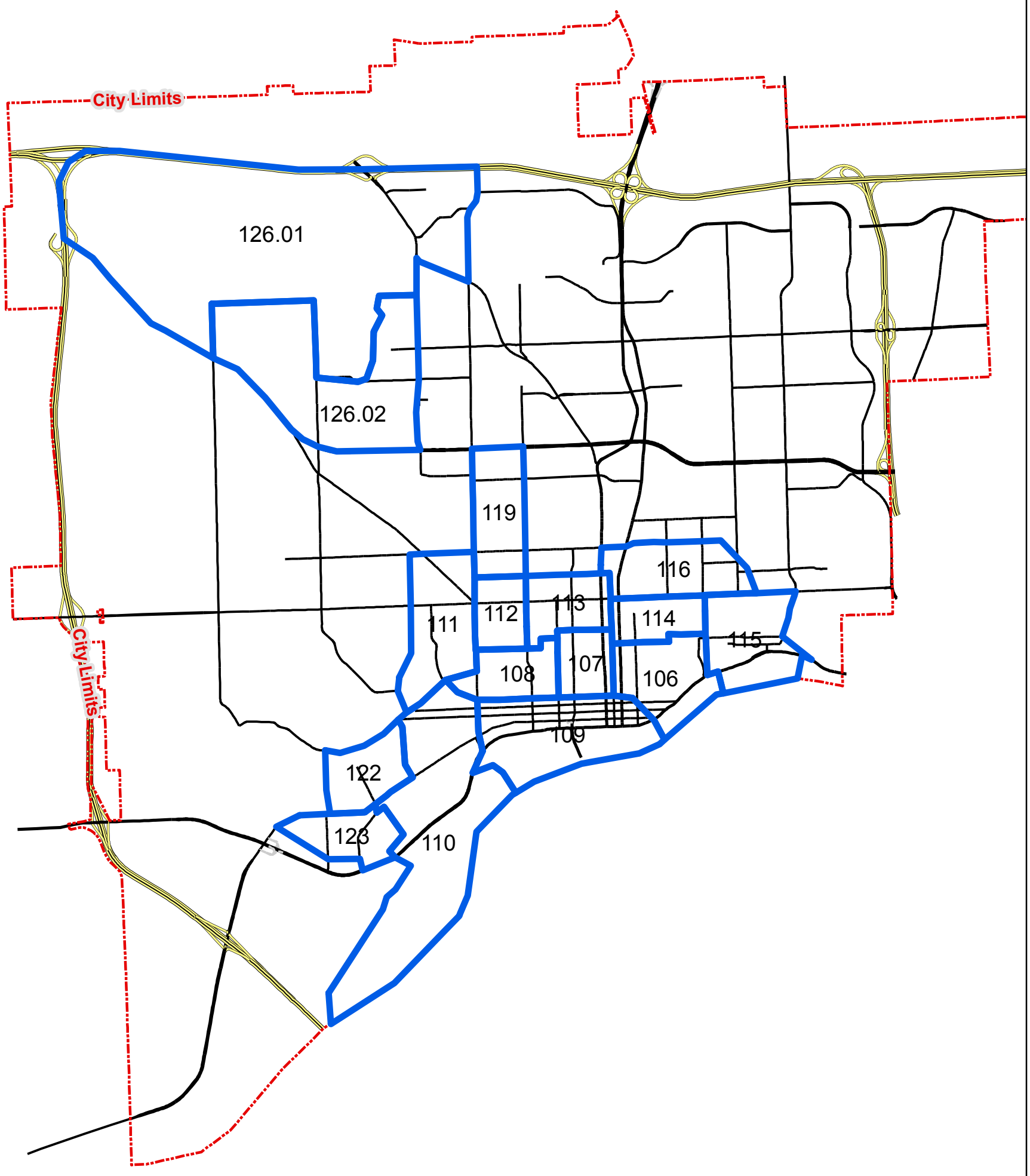
ATTACHMENTS:

Type	Description
Backup Material	Opportunity Zone eligible census tracts

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	3/1/2018 - 1:13 PM
Community Development Committee	Berger, Bruce	Approved	3/1/2018 - 1:15 PM
City Clerk	Admin, Default	Approved	3/1/2018 - 3:15 PM

City of Davenport
Opportunity Zone Eligible Census Tracts



N

Legend

Opportunity Zone Eligible Census Tracts

City Limit

0 0.5 1 2 3 4 Miles

City of Davenport

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

Action / Date
3/7/2018

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

Mac's Tavern, St. Patrick's Day Celebration, March 18th, 12:00 PM to Midnight; Closure Location: North sidewalk closure on 3rd Street in from of 316-318 3rd St. [Ward 3]

Stickman Race Group, Easter Egg Scramble, March 31st, 6:00 AM to 12:00 PM; Christy Street, from 11th-12th Streets; 11th Street (closed 6:00 AM - 12:00 PM), Jeresy Ridge Road to Middle Road, Middle Road to Eastmere to Bettendorf City Limits and River Drive from City of Davenport Limit and east to River Street to finish at 11th and Christy. [Ward 5 & 6]

St. Paul Catholic Church, Join the Journey 5K, April 28th (Note Change in Date), 8:00 a.m. to 10:00 a.m.; Closure Location: Begins on Arlington and Grand Avenues, south 1/2 block to High Street, west 1/2 block to Tyler Park and return. [Ward 5]

J&M Displays, Fireworks after River Bandits Games, Fridays - April -September; 9:30 PM until after game ends, Closure Location: Bike path and sidewalk in shoot area. [Ward 3]

St. Paul Lutheran Church, May Fest, May 20th, 8:00 AM - 3:00 PM; Closure Location: Lombard Street between Main and Brady Streets. [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	2/22/2018 - 12:53 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: St. Paul Catholic Church
Event: Join the Journey
Date: April 28th (NOTE THIS EVENT HAD A DATE CHANGE)
Time: 8 am – 10 a.m.
Closure Location: Begins on Arlington and Grand Avenue, south ½ block to High Street, west ½ block to Tyler Park and return
Ward: 5

Entity: Stickman Race Group
Event: Easter Egg Scramble
Date: March 31st
Time: 6:00 AM – 12:00 PM
Closure Location: Christy Street from 11th-12th Streets; 11th Street (closed 6:00 AM – 1:00 PM), Jersey Ridge Road to Middle Road, Middle Road to Eastmere to Bettendorf City Limits and River Drive from City of Davenport City Limit east to River Street to finish at 11th & Christy
Ward: 5, 6

Entity: J&M Displays
Event: Fireworks after River Bandits Games
Date: Fridays – April - September
Time: 9:30 PM until after game ends
Closure Location: Bike path and sidewalk in shoot area
Ward: 3

Entity: Mac's Tavern
Event: St. Patrick's Day Celebration
Date: March 18th
Time: Noon - Midnight
Closure Location: North sidewalk closure on 3rd Street in front of 316-318 West 3rd St
Ward: 3Ward:

Entity: St. Paul Lutheran Church
Event: May Fest
Date: May 20th
Time: 8:00 a.m. to 3:00 p.m.
Closure Location: Lombard Street between Main and Brady Streets
Ward: 5

Approved this 14th day of March, 2018.

Approved: Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

City of Davenport

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

Action / Date
3/7/2018

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

Front Street Taproom, 421 W River Drive, Kelly's St Patrick's Day at Front Street, Saturday, March 17th, 9:00 AM to 12:00 AM, Outdoor Music, Over 50 dBa [Ward 3] (NOTE: On 1/24/18 Council approved a request for Friday, March 16th from 5:00 PM to 12:00 AM)

Leisure Lanes, 2802 West 73rd Street, St. Patty's Day Pot of Gold, March 17th, 6:00 PM to 12:00 AM, Outdoor Music, Over 50 dBa [Ward 8]

Recommendation:
Approve the motion.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	2/20/2018 - 3:25 PM

City of Davenport

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

Action / Date
PS3/7/2018

Subject:
Motion approving beer and liquor license applications.

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

Ward 1

K & K Food and Gas (K & K Food and Gas Inc.) - New License/New Owner - 2365 Rockingham Rd. - License Type: E Liquor / C Beer (*200' letters mailed on 2/16/18 to all surrounding property owners.)*

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

Ward 1
Gunchies (Big E Properties, Inc.) – 2905 Telegraph Rd. – Outdoor Area – License Type: C Liquor

Ward 3
Boozies Bar and Grill (BZE Holdings, Inc.) – 114 ½ W 3rd St. – License Type: C Liquor

Cru 221 (Cru 221, LLC) – 221 Brady St. – License Type: C Liquor / B Wine

Golden Mart (Golden Mart Inc.) – 1026 W River Dr. – License Type: E Liquor / C Beer / B Wine

LaFinca LLC (LaFinca LLC) – 916 W 2nd St. – License Type: B Beer

Palmer College of Chiropractic (Palmer College Foundation) – 1000 Brady St. – Outdoor Area – License Type: Beer / Wine

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

Scott's Shovelhead Shed (S.S.S. Inc.) – 220 N Pine St. – Outdoor Area – License Type: C Liquor

Triple Crown Whiskey Bar and Raccoon Motel (Triple Crown Whiskey Bar LLC) – 304 E 3rd St. – Outdoor Area – License Type: C Liquor

Zeke's Island Café on the Hill (Lumpy's, Inc.) – 1509 N Harrison St. – Outdoor Area – License Type: C Liquor

Ward 4
Hy-Vee Market Café (Hy-Vee, Inc.) – 2351 W Locust St. Café Area – License Type: C Liquor

Mississippi Valley Fairgrounds (Mississippi Valley Fair, Inc.) – 2815 W Locust St. – Outdoor Area – License Type: C Liquor

Ward 5
Brew In the Village (3 Blessings Incorporated) – 1104 Jersey Ridge Rd. – Outdoor Area – License Type: C Liquor

The 11th Street Precinct Bar and Grill (Carpe Diem I LLC) – 2108 E 11th St. – Outdoor Area – License Type: C Liquor

Grumpy's Saloon (2118-2120, Inc.) – 2120 E 11th St. – License Type: C Liquor

Ward 6
Biaggi's Ristorante Italiano LLC (Biaggi's Ristorante Italiano LLC) – 5195 Utica Ridge Rd. – License Type: C Liquor / B Wine

Camp McClellan Cellars (Julie Keehn) – 2302 E 11th St. – License Type: C Beer / B Wine

Los Agaves Mexican Grill (Los Agaves, Inc.) – 4882 Utica Ridge Rd. – Outdoor Area – License Type: C Liquor

QC Dynasty Buffet (Osaka Buffet Inc.) – 5388 Elmore Cir. – License Type: C Liquor

QC Mart (Bethany Enterprises, Inc.) – 2415 E 53rd St. – License Type: C Beer

Rave Davenport 53 & Imax (Cinemark USA, Inc.) – 3601 E 53rd St. – License Type: Beer / Wine

Ward 7
Outback Steakhouse (Outback Steakhouse of Florida, LLC) – 1235 E Kimberly Rd. – Outdoor Area – License Type: C Liquor / B Native Wine

Ward 8
Express Lane #76 (Expresslane Inc.) – 6268 Brady St. – License Type: C Beer / B Native Wine

Fareway Stores, Inc. #987 (Fareway Stores, Inc.) – 1635 W 53rd St. – License Type: E Liquor / C Beer / B Wine

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

Ward 3

At The Stardust (At The Stardust, LLC) - 218 Iowa St. - New License - License Type: C Liquor ***(This item will be approved later in the meeting and is subject to final inspections of the Fire and Building Departments.)***

Recommendation:
Consider the license applications.

Relationship to Goals:
Support local businesses.

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

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	3/1/2018 - 10:46 AM
Finance Committee	Watson-Arnould, Kathe	Approved	3/1/2018 - 10:46 AM
City Clerk	Admin, Default	Approved	3/1/2018 - 12:02 PM

City of Davenport

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

Action / Date
PW3/7/2018

Subject:
Resolution to enter into an Intergovernmental Reimbursable Agreement between the City of Davenport and the Federal Aviation Administration in connection with the funding of the Visual Approach Slope Indicator Power Cabling Relocation during the Reconstruction of Runway 15/33 at the Davenport Municipal Airport, in the amount of $85,053.11 FY2019 CIP #20010. [Ward 8]

Recommendation:
Approve the Resolution

Relationship to Goals:
Sustainable Infrastructure

Background:
The airport is projected to reconstruct Runway 15/33 in FY2019-2020. This reconstruction will encompass the areas currently occupied by the Federal Aviation Administration owned Visual Approach Slope Indicator (VASI) power supply cabling. Because of the required regrading in these areas, it will be necessary to relocate the VASI power supply cables. This $85,053.11 power cable relocation phase of the Runway 15/33 Reconstruction Project will guarantee that the required airport VASI will remain serviceable for many years to come. This project is part of Phase 3 of the larger design and construction project that McClure Engineering and the airport have been working on since FY2012. The construction (relocation) phase will be completed during the Reconstruction of Runway 15/33.

An intergovernmental funding advance (Reimbursable Agreement) of $85,053.11 to the FAA will be required prior to start of the design review and relocation of the cabling. This design review will be conducted by the FAA to ensure that the power cabling is installed to current FAA standards. The construction (relocation) phase will be conducted by the contractor awarded the Reconstruction Project and observed by the FAA to ensure that the design standards are met. Finally, the FAA will conduct testing of the equipment to guarantee that it is performing to the minimum standards. A 90% reimbursement from the FAA will be available through Grant AIP 3-19-0024-021.

Funds for this project are available in CIP #20010. The final source of reimbursable funding is through the FAA Airport Improvement Program grant of $76,547.80 (90%) and the CIP #20010 of $8,505.31 (10%).

ATTACHMENTS:

Type	Description
Resolution Letter	PW_RES pg2
Backup Material	Reimbursable Agreement

REVIEWERS:

Department	Reviewer	Action	Date

Public Works - Admin	Lechvar, Gina	Approved	3/1/2018 - 2:32 PM
Public Works Committee	Lechvar, Gina	Approved	3/1/2018 - 2:32 PM
City Clerk	Admin, Default	Approved	3/1/2018 - 3:16 PM

Resolution No._____

Resolution offered by Alderman Ambrose

Resolved by the City Council of the City of Davenport

Resolution to enter into an Intergovernmental Reimbursable Agreement between the City of Davenport and the Federal Aviation Administration in connection with the funding of the Visual Approach Slope Indicator Power Cabling Relocation during the Reconstruction of Runway 15/33 at the Davenport Municipal Airport, in the amount of $85,053.11 FY2019 CIP #20010. [Ward 8]

Whereas, project funding has been budgeted for in the City Capitla Improvement Program.

Now, Therefore, Be It Resolved by the City Council of the City of Davenport, Iowa, that the entry into an Intergovernmental Reimbursable Agreement between the City of Davenport and the Federal Aviation Administration in connection with the funding of the Visual Approach Slope Indicator Power Cabling Relocation during the Reconstruction of Runway 15/33 project is hereby formally approved.

Pass and approved this 14th day of March, 2018.

Approved: Attest:

_____ _____

Frank Klipsch, Mayor Jackie E. Holecek, Deputy City Clerk

U.S. Department
of Transportation
**Federal Aviation
Administration**

Southwest Region
Logistics Service Area

Fort Worth, Texas 76193

December 12, 2017

City of Davenport
Attn: Thomas Vesalga
1200 East 46th Street
Davenport, IA 52807

Dear Thomas Vesalga,

This letter is in reference to Memorandum of Agreement #AJW-FN-CSA-17-CE-001072 between the Federal Aviation Administration and City of Davenport. Enclosed are four (4) originals for your review and signature, if acceptable, sign and return four (4) originals to the following address:

Federal Aviation Administration
Attn: Bradley K. Logan (AAQ-570)
10101 Hillwood Parkway
Fort Worth, Texas 76177

For further information, please contact Mr. Bradley K. Logan, Acquisition Management Branch, AAQ-570, 817-222-4395.

Sincerely,

Bradley K. Logan

Bradley K. Logan
Contracting Officer

Enclosure
Memorandum of Agreement #AJW-FN-CSA-17-CE-001072

cc: Planning and Requirements Group, AJV-C3

U.S. Department
of Transportation
**Federal Aviation
Administration**

Southwest Region
Logistics Service Area

Fort Worth, Texas 76193

December 12, 2017

City of Davenport
Attn: Thomas Vesalga
1200 East 46th Street
Davenport, IA 52807

Dear Thomas Vesalga,

This document is the payment computation and the request for payment referenced in Article 9 of MOA #AJW-FN-CSA-17-CE-001072 of the reimbursable agreement between the Federal Aviation Administration and City of Davenport. (Herein referred to as the Agreement) to which this document is attached.

As set forth in Article 7 of MOA #AJW-FN-CSA-17-CE-001072 in the Agreement, the agency's total estimated cost to be reimbursed is $85,053.11. The advance payment, or start-up amount will be $85,053.11. The Sponsor can either make payment via check or you use Pay.Gov. Attached to this document are the instructions on how to use pay.gov.

Upon receipt of this notice, please send payment or pay via Pay.Gov in the amount of $85,053.11 to the FAA as described in Article 9 of the Agreement no later than 5 days after the date of this request. After payment is received, the FAA may begin to incur obligations to implement the Agreement. **Please provide Mr. Bradley K. Logan a copy of that check.**

When you send your payment, please include a copy of this document and send payment to:

Billing Office

FAA - Mike Monroney Aeronautical Center
Attn: AMK-322, Reimbursable Receipts Team
P.O. Box 25770
Oklahoma City, Oklahoma 73125
Telephone: 405-954-3771

Fedex Address

DOT/FAA/Mike Monroney Aeronautical Center
Attn: AMK-322, Reimbursable Receipts Team
6500 S. MacArthur Blvd.
Oklahoma City, Oklahoma 73169
Telephone: 405-954-3771

For further information, please contact Mr. Bradley K. Logan, Acquisition Management Branch, AAQ-570, 817-222-4395.

Sincerely,

Bradley K. Logan

Bradley K. Logan
Contracting Officer

Enclosure
Memorandum of Agreement #AJW-FN-CSA-17-CE-001072

cc: Planning and Requirements Group, AJV-C3

Agreement Number
AJW-FN-CSA-17-CE-001072

NON-FEDERAL LIMITED DESIGN AND IMPLEMENTATION REIMBURSABLE AGREEMENT

BETWEEN

DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION

AND

CITY OF DAVENPORT
DAVENPORT MUNICIPAL AIRPORT
DAVENPORT, IOWA

WHEREAS, the Federal Aviation Administration (FAA) can furnish directly or by contract services which the City of Davenport (Sponsor) requires, has funds available for, and has determined should be obtained from the FAA;

WHEREAS, it has been determined that competition with the private sector for provision of such services is minimal; the proposed activity will advance the FAA's mission; and the FAA has a unique capability that will be of benefit to the Sponsor while helping to advance the agency's mission;

WHEREAS, the authority for the FAA to furnish services to the Sponsor upon a reimbursable payment basis is found in 49 U.S.C. § 106(l)(6) on such terms and conditions as the Administrator may consider necessary;

NOW THEREFORE, the FAA and the Sponsor mutually agree as follows:

ARTICLE 1. Parties

The Parties to this Agreement are the FAA and City of Davenport**.**

ARTICLE 2. Type of Agreement

This Agreement is an "other transaction" authorized under 49 U.S.C. § 106(l)(6). It is not intended to be, nor will it be construed as, a partnership, corporation, joint venture or other business organization.

ARTICLE 3. Scope

This Agreement provides funding for FAA services limited to labor, travel, and expenses required to perform limited technical and/or engineering support, design, and

implementation services to support the Sponsor's project identified below. The scope of this Agreement is limited to technical consultation, site visits, feasibility assessments, project planning, scope definition, development of cost estimate(s), review of Sponsor provided design packages, development of FAA design packages, construction oversight, modification, removal, and restoration required to address impacted FAA NAS facilities. No government furnished equipment will be provided under this Agreement. If required, the FAA and the Sponsor will enter into a separate agreement to cover additional work beyond the scope of this Limited Agreement. Therefore, this Agreement is titled:

Limited Design and Implementation Reimbursable Agreement for RWY 15 VASI Cable replacement, RWY 33 VASI Cable replacement and RWY 33 Glide Slope Flight Check in Support of RWY 15/33 Reconstruction Project at Davenport Airport (DVN), Iowa.

This Agreement is in whole or in part funded with funding from an AIP grant [X] Yes [ ]No. If Yes, the grant date is: TBD and the grant number is: 3-19-0024-021-2017. If the grant information is not available at the time of agreement execution, the Sponsor will provide the grant information to the FAA when it becomes available.

ARTICLE 4. Points of Contact

A. FAA:

1. The Central Service Area, NPI North Team (AJV-C33) will provide administrative oversight of this Agreement. Matt Bunke is the Lead Planner and liaison with the Sponsor and can be reached at (817) 222-4129 or via email at matt.bunke@faa.gov. This liaison is not authorized to make any commitment, or otherwise obligate the FAA, or authorize any changes which affect the estimated cost, period of performance, or other terms and conditions of this Agreement.

2. The Central Service Area Engineering and Construction/Installation Center (AJW-2C14H) will perform the scope of work included in this Agreement. Matt Sibert is the Engineering and Construction Center Manager and liaison with the Sponsor and can be reached at (816) 329-3536 or via email at matt.sibert@faa.gov. This liaison is not authorized to make any commitment, or otherwise obligate the FAA, or authorize any changes which affect the estimated cost, period of performance, or other terms and conditions of this Agreement.

3. FAA Contracting Officer: The execution, amendment, and administration of this Agreement must be authorized and accomplished by the Contracting Officer, Bradley K. Logan who can be reached at (817) 222-4395 or via email at brad.logan@faa.gov.

B. Sponsor:

Thomas Vesalga
1200 E 46th Street
Davenport, Iowa
52807
(563) 326-7783
tvesalga@ci.davenport.ia.us

ARTICLE 5. Reserved

ARTICLE 6. Reserved

ARTICLE 7. Estimated Costs

The fully-loaded estimated FAA cost associated with this Agreement is:

DESCRIPTION OF REIMBURSABLE ITEM	ESTIMATED COST
Labor	
Engineering/Program Management WBS4020	$ 18,169.60
Environmental (EDDA/NEPA) WBS4030	$ 1,816.96
Construction WBS4050	$ 3,633.92
Commission/Closeout WBS4070	$ 4,542.40
Labor Subtotal	$ **26,345.92**
Labor Overhead	$ **3,919.23**
Total Labor	$ **30,265.15**
Non-Labor	
Travel/Per-Diem/Mileage WBS4020/4050	$ 5,887.70
TSSC-RE Service/Flight Check/Misc. WBS4050	$ 35,316.00
Environmental (EDDA/NEPA) WBS4030	**$** 5,000.00
Drafting WBS4020	$ 5,000.00
Non-Labor Subtotal	$ **51,203.70**
Non-Labor Overhead	$ **3,584.26**
Total Non-Labor	$ **54,787.96**
TOTAL ESTIMATED COST	**$ 85,053.11**

ARTICLE 8. Period of Agreement and Effective Date

The effective date of this Agreement is the date of the last signature. This Agreement is considered complete when the final invoice is provided to the Sponsor and a refund is sent or payment is received as provided for in Article 9, Section E of this Agreement. Under no circumstances will this Agreement extend 36 months beyond its effective date.

ARTICLE 9. Reimbursement and Accounting Arrangements

A. The Sponsor agrees to prepay the entire estimated cost of the Agreement. The Sponsor will send a copy of the executed Agreement and submit full advance payment in the amount stated in Article 7 to the Accounting Division listed in Section C of this Article. The advance payment will be held as a non-interest bearing deposit. Such advance payment by the Sponsor must be received before the FAA incurs any obligation to implement this Agreement. Upon completion of this Agreement, the final costs will be netted against the advance payment and, as appropriate, a refund or final bill will be sent to the sponsor. Per U.S. Treasury guidelines, refunds under $1.00 will not be processed. Additionally, FAA will not bill the sponsor for amounts less than $1.00.

B. The Sponsor certifies that arrangements for sufficient funding have been made to cover the estimated costs of the Agreement.

C. The Accounting Division is identified by the FAA as the billing office for this Agreement. The Sponsor will send a copy of the executed Agreement and the full advance payment to the Accounting Division. The sponsor can either mail the payment to the address shown below or submit payment (via check or credit card) electronically via pay.gov. All payments mailed to the FAA must include the Agreement number, Agreement name, Sponsor name, and project location. The mailing address is:

FAA Mike Monroney Aeronautical Center
Attn: AMK-322, Reimbursable Receipt Team
P.O. Box 25770
Oklahoma City, OK 73125

The overnight mailing address is:
FAA Mike Monroney Aeronautical Center
Attn: AMK-322, Reimbursable Receipt Team
6500 S. MacArthur Blvd.
Oklahoma City, OK 73169
Telephone: 405-954-3771

The Sponsor hereby identifies the office to which the FAA will render bills for the project costs incurred as:

City of Davenport
Attn: Thomas Vesalga
1200 East 46th Street
Davenport, IA 52807
(563) 326-7783

D. The FAA will provide a quarterly Statement of Account of costs incurred against the advance payment.

E. The cost estimates contained in Article 7 are expected to be the maximum costs associated with this Agreement, but may be amended to recover the FAA's actual costs. If during the course of this Agreement actual costs are expected to exceed the estimated costs, the FAA will notify the Sponsor immediately. The FAA will also provide the Sponsor an amendment to the Agreement which includes the FAA's additional costs. The Sponsor agrees to prepay the entire estimated cost of the amendment. The Sponsor will send a copy of the executed amendment to the Agreement to the FAA-Mike Monroney Aeronautical Center with the additional advance payment. Work identified in the amendment cannot start until receipt of the additional advance payment. In addition, in the event that a contractor performing work pursuant to the scope of this Agreement brings a claim against the FAA and the FAA incurs additional costs as a result of the claim, the Sponsor agrees to reimburse the FAA for the additional costs incurred whether or not a final bill or a refund has been sent.

ARTICLE 10. Changes and Amendments

Changes and/or amendments to this Agreement will be formalized by an appropriate written amendment that will outline in detail the exact nature of the change. Any amendment to this Agreement will be executed in writing and signed by the authorized representative of each party. The parties signing this Agreement and any subsequent amendment(s) represent that each has the authority to execute the same on behalf of their respective organizations. No oral statement by any person will be interpreted as amending or otherwise affecting the terms of the Agreement. Any party to this Agreement may request that it be amended, whereupon the parties will consult to consider such amendments.

ARTICLE 11. Termination

In addition to any other termination rights provided by this Agreement, either party may terminate this Agreement at any time prior to its expiration date, with or without cause, and without incurring any liability or obligation to the terminated party other than payment of amounts due and owing and performance of obligations accrued, in each case on or prior to the termination date, by giving the other party at least thirty (30) days prior written notice of termination. Payment of amounts due and owing may include all costs reimbursable under this Agreement, not previously paid, for the performance of this Agreement before the effective date of the termination; the total cost of terminating and

settling contracts entered into by the FAA for the purpose of this Agreement; and any other costs necessary to terminate this Agreement. Upon receipt of a notice of termination, the receiving party will take immediate steps to stop the accrual of any additional obligations which might require payment. All funds due after termination will be netted against the advance payment and, as appropriate, a refund or bill will be issued.

ARTICLE 12. Order of Precedence

If attachments are included in this Agreement and in the event of any inconsistency between the attachments and the terms of this Agreement, the inconsistency will be resolved by giving preference in the following order:

A. This Agreement

B. The attachments

ARTICLE 13. Legal Authority

This Agreement is entered into under the authority of 49 U.S.C. § 106(l)(6), which authorizes the Administrator of the FAA to enter into and perform such contracts, leases, cooperative agreements and other transactions as may be necessary to carry out the functions of the Administrator and the Administration on such terms and conditions as the Administrator may consider appropriate. Nothing in this Agreement will be construed as incorporating by reference or implication any provision of Federal acquisition law or regulation.

ARTICLE 14. Disputes

Where possible, disputes will be resolved by informal discussion between the parties. In the event the parties are unable to resolve any dispute through good faith negotiations, the dispute will be resolved by alternative dispute resolution using a method to be agreed upon by the parties. The outcome of the alternative dispute resolution will be final unless it is timely appealed to the Administrator, whose decision is not subject to further administrative review and, to the extent permitted by law, is final and binding (see 49 U.S.C. § 46110).

ARTICLE 15. Reserved

ARTICLE 16. Insurance

The Sponsor will arrange by insurance or otherwise for the full protection of itself from and against all liability to third parties arising out of, or related to, its performance of this Agreement. The FAA assumes no liability under this Agreement for any losses arising out of any action or inaction by the Sponsor, its employees, or contractors, or any third party acting on its behalf.

ARTICLE 17. Limitation of Liability

To the extent permitted by law, the Sponsor agrees to indemnify and hold harmless the FAA, its officers, agents and employees from all causes of action, suits or claims arising out of the work performed under this Agreement. However, to the extent that such claim is determined to have arisen from the act or omission by an officer, agent, or employee of the FAA acting within the scope of his or her employment, this hold harmless obligation will not apply and the provisions of the Federal Tort Claims Act, 28 U.S.C. § 2671, et seq., will control. The FAA assumes no liability for any losses arising out of any action or inaction by the Sponsor, its employees, or contractors, or any third party acting on its behalf. In no event will the FAA be liable for claims for consequential, punitive, special and incidental damages, claims for lost profits, or other indirect damages.

ARTICLE 18. Civil Rights Act

The Sponsor will comply with Title VI of the Civil Rights Act of 1964 relating to nondiscrimination in federally assisted programs.

ARTICLE 19. Protection of Information

The parties agree that they will take appropriate measures to identify and protect proprietary, privileged, or otherwise confidential information that may come into their possession as a result of this Agreement.

ARTICLE 20. Security

In the event that the security office determines that the security requirements under FAA Order 1600.72A applies to work under this Agreement, the FAA is responsible for ensuring that security requirements, including compliance with AMS clause 3.14-2, Contractor Personnel Suitability Requirements are met.

ARTICLE 21. Entire Agreement

This document is the entire Agreement of the parties, who accept the terms of this Agreement as shown by their signatures below. In the event the parties duly execute any amendment to this Agreement, the terms of such amendment will supersede the terms of this Agreement to the extent of any inconsistency. Each party acknowledges participation in the negotiations and drafting of this Agreement and any amendments thereto, and, accordingly, that this Agreement will not be construed more stringently against one party than against the other. If this Agreement is not executed by the Sponsor within 120 calendar days after the FAA transmits it to the Sponsor, the terms contained and set forth in this Agreement shall be null and void.

AGREED:

FEDERAL AVIATION ADMINISTRATION	**CITY OF DAVENPORT**
SIGNATURE _____	SIGNATURE _____
NAME _____	NAME _____
TITLE _____	TITLE _____
DATE _____	DATE _____

City of Davenport

Agenda Group: Public Works
Department: Public Works - Admin
Contact Info: Tom Leabhart 327-5155
Wards: 3

Action / Date
PW3/7/2018

Subject:
Resolution approving the contract for the W. 5th & Western Avenue Intersection Improvement project from Hawkeye Paving Corporation of Bettendorf, IA at the amount of $478,265.00 and authorizing Mayor Frank Klipsch to sign and manage any related agreements. CIP #10548 [Ward 3]

Recommendation:
Pass the Resolution.

Relationship to Goals:
Improve Infrastructure

Background:
A Request for Bids was issued on February 1, 2018 and was sent to 395 contractors. On February 22, 2018 the Purchasing Division received and opened five responsive and responsible bids. Hawkeye Paving Corporation was the low bidder and is recommended for the award.

Improvements for W. 5th Street and Western Avenue Intersection include brick street removal and replacement, combination concrete curb and gutter, sidewalk, storm sewer removal and replacement and other related construction.

Funding for this project is from CIP #10548.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution Letter
Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	3/1/2018 - 3:38 PM
Public Works Committee	Lechvar, Gina	Approved	3/1/2018 - 3:38 PM
City Clerk	Admin, Default	Approved	3/1/2018 - 3:48 PM

Resolution No._____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the W. 5th & Western Avenue Intersection Improvement project from Hawkeye Paving Corporation of Bettendorf, IA at the amount of $478,265.00 and authorizing Mayor Frank Klipsch to sign and manage any related agreements.

WHEREAS, the City needs to contract the W. 5th & Western Avenue Intersection Improvement project and

WHEREAS, the applicable purchasing process was followed resulting in a recommendation to award to Hawkeye Paving Corporation;

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

1. the contract for W. 5th & Western Avenue Intersection Improvement project from Hawkeye Paving Corporation is hereby approved; and
2. Mayor Frank Klipsch is authorized to sign and manage any related agreements;

Attest:	Approved:
_____	_____
Jackie E. Holecek, CMC	Frank Klipsch
Deputy City Clerk	Mayor

CITY OF DAVENPORT, IOWA
REQUEST FOR BIDS RESPONDENTS

DESCRIPTION: W. 5th & WESTERN AVE. INTERSECTION IMPROVEMENTS

BID NUMBER: 18-72

OPENING DATE: FEBRUARY 22, 2018

RECOMMENDATION: AWARD THE CONTRACT TO HAWKEYE PAVING CORPORATION OF BETTENDORF, IA

VENDOR NAME	LOCATION	AMOUNT
HAWKEYE PAVING CORPORATION	**BETENDORF, IA**	**$478,268.00**
LANGMAN CONSTRUCTION, INC.	ROCK ISLAND, IL	$516,540.75
CENTENNIAL CONTRACTORS OF THE QC	MOLINE, IL	$553,471.25
VALLEY CONSTRUCTION COMPANY	ROCK ISLAND, IL	$605,091.00
ESTES CONSTRUCTION	DAVENPORT, IA	$607,292.00

Prepared By Cindy Whitaker
Purchasing

Approved By Nicole Gleason 3/1/18
Department Director

Approved By Brandi Cozzi 3-2-18
Budget/CIP

Approved By Linda Stollard 3-2-18
Finance Director

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Nick Schmuecker; (563) 327-5162
Wards: All

Action / Date
PW3/7/2018

Subject:
Resolution of the plans, specifications, forms of contract and estimated cost for the FY2018 Microsurfacing and Cape Seal Program, CIP #35026. [All Wards]

Recommendation:
Pass the resolution.

Relationship to Goals:
Sustainable Infrastructure

Background:
Micro-surfacing and cape sealing are applications applied to roadways to help maintain and extend the pavement life. Locations are identified and prioritized based on multiple data sources and the utilization of pavement management software to provide the greatest benefit with allocated funding.

As part of this project, curb ramps will be retro fitted to be compliant with the Americans with Disabilities Act (ADA) where required.

The project is scheduled to be bid this March with construction to be completed by the end of June 2018. Funding for the 2018 Microsurfacing and Cape Seal Program is established within CIP #35026. The current estimate is $365,000.

ATTACHMENTS:

Type	Description
Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	2/28/2018 - 11:42 AM
Public Works Committee	Lechvar, Gina	Approved	3/1/2018 - 10:12 AM
City Clerk	Admin, Default	Approved	3/1/2018 - 10:34 AM

Resolution No._____

Resolution offered by Alderman Ambrose

Resolution of the plans, specifications, forms of contract and estimated cost for the FY2018 Microsurfacing and Cape Seal Program, CIP #35026.

WHEREAS, on the 21st day of February, 2018, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the FY2018 Microsurfacing and Cape Seal Program, CIP Project #35026.

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for said FY2018 Microsurfacing and Cape Seal Program.

Passed and approved this 14th day of March, 2018.

Approved:	Attest:
_____	_____
Frank Klipsch, Mayor	Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Zach Peterson; (563) 328-6709
Wards: 3

Action / Date
PW3/6/2018

Subject:
Resolution approving the Main Street Landing Design Guidelines as the official material palette to be incorporated in the development of the portion of the Davenport Riverfront known as Main Street Landing, CIP #68004. [Ward 3]

Recommendation:
Approve the resolution

Relationship to Goals:
Vibrant Region

Background:
The Main Street Landing Design Guidelines is a stakeholder-guided initiative to develop a material vocabulary "kit of parts" upon which this important Riverfront site should be composed throughout the duration of its development. In the absence of securing a funding source to develop the site as a whole, it is understood that development will be required to be broken down into project phases. This material palette is intended to guide the design of future project phases are integrated into a unified design theme. The final design of improvements, and the timing of their construction, are subject to funding opportunities and prioritization decisions of current and future City leaders.

ATTACHMENTS:

Type	Description
Resolution Letter	PW_RES pg2
Backup Material	Main Street Landing Design Guidelines

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	3/1/2018 - 9:58 AM
Public Works Committee	Lechvar, Gina	Approved	3/1/2018 - 9:58 AM
City Clerk	Admin, Default	Approved	3/1/2018 - 10:00 AM

Resolution No._____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the Main Street Landing Design Guidelines as the official material palette to be incorporated in the development of the portion of the Davenport Riverfront known as Main Street Landing, CIP #68004.

WHEREAS, A Request for Proposals was issued to secure Consultant design services to prepare Design Guidelines for the portion of the Davenport Riverfront known as Main Street Landing.

WHEREAS, RDG, Inc. of Dubuque, IA was selected by an interview committee as the preferred Consultant to undertake the project scope of services.

WHEREAS, Through a stakeholder input process, RDG, Inc. facilitated and developed a set of preferred Design Guidelines to be used as a cohesive design strategy to achieve the development of Main Street Landing.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Main Street Landing Design Guidelines are hereby approved and accepted; and the Mayor and City Clerk be, and are hereby authorized and instructed to certify to the adoption of this resolution.

Passed and approved this 14th day of March, 2018.

Approved:	Attest:
_____	_____
Frank Klipsch, Mayor	Jackie E. Holecek, City Clerk

Feb.
27th,
2018

City of Davenport **Main Street Landing**

Design Guidelines

ACKNOWLEDGMENTS

City of Davenport

Zach Peterson
Steve Ahrens
Matt Flynn
Scott Hock
Amy Kay
Susanne Knutsen
Clay Merritt
Jennifer Meyer
Brian Schadt
Corri Spiegel

Steering Committee

Kyle Gripp
Marion Meginnis
Richard (Dick) Davidson
Steve Duffy
Patrick Walton
Molly Otting-Carlson
Betsy Brandsgard
Kyle Carter
Kathy Wine

RDG Planning & Design

Doug Adamson
Sara Davids
Sean Gannon
Mindy Inthalangsy
Laura Kessel
Ryan Peterson

TABLE OF CONTENTS

1 Introduction

Project Overview 06
Strategic Direction 08

2 Riverfront Character

Inventory: Existing Conditions 12
Inventory: Existing Materials 14
Branding 16

3 Existing Master Plan

RiverVision Plan 20
Master Plan Framework 22
Floodplain 24

4 Public Input

Overview 28
Key Takeaways 29

5 Design Standards

Overview 32
Furnishings 35
Lighting 48
Signage 54
Materials 62
Plantings 72

a Appendix

Design Vignettes 82

1

Introduction

PROJECT OVERVIEW

Located on the eastern side of Iowa along the Mississippi River, the City of Davenport is a historic river town that has seen many changes through its evolution. In 2010 its population was about 100,000, roughly one quarter of the total population of the Quad Cities. So the riverfront design standards for Davenport must also reflect the context of the Quad Cities.

Davenport's history is quite unique. It's where the railroads first crossed the Mississippi River and was considered the Gateway to the West. Looking forward, this project must reflect its past in creating a gateway into Iowa and creating a Midwestern—if not national—destination. Another unique attribute of the City is its lack of a flood wall. The varying levels of flooding that occur throughout the year have a significant impact on the Riverfront site (see Chapter 3, Floodplain).

The project area is owned by the City and the Canadian Pacific Railroad, which creates some unique opportunities to organize the area into a series of "rooms." In 2004 and again in 2014, the City completed a plan called RiverVision. This plan was meant to guide the strategic future for the riverfront, intending to reinvigorate the space and create a public amenity that would be the crown jewel of Davenport. Recently one of the most important changes to the site was the relocation of Rhythm City Casino away from the Riverfront, which has opened up the site and the viewsheds (sightlines) to the Mississippi River from downtown Davenport. These standards have been created to help reinforce the visual connections tie together the built environment.

The project area is called Main Street Landing. The site is about 10.6 acres and has four-block stretches between Harrison Street on the west and Pershing Street on the east. RDG Planning & Design was hired in the fall of 2017 to create a set of design standards—a road map to help move the project forward. The project approach is to create a strategic vision for the Riverfront and the design standards that will advance the Master Plan.

The resulting approach was founded on four phases:

1. Discovery
Establish a baseline for the project.

2. Create
Interpret Discovery phase results to design the look and feel.

3. Synthesize
Prepare multiple options and synthesize them into a single option.

4. Implement
Develop a set of standards in a cohesive, professional document (these Design Guidelines) to guide the improvements as they move forward.

Early in this project, a number of individual meetings were planned and facilitated with the Steering Committee. These meetings were set up to establish a strategic vision for the project. This vision will help define the look, the brand and what this place "wants to be" when it moves forward.

Some of the feedback received during those conversations was related to programming of the site and how to make it a destination. However, this document focuses on building the design standards—the fit, the finish, the look, the feel of all the furnishings, benches, plantings, pavement, etc.

The Skybridge connects the Redstone Parking Ramp and the Riverfront, creating a dynamic observation point to see downtown and the Mississippi River.

STRATEGIC DIRECTION

As noted early on in the project, a series of one-on-one conversations—hosted by RDG Planning & Design, with members of the Steering Committee—yielded a set of Emerging Themes. The Steering Committee members were encouraged to speak candidly and freely about the project, answering a series a questions related to what they thought of the vision for the riverfront and how the standards might support that vision. They were also asked "where the project could go wrong (if we don't think big enough)" and what other elements were important to consider. The Steering Committee provided a good baseline for the current status of the riverfront and its development efforts. This examination resulted in the development of six themes:

"A Midwestern destination."
Constituents used these words when defining what the Riverfront standards should support. Interviewees described the Riverfront as an active place for everyone that serves as a destination for the community and visitors alike with recognition that the Mississippi River is an international destination. Many individuals also spoke about the need to provide spaces for those who live and work downtown during the day and night.

Clean lines, timeless materials and color, tastefully merging the new and old.
When asked to describe the look or feel of the design standards being developed, people expressed these words. Most respondents believe that the future of the park should not be confined to historic sensibilities and believed that a new look was appropriate, as long as it works within the context of the city and fits its aesthetic.

Flooding will happen...and the standards should embrace it.
Easy-to-clean, resilient and low-maintenance materials should be used. Respondents emphasized that we should invest in materials that can be easily washed or sprayed down.

The Riverfront is its own space.
The Riverfront Is the crown jewel of Davenport and the Quad Cities. Most of the respondents indicated that the standards should elevate the riverfront and connect it to downtown. When speaking about the historic downtown and Riverfront context, many people suggested that the fit and finish of the standards complement downtown, but it should not use the same standards. Meaning, it's time for a fresh look—striving to create a destination that relates to downtown but retains its own unique character.

High-quality materials matter.
Interviewees often spoke about high-quality, long-lasting materials that will stand the test of time. Respondents often spoke of this project as a significant public infrastructure project—and, as such, it should lay the foundation for future redevelopment of the park spaces.

Connect with the water and downtown.
Interviewees often spoke about the impact of the Mississippi River and its role within downtown. Most interviewees emphasized the need to get people on the water and near the water. The river is seen as a significant draw that is underused—provisions should be made to better connect it to the community.

The design team participates in a walking tour of the Riverfront with Davenport City Staff.

2

Riverfront Character

INVENTORY Existing Conditions

CHARACTER OVERVIEW

Based on the Emerging Themes, a site analysis commenced to inventory the existing context, the area surrounding Main Street Landing, to help inform the overall look, fit and finish. A number of destinations and landmarks around the riverfront were found to merit particular attention.

Roller Dam

This historic dam, located on the east side of the site, has a very strong form with repetition, clean lines and a vibrant red color. When developing the Riverwalk's brand, this attraction is a prime example of the image portrayed from this site, how it communicates to visitors, the context of its materials and the palette to be considered for both graphic signage and materials.

Centennial Bridge

This bridge connects Davenport to Rock Island. The long, arching forms define the western edge of the site and defines the space as a whole.

The Figge

Positioned north of the project site, the Figge features very clean lines with poured, formed concrete along the foundation wall; the blue color and quality of the glass reflect the Mississippi River. The furnishings here should respond to the site, something that would embrace the colorful palette and serve as a backdrop for creating something reflective of a 21st-century design that tastefully merges the new and the old.

Skybridge

The Skybridge towers over the center of the project site, connecting the downtown to the river; Its form and scale have become an icon within the park itself.

The Mississippi River

The river itself is one of the most significant draws to the site. Many people come to the park to simply enjoy the river view and its serenity. It shouldn't be overlooked when considering the context.

Redstone Parking Ramp

Alongside River Drive, north of the project site, sits the Redstone Parking Ramp, which sets a strong precedent in merging historic and contemporary materials. Along with the Blackhawk Hotel and the Current, Redstone is a historic building incorporating clean lines and contemporary touches to create a unique experience—and an example of how to apply these standards.

INVENTORY

Existing Materials

MATERIALS OVERVIEW

Red Brick + White Trim

This is located on the historic restroom facilities just east of Laclaire Park near the landing.

Blue Tile + Red Trim

This is a close-up image of the Levee Inn, originally a hot dog stand, presently serving as an impromptu reminder of the various floods from years past.

Vibrant Colors

The landscaping, throughout the spring, summer and fall., incorporates vibrant colors.

Brick + Granite

Classic materials that stand the test of time.

Bold Forms

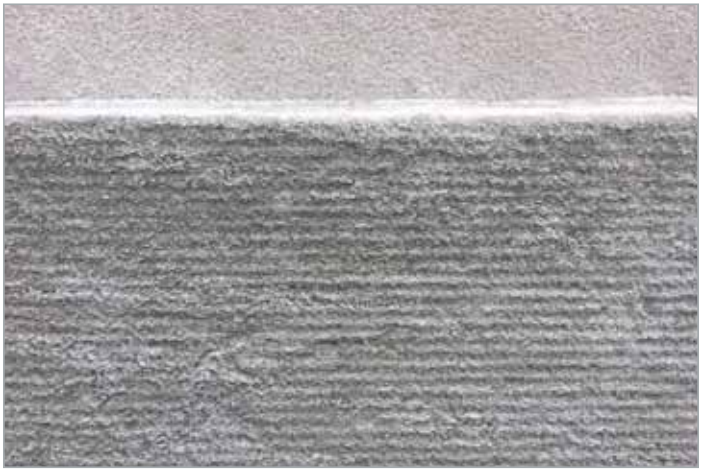
These reference the Skybridge.

MATERIAL SAMPLES

Raw materials, boiled down to the basics. These types of materials stand the test of the time, merging the new and old.

Concrete

Brick Paving



Indiana Limestone

Galvanized Steel

Native Limestone

BRANDING

Signs, Standards and Printed Media

OVERVIEW

The graphic brand is the result of conversations with the Steering Committee, reviewing the existing context around the site, and what items physically inform the site. It considers how these context elements can help prompt a visual identity for what the graphic branding should look like. This is most important when considering the signage and any related publications or design documents, establishing a uniform look.

Palette

White
Evokes the Skybridge

Gray
Contemporary, a backdrop to other site improvements

Blue
Evokes the river, an earth tone color

Red
Takes its cues from the dam and brick; nice accent color for signage

Patterns

These patterns, evoking the riverfront, help reinforce the theme, as seen on the signage examples.

Signage Examples

Typefaces

SINKIN SANS FONT & BORIS BLACK BLOXX

BODY:
abcdefghijklmonpqrstuvwxyz
ABCDEFGHIJKLMONPQRSTUVWXYZ

SUBHEADS:
abcdefghijklmonpqrstuvwxyz
ABCDEFGHIJKLMONPQRSTUVWXYZ

HEADLINES:
abcdefghijklmonpqrstuvwxyz
ABCDEFGHIJKLMONPQRSTUVWXYZ

3

Existing Master Plan

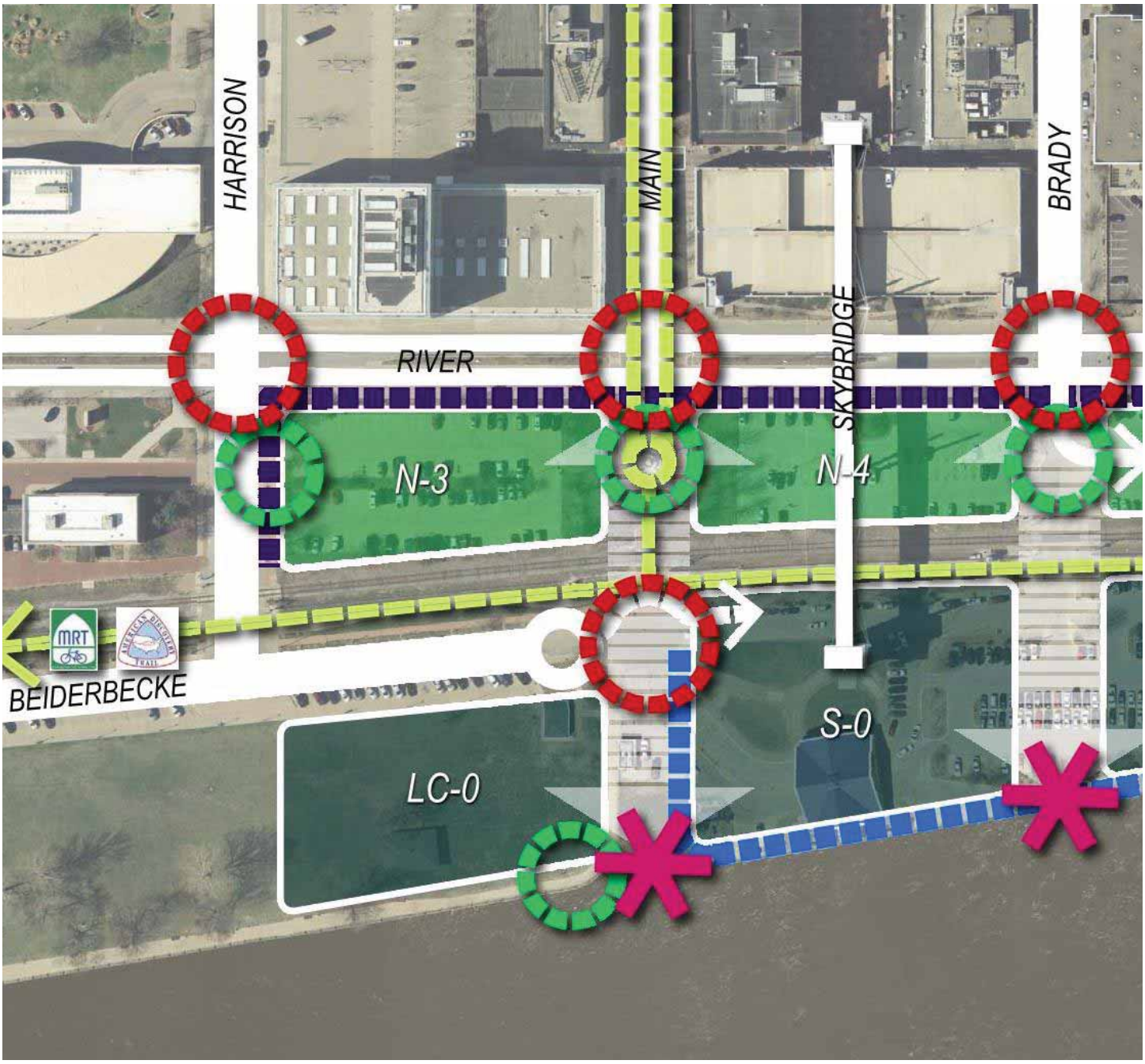
RIVERVISION PLAN

from Hargraves and Associates

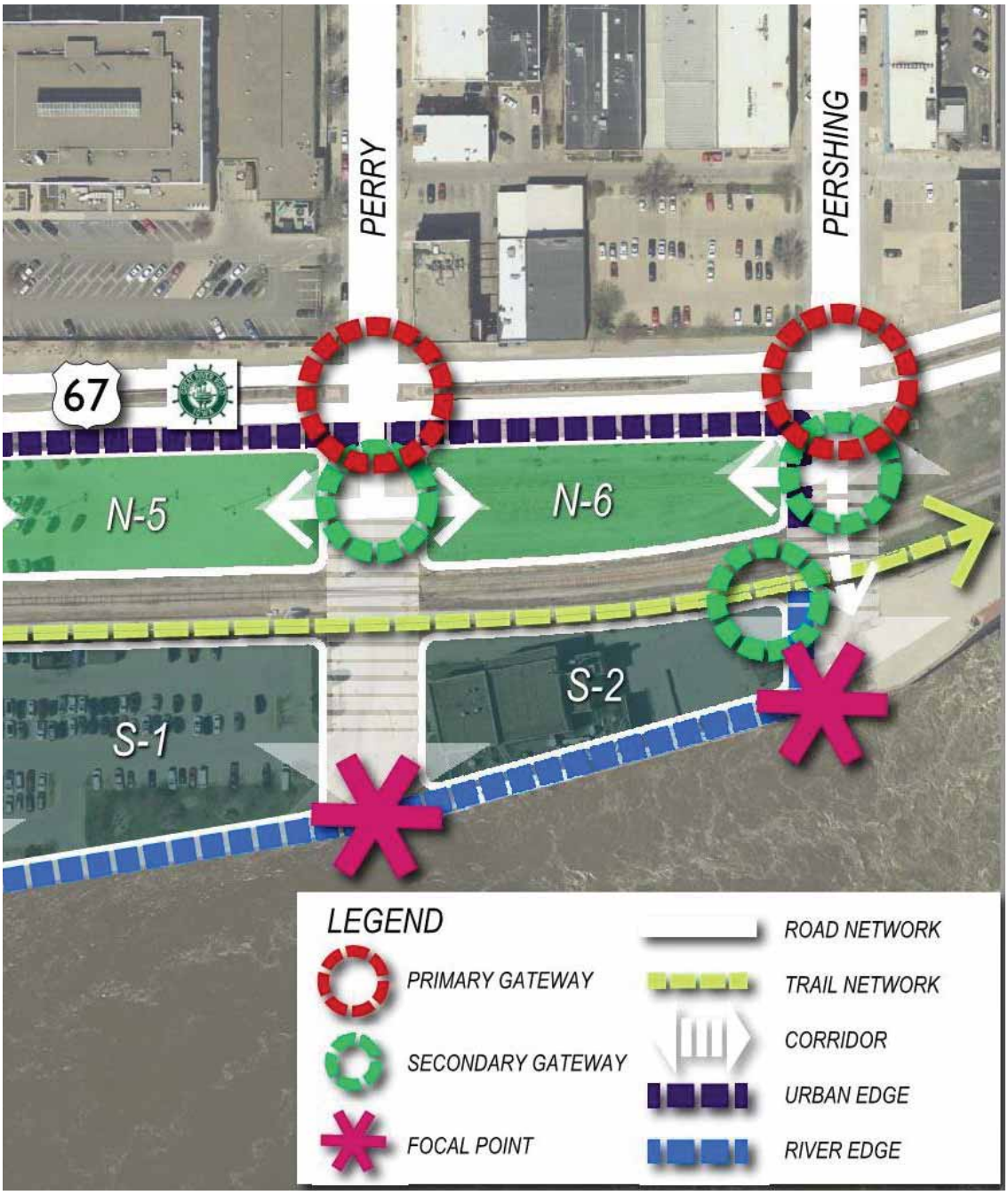
SUMMARY:

The 2014 RiverVision plan, prepared by Hargraves and Associates, outlines the direction by which the riverfront's improvements will be guided. This is ultimately the program, not necessarily exactly how the site would be developed. But it's worth noting there is an emphasis on connecting to the river, creating a destination at the end of the Skybridge, creating a sculpture park next to the Figge and adding gardens and parking east of Brady Plaza. Other efforts within the RiverVision plan include reconnecting Main Street to the water and adding a pier that would project into the river.

MASTER PLAN FRAMEWORK



from City of Davenport



SUMMARY:

The Master Plan framework, produced by the City of Davenport, is designed to connect downtown to the Mississippi river. It has been broken into two distinct areas, bisected by the railroad tracks. One area, noted by N-3 through N-6, is north of the tracks; the other area (S-0 through S-2) is south. Woven throughout, there is a strong emphasis on creating a destination along the river's edge and using these various "rooms" to draw people to the riverfront. There is a connection to the trail network and the defining edges are River Drive to the north and the Mississippi River to the south.

FLOODPLAIN

Hargraves and Associates
(to be updated)

100-year flood plain

SUMMARY:

The flooding diagram illustrates that, due to the lack of a flood wall, much of the site will inevitably flood. Therefore all of the improvements created for this site must be designed to accommodate the inundation of water.

PAGE LEFT BLANK INTENTIONALLY.

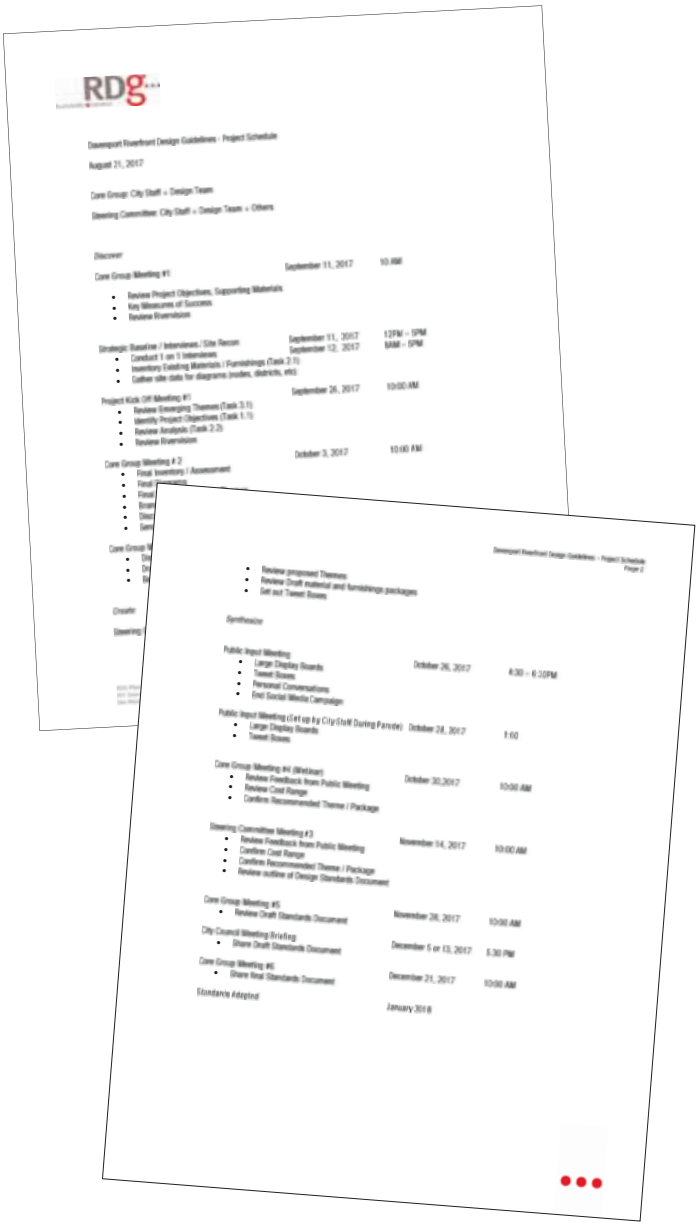
4

Public Input

ENGAGING THE PUBLIC

OVERVIEW

The Design Guidelines have been developed to move the 2017 RiverVision Plan forward into implementation, guiding the look, fit and finish of the Riverfront. That plan, along with the Urban Framework plan assembled by the City of Davenport, were the joint basis from which the project advanced. Additionally the strategic direction, based on stakeholder input, helped guide the choice of furnishings outlined in the next chapter.



RDG Public Engagement Guidelines

Following a site visit and assessment to review the site, the program and the context, an open house event was scheduled for which a press release was distributed to the city's publicity channels, including its Facebook page.

The public was effectively engaged in the process via a number of novel strategies, including "tweet boxes," stations along the riverfront where pedestrians could weigh in on the design standards.

The Facebook page received a significant response—word of the event reached over 4,700 people through the event page, 150 of whom interacted with the page.

The open house attracted 75 people who shared their comments and feedback on which furnishing lines they preferred.

"Tweet" box and sign

KEY TAKEAWAYS

Design Standards Summary

- Feedback received was overwhelmingly positive. People agreed that the aesthetic of this area should blend historic and contemporary features.
- People agreed that this park should be a Midwest destination that complements downtown.
- **Voting between the overall themes was split almost equally.** Several comments were made that a combination of the two themes would be desired.
- Consider specifying elements that are customized for Davenport.
- People like the color palette and its relation to existing materials in the area.

"Design seating that is unique to Davenport (trademark)!"

"Red should be dominant to tie into city, so we look like one city through different areas"

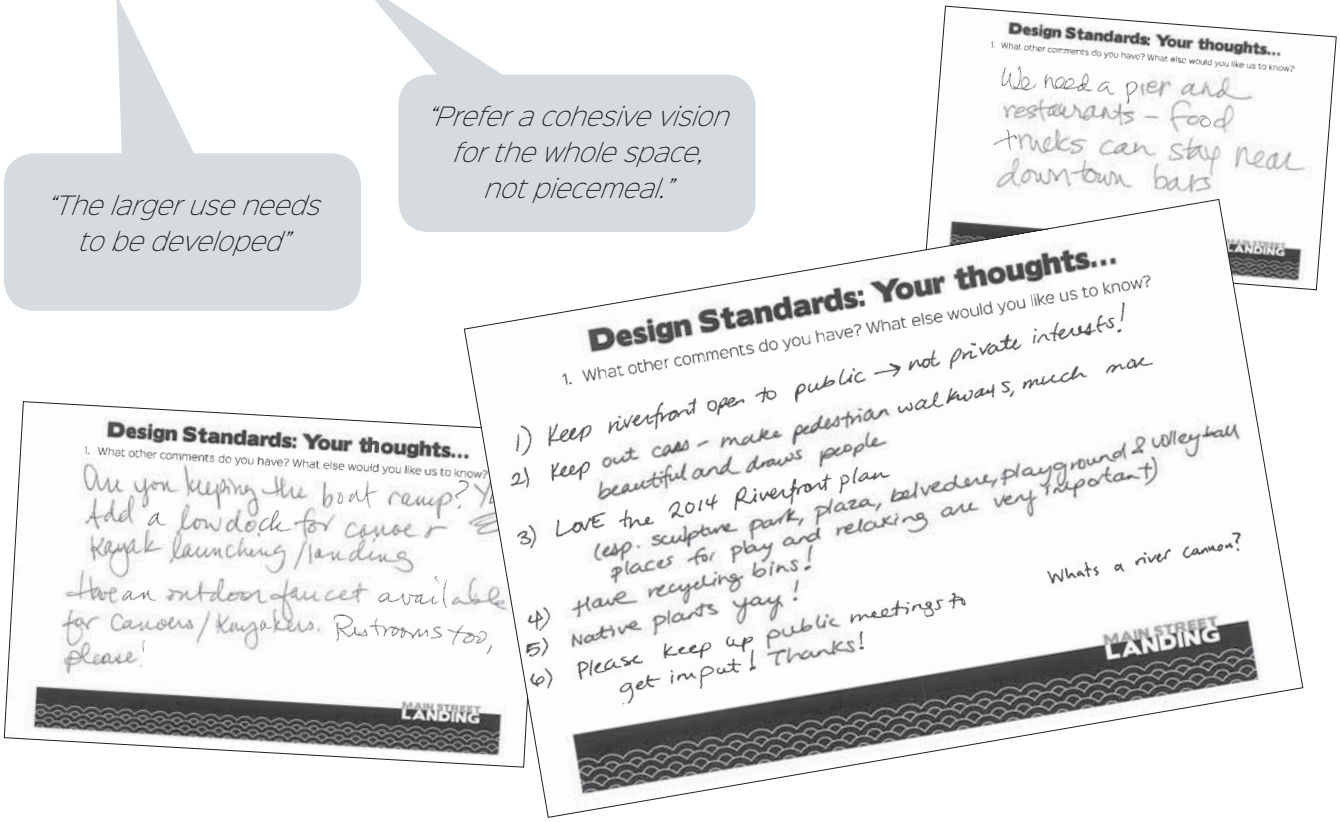
"Love the warmth of the colors"

Concerns

- People are interested in learning more about master plan updates and programming. Some expressed **concern that design standards are being selected before the master plan is updated.**

"The larger use needs to be developed"

"Prefer a cohesive vision for the whole space, not piecemeal."



5

Design Guidelines

OVERVIEW

Located where the Mississippi flows from East to West, Main Street Landing is being redeveloped into a premiere destination within Downtown Davenport. Visions for the Riverfront are significant - world class playgrounds, integrated art and water access will play a significant role in creating an active Riverfront.

The design standards have been developed to help unify the site, enhance the vision, and fulfill the objectives of the master plan. These standards will apply to all public spaces, including those that may be operated by private entities.

Considerations for the selected materials where chosen based on a theme of "integrating the new with the old" by using a combination of contemporary pieces, juxtaposed against materials that are indicative of the Riverfront's history.

The selection of these elements was guided by three primary factors:

- Flooding: The elements chosen must be able to withstand periodic inundation of floodwaters, easily cleaned and without excessive crevices for debris to collect.

- Uniformity: The standards must convey a sense of uniformity, creating a look that works with the site's context.

- Sustainability: The standards must be fabricated with sound, long lasting materials that can stand the test of time.

FURNISHINGS

BUILT FORM

The following design guidelines are intended to provide a family of furnishings, lighting, materials, and planting palettes to create a cohesive brand for Davenport's Main Street Landing. The selections use similar forms, materials, colors, and textures to combine the historic feel of Davenport's current forms with contemporary styles. This vision to integrate the "new with the old" can be used as a foundation for decision making. Using these guidelines will ensure that the riverfront will fit within the larger context of Davenport while still creating a new and exciting destination.

HOW TO USE THE DESIGN GUIDELINES

Category

Imagery Showing Design Intent

Description

Design Standard

Key Elements

Map Depicting Element Location

FURNISHINGS

Benches

DESIGN STATEMENT: Blends historic form with contemporary character. Designed with clean lines and organic curves.

MODEL NUMBER:
Parc Vue Bench

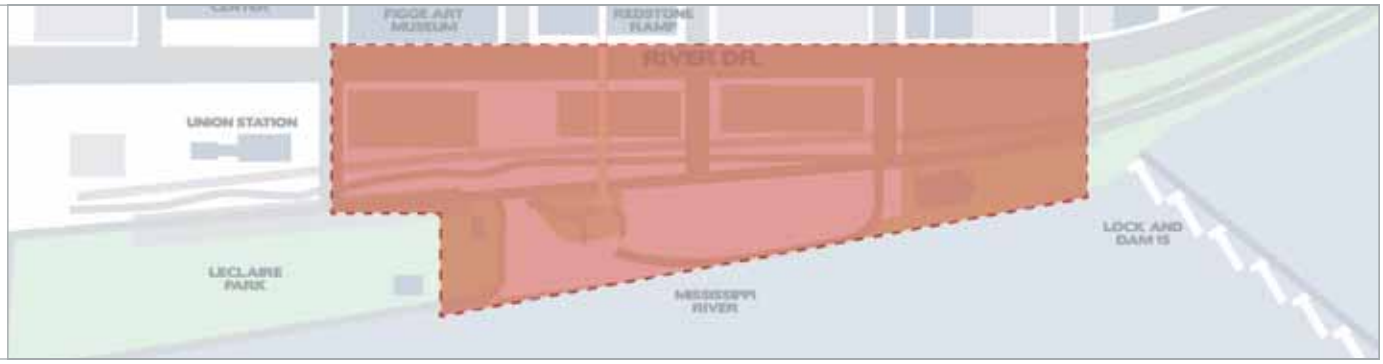
MANUFACTURER:
Landscape Forms

FINISH:
Silver

MATERIAL TYPE:
Powdercoated Steel

SPECIAL CONSIDERATIONS:
72" Long Backed with Arms
72" Long Backless

LOCATION DIAGRAM



Note: Images shown for reference only.

FURNISHINGS

Fixed Table and Seating

DESIGN STATEMENT: Clean oval table top with graceful curved legs supporting twin benches.

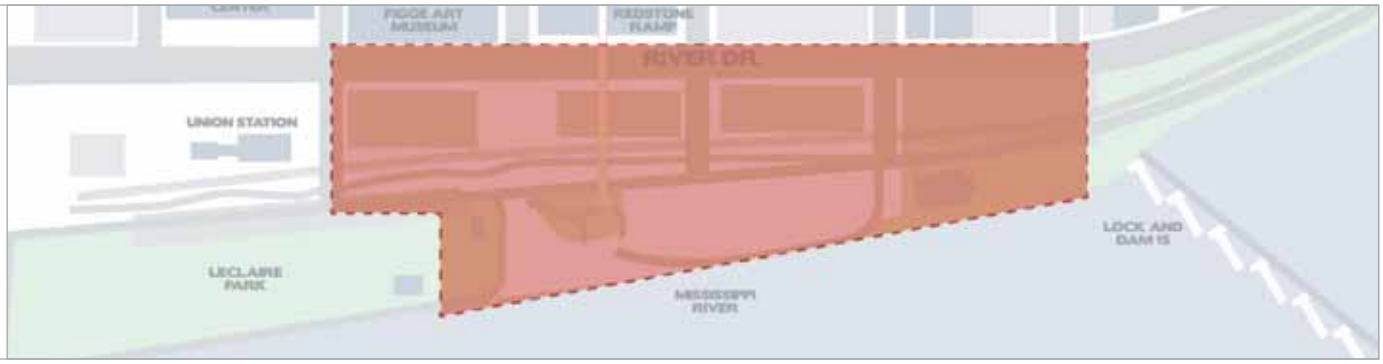
MODEL NUMBER:
Charlie Table

MANUFACTURER:
Landscape Forms

FINISH:
Silver
Powdercoated Steel / Aluminum

SPECIAL CONSIDERATIONS:
67" Table

LOCATION DIAGRAM



Note: Images shown for reference only.

FURNISHINGS

Standing Table

DESIGN STATEMENT: A standing height cocktail table with a sleek top, an simple elongated pedestal, and a sturdy base.

MODEL NUMBER:
Parc Centre Table

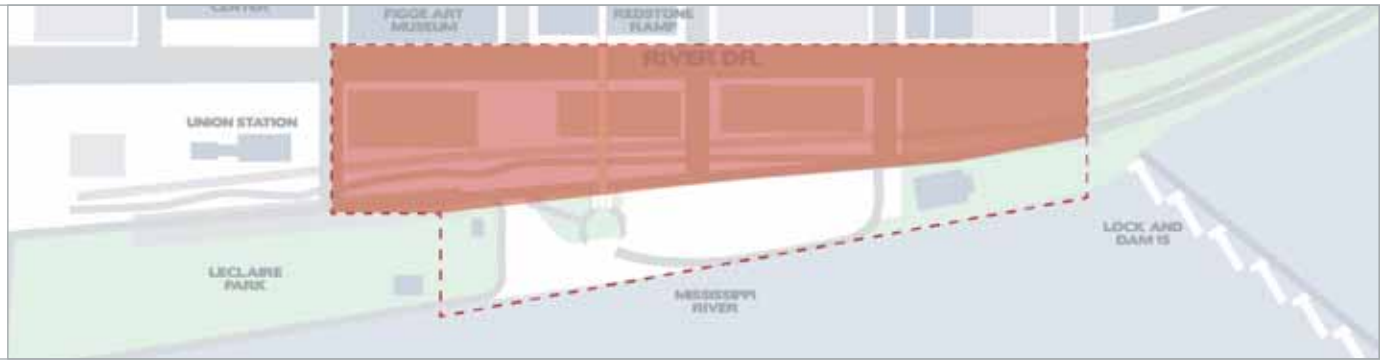
MANUFACTURER:
Landscape Forms

FINISH:
Silver

MATERIAL TYPE:
Powdercoated Steel

SPECIAL CONSIDERATIONS:
24" Round
42" Standing Height
Freestanding, Adjustable Glides

LOCATION DIAGRAM



Note: Images shown for reference only.

FURNISHINGS

Table

DESIGN STATEMENT: Features a sleek top with a simple, sturdy base; is part of a collection that includes Parc Centre Chair.

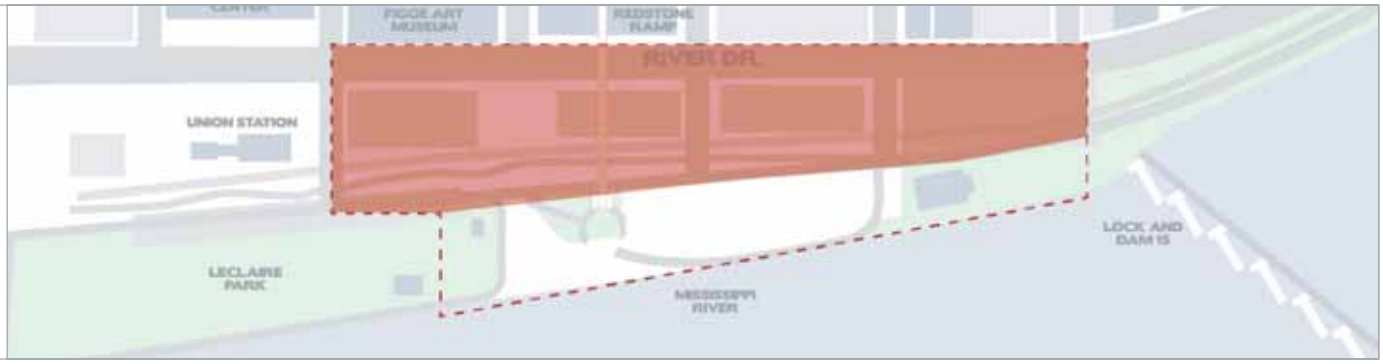
MODEL NUMBER:
Parc Centre Table

MANUFACTURER:
Landscape Forms

FINISH:
Silver
Powdercoated Steel

SPECIAL CONSIDERATIONS:
30" round
Freestanding, Adjustable Glides

LOCATION DIAGRAM



Note: Images shown for reference only.

FURNISHINGS

Chairs

DESIGN STATEMENT: Designed with clean lines and traditional forms; is part of a collection that includes Parc Centre Table.

MODEL NUMBER:
Parc Centre Chair

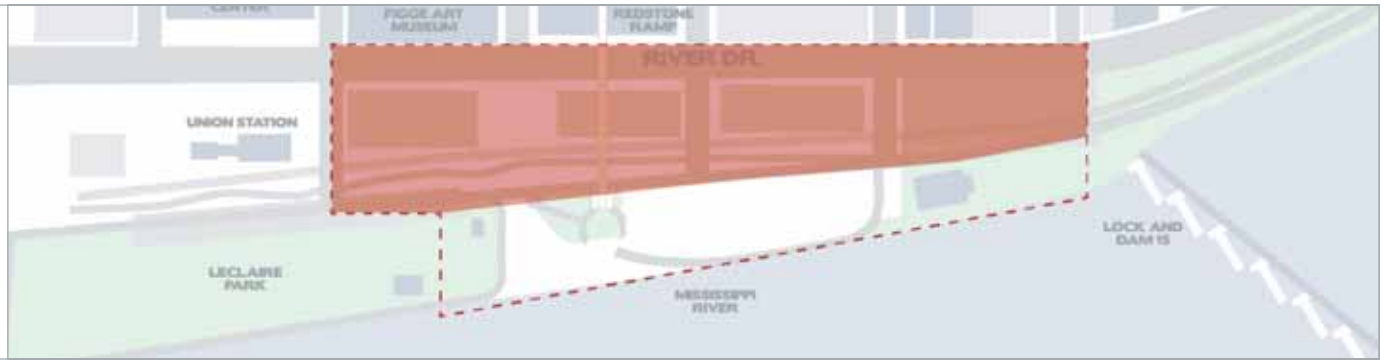
MANUFACTURER:
Landscape Forms

FINISH:
Silver

MATERIAL TYPE:
Powdercoated Steel

SPECIAL CONSIDERATIONS:
Chair with Arms

LOCATION DIAGRAM



Note: Images shown for reference only.

FURNISHINGS

Lounge Chair

DESIGN STATEMENT: With graceful curves and gentle contours, this lounge chair provides an inviting seating alternative.

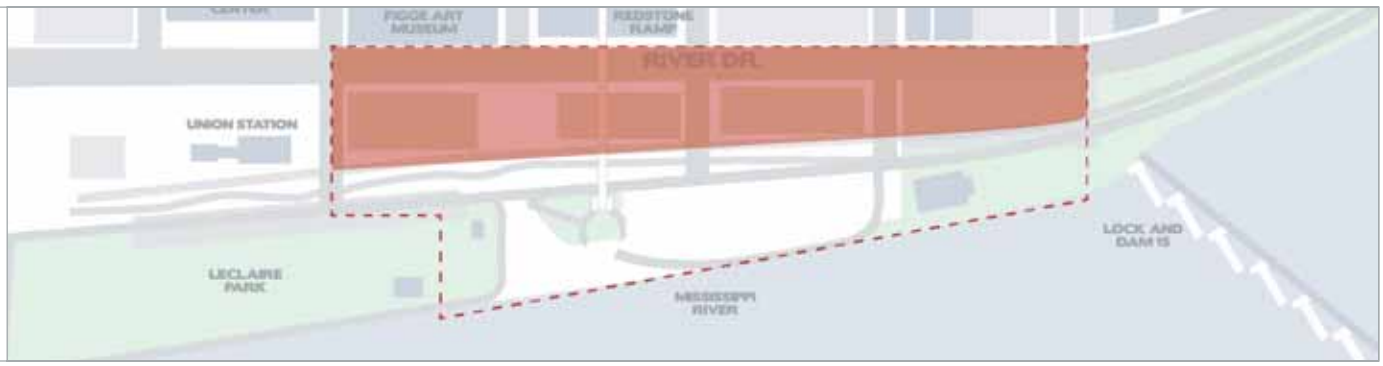
MODEL NUMBER:
LMCH - Loma Chaise Lounge

MANUFACTURER:
Keystone Ridge Designs

FINISH:
Silver (RAL 9022 Pearl Light Grey)

MATERIAL TYPE:
Ipe hardwood
Powdercoated Steel

LOCATION DIAGRAM



Note: Images shown for reference only.

FURNISHINGS

Litter & Recycling Containers

DESIGN STATEMENT: Clean lines with traditional vertical slats.

MODEL NUMBER:
Poe Litter Receptacle

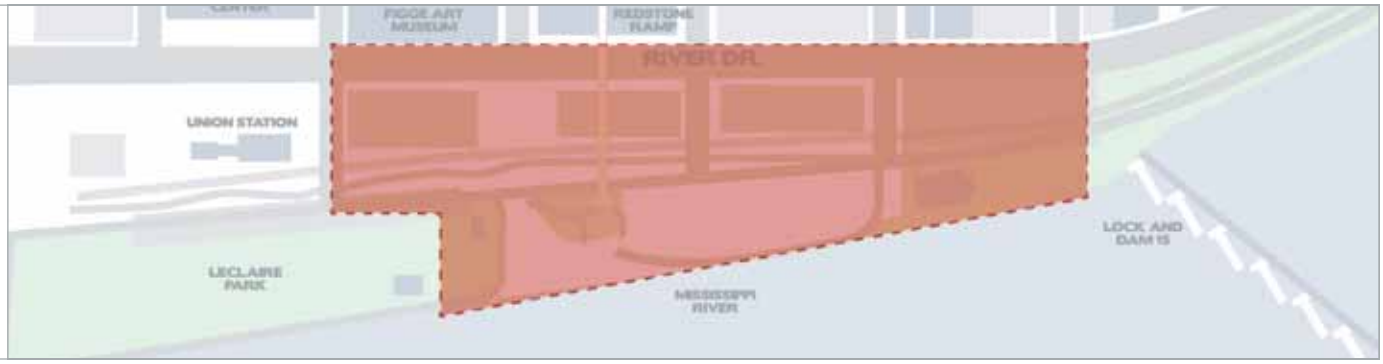
MANUFACTURER:
Landscape Forms

FINISH:
Silver

MATERIAL TYPE:
Extruded Aluminum,
Cast Iron Base

SPECIAL CONSIDERATIONS:
Side Opening (litter)
Side Opening 5" Slot (recycling)
34 Gallon Capacity (all)

LOCATION DIAGRAM



Note: Images shown for reference only.

FURNISHINGS

Bollards (non-illuminated)

DESIGN STATEMENT: Simple, versatile design with high quality materials.

Note: Bollard specified is used to signal to drivers that vehicular access is prohibited and is not designed to stop vehicle infringement. If an area in the master plan calls for greater security, a crash rated security bollard should be chosen. Style should match chosen finishes to provide a seamless aesthetic.

MODEL NUMBER:
R-8471

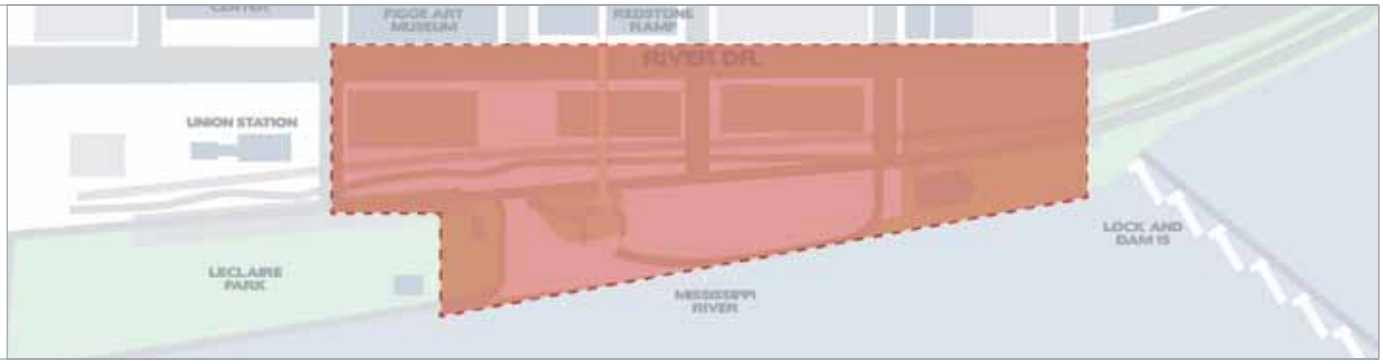
MANUFACTURER:
Reliance Foundry

FINISH:
Brushed Stainless Steel

MATERIAL TYPE:
316 Stainless Steel

SPECIAL CONSIDERATIONS:
Retractable

LOCATION DIAGRAM



Note: Images shown for reference only.

FURNISHINGS

Bike Racks

DESIGN STATEMENT: Sweeping, sculptural bicycle rack that accommodates one or two bikes around its circular form.

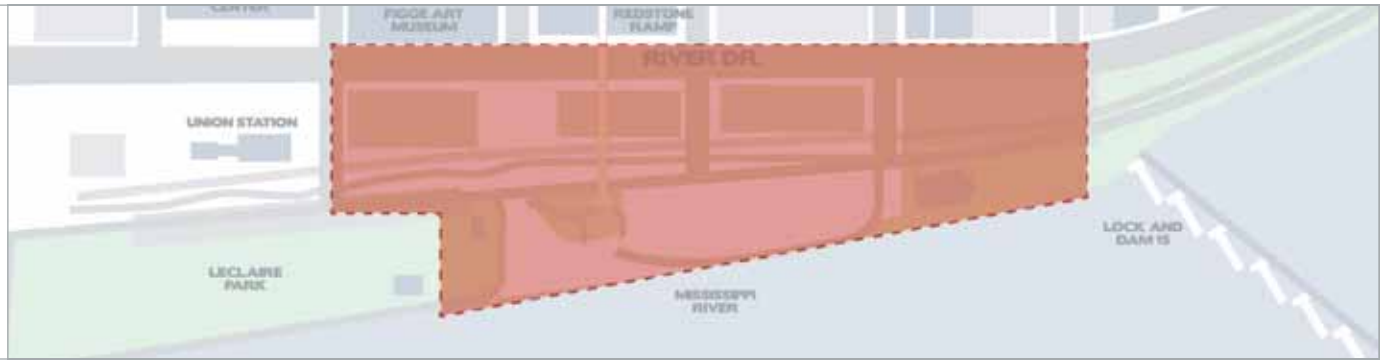
MODEL NUMBER:
Loop Bike Rack

MANUFACTURER:
Landscape Forms

FINISH:
Silver

MATERIAL TYPE:
Powdercoated Cast Aluminum

LOCATION DIAGRAM



Note: Images shown for reference only.

FURNISHINGS

Architectural Screen Wall

DESIGN STATEMENT: A custom fence with integrated art creates an aesthetically pleasing and safe screen along the railroad.

FINISH:
Silver

SPECIAL CONSIDERATIONS:
Custom Artwork
Allow Flood Debris to Flow Through
Maintain Views to River

LOCATION DIAGRAM

Note: Images shown for reference only.

FURNISHINGS

Drinking Fountains

DESIGN STATEMENT: Clean, sturdy construction with options for additional features including pet fountain and water bottle refilling.

MODEL NUMBER:
440 SMSS

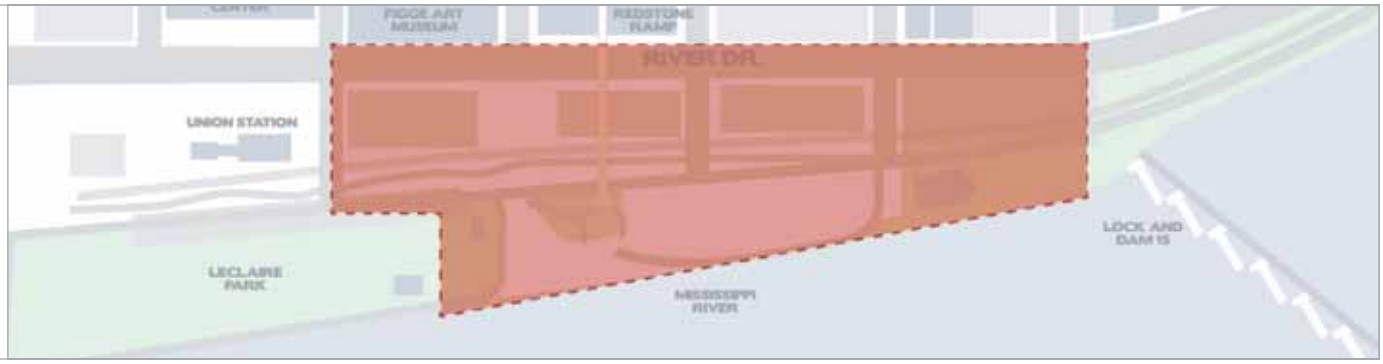
MANUFACTURER:
MDF, Inc.

FINISH:
Silver (RAL 9022 Pearl Light Grey)

MATERIAL TYPE:
Powdercoated Steel

SPECIAL CONSIDERATIONS:
Optional Pet Fountain

LOCATION DIAGRAM



Note: Images shown for reference only.

FURNISHINGS

Pet Waste Stations

DESIGN STATEMENT: Solid construction with easy to use system that matches the aesthetics of the other furnishings.

MODEL NUMBER:
CP999-06060-01SC-GRY

MANUFACTURER:
Landscape Forms

FINISH:
Silver

MATERIAL TYPE:
Steel Panel (litter receptacle)
100% Post Consumer/Industrial Waste Plastic (dispenser)

SPECIAL CONSIDERATIONS:
SurfacMount

LOCATION DIAGRAM

Note: Images shown for reference only.

FURNISHINGS

Emergency Call Box Stations

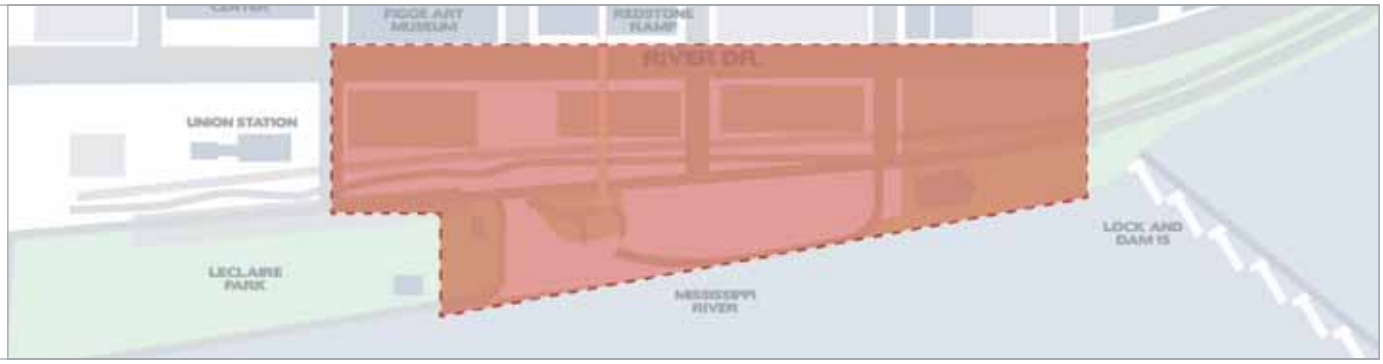
DESIGN STATEMENT: Pedestal phone with blue beacon assists guests who may be stranded, injured, or need help.

MODEL NUMBER:
5' 8" Pedestal 2100-P Series

MANUFACTURER:
Rath Security

FINISH:
White

LOCATION DIAGRAM



Note: Images shown for reference only.

OVERVIEW:

The character and fixture type of the lights along the streets and throughout parking areas should complement the historic style of downtown Davenport while creating a new, more modern aesthetic, similar to the Figge Art Museum, for the future Main Street Landing site.

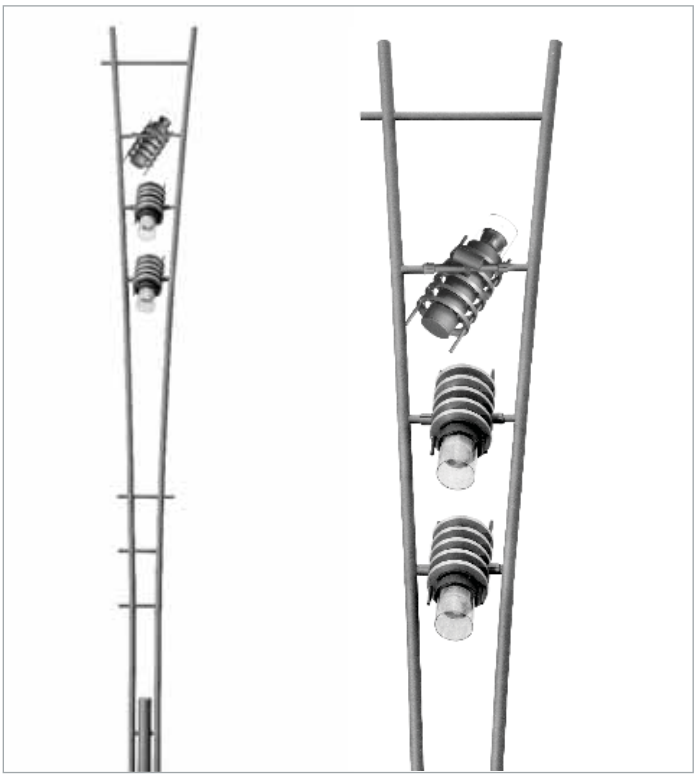
Lighting that projects downward is recommended to reduce light pollution. The fixtures presented use an LED system, which use less wattage than traditional lights. An additional benefit of LED lights is the ability to program the emission of the light based on different conditions. Each of the fixtures has been chosen with consideration of their durability and ability to function in a flood-prone site. Additional lighting styles should be chosen with care, taking into consideration the height and scale of pole, the appearance and style of the fixture, light distribution and photometry, and potential attachments or electrical outlets. Uniform distribution is important in maintaining a safe and secure outdoor environment.

Designing a vibrant public space calls for a lighting system that adds excitement and creates a dynamic atmosphere in the evening. This family of lighting fixtures works to create an artistic and functional lighting system that provides safety and interest to the future site.

LIGHTING

LIGHTING

Parking Lot



DESIGN STATEMENT: A dramatic pole structure with adjustable triple heads provides an artistic and customizable lighting fixture.

L1 Pole | HessAmerica TANELLA II 780 MOD SPOT LIGHTS TN2 / 780-25-GG-EFAB-MOD
Modified Tanella - 25ft tall, accommodation f 3 yoke mount
LumenBeam Large Floods

L1 Luminaires | (3) Lumenpulse LBL-volts-40K-optic-finish

Note: All pole bases shall extend 6" above the adjacent surface with no more than a 2" reveal around the anchor bolt cover.

MODEL NUMBER:
TL1 - LED (Tanella)

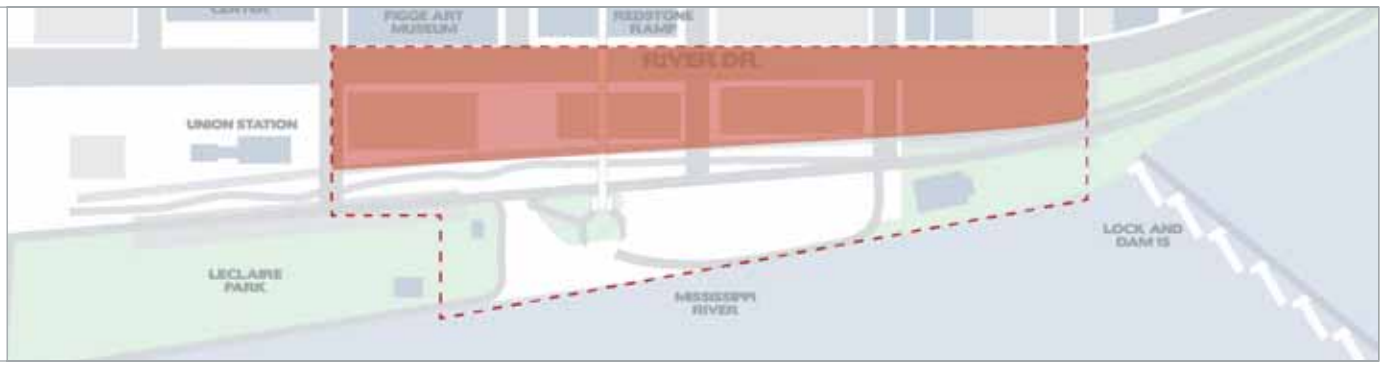
MANUFACTURER:
Hess America

FINISH:
Matte Silver Grey Metallic

MATERIAL TYPE:
Seamless Steel Tubing

SPECIAL CONSIDERATIONS:
4000K
Custom Height: 25'
Standard Height: 32'
5-year Warranty

LOCATION DIAGRAM



Note: Images shown for reference only.

LIGHTING

Pedestrian

DESIGN STATEMENT: A simple and graceful fixture that relates to angles of the Skybridge.

L2 Twin Mount | HessAmerica CP810-NW-T5-UNV-B-12RS-GG-DIM

L2A Single Mount | HessAmerica CP810-NW-T5-UNV-A-12RS-GG-DIM

*L2 and L2A provided with 12ft Round Straight Steel Poles

Note: All pole bases shall extend 6" above the adjacent surface with no more than a 2" reveal around the anchor bolt cover.

MODEL NUMBER:
CP810 (Campone)

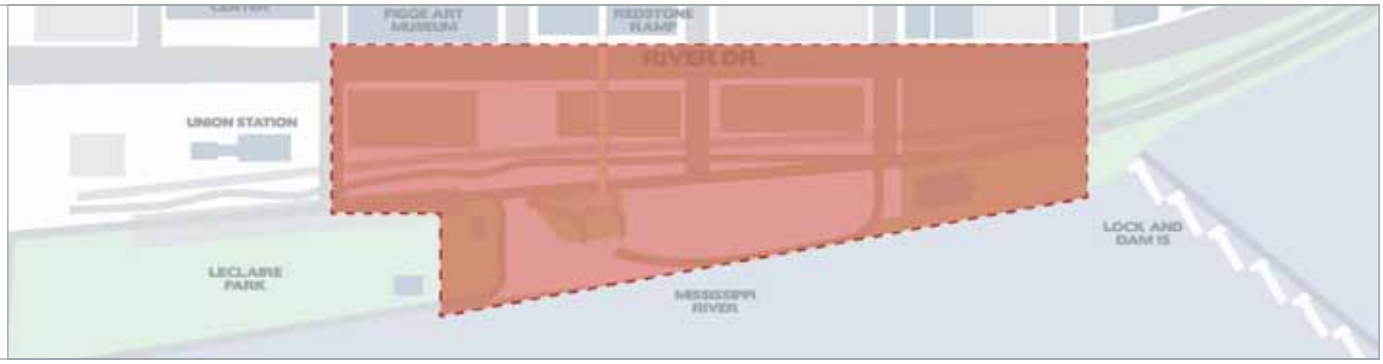
MANUFACTURER:
Hess America

FINISH:
Matte Silver Grey Metallic

MATERIAL TYPE:
Cast Aluminum Housing
Steel Pole

SPECIAL CONSIDERATIONS:
4000K
12' Height
5-year Warranty

LOCATION DIAGRAM



Note: Images shown for reference only.

LIGHTING

Bollard

DESIGN STATEMENT: Enhances pedestrian pathways with a clean and simple form. The housing and supportive rods reflect forms of the pedestrian light fixture.

L3 | HessAmerica CE180/P3.5-1LVC-NW-T5-UNV-CR01-GG

MODEL NUMBER:
CE180 (City Elements)

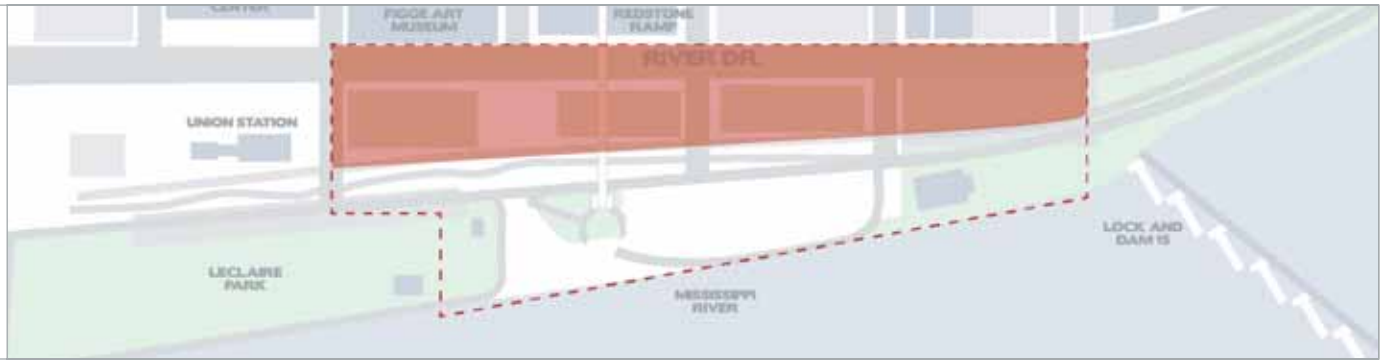
MANUFACTURER:
Hess America

FINISH:
Matte Silver Grey Metallic

MATERIAL TYPE:
Aluminum

SPECIAL CONSIDERATIONS:
4000K
3.5' Height, 7" Diameter
5-year Warranty

LOCATION DIAGRAM



Note: Images shown for reference only.

LIGHTING Accent

DESIGN STATEMENT: A suspended luminaire that reflects the conical forms of the pedestrian lights. Can be used to highlight unique gathering spaces.

L4 Luminaire | Hess America PEN380-LED-NW-SYM-UNV-X-GG

L4 Pole | Lytepoles 401-5007-25

**Note: Structural engineer shall review and sign off on all catenary lighting systems.*

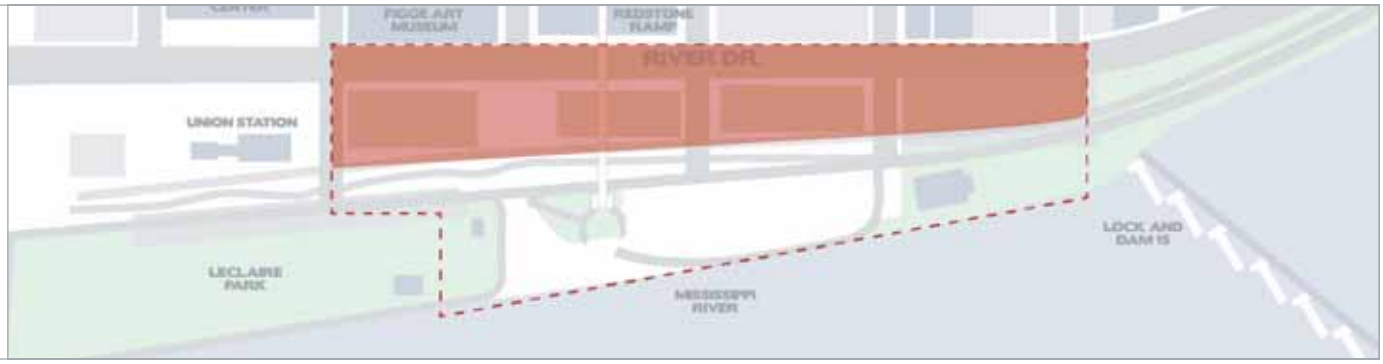
MODEL NUMBER:
PEN380 (Pendo)

MANUFACTURER:
Hess America

FINISH:
Matte Silver Grey Metallic

SPECIAL CONSIDERATIONS:
4000K
25' Straight Steel Pole*
1/2" Stainless Steel Cable
5 year warranty

LOCATION DIAGRAM



Note: Images shown for reference only.

OVERVIEW:

A prime purpose of signage is to effectively communicate the City's "brand" while addressing wayfinding. Signs must rely on communication sensory clues, delivered, in this case, through visual elements. A successful sign system is measured by the ease with which one proceeds and is facilitated through an environment from one point of interest to another. Wayfinding systems should reassure users, reinforce the brand, create a welcoming and enjoyable environment and, ideally, provide answers to potential questions before users have to ask for assistance.

A successful wayfinding system should provide information for users to:

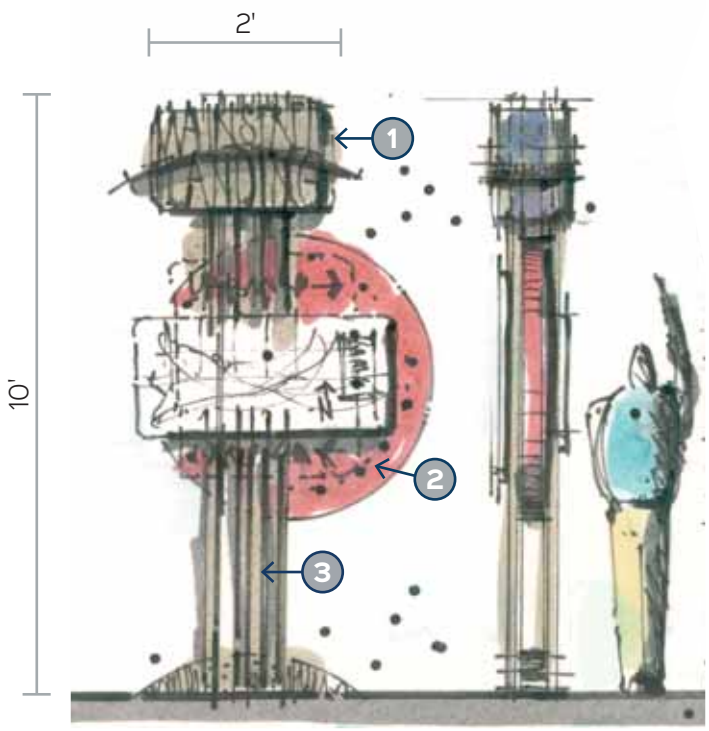
- Identify their location within a space.
- Reinforce they are traveling in the right direction.
- Orient themselves within space by way of maps.
- Understand the location and any potential hazards.
- Identify their destination on arrival.

Made of metal and concrete, the following family of signs convey an urban palette of flood resilient materials.

SIGNAGE

SIGNAGE

Pedestrian Kiosk

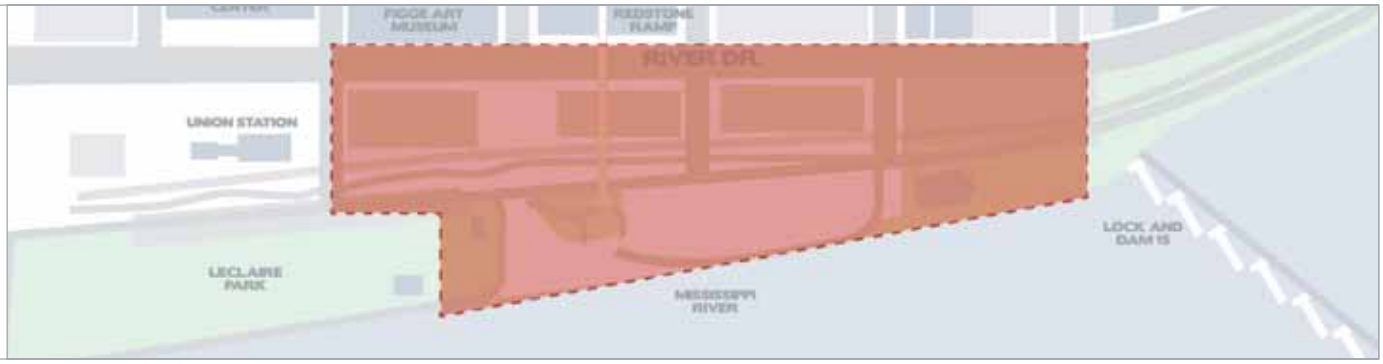


DESIGN STATEMENT:
This sign will orient the user (you are here). It will contain a map of the Main Street Landing and will locate the main elements of the park through the use of a list that is keyed to the map. Composed of metal and polycarbonate plastic, it will be double sided with LED back-lights and an internally lit map. All metal components will be a natural metal finish or will be coated with a high-performance industrial coating, or powdercoat finish.

This type of sign will be located at main entrances and other critical pathway crossings.

KEYNOTES:
1. LED backlit channel letters
2. Acrylic panels, internally illuminated
3. Galvanized steel structure

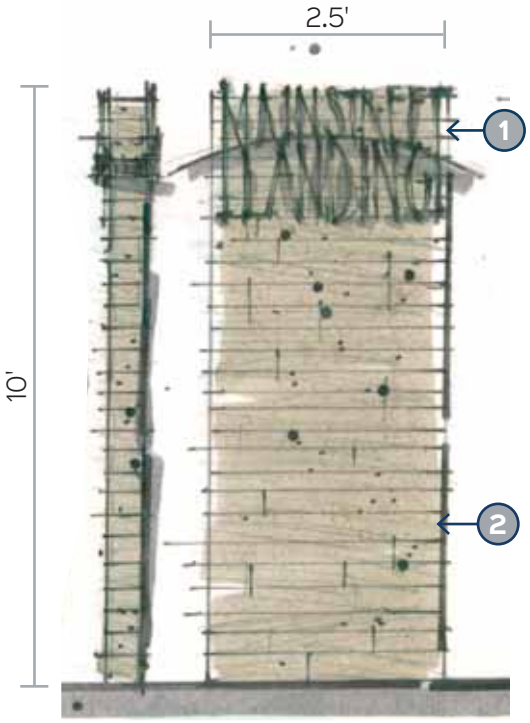
LOCATION DIAGRAM



Note: Images shown for reference only.

SIGNAGE

Architectural Monument

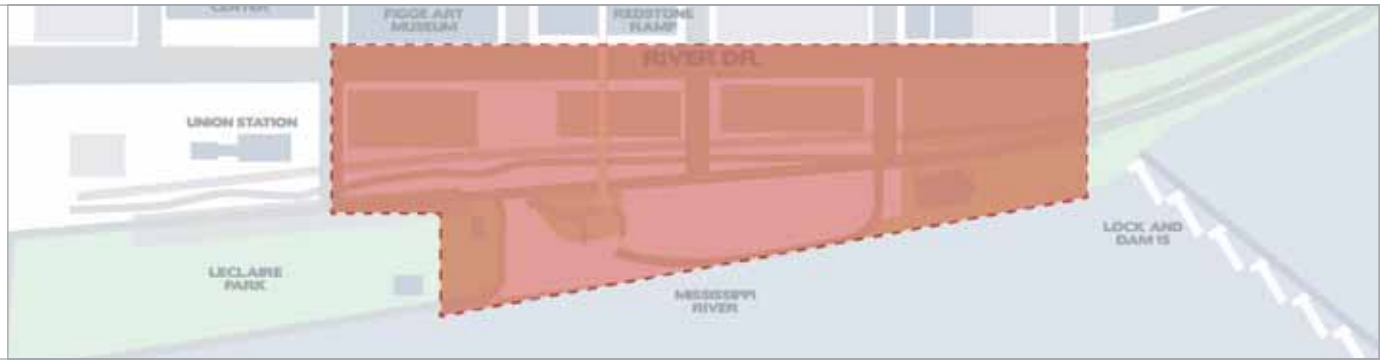


DESIGN STATEMENT:
This is both a pedestrian and vehicular scaled sign. The body of the sign will be composed of board-form concrete with a dimensional metal logo that stands off the sign body and is back-lit whit LEDs. All metal components will be a natural metal finish or will be coated with a high-performance industrial coating, or powder coat finish.

This sign will mark secondary entrances to the Main Street Landing and will mark the edges of the park along River Drive.

KEYNOTES:
1. LED backlit channel letters
2. Board formed concrete

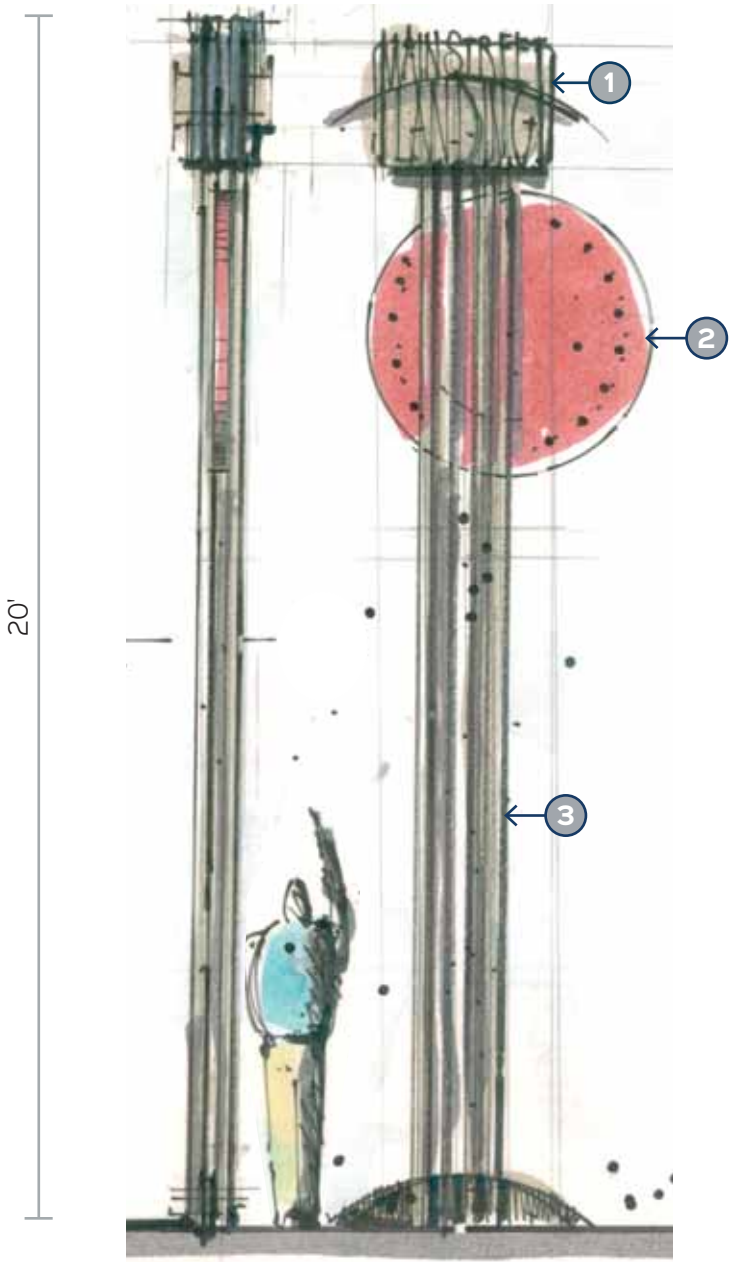
LOCATION DIAGRAM



Note: Images shown for reference only.

SIGNAGE

Pole Sign

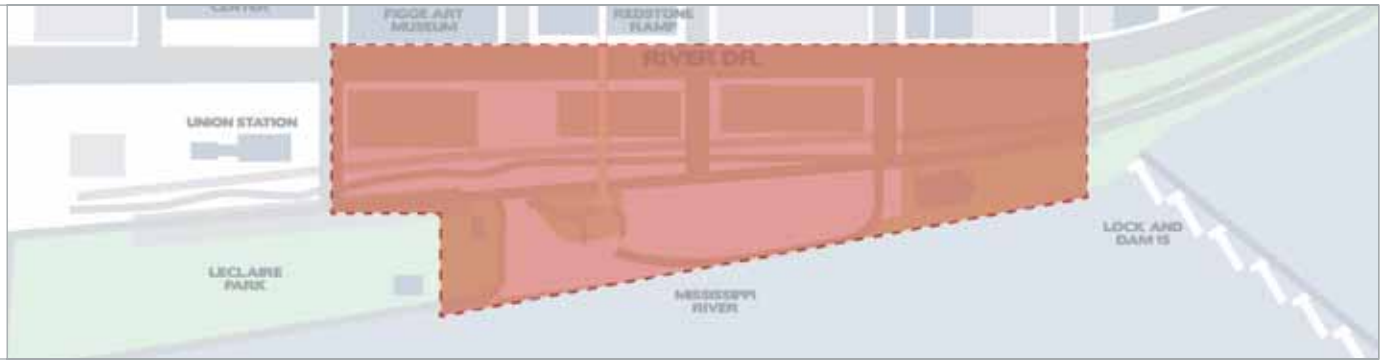


DESIGN STATEMENT:
This sign will be used in places that have other elements of similar scale nearby such as buildings, street lights or other tall park objects. The logo and main components of the sign could also be mounted directly to street or area light poles. This metal sign will be composed of natural metal finish or will be coated with a high-performance industrial coating, or powder coat finish.

This sign could mark secondary entrances to the Main Street Landing and will mark the edges of the park along River Drive.

KEYNOTES:
1. LED backlit channel letters
2. Acrylic panels, internally illuminated
3. Galvanized steel structure

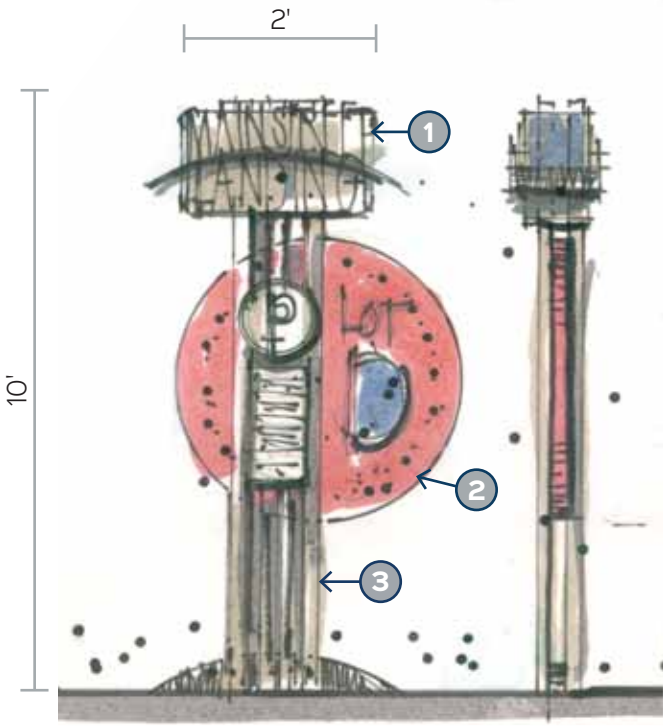
LOCATION DIAGRAM



Note: Images shown for reference only.

SIGNAGE

District & Parking



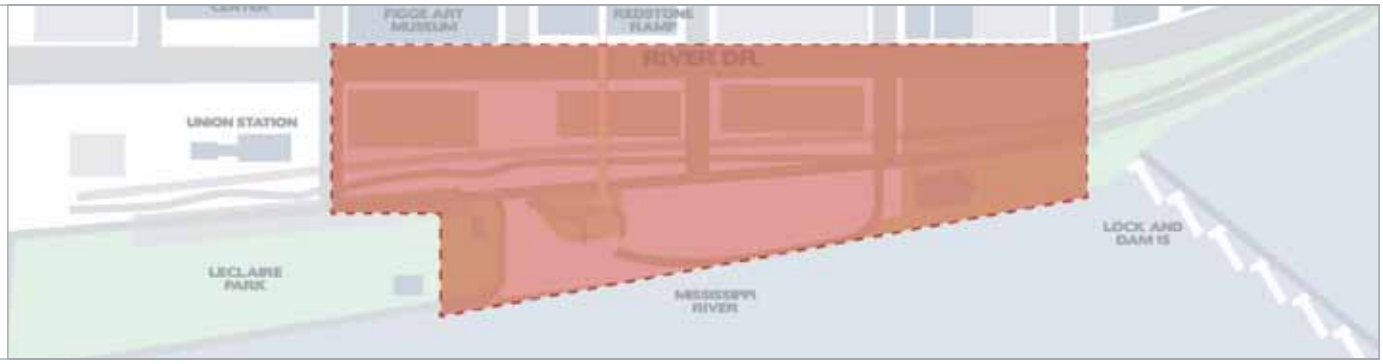
DESIGN STATEMENT:
This sign will be used to mark parking lots and various park districts. This metal sign will be double-sided and be composed of natural metal finish, or will be coated with a high-performance industrial coating, or powder coat finish.

The sign will be used to mark parking lots and various park districts.

KEYNOTES:

1. LED backlit channel letters
2. Acrylic panels, internally illuminated
3. Galvanized steel structure

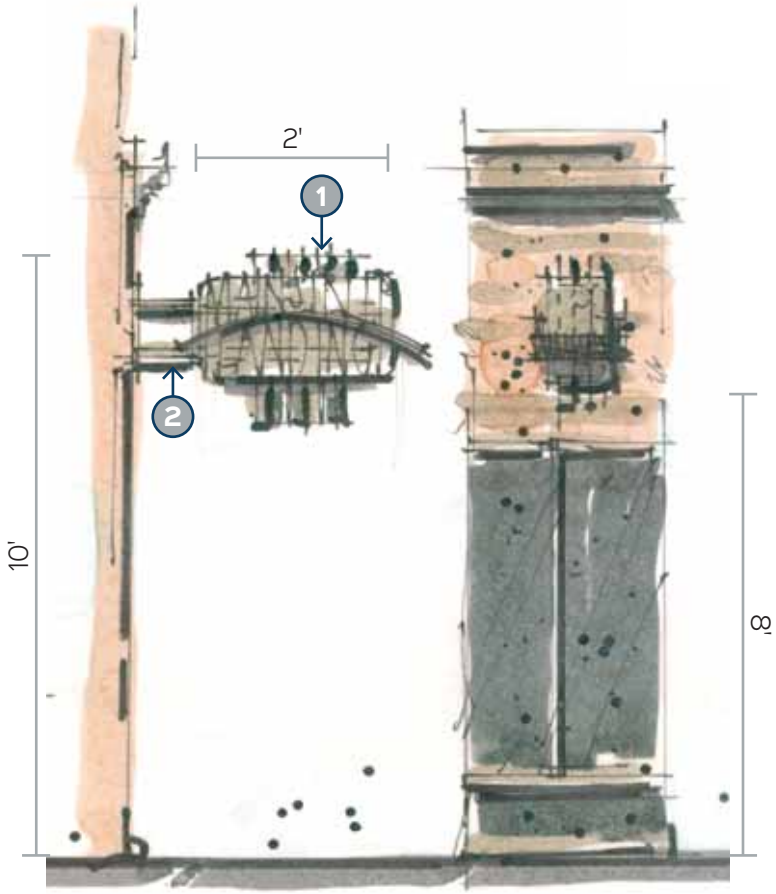
LOCATION DIAGRAM



Note: Images shown for reference only.

SIGNAGE

Building Shingle

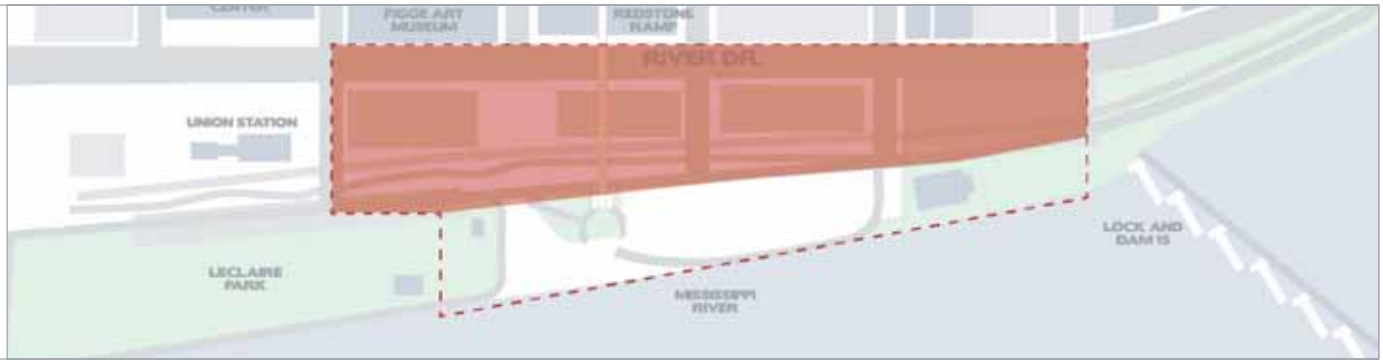


DESIGN STATEMENT:
This metal sign will be double-sided and be composed of natural metal finish, or will be coated with a high-performance industrial coating, or powder coat finish.

The sign will be used on exterior building facades inside or on the edge of the park.

KEYNOTES:
1. LED backlit channel letters
2. Galvanized steel structure

LOCATION DIAGRAM



Note: Images shown for reference only.

SIGNAGE

Gateway

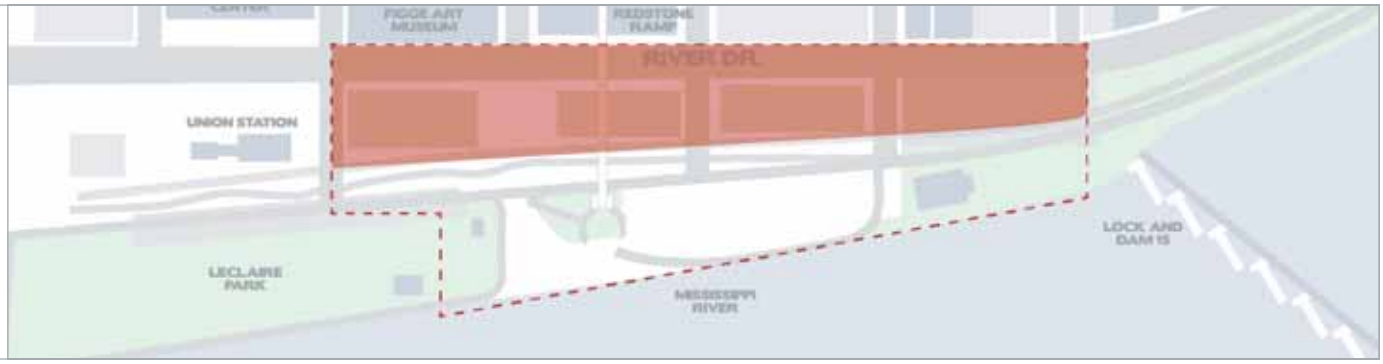
DESIGN STATEMENT :
These two signs (together or independently) will be used as the main gateway into the park at the Brady Street Entrance.

The horizontal formatted sign will be composed of board-form concrete with a dimensional metal logo that stands off the sign body and is back-lit whit LEDs. This sign will stand along the River Drive ROW.

The larger portal sign is composed of both board-form concrete and metal. All metal components will be a natural metal finish or will be coated with a high-performance industrial coating, or powder coat finish. The sign will be composed of natural metal finish, or will be coated with a high-performance industrial coating, or powder coat finish.

KEYNOTES:
1. Galvanized steel structure
2. LED backlit channel letters
3. Board formed concrete

LOCATION DIAGRAM



Note: Images shown for reference only.

OVERVIEW:

Materials chosen for Main Street Landing integrate hints of the community's architectural fabric (namely concrete, brick and steel) into a palette that eloquently "merges the new with the old."

Material selection was based on several key factors including:

- Design character
- The materials' long term durability
- Long term maintenance
- Ease of clean up after flood events
- Safety and accessibility

MATERIALS

MATERIALS

Unit Paving

DESIGN STATEMENT: Red pavers in traditional finishes and patterns offer a nod to the historic brick streets of this area and a sharp, dynamic contrast to more contemporary furnishings and lights.

MODEL NUMBER:
Holland Premier™

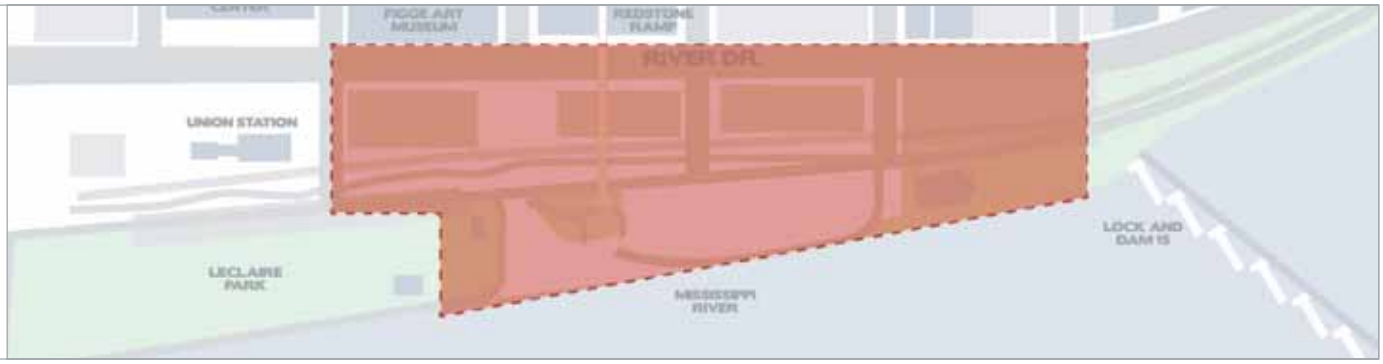
MANUFACTURER:
Unilock

FINISH:
Enduracolor

COLOR:
Charleston

SPECIAL CONSIDERATIONS:
Standard (20 cm x 10 cm x 6 cm)
Hollandstone B Pattern

LOCATION DIAGRAM



Note: Images shown for reference only.

MATERIALS

Unit Paving - Type 2

DESIGN STATEMENT: Grey pavers with varied finished provide texture and a modern aesthetic in traditional patterns.

MODEL NUMBER:
Series™

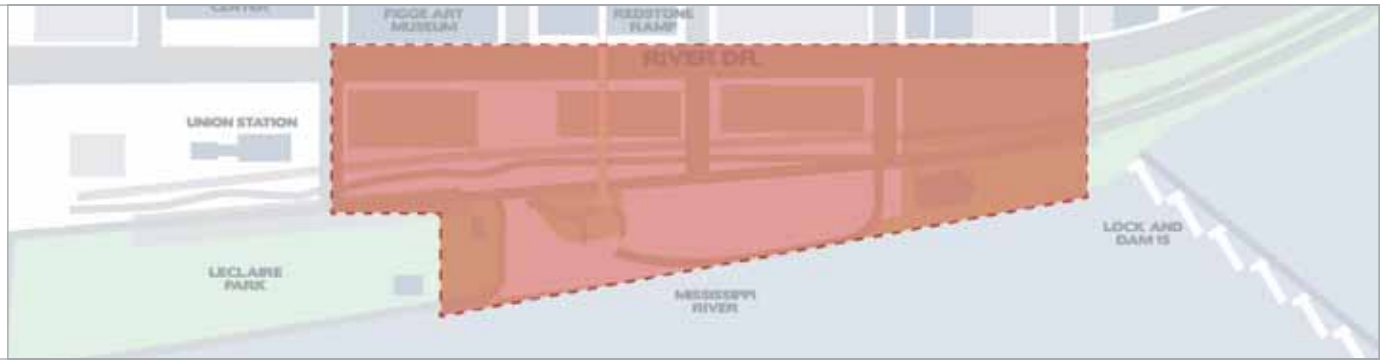
MANUFACTURER:
Unilock

FINISH:
Premier
Series 3000

COLOR:
Mineral Ice Grey

SPECIAL CONSIDERATIONS:
6x12

LOCATION DIAGRAM



Note: Images shown for reference only.

MATERIALS

Concrete Paving

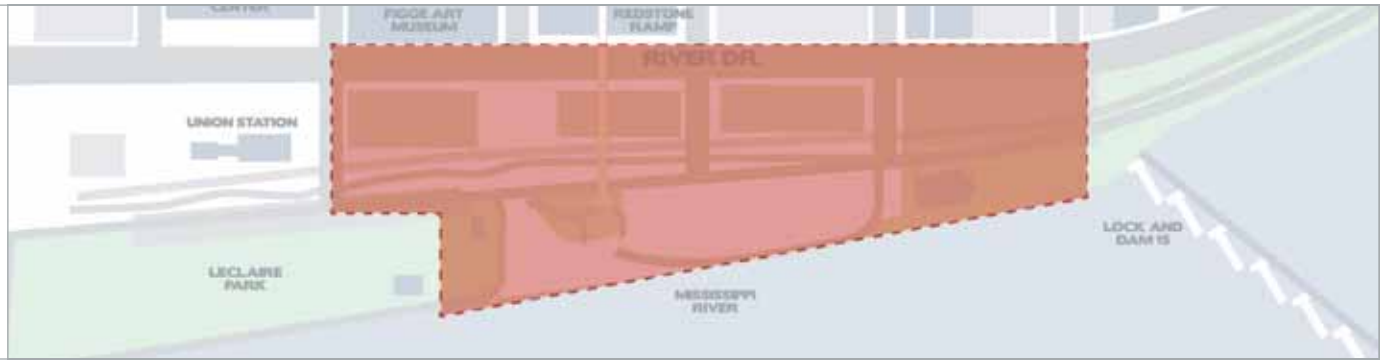
DESIGN STATEMENT: Broomed finish adds a subtle texture to paths and walkways.

FINISH:
Broomed / Brushed

MATERIAL TYPE:
Concrete

SPECIAL CONSIDERATIONS:
Saw Cut Control Joints on a 4'x4' Pattern

LOCATION DIAGRAM



Note: Images shown for reference only.

MATERIALS

Concrete Seat Walls

DESIGN STATEMENT: Seat walls help define spaces and provide integrated seating. Wood slats provide additional warmth.

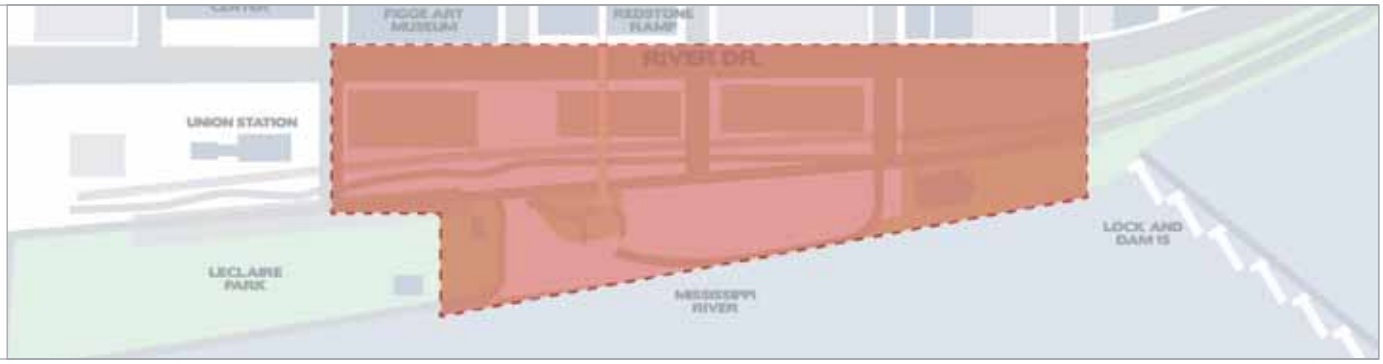
MANUFACTURER:
Custom Design or Tectura Designs

FINISH:
Light Blast

MATERIAL TYPE:
Concrete

SPECIAL CONSIDERATIONS:
Wooden Seat Top
Skate Stop
(Skatestoppers® FR 1.0 shown)

LOCATION DIAGRAM



Note: Images shown for reference only.

MATERIALS

Cast Stone Walls

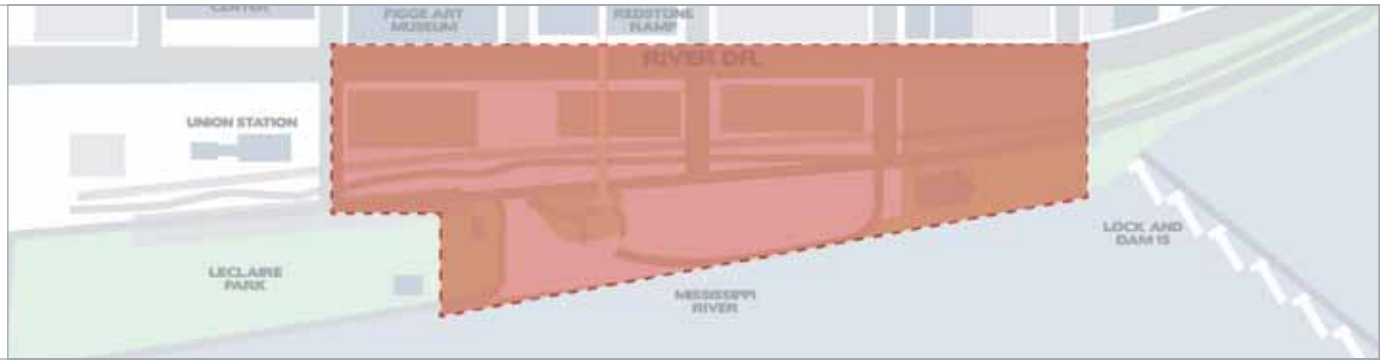
DESIGN STATEMENT: The placement and alignment of these low walls can provide seating, create focal points and outdoor rooms, and highlight raised plantings.

MANUFACTURER:
Custom Design or Tectura Designs

FINISH:
Light Blast

MATERIAL TYPE:
Cast Stone

LOCATION DIAGRAM



Note: Images shown for reference only.

MATERIALS

Architectural Facade Materials

DESIGN STATEMENT: Louvered equipment screens can be used as vision barriers to hide mechanical equipment and other unattractive views.

MODEL NUMBER:
V4JS

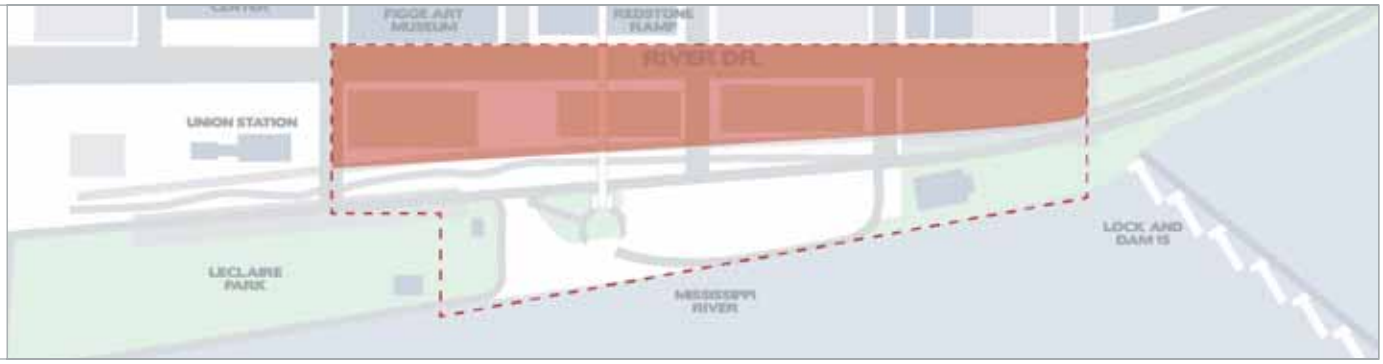
MANUFACTURER:
Architectural Louvers

FINISH:
Clear Anodized

MATERIAL TYPE:
Aluminum

SPECIAL CONSIDERATIONS:
4" Deep Inverted Blade Barrier

LOCATION DIAGRAM



Note: Images shown for reference only.

OVERVIEW:

Flooding - and the plant species ability to withstand short term inundation has a big impact on the selection and placement of plant materials. The design philosophy outlined in the following pages uses native plants - along with splashes of color from "improved" varieties to create a seasonal display that is lush, vibrant and beneficial for all.

Maintenance expectations should be carefully discussed as planting plans are created; to meet the vision of Main Street Landing (a Midwest if not National destination) plantings will need to be maintained at a level that far exceeds the current conditions and at a minimum, parallels the City's efforts at nearby VanderVeer Park.

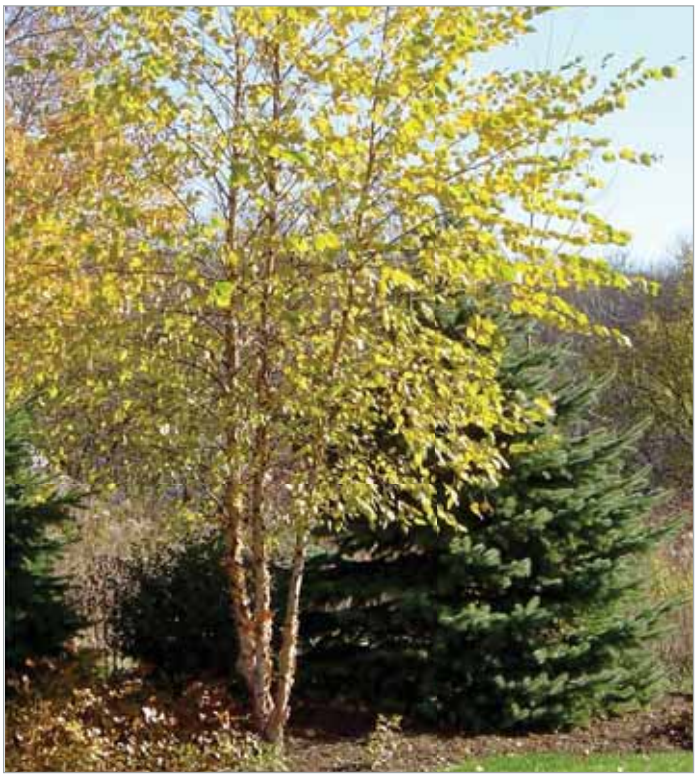
The selection of these plants was guided by these key factors:

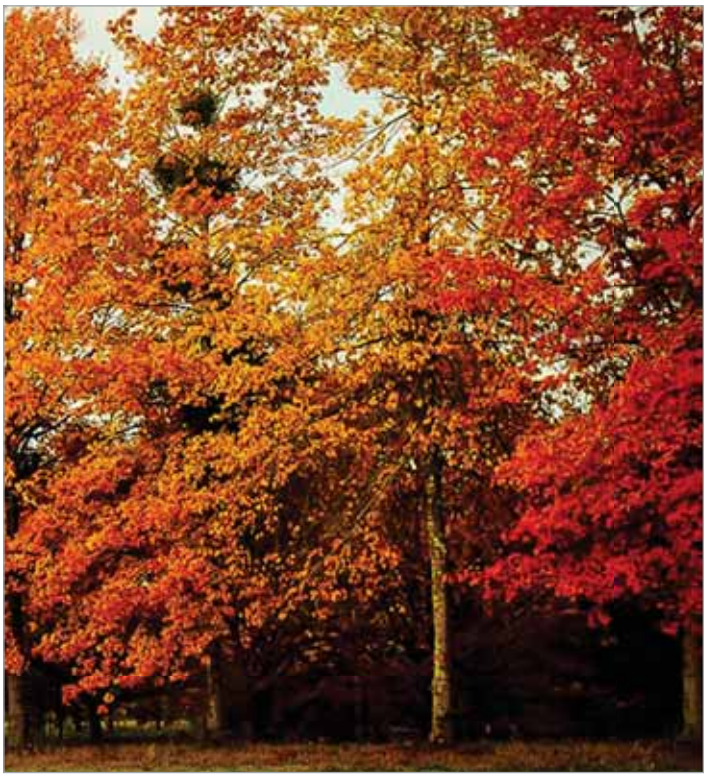
- Use a combination of plants in “layers” to provide year round vibrancy and color.
- Plants chosen should benefit the ecological, biological and human aspects of the site – more than “look good” - e.g. pollinator habitat, stormwater management.
- Turf should be limited to the focal point of the space or garden and should not run from edge to edge.
- Create edges to define spaces, transition materials and create rooms.
- Use species that thrive in floodplain conditions.

PLANTINGS

PLANTINGS

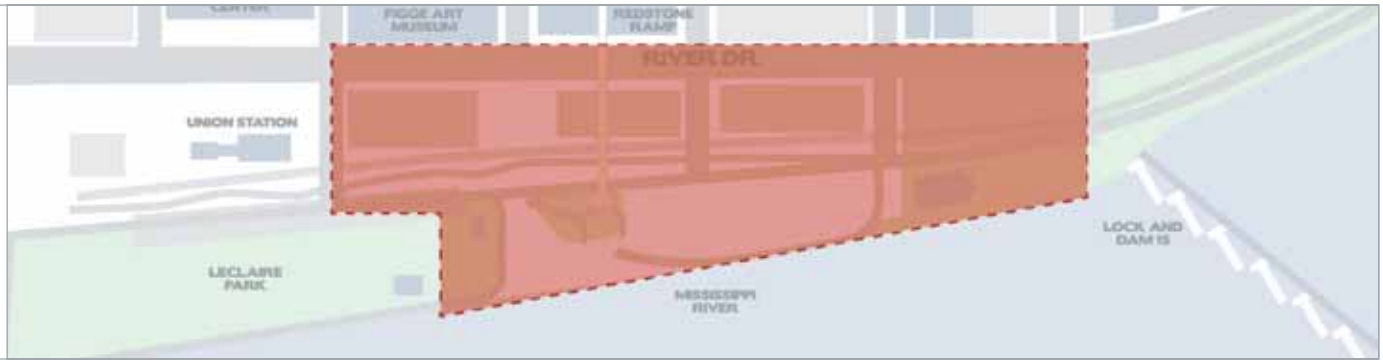
Overstory Trees





PLANT SCHEDULE - TREES					
BOTANICAL NAME	**COMMON NAME**	**SIZE**	**CONDITION**	**SPACING**	**REMARKS**
Acer saccharum subsp.	Black Maple	3" CAL.	B&B		
Betula nigra	River Birch	3" CAL.	B&B		SINGLE STEM, MATCHED
Celtis occidentalis	Common Hackberry	3" CAL.	B&B		
Gleditsia tricanthos	Common Honeylocust	3" CAL.	B&B		
Liquidambar styraciflua	Sweetgum	3" CAL.	B&B		
Populus tremuloides	Quaking Aspen	3" CAL.	B&B		
Quercus bicolor	Swamp White Oak	3" CAL.	B&B		
Quercus macrocarpa	Bur Oak	3" CAL.	B&B		
Quercus rubra	Northern Red Oak	1.5" CAL.	CONT		MATCHED
Ulmus 'new harmony'	American Elm 'New Harmony'	3" CAL.	B&B		

LOCATION DIAGRAM

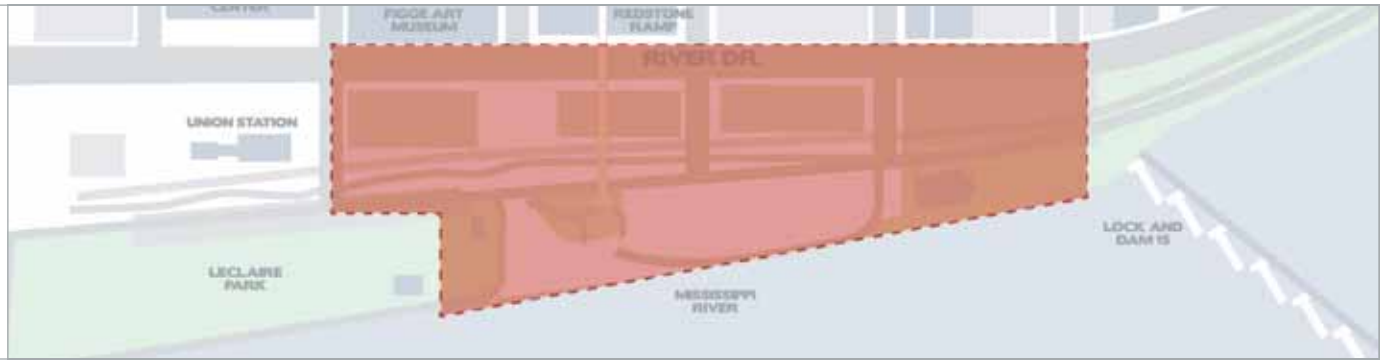


Note: Images shown for reference only.

PLANTINGS Understory Trees & Shrubs

PLANT SCHEDULE - UNDERSTORY TREES & SHRUBS					
BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING	REMARKS
Amelanchier arborea	Serviceberry	#5	CONT	6'-0" O.C.	MATCHED
Cornus sericea 'farrow' arctic fire	Red Osier Dogwood	#5	CONT	4'-0" O.C.	
Cotoneaster apiculatus	Cranberry Cotoneaster	#2	CONT	3'-0" O.C.	
Hamamelis vernalis	Ozark Witch Hazel	#5	CONT	8'-0" O.C.	
Lonicera sempervirens	Honeysuckle	#5	CONT	6'-0" O.C.	
Viburnum trilobum	Highbush Cranberry	#5	CONT	4'-0" O.C.	

LOCATION DIAGRAM

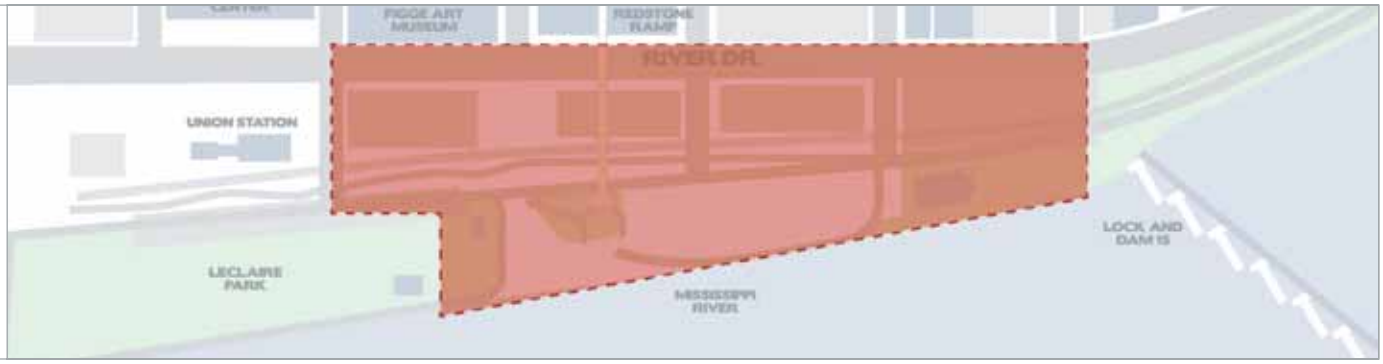


Note: Images shown for reference only.

PLANTINGS Perennials

PLANT SCHEDULE - PERENNIALS					
BOTANICAL NAME	**COMMON NAME**	**SIZE**	**CONDITION**	**SPACING**	**REMARKS**
Graminoids					
Andropogon geraradii	Big Bluestem	#1	CONT	2'-0" O.C.	NATIVE ECOTYPE
Bouteloua curtipendula	Side Outs Gramma	#1	CONT	2'-0" O.C.	NATIVE ECOTYPE
Carex vulpinoidea	Fox Sedge				
Koeleria macrantha	Junegrass	#1	CONT	2'-0" O.C.	NATIVE ECOTYPE
Panicum virgatum 'northwinds'	Switchgrass	#1	CONT	2'-0" O.C.	NATIVE ECOTYPE
Schizachyrium scoparium	Little Blue Stem	#1	CONT	2'-0" O.C.	NATIVE ECOTYPE
Sporobolus heterolepis	Prairie Dropseed	#1	CONT	2'-0" O.C.	NATIVE ECOTYPE
Forbs					
Asclepius incarnata	Swamp Milkweed	#1	CONT	2'-0" O.C.	NATIVE ECOTYPE
Asclepias tuberosa	Butterfly Milkweed	#1	CONT	2'-0" O.C.	NATIVE ECOTYPE
Aster novae angliae	New England Aster	#1	CONT	2'-0" O.C.	NATIVE ECOTYPE
Babtisia alba	Wild Indigo	#1	CONT	2'-0" O.C.	NATIVE ECOTYPE
Baptisia australis	Blue False Indigo	#1	CONT	2'-0" O.C.	NATIVE ECOTYPE
Heliopsis helianthoides	Ox Eye Sunflower	#1	CONT	2'-0" O.C.	NATIVE ECOTYPE
Liatris	Liatris Spicata	2 1/4" X 5"	38 CELL PLUG	1'-0" O.C.	NATIVE ECOTYPE
Lobelia cardinalis	Cardinal Flower	#1	CONT	2'-0" O.C.	NATIVE ECOTYPE
Monarda fistulosa	Wild Bergamont	#1	CONT	2'-0" O.C.	NATIVE ECOTYPE
Rudbeckia hirta	Black-Eyed Susan	#1	CONT	2'-0" O.C.	NATIVE ECOTYPE
Verbena hastata	Rattlesnake Master	#1	CONT	2'-0" O.C.	NATIVE ECOTYPE
Zizia aurea	Golden Alexander	#1	CONT	2'-0" O.C.	NATIVE ECOTYPE

LOCATION DIAGRAM



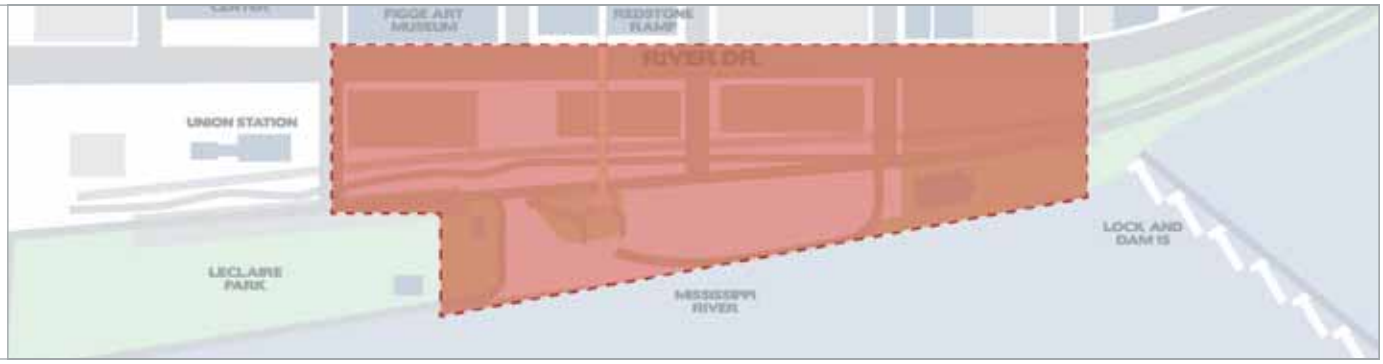
Note: Images shown for reference only.

PLANTINGS

Spring Bulbs

PLANT SCHEDULE - SPRING BULBS					
BOTANICAL NAME	**COMMON NAME**	**SIZE**	**CONDITION**	**SPACING**	**REMARKS**
Corcus vernus	Flower Record	9 CM		4 PER SF	4" DEPTH
Crocus vernus	Jeanne d'Arc	9 CM		4 PER SF	4" DEPTH
Crocus vernus	Tommasinianus Barr's Purple	5 CM		4 PER SF	4" DEPTH
Crocus vernus	Vernus Yellow Mammoth	9 CM		4 PER SF	4" DEPTH
Hyacinth orientalis	Delft Blue	16/17 CM		3 PER SF	4" DEPTH
Hyacinth orientalis	Gypsy Queen	16/17 CM		3 PER SF	4" DEPTH
Hyacinth orientalis	Jan Bos	16/17 CM		3 PER SF	4" DEPTH
Hyacinth orientalis	Pink Pearl	16/17 CM		3 PER SF	4" DEPTH
Narcissus	Golden Echo	6 CM		4 PER SF	4" DEPTH
Narcissus	Tete-a-Tete	6 CM		4 PER SF	4" DEPTH

LOCATION DIAGRAM



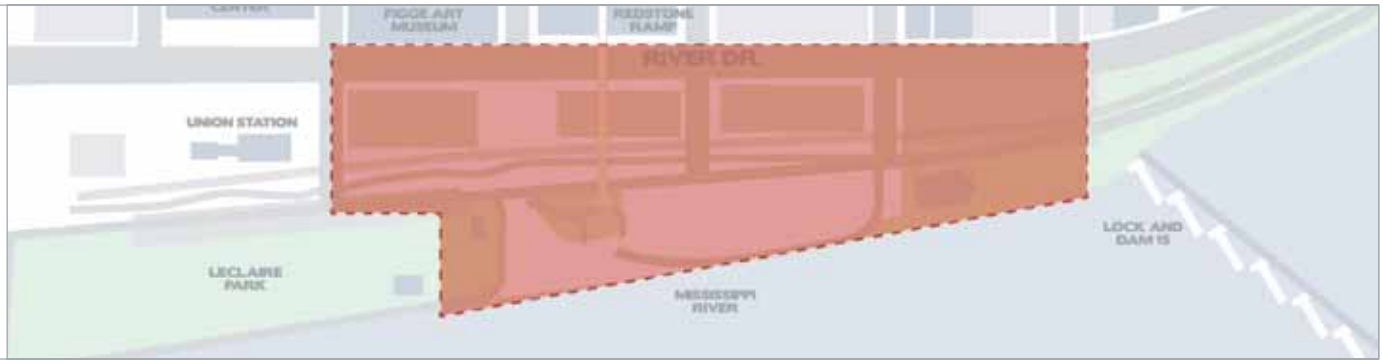
Note: Images shown for reference only.

PLANTINGS

Landscape Screening

DESIGN STATEMENT: Screening parking lots with plantings enhances the aesthetics of the site, provides shade, and reduces the amount of impervious surfaces.

LOCATION DIAGRAM



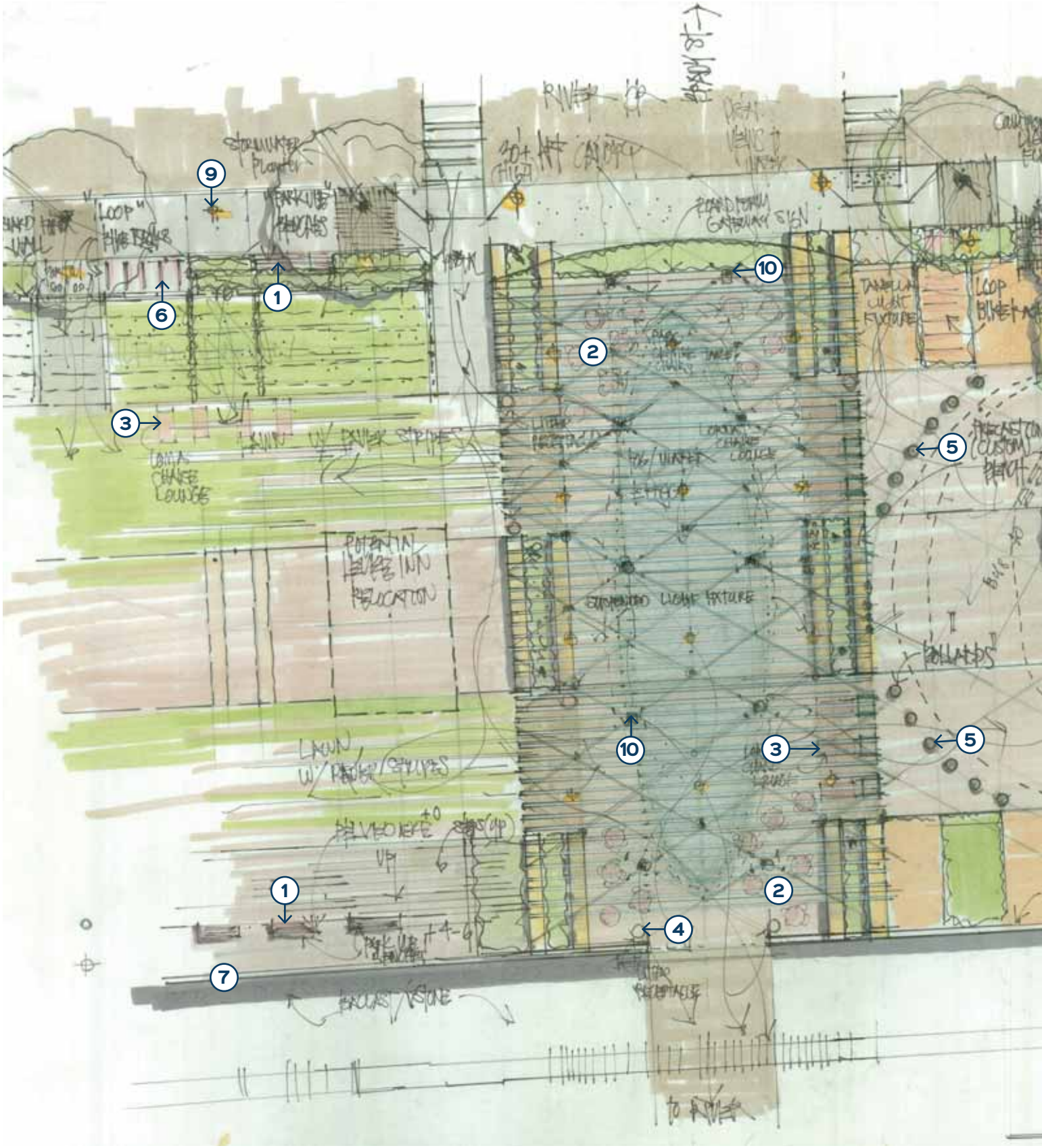
Note: Images shown for reference only.

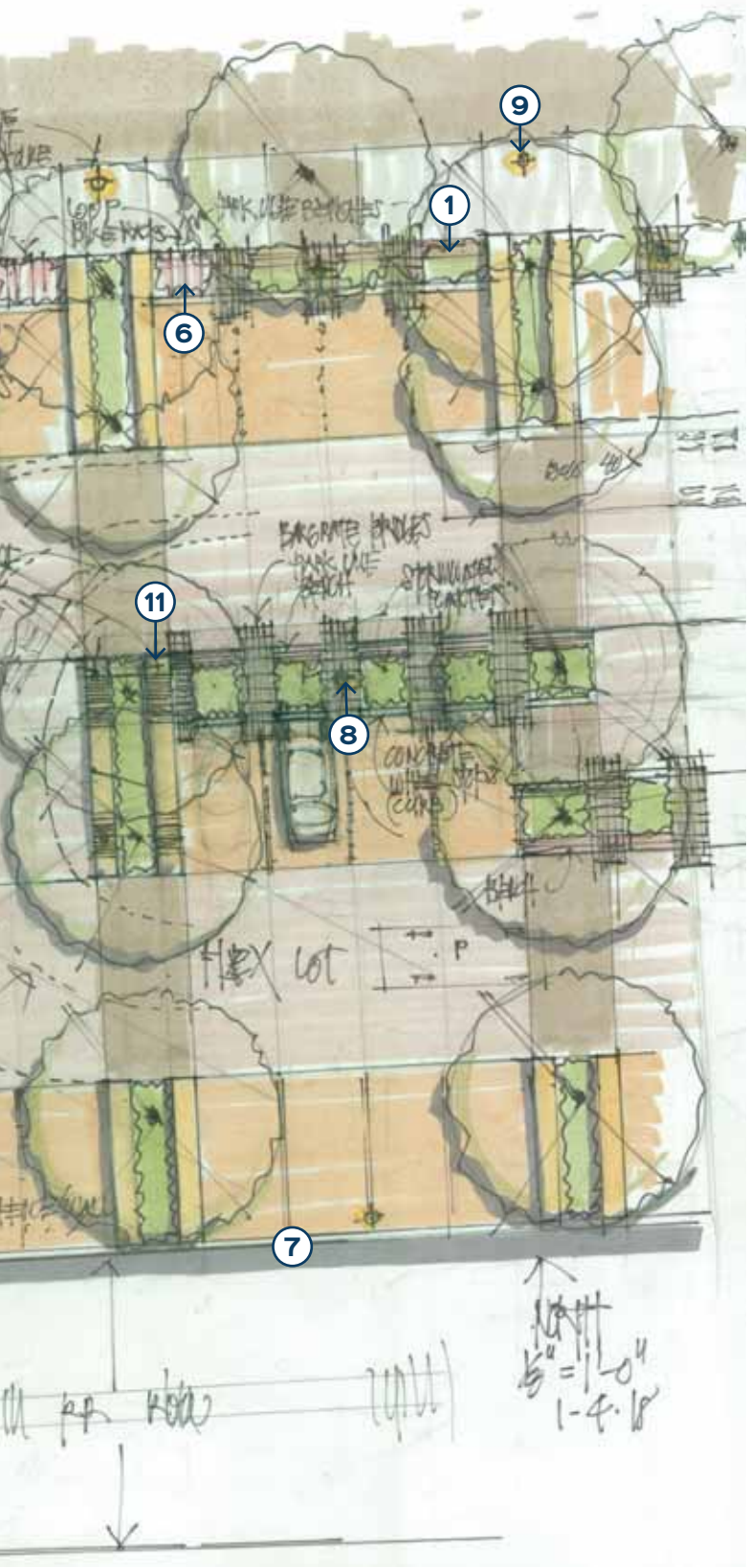
PAGE LEFT BLANK INTENTIONALLY.

a

Appendix

BRADY STREET PLAZA VIGNETTE





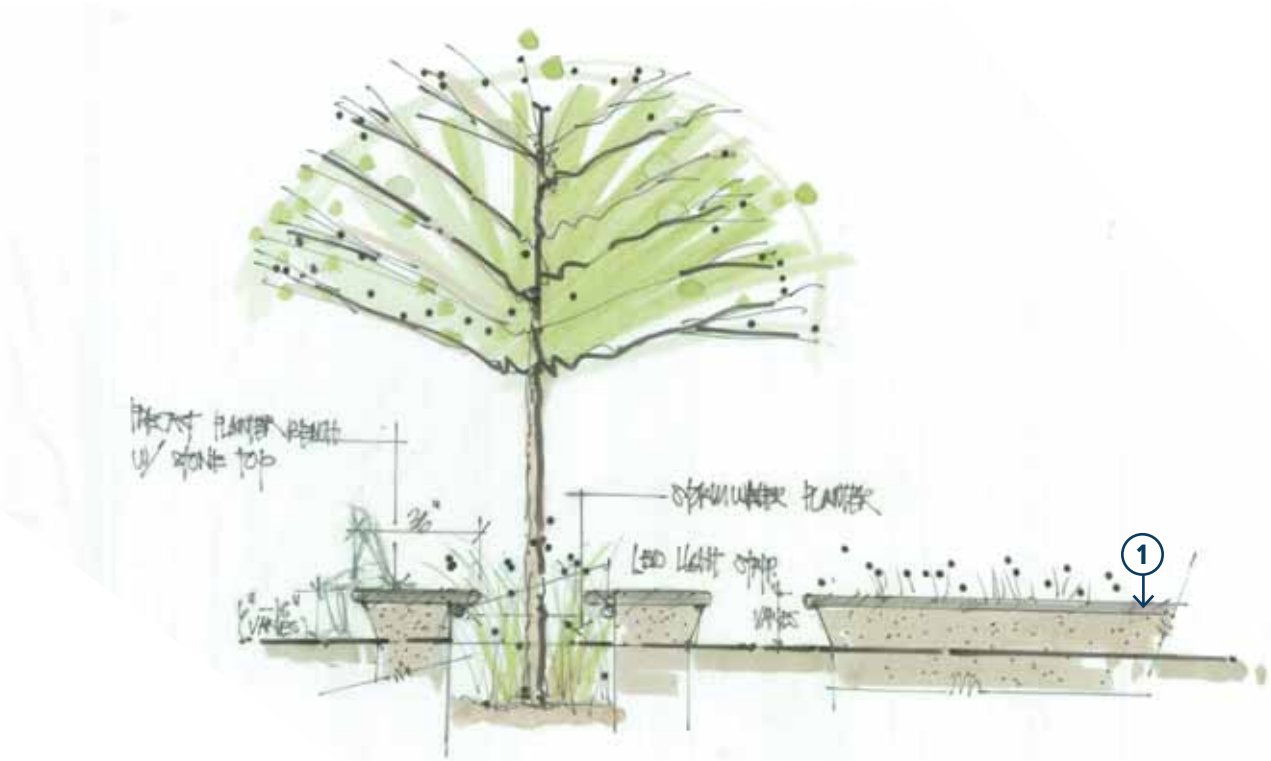
SUMMARY:

Brady Street is a key intersection in the Riverfront site. It serves as one of the gateways into the park and will be adjacent to the currently proposed flex parking space and greenspace. This image is a snapshot of how the family of furnishings fit into the space. It provides suggestions for use and placement to illustrate how various fixtures might work within the park.

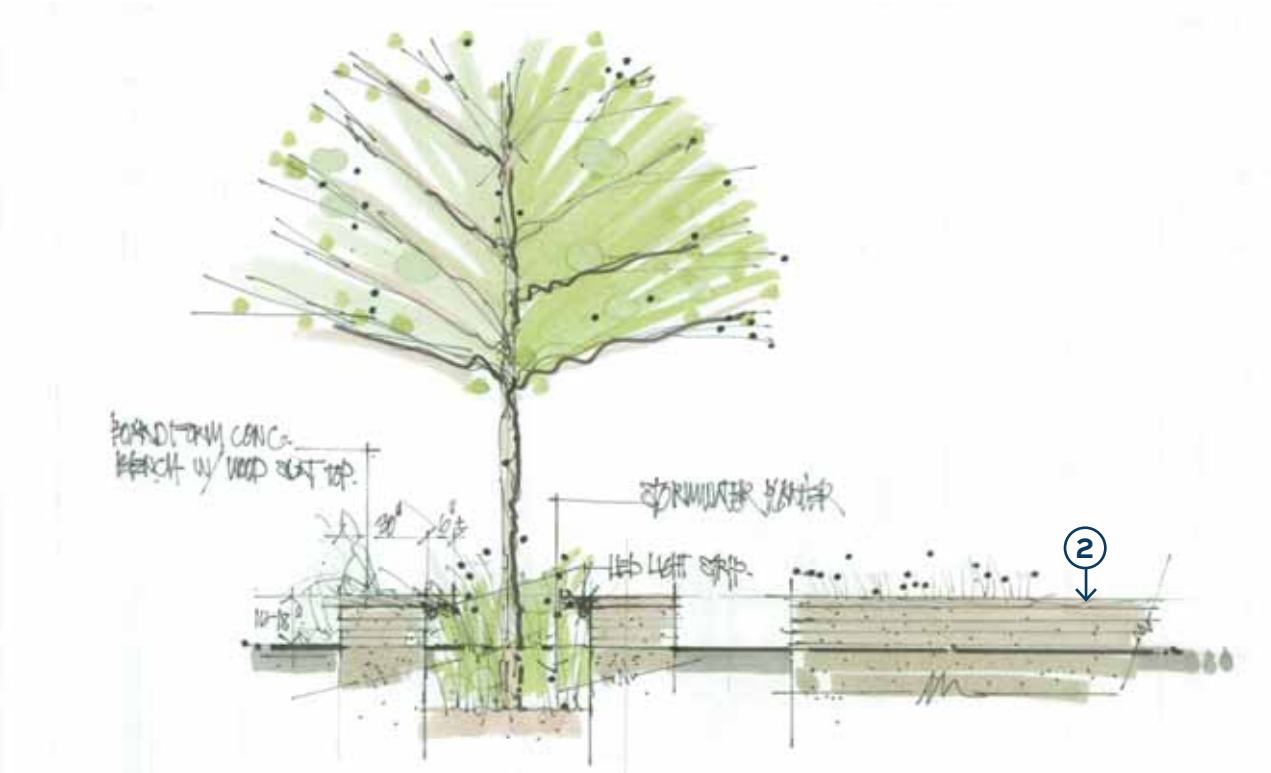
KEYNOTES:

1. Parc Vue bench (pg 35)
2. Parc Centre table & chairs (pgs 37-39)
3. Loma Chaise Lounge (pg 40)
4. Poe litter receptacle (pg 41)
5. Retractable bollards (pg 42)
6. Loop bike rack (pg 43)
7. Screen wall / fence (pg 44)
8. Tanella parking lot lighting
9. Campone pedestrian light (pg 51)
10. Pendo catenary light system (pg 53)
11. Concrete Seat Walls (pg 68)

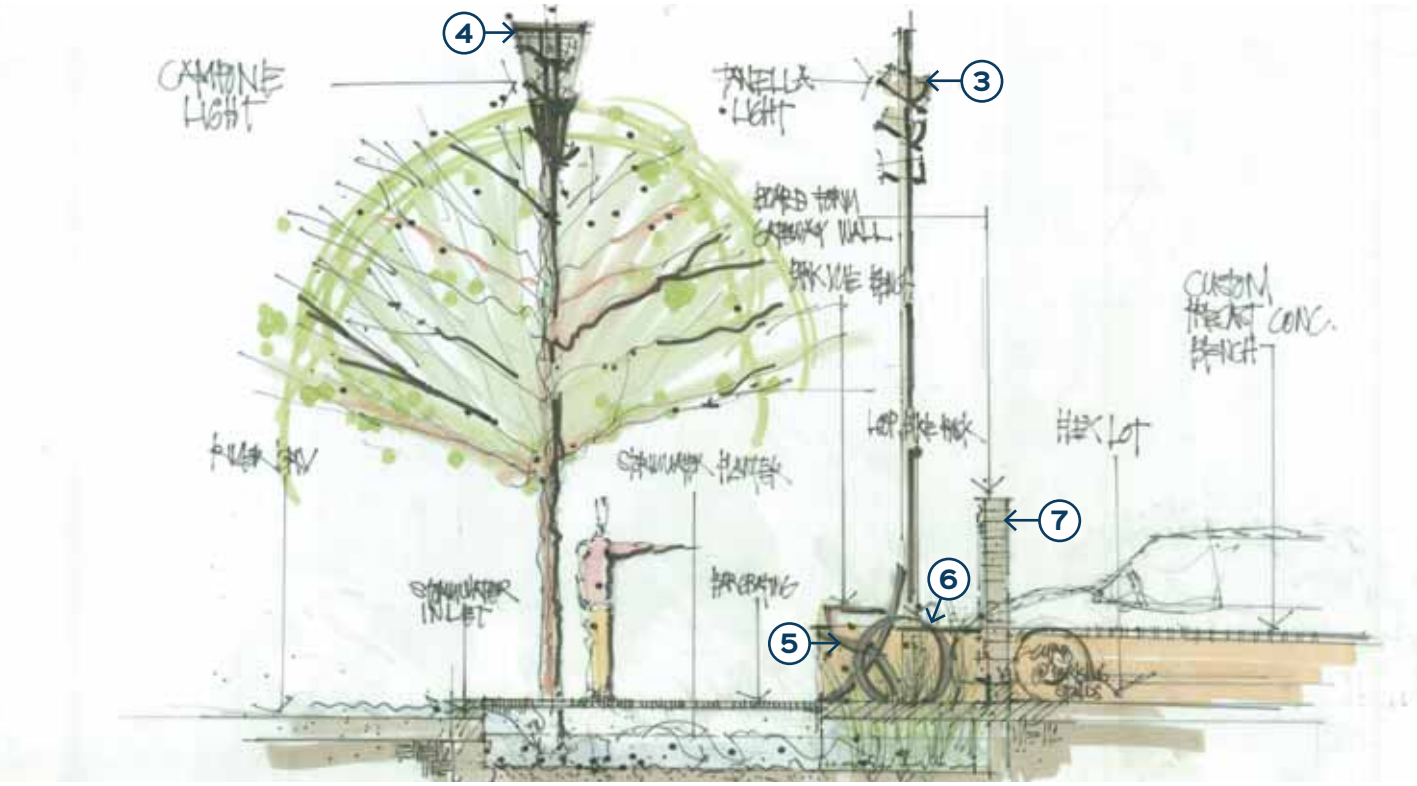
SECTION VIGNETTES



Flex Lot Planter Bench Option A



Flex Lot Planter Bench Option B



River Drive Section

SUMMARY:

These vignettes show examples of how some of the furnishings can be incorporated. Stormwater management strategies are shown integrated into the streetscape to promote environmentally friendly design. Examples of how planters within the flex parking lot would function start to illustrate what the space would feel like at a pedestrian scale.

KEYNOTES:

1. Precast stone walls (pg 69)
2. Concrete seat walls (pg 68)
3. Tanella parking lot light (pg 50)
4. Campone pedestrian light (pg 51)
5. Parc Vue bench (pg 35)
6. Loop bike rack (pg 43)
7. Gateway wall (pg 61)

Feb.
27th,
2018

City of Davenport

RDg...
PLANNING • DESIGN

City of Davenport

Agenda Group: Public Works
Department: Public Works - Admin
Contact Info: Amy Kay 327-5160
Wards: 6

Action / Date
PW3/7/2018

Subject:
Resolution approving the contract for the Pheasant Creek Stream Stabilization project from Ardo Schmidt Construction, Inc. of Preston, IA at the amount of $136,092.57 and authorizing Mayor Frank Klipsch to sign and manage any related agreements. CIP #33023 [Ward 6]

Recommendation:
Pass the Resolution.

Relationship to Goals:
Sustainable Infrastructure

Background:
A Request for Bids was issued on February 6, 2018 and was sent to 395 contractors. On February 27, 2018 the Purchasing Division received and opened eight bids. The lowest responsive and responsible bidder was Ardo Schmidt Construction, Inc. and they are recommended for the award.

There is a large heat cut (or knick point) east of Fairhaven Road on a tributary of Pheasant Creek that is working its way upstream. A knick point in a stream is a large point of erosion and drop in the stream level.This section of stream will soon receive even more runoff from the Veterans Memorial Parkway improvements and other drainage re-routing which will exacerbate and accelerate the erosion and soil loss. This project will stabilize the knick point with three elevation control structures and is entirely within City property.

A Public Hearing was held on January 17, 2018 and was passed at a subsequent meeting.

Funding for the project is from CIP # 33023.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution Letter
Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	3/1/2018 - 2:05 PM
Public Works Committee	Lechvar, Gina	Approved	3/1/2018 - 2:05 PM
City Clerk	Admin, Default	Approved	3/1/2018 - 3:15 PM

Resolution No._____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the Pheasant Creek Stream Stabilization project from Ardo Schmidt Construction, Inc. of Preston, IA at the amount of $136,092.57 and authorizing Mayor Frank Klipsch to sign and manage any related agreements.

WHEREAS, the City needs to contract the Pheasant Creek Stream Stabilization project and

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

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

1. the contract for Pheasant Creek Stream Stabilization project from Ardo Schmidt 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	Frank Klipsch
Deputy City Clerk	Mayor

CITY OF DAVENPORT, IOWA
REQUEST FOR BIDS RESPONDENTS

DESCRIPTION: PHEASANT CREEK STREAM STABILIZATION

BID NUMBER: 18-74

OPENING DATE: FEBRUARY 27, 2018

RECOMMENDATION: AWARD THE CONTRACT TO ARDO SCHMIDT CONSTRUCTION, INC OF PRESTON, IA

VENDOR NAME	LOCATION	AMOUNT
ARDO SCHMIDT CONSTRUCTION, INC	**PRESTON, IA**	**$136,092.57**
LEGACY CORPORATION OF IL	EAST MOLINE, IL	$477,990.00
MILLER TRUCKING & EXCAVATING	SILVIS, IL	$157,300.75
LANGMAN CONSTRUCTION, INC	ROCK ISLAND, IL	$189,105.00
SMITH SEEDING INC.	ELDRIDGE, IA	$206,313.00
PHOENIX CORP OF THE QUAD CITIES	PORT BYRON, IL	$217,492.85
SUPERIOR SEAWALLS, DOCKS & DREDGE	ROCK ISLAND, IL	$244,900.00
VALLEY CONSTRUCTION COMPNAY	ROCK ISLAND, IL	$393,804.00

Prepared By Cindy Whitaker
Purchasing

Approved By Nicole Gleason 2/28/18
Department Director

Approved By Brandi Coy 3-1-18
Budget/CIP

Approved By 2-28-2018
Finance Director

City of Davenport

Agenda Group: Public Works
Department: Public Works - Admin
Contact Info: Tom Leabhart - 327-5155
Wards: All

Action / Date
PW3/7/2018

Subject:
Resolution approving the contract for the ADA Sidewalk Ramp Improvement project from McDermott Concrete, LLC of Blue Grass, IA in the amount of $380,623.70 and authorizing Mayor Frank Klipsch to sign and manage any related agreements. CIP #28016 [All Wards]

Recommendation:
Pass the Resolution.

Relationship to Goals:
Sustainable Infrastructure

Background:
A Request for Bids was issued on February 2, 2018 and was sent to 427 contractors. On February 23, 2018 the Purchasing Division received and opened four responsive and responsible bids.

The contractor will provide for ADA compliant curb ramps at various locations as indicated in the bid documents location map. The contract includes the construction of curb ramps, associated sidewalk, hydro-seeding, erosion controls, and other works required to construct ADA compliant curb ramps.

Contract pricing was provided for a two-year agreement as long as funding is available for FY2019 and the contractors work is satisfactory.

A Public Hearing was held on January 17, 2018 and was passed at a subsequent meeting.

Funding for the contract is from CIP #28016.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution Letter
Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	3/1/2018 - 3:38 PM
Public Works Committee	Lechvar, Gina	Approved	3/1/2018 - 3:39 PM
City Clerk	Admin, Default	Approved	3/1/2018 - 3:48 PM

Resolution No._____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the ADA Sidewalk Ramp Improvement project from McDermott Concrete, LLC of Blue Grass, IA in the amount of $380,623.70 and authorizing Mayor Frank Klipsch to sign and manage any related agreements.

WHEREAS, the City needs to contract the ADA Sidewalk Ramp Improvement project and

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

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

1. the contract for ADA Sidewalk Ramp Improvement project from McDermott Concrete, LLC is hereby approved; and
2. Mayor Frank Klipsch is authorized to sign and manage any related agreements;

Attest:	Approved:
_____	_____
Jackie E. Holecek, CMC	Frank Klipsch
Deputy City Clerk	Mayor

CITY OF DAVENPORT, IOWA
REQUEST FOR BIDS RESPONDENTS

DESCRIPTION: FY18 ADA SIDEWALK RAMPS & UPGRADES

BID NUMBER: 18-73

OPENING DATE: FEBRUARY 23, 2018

RECOMMENDATION: AWARD THE CONTRACT TO MEDERMOTT CONCRETE, LLC OF BLUE GRASS, IA

VENDOR NAME	LOCATION	AMOUNT
MCDERMOTT CONCRETE, LLC	**BLUE GRASS, IA**	**$380,623.70**
KELLY CONSTRUCTION OF DAV	DAVENPORT, IA	$407,819.02
EMERY CONSTRUCTION GROUP INC	MOLINE, IL	$479,423.30
CENTENNIAL CONTRACTORS OF THE QC	MOLINE, IL	$562,631.75

Prepared By Cindy Whitaker
Purchasing

Approved By Nicole Gleason 3/1/18
Department Director

Approved By Brandi Coyne 3-2-18
Budget/CIP

Approved By Linda Stollard 3-2-18
Finance Director

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Nichole Kriz; (563) 326-7784
Wards: 3,5

Action / Date
PW2/7/2018

Subject:
Resolution adopting the resolution of necessity covering the FY17 Alley Resurfacing Program, for the alleys between LeClaire and Farnam from Garfield to Columbia and between Schricker and Glaspell from Pine to Belmont. [Wards 3 & 5]

Recommendation:
Pass the resolution.

Relationship to Goals:
Sustainable Infrastructure

Background:
The city accepted an alley resurfacing petition, signed by over 50% of owner occupied properties abutting the alleys between LeClaire and Farnam from Garfield to Columbia and between Schricker and Glaspell from Pine to Belmont. The public hearing for these alleys was held on January 17, 2018.

Half of the alley resurfacing program cost is paid for by the city and the other half is assessed to the abutting property owners based on the size of their lot. The current estimate of $70,500 with a budgeted amount of $76,000 in CIP #35017.

State law requires that certain Council actions regarding the assessment procedure must precede the bid letting date. This is one of those resolutions that must be passed in the series. This one is step 16 and amends the proposed resolution of necessity.

ATTACHMENTS:

Type	Description
Cover Memo	Resolution pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	3/1/2018 - 2:49 PM
Public Works Committee	Lechvar, Gina	Approved	3/1/2018 - 3:01 PM
City Clerk	Admin, Default	Approved	3/1/2018 - 3:15 PM

Resolution No._____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION adopting the resolution of necessity covering the FY17 Alley Resurfacing Program, for the alleys between LeClaire and Farnam from Garfield to Columbia and between Schricker and Glaspell from Pine to Belmont.

WHEREAS, this Council heretofore provisionally adopted a resolution of necessity covering the FY 2017 Alley Resurfacing Program Part 2; and

WHEREAS, this Council held a public hearing, as required by law, and heard all objections to the FY 2017 Alley Resurfacing Program Part 2; and

WHEREAS, this Council previously amended the proposed resolution of necessity, as deemed necessary; and

WHEREAS, this Council has overruled all objections regarding the FY 2017 Alley Resurfacing Program Part 2; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa that the resolution of necessity for the FY 2017 Alley Resurfacing Program Part 2, as provisionally adopted on December 7, 2017, and as previously amended is finally adopted.

BE IT FURTHER RESOLVED, that this Council hereby directs the Clerk to certify assessments and deficiencies to the County Treasurer and Chief Building Inspector.

Passed and approved the 14th day of March, 2018.

Approved:	Attest:
_____	_____
Frank Klipsch, Mayor	Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Nichole Kriz; (563) 326-7784
Wards: 3,5

Action / Date
PW2/7/2018

Subject:
Resolution amending resolution of necessity covering the FY17 Alley Resurfacing Program, for the alleys between LeClaire and Farnam from Garfield to Columbia and between Schricker and Glaspell from Pine to Belmont. [Wards 3 & 5]

Recommendation:
Pass the resolution.

Relationship to Goals:
Sustainable Infrastructure

Background:
The city accepted an alley resurfacing petition, signed by over 50% of owner occupied properties abutting the between LeClaire and Farnam from Garfield to Columbia and between Schricker and Glaspell from Pine to Belmont. The public hearing for these alleys was held on January 17, 2018.

Half of the alley resurfacing program cost is paid for by the city and the other half is assessed to the abutting property owners based on the size of their lot. The current estimate of $70,500 with a budgeted amount of $76,000 in CIP #35017.

State law requires that certain Council actions regarding the assessment procedure must precede the bid letting date. This is one of those resolutions that must be passed in the series. This is step 14 and amends the proposed resolution of necessity.

ATTACHMENTS:

Type	Description
Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	3/1/2018 - 2:52 PM
Public Works Committee	Lechvar, Gina	Approved	3/1/2018 - 3:01 PM
City Clerk	Admin, Default	Approved	3/1/2018 - 3:16 PM

Resolution No._____

Resolution offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

Resolution amending resolution of necessity covering the FY17 Alley Resurfacing Program, for the alleys between LeClaire and Farnam from Garfield to Columbia and between Schricker and Glaspell from Pine to Belmont.

WHEREAS, this Council heretofore provisionally adopted a resolution of necessity for the construction of the 2017 Alley Resurfacing Program Part 2; and

WHEREAS, this Council after full investigation deems it advisable to amend the proposed resolution of necessity for the said project.

NOW, THEREFORE BE IT RESOLVED by the Council of Davenport, Iowa, as follows:

A. That the resolution of necessity provisionally adopted on the December 7, 2017 by this Council for the improvement project referred to in the preamble hereof, be amended as follows:

- None -

B. That the plat and schedule of assessments are hereby amended to conform to Part A. hereof and the engineers are instructed to make necessary changes therein.

C. That, except as hereinabove determined, all objections are found to be without merit and are denied.

Passed and approved this 14th day of March, 2018.

Approved: Attest:

_____ _____

Frank Klipsch, Mayor Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Nichole Kriz; (563) 326-7784
Wards: 3&5

Action / Date
PW3/7/2018

Subject:
Resolution overruling objections for the FY17 Alley Resurfacing Program, for the alleys between LeClaire and Farnam from Garfield to Columbia and between Schricker and Glaspell from Pine to Belmont. [Wards 3 & 5]

Recommendation:
Pass the resolution.

Relationship to Goals:
Sustainable Infrastructure

Background:
The city accepted an alley resurfacing petition, signed by over 50% of owner occupied properties abutting the between LeClaire and Farnam from Garfield to Columbia and between Schricker and Glaspell from Pine to Belmont. The public hearing for these alleys was held on January 17, 2018.

Half of the alley resurfacing program cost is paid for by the city and the other half is assessed to the abutting property owners based on the size of their lot. The current estimate of $70,500 with a budgeted amount of $76,000 in CIP #35017.

State law requires that certain Council actions regarding the assessment procedure must precede the bid letting date. This is step 15 and amends the proposed resolution of necessity.

ATTACHMENTS:

Type	Description
Resolution Letter	Res Pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	3/1/2018 - 3:00 PM
Public Works Committee	Lechvar, Gina	Approved	3/1/2018 - 3:01 PM
City Clerk	Admin, Default	Approved	3/1/2018 - 3:16 PM

Resolution No._____

Resolution offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

Resolution overruling objections to the adoption of the Resolution of Necessity covering the 2017 Alley Resurfacing Program Part 2.

WHEREAS, this Council heretofore provisionally adopted a resolution of necessity for the construction of the 2017 Alley Resurfacing Program Part 2; and

WHEREAS, this Council after full investigation has determined that it is in the best interest of the municipality to construct such improvement, all as described in the said resolution as amended.

NOW, THEREFORE BE IT RESOLVED by the Council of Davenport, Iowa, as follows:

A. That any objections against the making of the aforementioned improvement, the boundaries of the district, the cost, the assessment against any lot, or the final adoption of a resolution of necessity are found by this Council to be without merit, and that the said objections be and the same are hereby denied and overruled.

B. That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed.

Passed and approved this 7th day of February, 2018.

Approved: Attest:

_____ _____

Frank Klipsch, Mayor Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Nichole Kriz; (563) 326-7784
Wards: 5

Action / Date
PW2/7/2018

Subject:
Resolution ordering preparation of detailed plans, specifications, notice of hearing, notice to bidders, form of contract and publication of the notice to bidders and notice of hearing covering the FY17 Alley Resurfacing Program Part 2, for the the alleys between LeClaire and Farnam from Garfield to Columbia and between Schricker and Glaspell from Pine to Belmont.The current estimate of $70,500 with a budgeted amount of $76,000 in CIP #35017. [Ward 5]

Recommendation:
Pass the resolution.

Relationship to Goals:
Enhance quality of life.

Background:
This program involves the resurfacing of one alley with Hot Mix Asphalt (HMA). This is an assessment program where ½ of the total cost to reconstruct or resurface the alley is paid for by the City and the other ½ is paid for by the abutting property owners based on the size of their lot. The resident or business that requests to have their alley reconstructed or resurfaced would have to obtain the necessary signatures on a petition prepared by the City over 50% of the owner-occupied property abutting the alley.

The City received and has accepted a petition for this work, which involves the alleys between LeClaire and Farnam from Garfield to Columbia and between Schricker and Glaspell from Pine to Belmont.. It is to be able to be done with the amount of funding currently available. The program cost for this alley is currently estimated at $,500, and these costs have been budgeted in CIP #35017. Due to the assessments, the owner half of the project expense would eventually be recouped by the City. The public hearing for these alleys was held on January 17, 2018.

State law requires that certain Council actions regarding the assessment procedure must precede the bid letting date.This is one of those resolutions that must be passed in the series. This is step 17 and orders preparation of detailed plans, specifications, notice of hearing, notice to bidders, form of contract and publication of the notice to bidders and notice of hearing.

ATTACHMENTS:

Type	Description
Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	3/1/2018 - 2:58 PM
Public Works Committee	Lechvar, Gina	Approved	3/1/2018 - 3:02 PM
City Clerk	Admin, Default	Approved	3/1/2018 - 3:16 PM

Resolution No._____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION ordering preparation of detailed plans, specifications, notice of hearing, notice to bidders, form of contract and publication of the notice to bidders and notice of hearing covering the FY17 Alley Resurfacing Program Part 2, for the the alleys between LeClaire and Farnam from Garfield to Columbia and between Schricker and Glaspell from Pine to Belmont.The current estimate of $70,500 with a budgeted amount of $76,000 in CIP #35017.

WHEREAS, this Council has adopted the final resolution of necessity in connection with the FY 2017 Alley Resurfacing Program Part 2; and

WHEREAS, detailed plans and specifications, notice of hearing, notice to bidders and form of contract should be prepared and filed with the Clerk; and

WHEREAS, said notice of hearing should now be published and the hearing held; and

WHEREAS, said notice to bidders should now be published for the letting date determined;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa, as follows:

Section 1. That the Project Engineer be and hereby instructed to prepare and file with the Clerk detailed plans and specifications covering the aforementioned Improvement Project.

Section 2. That the Project Engineer and the City's Attorney be and they are hereby instructed to prepare, file with the Clerk notice of hearing, notice to bidders and form of contract covering the aforementioned Improvement Project, publish said notice of hearing and notice to bidders and hold the hearing and the letting.

Section 3. That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, to the extent of such conflict.

Passed and approved the 14th day of March, 2018.

Approved:	Attest:
_____	_____
Frank Klipsch, Mayor	Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Ron Hocker 327-5169
Wards: All

Action / Date
PW3/7/2018

Subject:
Resolution approving the specifications, form of contract, and estimated cost for the FY2019-2020 Contract Sewer Repair Program CIP #30044 and #33001. [All Wards]

Recommendation:
Pass the Resolution

Relationship to Goals:
Sustainable Infrastructure

Background:
This program is for emergency and non-emergency point repairs to sanitary and storm sewer mains within the city. Design of the sewer repairs and program management will be completed by the Sewers Division with quality assurance inspections being completed by Engineering Division Staff.

This project is being bid as an Indefinite Quantity, Indefinite Delivery Task Order Contract. The lowest bidder(s) will be offered annual contract(s) with the City with an option for a one year contract extension, subject to approved funding. Work will be assigned to the successful bidders on a rotating basis. No work will begin prior to July 1 of the fiscal year for which funding has been allocated.

Contracts will be guaranteed in the amount of $250,000 for each contractor. The maximum contract value is $1,450,000. Funds for the FY2019-2020 Contract Sewer Repair Program are projected to be budgeted in CIP #30044 and #33001 at $1,450,000.

ATTACHMENTS:

Type	Description
Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	3/1/2018 - 9:54 AM
Public Works Committee	Lechvar, Gina	Approved	3/1/2018 - 9:54 AM
City Clerk	Admin, Default	Approved	3/1/2018 - 10:00 AM

Resolution No._____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport

RESOLUTION approving the specifications, form of contract, and estimated cost for the FY2019-2020 Contract Sewer Repair Program CIP #30044 and #33001.

WHEREAS, on the 2nd day of February, 2018, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa for the FY2019-2020 Contract Sewer Repair Program within the City of Davenport, Iowa; and

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said specifications, form of contract and estimate of cost are hereby approved as the specifications, form of contract and estimate of cost for said FY2019-2020 Contract Sewer Repair Program.

Passed and approved this 14th day of March, 2018.

Approved:

_____

Frank Klipsch, Mayor

Attest:

_____

Jackie E. Holecek, Deputy City Clerk

City of Davenport

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

Action / Date
PW3/7/2018

Subject:
Resolution approving the contract for Runway 15/33 Reconstruction Construction Observation and Administration Services (Task Order #1) with McClure Engineering Company of Fort Dodge, Iowa, in the amount not to exceed $584,749, to provide construction observation and technical oversight for the reconstruction of Runway 15/33 at the Davenport Municipal Airport, FY2019 CIP #20010. [Ward 8]

Recommendation:
Approve the Resolution

Relationship to Goals:
Welcome Investment

Background:
The Runway 15/33 pavement dates back to 1947 and given the age of the existing pavement and the severity of the distress, it has served beyond its intended life. The airport has historically performed panel replacements on a regular basis in order to maintain the pavement at a serviceable level. However, the pavement has deteriorated to a point where it is no longer cost effective to continue with panel replacements. A comprehensive pavement analysis shows that a full reconstruction is needed to maintain the continued functionality of the airport. This construction observation phase will provide the technical oversight needed to successfully reconstruct Runway 15/33 to the specifications designed during previous project phases.

In addition, the existing Runway 15/33 edge lighting and airport signage systems need to be replaced as they no longer meet Federal Aviation Standards and regular outages occur. This project will replace the Runway 15/33 edge lighting and airport signage systems in conjunction with the pavement reconstruction.

McClure Engineering Company is the current 5-year service agreement holder for FAA approved airport engineering and construction consultation.

Funds for this project are available in CIP project #20010. The source of funding is through the FAA Airport Improvement Program grant of $495,183 (85%) and the CIP project 20010 of $89,566 (15%).

The contract is available for review in the Engineering Division of Public Works.

ATTACHMENTS:

Type	Description
Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works Committee	Lechvar, Gina	Approved	3/1/2018 - 10:25 AM
Public Works Committee	Lechvar, Gina	Approved	3/1/2018 - 10:25 AM
City Clerk	Admin, Default	Approved	3/1/2018 - 10:34 AM

Resolution No._____

RESOLUTION offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport

Resolution approving the contract for Runway 15/33 Reconstruction Construction Observation and Administration Services (Task Order #1) with McClure Engineering Company of Fort Dodge, Iowa, in the amount not to exceed $584,749, to provide construction observation and technical oversight for the reconstruction of Runway 15/33 at the Davenport Municipal Airport, FY2019 CIP #20010.

WHEREAS, McClure Engineering Company of Fort Dodge, Iowa, was selected to provide engineering services for this project, and;

WHEREAS, a satisfactory contract has been negotiated with McClure Engineering Company;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that the contract with McClure Engineering Company for Construction Observation and Administration Services (Task Order #1) in the amount not to exceed $584,748 is hereby formally approved.

Passed and approved this 14th day of March, 2018

Approved:

_____
Frank Klipsch, Mayor

Attest:

_____
Jackie E. Holecek, Deputy City Clerk

City of Davenport

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

Action / Date
FIN3/7/2018

Subject:
First Consideration: Ordinance providing for the sale and issuance of not-to-exceed $34,365,000 General Obligation Corporate and Refunding Bonds, Series 2018A, and for the levy of taxes to pay the same. [All Wards]

STAFF RECOMMENDS SUSPENSION OF THE RULES AND PASSAGE ON FIRST CONSIDERATION:

Recommendation:
Suspend the rules and pass the ordinance on first consideration.

Relationship to Goals:
Financially Responsible City Government

Background:
On April 19, 2017, a public hearing was held on the issuance of not-to-exceed $25,320,000 General Obligation Corporate Bonds. Proceeds of these bonds are to finance the FY2018 Capital Improvement Program. On January 17, 2018, a second public hearing was held to increase the not-to-exceed amount by $9,500,000 in order to issue bonds related to the City's economic development agreement with Sterilite. The total of General Obligation Corporate and Refunding Bonds to be sold is $34,365,000.

On January 17, 2018, a public hearing was held on the issuance of Taxable General Obligation Corporate and Refunding Bonds. This action will refund the Series 2010A, Series 2010B, and Taxable Series 2010C bonds for an estimated total savings of $204,751 and present value savings of $187,019. The total of Taxable General Obligation Corporate and Refunding Bonds to be sold is $8,330,000.

Bond ratings have been sought from Moody's and Standard & Poor's. The result of those meetings will be released when available.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance Series 2018A

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	3/1/2018 - 10:47 AM
Finance Committee	Watson-Arnould, Kathe	Approved	3/1/2018 - 10:47 AM
City Clerk	Admin, Default	Approved	3/1/2018 - 12:01 PM

ORDINANCE NO. _____

An Ordinance providing for the sale and issuance of $_____ General Obligation Corporate and Refunding Bonds, Series 2018A, and for the levy of taxes to pay the same

WHEREAS, in the performance of its corporate functions as prescribed by the laws of the State of Iowa and the Charter of the City of Davenport, Iowa (the "City"), notice duly published and a hearing held thereon, the City Council of the City has determined it to be in the best interests of the City to issue General Obligation Corporate and Refunding Bonds, Series 2018A (the "Series 2018A Bonds") for the purpose of paying costs in connection with various improvements and projects in the City and refunding the outstanding balances of the City's Taxable General Obligation Corporate Bonds, Series 2010A and General Obligation Refunding Bonds, Series 2010B; and

WHEREAS, sealed bids for the purchase of the Series 2018A Bonds were received and canvassed on behalf of the City; and

WHEREAS, PFM Financial Advisors, LLC, municipal advisor for the City, has reported that, upon review of all bids received for the purchase of the Series 2018A Bonds, the bid of _____ (the "Purchaser") proposes the lowest interest cost to the City and the City should issue the Series 2018A Bonds in the principal amount of $_____; and

WHEREAS, it is necessary at this time to award the Series 2018A Bonds to the Purchaser and to adopt an ordinance to provide for the principal amount, interest rates and other terms of issuance of the Series 2018A Bonds and the levy of taxes to pay the same;

NOW, THEREFORE, Be It Ordained by the City Council of the City of Davenport, Iowa, as follows:

Section 1. The bid referred to in the preamble hereof is hereby accepted, and the Series 2018A Bonds are hereby awarded to the Purchaser at the price specified in such bid, together with accrued interest.

Section 2. The form of agreement of sale of the Series 2018A Bonds is hereby approved, and the Mayor and Deputy City Clerk are hereby authorized to execute the same for and on behalf of the City.

Section 3. The Series 2018A Bonds, dated April 3, 2018, in the denomination of $5,000 each or any integral multiple thereof, are hereby authorized to be issued in the aggregate

principal amount of $_____, and shall mature on June 1 in each of the years, in the respective principal amounts and bear interest at the respective rates, as follows:

Year	Principal Amount	Interest Rate Per Annum	Year	Principal Amount	Interest Rate Per Annum
2019	$3,385,000	___ %	2027	$1,545,000	____%
2020	$3,510,000	____%	2028	$1,590,000	____%
2021	$3,610,000	____%	2029	$1,645,000	____%
2022	$2,985,000	____%	2030	$1,690,000	____%
2023	$3,070,000	____%	2031	$1,745,000	____%
2024	$2,940,000	____%	2032	$1,805,000	____%
2025	$1,465,000	____%	2033	$1,870,000	____%
2026	$1,510,000	____%			

Section 4. The CFO/Assistant City Administrator is hereby designated as the Bond Registrar and Paying Agent for the Series 2018A Bonds and may be hereinafter referred to as the "Bond Registrar" or the "Paying Agent".

All of the interest on the Series 2018A Bonds is payable semiannually on the first day of June and December in each year, commencing December 1, 2018. Payment of interest on the Series 2018A Bonds shall be made in lawful money of the United States of America to the registered owners appearing on the bond registration books of the City at the close of business on the fifteenth day of the month next preceding the interest payment date and shall be paid to the registered owners at the addresses shown on such registration books. Principal of the Series 2018A Bonds shall be payable in lawful money of the United States of America to the registered owners or their legal representatives upon presentation and surrender of the Series 2018A Bond or Bonds at the office of the Paying Agent.

The City reserves the right to call for redemption prior to maturity the Series 2018A Bonds maturing in the years 2027 to 2033, inclusive, in whole or from time to time in part, in one or more units of $5,000, on June 1, 2026, or on any date thereafter prior to and in any order of maturity (and within a maturity by lot), upon terms of par and accrued interest. If less than all of the Series 2018A Bonds of any like maturity are to be redeemed, the particular part of those Series 2018A Bonds to be redeemed shall be selected by the Registrar by lot. The Series 2018A Bonds may be called in part in one or more units of $5,000.

If less than the entire principal amount of any Series 2018A Bond in a denomination of more than $5,000 is to be redeemed, the Registrar will issue and deliver to the registered owner thereof, upon surrender of such original Series 2018A Bond, a new bond or bonds, in any authorized denomination, in a total aggregate principal amount equal to the unredeemed balance of the original Series 2018A Bond. Notice of such redemption as aforesaid identifying the bond or bonds (or portion thereof) to be redeemed shall be sent by electronic means or mailed by

certified mail to the registered owners thereof at the addresses shown on the City's registration books not less than 30 days prior to such redemption date. Any notice of redemption may contain a statement that the redemption is conditioned upon the receipt by the Paying Agent of funds on or before the date fixed for redemption sufficient to pay the redemption price of the Series 2018A Bonds so called for redemption, and that if funds are not available, such redemption shall be cancelled by written notice to the owners of the Series 2018A Bonds called for redemption in the same manner as the original redemption notice was sent. All of such Series 2018A Bonds as to which the City reserves and exercises the right of redemption and as to which notice as aforesaid shall have been given and for the redemption of which funds are duly provided, shall cease to bear interest on the redemption date.

The Series 2018A Bonds shall be executed on behalf of the City with the official manual or facsimile signature of the Mayor and attested with the official manual or facsimile signature of the Deputy City Clerk, and shall be fully registered bonds without interest coupons. In case any officer whose signature or the facsimile of whose signature appears on the Series 2018A Bonds shall cease to be such officer before the delivery of the Series 2018A Bonds, such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes, the same as if he or she had remained in office until delivery.

The Series 2018A Bonds shall be fully registered as to principal and interest in the names of the owners on the registration books of the City kept by the Bond Registrar. Each Series 2018A Bond shall be transferable only upon the registration books of the City upon presentation to the Bond Registrar, together with either a written instrument of transfer satisfactory to the Bond Registrar or the assignment form thereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The record and identity of the owners of the Series 2018A Bonds shall be kept confidential as provided by Section 22.7 of the Code of Iowa.

The Series 2018A Bonds shall not be valid or become obligatory for any purpose until the Certificate of Authentication thereon shall have been signed by the Bond Registrar.

Section 5. Notwithstanding anything above to the contrary, the Series 2018A Bonds shall be issued initially as Depository Bonds, with one fully registered Series 2018A Bond for each maturity date, in aggregate principal amounts equal to the amount of principal maturing on each such date, and registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"). On original issue, the Series 2018A Bonds shall be deposited with DTC for the purpose of maintaining a book-entry system for recording the ownership interests of its participants and the transfer of those interests among its participants (the "Participants"). In the event that DTC determines not to continue to act as securities depository for the Series 2018A Bonds or the City determines not to continue the book-entry system for recording ownership interests in the Series 2018A Bonds with DTC, the City will discontinue the book-entry system with DTC. If the City does not select another qualified

securities depository to replace DTC (or a successor depository) in order to continue a book-entry system, the City will register and deliver replacement bonds in the form of fully registered certificates, in authorized denominations of $5,000 or integral multiples of $5,000, in accordance with instructions from Cede & Co., as nominee for DTC. In the event that the City identifies a qualified securities depository to replace DTC, the City will register and deliver replacement bonds, fully registered in the name of such depository, or its nominee, in the denominations as set forth above, as reduced from time to time prior to maturity in connection with redemptions or retirements by call or payment, and in such event, such depository will then maintain the book-entry system for recording ownership interests in the Series 2018A Bonds.

Ownership interest in the Series 2018A Bonds may be purchased by or through Participants. Such Participants and the persons for whom they acquire interests in the Series 2018A Bonds as nominees will not receive certificated Series 2018A Bonds, but each such Participant will receive a credit balance in the records of DTC in the amount of such Participant's interest in the Series 2018A Bonds, which will be confirmed in accordance with DTC's standard procedures. Each such person for which a Participant has an interest in the Series 2018A Bonds, as nominee, may desire to make arrangements with such Participant to have all notices of redemption or other communications of the City to DTC, which may affect such person, forwarded in writing by such Participant and to have notification made of all interest payments.

The City will have no responsibility or obligation to such Participants or the persons for whom they act as nominees with respect to payment to or providing of notice for such Participants or the persons for which they act as nominees.

As used herein, the term "Beneficial Owner" shall hereinafter be deemed to include the person for which the Participant acquires an interest in the Series 2018A Bonds.

DTC will receive payments from the City, to be remitted by DTC to the Participants for subsequent disbursement to the Beneficial Owners. The ownership interest of each Beneficial Owner in the Series 2018A Bonds will be recorded on the records of the Participants whose ownership interest will be recorded on a computerized book-entry system kept by DTC.

When reference is made to any action which is required or permitted to be taken by the Beneficial Owners, such reference shall only relate to those permitted to act (by statute, regulation or otherwise) on behalf of such Beneficial Owners for such purposes. When notices are given, they shall be sent by the City to DTC, and DTC shall forward (or cause to be forwarded) the notices to the Participants so that the Participants can forward the same to the Beneficial Owners.

Beneficial Owners will receive written confirmations of their purchases from the Participants acting on behalf of the Beneficial Owners detailing the terms of the Series 2018A Bonds acquired. Transfers of ownership interest in the Series 2018A Bonds will be

accomplished by book entries made by DTC and the Participants who act on behalf of the Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interest in the Series 2018A Bonds, except as specifically provided herein. Interest and principal will be paid when due by the City to DTC, then paid by DTC to the Participants and thereafter paid by the Participants to the Beneficial Owners.

Section 6. The form of the Series 2018A Bonds shall be substantially as follows:

(Form of Series 2018A Bond)

UNITED STATES OF AMERICA
STATE OF IOWA

COUNTY OF SCOTT CITY OF DAVENPORT

GENERAL OBLIGATION CORPORATE AND REFUNDING BOND, SERIES 2018A

No. ____ $_____

RATE	MATURITY DATE	BOND DATE	CUSIP
_____	_____	April 3, 2018	_____

The City of Davenport (the "City"), in Scott County, State of Iowa, for value received, promises to pay on the maturity date of this Bond to

Cede & Co.
New York, New York

or registered assigns, the principal sum of

DOLLARS

in lawful money of the United States of America upon presentation and surrender of this Bond at the office of the CFO/Assistant City Administrator, Davenport, Iowa (hereinafter referred to as the "Bond Registrar" or the "Paying Agent"), with interest on said sum, until paid, at the rate per annum specified above from the date of this Bond, or from the most recent interest payment date on which interest has been paid, on June 1 and December 1 of each year, commencing December 1, 2018. Interest on this Bond is payable to the registered owner appearing on the bond registration books of the City at the close of business on the fifteenth day of the month next preceding the interest payment date and shall be paid to the registered owner at the address shown on such registration books.

This Bond shall not be valid or become obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Bond Registrar.

This Bond is one of a duly authorized series of General Obligation Corporate and Refunding Bonds, Series 2018A (the "Series 2018A Bonds"), issued by the City in the aggregate principal amount of $_____, pursuant to and in strict compliance with the laws of the State of Iowa and the special Charter of the City, and all laws amendatory thereof and supplementary thereto, and in conformity with an ordinance (the "Ordinance") adopted by the City Council of the City providing for the issuance of the Series 2018A Bonds and for the levy of taxes to pay the same for the purpose of paying the cost in connection with various improvements and projects in the City and refunding the outstanding balances of the City's Taxable General Obligation Corporate Bonds, Series 2010A and General Obligation Refunding Bonds, Series 2010B.

The City reserves the right to prepay part or all of the principal of the Series 2018A Bonds maturing in each of the years 2027 to 2033, inclusive, prior to and in any order of maturity on June 1, 2026, or on any date thereafter upon terms of par and accrued interest. If less than all of the Series 2018A Bonds of any like maturity are to be redeemed, the particular part of those Series 2018A Bonds to be redeemed shall be selected by the Registrar by lot. The Series 2018A Bonds may be called in part in one or more units of $5,000. If less than the entire principal amount of any Series 2018A Bond in a denomination of more than $5,000 is to be redeemed, the Registrar will issue and deliver to the registered owner thereof, upon surrender of such original Series 2018A Bond, a new bond or bonds, in any authorized denomination, in a total aggregate principal amount equal to the unredeemed balance of the original Series 2018A Bond. Notice of such redemption as aforesaid identifying the bond or bonds (or portion thereof) to be redeemed shall be sent by electronic means or by certified mail to the registered owners thereof at the addresses shown on the City's registration books not less than 30 days prior to such redemption date. All of such Series 2018A Bonds as to which the City reserves and exercises the right of redemption and as to which notice as aforesaid shall have been given and for the redemption of which funds are duly provided, shall cease to bear interest on the redemption date.

This Bond is fully negotiable but shall be fully registered as to both principal and interest in the name of the owner on the books of the City in the office of the Bond Registrar, after which no transfer shall be valid unless made on said books and then only upon presentation of this Bond to the Bond Registrar, together with either a written instrument of transfer satisfactory to the Bond Registrar or the assignment form hereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The City, the Bond Registrar and the Paying Agent may deem and treat the registered owner hereof as the absolute owner for the purposes of receiving payment of or on account of principal hereof, premium, if any, and interest due hereon and for all other purposes, and the City, the Bond Registrar and the Paying Agent shall not be affected by any notice to the contrary.

And It Is Hereby Certified and Recited that all acts, conditions and things required by the laws and Constitution of the State of Iowa to exist, to be had, to be done or to be performed precedent to and in the issue of this Bond were and have been properly existent, had, done and

performed in regular and due form and time; that provision has been made for the levy of a sufficient continuing annual tax on all the taxable property within the City for the payment of the principal of and interest on this Bond as the same will respectively become due; and that the total indebtedness of the City, including this Bond, does not exceed any constitutional, statutory or Charter limitations or provisions.

IN TESTIMONY WHEREOF, the City of Davenport, Iowa, by its City Council, has caused this Bond to be executed with the duly authorized facsimile signature of its Mayor and attested with the duly authorized facsimile signature of its Deputy City Clerk, all as of April 3, 2018.

CITY OF DAVENPORT, IOWA

By (DO NOT SIGN)
Mayor

Attest:

(DO NOT SIGN)
Deputy City Clerk

Registration Date: (Registration Date)

BOND REGISTRAR'S CERTIFICATE OF AUTHENTICATION

This Bond is one of the Series 2018A Bonds described in the within-mentioned Ordinance.

By (DO NOT SIGN)
Bond Registrar

ABBREVIATIONS

TEN COM	-	as tenants in common	UTMA_____
TEN ENT	-	as tenants by the entireties	_____ (Custodian)
JT TEN	-	as joint tenants with right of survivorship and not as tenants in common	As Custodian for_____ (Minor) under Uniform Transfers to Minors Act _____ (State)

Additional abbreviations may also be used though not in the list above.

ASSIGNMENT

For valuable consideration, receipt of which is hereby acknowledged, the undersigned assigns this Bond to

_____

(Please print or type name and address of Assignee)

_____

PLEASE INSERT SOCIAL SECURITY OR OTHER IDENTIFYING NUMBER OF ASSIGNEE

and does hereby irrevocably appoint _____, Attorney, to transfer this Bond on the books kept for registration thereof with full power of substitution.

Dated: _____

Signature guaranteed:

_____

_____

_____

(Signature guarantee must be provided in accordance with the prevailing standards and procedures of the Registrar and Transfer Agent. Such standards and procedures may require signatures to be guaranteed by certain eligible guarantor institutions that participate in a recognized signature guarantee program.)

_____

NOTICE: The signature to this Assignment must correspond with the name of the registered owner as it appears on this Bond in every particular, without alteration or enlargement or any change whatever.

Section 7. The Series 2018A Bonds shall be executed as herein provided as soon after the adoption of this ordinance as may be possible, and thereupon they shall be delivered to the Bond Registrar for registration, authentication and delivery to or upon the order of the Purchaser, upon confirmation of receipt by the Bond Registrar of the purchase price thereof, with accrued interest thereon, and all action heretofore taken in connection with the sale and award of the Series 2018A Bonds is hereby ratified and confirmed in all respects.

Section 8. As required by Chapter 76 of the Code of Iowa, and for the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the interest on the Series 2018A Bonds as it falls due on December 1, 2018, and on each interest payment date thereafter to maturity, and also to pay and discharge the principal thereof at maturity, there is hereby ordered levied on all the taxable property in the City in each of the years while the Series 2018A Bonds or any of them are outstanding, a tax sufficient for that purpose, and in furtherance of this provision, but not in limitation thereof, there is hereby levied on all the taxable property in the City the following direct annual tax for collection in each of the following fiscal years, to-wit:

For collection in the fiscal year beginning July 1, 2018,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2019,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2020,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2021,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2022,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2023,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2024,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2025,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2026,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2027,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2028,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2029,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2030,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2031,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2032,
sufficient to produce the net annual sum of $_____.

Section 9. A certified copy of this ordinance shall be filed with the County Auditor of Scott County, and the County Auditor is hereby instructed to enter for collection and assess the tax hereby authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the City and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the City and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Series 2018A Bonds hereby authorized and for no other purposes whatsoever. The amounts received by the City as accrued interest shall be deposited into such special account and used to pay interest due on the Series 2018A Bonds on the first interest payment date.

Section 10. The interest or principal and both of them falling due in any year or years shall, if necessary, be paid promptly from current funds on hand in advance of taxes levied and when the taxes shall have been collected, reimbursement shall be made to such current funds in the sum thus advanced.

Section 11. The City has heretofore determined that certain revenues from special funds shall be available for retirement of that portion of the Series 2018A Bonds utilized to defray the costs of certain projects related to such funds. Therefore, such funds may be employed and used to the extent available from year to year for the payment of that portion of the principal of and interest on the Series 2018A Bonds which is applicable to that portion of the total Series 2018A Bond issue applicable to such fund. Each year while any of said Series 2018A Bonds remain outstanding and unpaid, such of said available funds in amounts sufficient

to meet the interest on that portion of the Series 2018A Bonds applicable to such fund and to pay the principal becoming due on such portion of the Series 2018A Bonds during each year may be used for that purpose, in accordance with the Series 2018A Bond Financing Plan on file with the CFO/Assistant City Administrator, and in that event, the tax hereinbefore provided for the payment of such interest and principal may be reduced by the amount so used. The Deputy City Clerk is hereby authorized and directed to certify to the County Auditor of Scott County as to the remission or reduction of said ad valorem tax so that said tax, to the extent such fund is actually available and set aside for such purpose, shall not be extended or entered upon the tax rolls for collection.

It is hereby declared to be the purpose and intent of the City to issue the Series 2018A Bonds hereby authorized as general municipal obligations, but at the same time permitting the use of such funds for the payment of the principal and interest of that portion of the Series 2018A Bonds issued with respect to such funds.

Section 12. All funds held in any fund or account created or required to be maintained under the terms of this ordinance shall be deposited in lawful depositories of the City or invested in accordance with Chapters 12B and 12C of the Code of Iowa and continuously held and secured as provided by the laws of the State of Iowa relating to the depositing, securing, holding and investing of public funds, or as may be otherwise required to comply with the rebate provisions of the Internal Revenue Code.

All interest received by the City as a result of investments under this section in excess of the amount, if any, required to be paid to the United States Government in order to comply with the rebate provisions of the Internal Revenue Code, shall be deposited into or transferred to the Debt Service Fund subaccount referred to herein and used solely and only for the purpose of paying principal of and/or interest on the Series 2018A Bonds. The City hereby covenants and agrees that no such investment shall ever be made so as to cause the interest on the Series 2018A Bonds to become taxable as “arbitrage bonds” pursuant to the provisions of Section 148 of the Internal Revenue Code.

Section 13. The Securities and Exchange Commission (the “SEC”) has promulgated certain amendments to Rule 15c2-12 under the Securities Exchange Act of 1934 (17 C.F.R. § 240.15c2-12) (the “Rule”) that make it unlawful for an underwriter to participate in the primary offering of municipal securities in a principal amount of $1,000,000 or more unless, before submitting a bid or entering into a purchase contract for such securities, it has reasonably determined that the issuer or an obligated person has undertaken in writing for the benefit of the holders of such securities to provide certain disclosure information to prescribed information repositories on a continuing basis so long as such securities are outstanding.

On the date of issuance and delivery of the Series 2018A Bonds, the City will execute and deliver a Continuing Disclosure Certificate pursuant to which the City will undertake to comply with the Rule. The City covenants and agrees that it will comply with and carry out the

provisions of the Continuing Disclosure Certificate. Any and all of the officers of the City are hereby authorized and directed to take any and all actions as may be necessary to comply with the Rule and the Continuing Disclosure Certificate.

Section 14. It is the intention of the City that interest on the Series 2018A Bonds be and remain excluded from gross income for federal income tax purposes pursuant to the appropriate provisions of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations in effect with respect thereto (all of the foregoing herein referred to as the "Internal Revenue Code"). In furtherance thereof the City covenants to comply with the provisions of the Internal Revenue Code as they may from time to time be in effect or amended and further covenants to comply with applicable future laws, regulations, published rulings and court decisions as may be necessary to insure that the interest on the Series 2018A Bonds will remain excluded from gross income for federal income tax purposes. Any and all of the officers of the City are hereby authorized and directed to take any and all actions as may be necessary to comply with the covenants herein contained.

Section 15. All ordinances or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved March 14, 2018.

_____
Mayor

Attest:

_____
Deputy City Clerk

Published on the _____ day of _____, 2018.

_____
Deputy City Clerk

STATE OF IOWA
COUNTY OF SCOTT SS:
CITY OF DAVENPORT

I, the undersigned, Deputy City Clerk of the City of Davenport, Iowa, do hereby certify that attached hereto is a true, correct and complete transcript of the minutes of the meeting of the City Council related to the adoption of an ordinance providing for the sale and issuance of the City's General Obligation Corporate and Refunding Bonds, Series 2018A, and for the levy of taxes to pay the same, including a true and correct copy of such ordinance.

WITNESS MY HAND this _____ day of _____, 2018.

_____
Deputy City Clerk

STATE OF IOWA

SS:

COUNTY OF SCOTT

I, the undersigned, County Auditor of Scott County, do hereby certify that the Deputy City Clerk of the City of Davenport, Iowa, certified and delivered to me a complete copy of an ordinance of that municipality adopted by the City Council thereof on March 14, 2018, providing for the sale and issuance of General Obligation Corporate and Refunding Bonds, Series 2018A, and for the levy of taxes to pay the same, and that I have duly placed said copy of the ordinance on file in my records.

I further certify that the taxes provided for in the ordinance will, in due time, manner and season, be entered on the State and County tax lists of the County for collection in each fiscal year as provided in the said ordinance.

WITNESS MY HAND this _____ day of _____, 2018.

_____
County Auditor

STATE OF IOWA
COUNTY OF SCOTT SS:
CITY OF DAVENPORT

I, the undersigned, Deputy City Clerk of the City of Davenport, Iowa, do hereby certify that an ordinance providing for the sale and issuance of General Obligation Corporate and Refunding Bonds, Series 2018A, and for the levy of taxes to pay the same, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this _____ day of _____, 2018.

_____
Deputy City Clerk

(Attach hereto publisher's affidavit of publication with a clipping of the ordinance as published.

City of Davenport

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

Action / Date
FIN3/7/2018

Subject:
First Consideration: Ordinance providing for the sale and issuance of not-to-exceed $8,330,000 Taxable General Obligation Corporate and Refunding Bonds, Series 2018B, and for the levy of taxes to pay the same. [All Wards]

STAFF RECOMMENDS SUSPENSION OF THE RULES AND PASSAGE ON FIRST CONSIDERATION

Recommendation:
Suspend the rules and pass the ordinance on first consideration.

Relationship to Goals:
Financially Responsible City Government

Background:
On April 19, 2017, a public hearing was held on the issuance of not-to-exceed $25,320,000 General Obligation Corporate Bonds. Proceeds of these bonds are to finance the FY2018 Capital Improvement Program. On January 17, 2018, a second public hearing was held to increase the not-to-exceed amount by $9,500,000 in order to issue bonds related to the City's economic development agreement with Sterilite. The total of General Obligation Corporate and Refunding Bonds to be sold is $34,365,000.

On January 17, 2018, a public hearing was held on the issuance of Taxable General Obligation Corporate and Refunding Bonds. This action will refund the Series 2010A, Series 2010B, and Taxable Series 2010C bonds for an estimated total savings of $204,751 and present value savings of $187,019. The total of Taxable General Obligation Corporate and Refunding Bonds to be sold is $8,330,000.

Bond ratings have been sought from Moody's and Standard & Poor's. The result of those meetings will be released when available.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance G O Series 2018B

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	3/1/2018 - 10:48 AM
Finance Committee	Watson-Arnould, Kathe	Approved	3/1/2018 - 10:48 AM
City Clerk	Admin, Default	Approved	3/1/2018 - 12:02 PM

ORDINANCE NO. _____

An Ordinance providing for the sale and issuance of $_____Taxable General Obligation Corporate and Refunding Bonds, Series 2018B, and for the levy of taxes to pay the same

WHEREAS, in the performance of its corporate functions as prescribed by the laws of the State of Iowa and the Charter of the City of Davenport, Iowa (the "City"), notice duly published and a hearing held thereon, the City Council of the City has determined it to be in the best interests of the City to issue Taxable General Obligation Corporate and Refunding Bonds, Series 2018B (the "Series 2018B Bonds") for the purpose of paying costs in connection with various improvements and projects in the City and refunding the outstanding balance of the City's Taxable General Obligation Refunding Bonds, Series 2010C; and

WHEREAS, sealed bids for the purchase of the Series 2018B Bonds were received and canvassed on behalf of the City; and

WHEREAS, PFM Financial Advisors, LLC, municipal advisor for the City, has reported that, upon review of all bids received for the purchase of the Series 2018B Bonds, the bid of _____ (the "Purchaser") proposes the lowest interest cost to the City and the City should issue the Series 2018B Bonds in the principal amount of $_____; and

WHEREAS, it is necessary at this time to award the Series 2018B Bonds to the Purchaser and to adopt an ordinance to provide for the principal amount, interest rates and other terms of issuance of the Series 2018B Bonds and the levy of taxes to pay the same;

NOW, THEREFORE, Be It Ordained by the City Council of the City of Davenport, Iowa, as follows:

Section 1. The bid referred to in the preamble hereof is hereby accepted, and the Series 2018B Bonds are hereby awarded to the Purchaser at the price specified in such bid, together with accrued interest.

Section 2. The form of agreement of sale of the Series 2018B Bonds is hereby approved, and the Mayor and Deputy City Clerk are hereby authorized to execute the same for and on behalf of the City.

Section 3. The Series 2018B Bonds, dated April 3, 2018, in the denomination of $5,000 each or any integral multiple thereof, are hereby authorized to be issued in the aggregate principal amount of $_____, and shall mature on June 1 in each of the years, in the respective principal amounts and bear interest at the respective rates, as follows:

Year	Principal Amount	Interest Rate Per Annum	Year	Principal Amount	Interest Rate Per Annum
2019	$740,000	___ %	2027	$480,000	____%
2020	$805,000	____%	2028	$500,000	____%
2021	$835,000	____%	2029	$515,000	____%
2022	$410,000	____%	2030	$535,000	____%
2023	$420,000	____%	2031	$555,000	____%
2024	$435,000	____%	2032	$580,000	____%
2025	$450,000	____%	2033	$605,000	____%
2026	$465,000	____%			

Section 4. The CFO/Assistant City Administrator is hereby designated as the Bond Registrar and Paying Agent for the Series 2018B Bonds and may be hereinafter referred to as the "Bond Registrar" or the "Paying Agent".

All of the interest on the Series 2018B Bonds is payable semiannually on the first day of June and December in each year, commencing December 1, 2018. Payment of interest on the Series 2018B Bonds shall be made in lawful money of the United States of America to the registered owners appearing on the bond registration books of the City at the close of business on the fifteenth day of the month next preceding the interest payment date and shall be paid to the registered owners at the addresses shown on such registration books. Principal of the Series 2018B Bonds shall be payable in lawful money of the United States of America to the registered owners or their legal representatives upon presentation and surrender of the Series 2018B Bond or Bonds at the office of the Paying Agent.

The City reserves the right to call for redemption prior to maturity the Series 2018B Bonds maturing in the years 2027 to 2033, inclusive, in whole or from time to time in part, in one or more units of $5,000, on June 1, 2026, or on any date thereafter prior to and in any order of maturity (and within a maturity by lot), upon terms of par and accrued interest. If less than all of the Series 2018B Bonds of any like maturity are to be redeemed, the particular part of those Series 2018B Bonds to be redeemed shall be selected by the Registrar by lot. The Series 2018B Bonds may be called in part in one or more units of $5,000.

If less than the entire principal amount of any Series 2018B Bond in a denomination of more than $5,000 is to be redeemed, the Registrar will issue and deliver to the registered owner thereof, upon surrender of such original Series 2018B Bond, a new bond or bonds, in any authorized denomination, in a total aggregate principal amount equal to the unredeemed balance of the original Series 2018B Bond. Notice of such redemption as aforesaid identifying the bond or bonds (or portion thereof) to be redeemed shall be sent by electronic means or mailed by certified mail to the registered owners thereof at the addresses shown on the City's registration books not less than 30 days prior to such redemption date. Any notice of redemption may contain a statement that the redemption is conditioned upon the receipt by the Paying Agent of

funds on or before the date fixed for redemption sufficient to pay the redemption price of the Series 2018B Bonds so called for redemption, and that if funds are not available, such redemption shall be cancelled by written notice to the owners of the Series 2018B Bonds called for redemption in the same manner as the original redemption notice was sent. All of such Series 2018B Bonds as to which the City reserves and exercises the right of redemption and as to which notice as aforesaid shall have been given and for the redemption of which funds are duly provided, shall cease to bear interest on the redemption date.

The Series 2018B Bonds shall be executed on behalf of the City with the official manual or facsimile signature of the Mayor and attested with the official manual or facsimile signature of the Deputy City Clerk, and shall be fully registered bonds without interest coupons. In case any officer whose signature or the facsimile of whose signature appears on the Series 2018B Bonds shall cease to be such officer before the delivery of the Series 2018B Bonds, such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes, the same as if he or she had remained in office until delivery.

The Series 2018B Bonds shall be fully registered as to principal and interest in the names of the owners on the registration books of the City kept by the Bond Registrar. Each Series 2018B Bond shall be transferable only upon the registration books of the City upon presentation to the Bond Registrar, together with either a written instrument of transfer satisfactory to the Bond Registrar or the assignment form thereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The record and identity of the owners of the Series 2018B Bonds shall be kept confidential as provided by Section 22.7 of the Code of Iowa.

The Series 2018B Bonds shall not be valid or become obligatory for any purpose until the Certificate of Authentication thereon shall have been signed by the Bond Registrar.

Section 5. Notwithstanding anything above to the contrary, the Series 2018B Bonds shall be issued initially as Depository Bonds, with one fully registered Series 2018B Bond for each maturity date, in aggregate principal amounts equal to the amount of principal maturing on each such date, and registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"). On original issue, the Series 2018B Bonds shall be deposited with DTC for the purpose of maintaining a book-entry system for recording the ownership interests of its participants and the transfer of those interests among its participants (the "Participants"). In the event that DTC determines not to continue to act as securities depository for the Series 2018B Bonds or the City determines not to continue the book-entry system for recording ownership interests in the Series 2018B Bonds with DTC, the City will discontinue the book-entry system with DTC. If the City does not select another qualified securities depository to replace DTC (or a successor depository) in order to continue a book-entry system, the City will register and deliver replacement bonds in the form of fully registered certificates, in authorized denominations of $5,000 or integral multiples of $5,000, in accordance

with instructions from Cede & Co., as nominee for DTC. In the event that the City identifies a qualified securities depository to replace DTC, the City will register and deliver replacement bonds, fully registered in the name of such depository, or its nominee, in the denominations as set forth above, as reduced from time to time prior to maturity in connection with redemptions or retirements by call or payment, and in such event, such depository will then maintain the book-entry system for recording ownership interests in the Series 2018B Bonds.

Ownership interest in the Series 2018B Bonds may be purchased by or through Participants. Such Participants and the persons for whom they acquire interests in the Series 2018B Bonds as nominees will not receive certificated Series 2018B Bonds, but each such Participant will receive a credit balance in the records of DTC in the amount of such Participant's interest in the Series 2018B Bonds, which will be confirmed in accordance with DTC's standard procedures. Each such person for which a Participant has an interest in the Series 2018B Bonds, as nominee, may desire to make arrangements with such Participant to have all notices of redemption or other communications of the City to DTC, which may affect such person, forwarded in writing by such Participant and to have notification made of all interest payments.

The City will have no responsibility or obligation to such Participants or the persons for whom they act as nominees with respect to payment to or providing of notice for such Participants or the persons for which they act as nominees.

As used herein, the term "Beneficial Owner" shall hereinafter be deemed to include the person for which the Participant acquires an interest in the Series 2018B Bonds.

DTC will receive payments from the City, to be remitted by DTC to the Participants for subsequent disbursement to the Beneficial Owners. The ownership interest of each Beneficial Owner in the Series 2018B Bonds will be recorded on the records of the Participants whose ownership interest will be recorded on a computerized book-entry system kept by DTC.

When reference is made to any action which is required or permitted to be taken by the Beneficial Owners, such reference shall only relate to those permitted to act (by statute, regulation or otherwise) on behalf of such Beneficial Owners for such purposes. When notices are given, they shall be sent by the City to DTC, and DTC shall forward (or cause to be forwarded) the notices to the Participants so that the Participants can forward the same to the Beneficial Owners.

Beneficial Owners will receive written confirmations of their purchases from the Participants acting on behalf of the Beneficial Owners detailing the terms of the Series 2018B Bonds acquired. Transfers of ownership interest in the Series 2018B Bonds will be accomplished by book entries made by DTC and the Participants who act on behalf of the Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interest in the Series 2018B Bonds, except as specifically provided herein. Interest and principal

will be paid when due by the City to DTC, then paid by DTC to the Participants and thereafter paid by the Participants to the Beneficial Owners.

Section 6. The form of the Series 2018B Bonds shall be substantially as follows:

(Form of Series 2018B Bond)

UNITED STATES OF AMERICA
STATE OF IOWA

COUNTY OF SCOTT CITY OF DAVENPORT

TAXABLE GENERAL OBLIGATION CORPORATE AND REFUNDING BOND, SERIES 2018B

No. ____ $_____

RATE	MATURITY DATE	BOND DATE	CUSIP
_____	_____	April 3, 2018	_____

The City of Davenport (the "City"), in Scott County, State of Iowa, for value received, promises to pay on the maturity date of this Bond to

Cede & Co.
New York, New York

or registered assigns, the principal sum of

DOLLARS

in lawful money of the United States of America upon presentation and surrender of this Bond at the office of the CFO/Assistant City Administrator, Davenport, Iowa (hereinafter referred to as the "Bond Registrar" or the "Paying Agent"), with interest on said sum, until paid, at the rate per annum specified above from the date of this Bond, or from the most recent interest payment date on which interest has been paid, on June 1 and December 1 of each year, commencing December 1, 2018. Interest on this Bond is payable to the registered owner appearing on the bond registration books of the City at the close of business on the fifteenth day of the month next preceding the interest payment date and shall be paid to the registered owner at the address shown on such registration books.

This Bond shall not be valid or become obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Bond Registrar.

This Bond is one of a duly authorized series of Taxable General Obligation Corporate and Refunding Bonds, Series 2018B (the "Series 2018B Bonds"), issued by the City in the aggregate principal amount of $_____, pursuant to and in strict compliance with the laws of the State of Iowa and the special Charter of the City, and all laws amendatory thereof and supplementary thereto, and in conformity with an ordinance (the "Ordinance") adopted by the City Council of the City providing for the issuance of the Series 2018B Bonds and for the levy of taxes to pay the same for the purpose of paying the cost in connection with various improvements and projects in the City and refunding the outstanding balance of the City's Taxable General Obligation Refunding Bonds, Series 2010C.

The City reserves the right to prepay part or all of the principal of the Series 2018B Bonds maturing in each of the years 2027 to 2033, inclusive, prior to and in any order of maturity on June 1, 2026, or on any date thereafter upon terms of par and accrued interest. If less than all of the Series 2018B Bonds of any like maturity are to be redeemed, the particular part of those Series 2018B Bonds to be redeemed shall be selected by the Registrar by lot. The Series 2018B Bonds may be called in part in one or more units of $5,000. If less than the entire principal amount of any Series 2018B Bond in a denomination of more than $5,000 is to be redeemed, the Registrar will issue and deliver to the registered owner thereof, upon surrender of such original Series 2018B Bond, a new bond or bonds, in any authorized denomination, in a total aggregate principal amount equal to the unredeemed balance of the original Series 2018B Bond. Notice of such redemption as aforesaid identifying the bond or bonds (or portion thereof) to be redeemed shall be sent by electronic means or by certified mail to the registered owners thereof at the addresses shown on the City's registration books not less than 30 days prior to such redemption date. All of such Series 2018B Bonds as to which the City reserves and exercises the right of redemption and as to which notice as aforesaid shall have been given and for the redemption of which funds are duly provided, shall cease to bear interest on the redemption date.

This Bond is fully negotiable but shall be fully registered as to both principal and interest in the name of the owner on the books of the City in the office of the Bond Registrar, after which no transfer shall be valid unless made on said books and then only upon presentation of this Bond to the Bond Registrar, together with either a written instrument of transfer satisfactory to the Bond Registrar or the assignment form hereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The City, the Bond Registrar and the Paying Agent may deem and treat the registered owner hereof as the absolute owner for the purposes of receiving payment of or on account of principal hereof, premium, if any, and interest due hereon and for all other purposes, and the City, the Bond Registrar and the Paying Agent shall not be affected by any notice to the contrary.

And It Is Hereby Certified and Recited that all acts, conditions and things required by the laws and Constitution of the State of Iowa to exist, to be had, to be done or to be performed precedent to and in the issue of this Bond were and have been properly existent, had, done and performed in regular and due form and time; that provision has been made for the levy of a

sufficient continuing annual tax on all the taxable property within the City for the payment of the principal of and interest on this Bond as the same will respectively become due; and that the total indebtedness of the City, including this Bond, does not exceed any constitutional, statutory or Charter limitations or provisions.

IN TESTIMONY WHEREOF, the City of Davenport, Iowa, by its City Council, has caused this Bond to be executed with the duly authorized facsimile signature of its Mayor and attested with the duly authorized facsimile signature of its Deputy City Clerk, all as of April 3, 2018.

CITY OF DAVENPORT, IOWA

By (DO NOT SIGN)
Mayor

Attest:

(DO NOT SIGN)
Deputy City Clerk

Registration Date: (Registration Date)

BOND REGISTRAR'S CERTIFICATE OF AUTHENTICATION

This Bond is one of the Series 2018B Bonds described in the within-mentioned Ordinance.

By (DO NOT SIGN)
Bond Registrar

ABBREVIATIONS

TEN COM	-	as tenants in common	UTMA_____
TEN ENT	-	as tenants by the entireties	_____ (Custodian)
JT TEN	-	as joint tenants with right of survivorship and not as tenants in common	As Custodian for_____ (Minor) under Uniform Transfers to Minors Act _____ (State)

Additional abbreviations may also be used though not in the list above.

ASSIGNMENT

For valuable consideration, receipt of which is hereby acknowledged, the undersigned assigns this Bond to

_____

(Please print or type name and address of Assignee)

_____

PLEASE INSERT SOCIAL SECURITY OR OTHER IDENTIFYING NUMBER OF ASSIGNEE

and does hereby irrevocably appoint _____, Attorney, to transfer this Bond on the books kept for registration thereof with full power of substitution.

Dated: _____

Signature guaranteed:

_____

_____

_____

(Signature guarantee must be provided in accordance with the prevailing standards and procedures of the Registrar and Transfer Agent. Such standards and procedures may require signatures to be guaranteed by certain eligible guarantor institutions that participate in a recognized signature guarantee program.)

_____

NOTICE: The signature to this Assignment must correspond with the name of the registered owner as it appears on this Bond in every particular, without alteration or enlargement or any change whatever.

Section 7. The Series 2018B Bonds shall be executed as herein provided as soon after the adoption of this ordinance as may be possible, and thereupon they shall be delivered to the Bond Registrar for registration, authentication and delivery to or upon the order of the Purchaser, upon confirmation of receipt by the Bond Registrar of the purchase price thereof, with accrued interest thereon, and all action heretofore taken in connection with the sale and award of the Series 2018B Bonds is hereby ratified and confirmed in all respects.

Section 8. As required by Chapter 76 of the Code of Iowa, and for the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the interest on the Series 2018B Bonds as it falls due on December 1, 2018, and on each interest payment date thereafter to maturity, and also to pay and discharge the principal thereof at maturity, there is hereby ordered levied on all the taxable property in the City in each of the years while the Series 2018B Bonds or any of them are outstanding, a tax sufficient for that purpose, and in furtherance of this provision, but not in limitation thereof, there is hereby levied on all the taxable property in the City the following direct annual tax for collection in each of the following fiscal years, to-wit:

For collection in the fiscal year beginning July 1, 2018,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2019,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2020,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2021,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2022,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2023,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2024,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2025,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2026,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2027,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2028,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2029,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2030,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2031,
sufficient to produce the net annual sum of $_____;

For collection in the fiscal year beginning July 1, 2032,
sufficient to produce the net annual sum of $_____.

Section 9. A certified copy of this ordinance shall be filed with the County Auditor of Scott County, and the County Auditor is hereby instructed to enter for collection and assess the tax hereby authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the City and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the City and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Series 2018B Bonds hereby authorized and for no other purposes whatsoever. The amounts received by the City as accrued interest shall be deposited into such special account and used to pay interest due on the Series 2018B Bonds on the first interest payment date.

Section 10. The interest or principal and both of them falling due in any year or years shall, if necessary, be paid promptly from current funds on hand in advance of taxes levied and when the taxes shall have been collected, reimbursement shall be made to such current funds in the sum thus advanced.

Section 11. The City has heretofore determined that certain revenues from special funds shall be available for retirement of that portion of the Series 2018B Bonds utilized to defray the costs of certain projects related to such funds. Therefore, such funds may be employed and used to the extent available from year to year for the payment of that portion of the principal of and interest on the Series 2018B Bonds which is applicable to that portion of the total Series 2018B Bond issue applicable to such fund. Each year while any of said Series 2018B Bonds remain outstanding and unpaid, such of said available funds in amounts sufficient

to meet the interest on that portion of the Series 2018B Bonds applicable to such fund and to pay the principal becoming due on such portion of the Series 2018B Bonds during each year may be used for that purpose, in accordance with the Series 2018B Bond Financing Plan on file with the CFO/Assistant City Administrator, and in that event, the tax hereinbefore provided for the payment of such interest and principal may be reduced by the amount so used. The Deputy City Clerk is hereby authorized and directed to certify to the County Auditor of Scott County as to the remission or reduction of said ad valorem tax so that said tax, to the extent such fund is actually available and set aside for such purpose, shall not be extended or entered upon the tax rolls for collection.

It is hereby declared to be the purpose and intent of the City to issue the Series 2018B Bonds hereby authorized as general municipal obligations, but at the same time permitting the use of such funds for the payment of the principal and interest of that portion of the Series 2018B Bonds issued with respect to such funds.

Section 12. All funds held in any fund or account created or required to be maintained under the terms of this ordinance shall be deposited in lawful depositories of the City or invested in accordance with Chapters 12B and 12C of the Code of Iowa and continuously held and secured as provided by the laws of the State of Iowa relating to the depositing, securing, holding and investing of public funds, or as may be otherwise required to comply with the rebate provisions of the Internal Revenue Code.

All interest received by the City as a result of investments under this section in excess of the amount, if any, required to be paid to the United States Government in order to comply with the rebate provisions of the Internal Revenue Code, shall be deposited into or transferred to the Debt Service Fund subaccount referred to herein and used solely and only for the purpose of paying principal of and/or interest on the Series 2018B Bonds. The City hereby covenants and agrees that no such investment shall ever be made so as to cause the interest on the Series 2018B Bonds to become taxable as “arbitrage bonds” pursuant to the provisions of Section 148 of the Internal Revenue Code.

Section 13. The Securities and Exchange Commission (the “SEC”) has promulgated certain amendments to Rule 15c2-12 under the Securities Exchange Act of 1934 (17 C.F.R. § 240.15c2-12) (the “Rule”) that make it unlawful for an underwriter to participate in the primary offering of municipal securities in a principal amount of $1,000,000 or more unless, before submitting a bid or entering into a purchase contract for such securities, it has reasonably determined that the issuer or an obligated person has undertaken in writing for the benefit of the holders of such securities to provide certain disclosure information to prescribed information repositories on a continuing basis so long as such securities are outstanding.

On the date of issuance and delivery of the Series 2018B Bonds, the City will execute and deliver a Continuing Disclosure Certificate pursuant to which the City will undertake to comply with the Rule. The City covenants and agrees that it will comply with and carry out the

provisions of the Continuing Disclosure Certificate. Any and all of the officers of the City are hereby authorized and directed to take any and all actions as may be necessary to comply with the Rule and the Continuing Disclosure Certificate.

Section 14. It is the intention of the City that interest on the Series 2018B Bonds be and remain excluded from gross income for federal income tax purposes pursuant to the appropriate provisions of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations in effect with respect thereto (all of the foregoing herein referred to as the "Internal Revenue Code"). In furtherance thereof the City covenants to comply with the provisions of the Internal Revenue Code as they may from time to time be in effect or amended and further covenants to comply with applicable future laws, regulations, published rulings and court decisions as may be necessary to insure that the interest on the Series 2018B Bonds will remain excluded from gross income for federal income tax purposes. Any and all of the officers of the City are hereby authorized and directed to take any and all actions as may be necessary to comply with the covenants herein contained.

Section 15. All ordinances or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved March 14, 2018.

_____
Mayor

Attest:

_____
Deputy City Clerk

Published on the _____ day of _____, 2018.

_____
Deputy City Clerk

STATE OF IOWA
COUNTY OF SCOTT SS:
CITY OF DAVENPORT

I, the undersigned, Deputy City Clerk of the City of Davenport, Iowa, do hereby certify that attached hereto is a true, correct and complete transcript of the minutes of the meeting of the City Council related to the adoption of an ordinance providing for the sale and issuance of the City's Taxable General Obligation Corporate and Refunding Bonds, Series 2018B, and for the levy of taxes to pay the same, including a true and correct copy of such ordinance.

WITNESS MY HAND this _____ day of _____, 2018.

_____
Deputy City Clerk

STATE OF IOWA

SS:

COUNTY OF SCOTT

I, the undersigned, County Auditor of Scott County, do hereby certify that the Deputy City Clerk of the City of Davenport, Iowa, certified and delivered to me a complete copy of an ordinance of that municipality adopted by the City Council thereof on March 14, 2018, providing for the sale and issuance of Taxable General Obligation Corporate and Refunding Bonds, Series 2018B, and for the levy of taxes to pay the same, and that I have duly placed said copy of the ordinance on file in my records.

I further certify that the taxes provided for in the ordinance will, in due time, manner and season, be entered on the State and County tax lists of the County for collection in each fiscal year as provided in the said ordinance.

WITNESS MY HAND this _____ day of _____, 2018.

_____

County Auditor

STATE OF IOWA
COUNTY OF SCOTT SS:
CITY OF DAVENPORT

I, the undersigned, Deputy City Clerk of the City of Davenport, Iowa, do hereby certify that an ordinance providing for the sale and issuance of Taxable General Obligation Corporate and Refunding Bonds, Series 2018B, and for the levy of taxes to pay the same, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this _____ day of _____, 2018.

_____
Deputy City Clerk

(Attach hereto publisher's affidavit of publication with a clipping of the ordinance as published.)

City of Davenport

Agenda Group: Finance **Action / Date**
Department: Finance **FIN3/7/2018**
Contact Info: Brandon Wright 326-7750
Wards: All

Subject:
First Consideration: Ordinance amending Chapters 13.16.107A and 13.16.107B entitled "Sanitary Sewer Rates – Amount" from $4.16 to $4.45 to $4.76 to $5.09 to $5.45 per one hundred cubic feet of water use as determined by water meter readings; and amending per bill rates for monthly commercial bills from $15.86 to $16.98 to $18.17 to $19.44 to $20.80; and amending per bill rates for monthly residential bills from $16.52 to $17.15 to $18.34 to $19.61 to $20.97; and per bill rates for quarterly residential bills from $23.33 to $23.33 to $24.93 to $26.64 to $28.47 and quarterly commercial bills from $21.33 to $22.83 to $24.43 to $26.14 to $27.97. [All Wards]

Recommendation:
Approve the ordinance.

Relationship to Goals:
Financially Responsible City Government
Upgraded City Infrastructure & Public Facilities

Background:
The City is responsible for protecting health and property of its citizens. One of its most significant operations in this mission is the establishment and maintenance of the sanitary sewer system and operations of the regional water pollution control plant. For more than 40 years sewer rates have been established to generate fees in order to fund this operation and maintain the necessary infrastructure. The purpose of using a fee versus the use of property tax is based on the theory that users should pay for the quantity of usage. Also, entities such as hospitals, colleges, and churches do not pay property tax; however, they are significant users of the services and receive substantial benefit. Therefore, sewer fees are an equitable way for all users to share the cost of operation.

The rates and fees provide a utility rate structure that can fully fund the operating and capital components of the utility. The capital improvement program includes all of the projects on the City's consent order from the Iowa Department of Natural Resources. The consent order requires an estimated $180 million over the next 20 years. These projects include the investigations of the system, rehabilitation and replacement to reduce inflow and infiltration of stormwater, improvements to the water pollution control plant, and compliance to more stringent EPA and Iowa Department of Natural Resources regulations.

As mentioned above, the sewer rate includes funding for projects mandated by the Administrative Consent Order issued by the Iowa Department of Natural Resources to eliminate all bypasses from the treatment facility and complying with more stringent requirement on plant effluent. The consent order specifically identifies projects such as studies on the system, reduction and elimination of the amount of ground, rain and river water entering the sewer system, rehabilitation and replacement the sewer system, optimization of the water pollution control plant operations and

construction of an equalization basin.

This rate increase will not impact customers who are exempt from sewer fees. The current eligibility guidelines include those customers age 65 and older and people with disabilities who have an income level below $22,855.00.

The no-fault sewer backup reimbursement policy will also continue to be funded. The residential customer charge will be reduced from $2.00 per quarter to $0.50 to provide the benefits of the program. This program has been successful assisting residents to both clean-up after a sewer backup and provide mechanisms to prevent future backups.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance Sewer Rate Increase

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	3/2/2018 - 10:30 AM
Finance Committee	Watson-Arnould, Kathe	Approved	3/2/2018 - 10:31 AM
City Clerk	Thorndike, Tiffany	Approved	3/2/2018 - 5:11 PM

ORDINANCE NO.

ORDINANCE AMENDING CHAPTER 13.16.107A AND 13.16.107B ENTITLED “SANITARY SEWER RATES – AMOUNT” FROM $4.16 to $4.45 to $4.76 TO $5.09 to $5.45 PER ONE HUNDRED CUBIC FEET OF WATER USE AS DETERMINED BY WATER METER READINGS; AND AMENDING PER BILL RATES FOR MONTHLY COMMERCIAL BILLS FROM $15.86 to $16.98 to 18.17 to $19.44 to $20.80; AND AMENDING PER BILL RATES FOR MONTHLY RESIDENTIAL BILLS FROM $16.52 to $17.15 to 18.34 to 19.61 to 20.97; AND PER BILL RATES FOR QUARTERLY RESIDENTIAL BILLS FROM $23.33 to $23.33 to $24.93 to $26.64 to $28.47 AND QUARTERLY COMMERCIAL BILLS FROM $21.33 to $22.83 to $24.43 to $26.14 to 27.97; AND REDUCING THE NO-FAULT SEWER BACKUP REIMBURSEMENT PROGRAM FEE FROM $2.00 TO $0.50 PER QUARTER FOR RESIDENTIAL CUSTOMERS.

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

SECTION 1. That Chapter 13.16.107A entitled “Rates-Amount” is hereby amended to read as follows:

1. 445.00 cents per one hundred cubic feet of water use as determined by water meter readings.

SECTION 2. That Chapter 13.16.107B entitled “Rates-Amount” is hereby amended to read as follows:

1. 1698.00 cents per bill for monthly billed commercial customers,
2. 1715.00 cents per bill for monthly billed residential customers,
3. 2283.00 cents per bill for quarterly commercial billed customers,
4. 2333.00 cents per bill for quarterly residential billed customers.

SECTION 3. That Chapter 13.16.107A entitled “Rates-Amount” is hereby amended to read as follows:

3. 476.00 cents per one hundred cubic feet of water use as determined by water meter readings.

SECTION 4. That Chapter 13.16.107B entitled “Rates-Amount” is hereby amended to read as follows:

1. 1817.00 cents per bill for monthly billed commercial customers,
2. 1834.00 cents per bill for monthly billed residential customers,
3. 2443.00 cents per bill for quarterly billed commercial customers,
4. 2493.00 cents per bill for quarterly billed residential customers.

SECTION 5. That Chapter 13.16.107A entitled “Rates-Amount” is hereby amended to read as follows:

1. 509.00 cents per one hundred cubic feet of water use as determined by water meter readings.

SECTION 6. That Chapter 13.16.107B entitled “Rates-Amount” is hereby amended to read as follows:

1. 1944.00 cents per bill for monthly billed commercial customers,
2. 1961.00 cents per bill for monthly billed residential customers,
3. 2614.00 cents per bill for quarterly commercial billed customers,
4. 2664.00 cents per bill for quarterly residential billed customers.

SECTION .7 That Chapter 13.16.107A entitled “Rates-Amount” is hereby amended to read as follows:

1. 545.00 cents per one hundred cubic feet of water use as determined by water meter readings.

SECTION 8. That Chapter 13.16.107B entitled “Rates-Amount” is hereby amended to read as follows:

1. 2080.00 cents per bill for monthly billed commercial customers,
2. 2097.00 cents per bill for monthly billed residential customers,
3. 2797.00 cents per bill for quarterly commercial billed customers,
4. 2847.00 cents per bill for quarterly residential billed customers.

SECTION 9. That Chapter 13.16.107F entitled “Rates-Amount” is hereby amended to read as follows:

50.00 cents of rates established in Section B for residential customers per quarter to fund the no-fault sewer backup reimbursement program.

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 not illegal or void provisions.

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

EFFECTIVE DATE. Sections 1, 2 and 9 of this ordinance shall be in full force and effective on July 1, 2018; Sections 3 and 4 shall be in full force and effective on July 1, 2019, Sections 5 and 6 shall be in full force and effective on July 1, 2020, Sections 7 and 8 shall be in full force and effective on July 1, 2021, after its final passage and publication as by law provided.

First Consideration_____

Second Consideration_____

Approved_____

_____
Frank Klipsch
Mayor

Attest:_____
Jackie Holecek, CMC
Deputy City Clerk

Published in the Quad City Times on _____

City of Davenport

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

Action / Date
FIN3/7/2018

Subject:
1. IMEG Corp. - RiverCenter assessment study - Amount: $38,010
2. Superior Seawall, Inc. - Marquette Landing dock replacement - Amount: $23,705
3. Recordables, Inc. - Software upgrade for Risk Management - Amount: $21,500
4. LION Corp. - Fire turnout gear - Amount: $19,690
5. ESRI, Inc. - Annual ArcGIS license renewal - Amount: $17,000
6. Strategy7 Corp. - Universe annual software maintenance - Amount: $12,810
7. Townsend Engineering - 4th & Brady streetscape design - Amount: $12,500
8. B2B Computer Products - SonicWall and HA unit for IT - Amount: $10,202
9. Leadsonline - Annual software renewal - Amount: $10,066

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	3/1/2018 - 1:50 PM
Finance Committee	Watson-Arnould, Kathe	Approved	3/1/2018 - 1:50 PM
City Clerk	Admin, Default	Approved	3/1/2018 - 3:15 PM

City of Davenport

Agenda Group: Committee of the Whole
Department: City Clerk
Contact Info: Sherry Eastman
Wards: 3

Action / Date
3/7/2018

Subject:
Motion approving the request for an exemption for 19-and 20-year old on premises subject to issuance of Final Occupancy Permit: At the Stardust (At The Stardust, LLC) - 218 Iowa Street - NEW LICENSE: Type: C Liquor.

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	3/1/2018 - 10:15 AM