

COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, March 2, 2022; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

REVISED FEBRUARY 28, 2022

- I. Moment of Silence
- II. Pledge of Allegiance
- III. Roll Call
- IV. Meeting Protocol and Decorum
- V. City Administrator Update
- VI. Public Hearings
- VII. Presentations
 - A. Davenport Fire Department Swearing In Ceremony
 - Dustin Garner
 - Grant Duncan
 - Craig Malchow
 - Brian Chakour
- VIII. Petitions and Communications from Council Members and the Mayor
- IX. Action items for Discussion

COMMUNITY DEVELOPMENT

Kyle Gripp, Chair; Judith Lee, Vice Chair

I. COMMUNITY DEVELOPMENT

1. Third Consideration: Ordinance for Case ROW22-01 being the request of Seven Hills Paving LLC to vacate unimproved right-of-way south of East 59th Street and west of Tremont Avenue. [Ward 8]
2. Resolution setting a Public Hearing on the proposed conveyance of fourteen (14) Public Housing properties (24 units) to Ecumenical Housing Development Group (EHDG). [Wards 1, 2, 3, 6, 7, & 8]
3. Resolution setting a Public Hearing on the proposed conveyance of three (3) Public Housing properties (14 units) to Vera French Housing. [Wards 4 & 8]
4. Resolution setting a Public Hearing on the proposed conveyance of four (4) Public Housing properties (4 units) to Habitat for Humanity Quad Cities. [Wards 3 & 8]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ben Jobgen, Chair; Maria Dickmann, Vice Chair

III. PUBLIC SAFETY

1. Third Consideration: Ordinance amending Schedule I of Chapter 10.96 entitled "Snow Routes" by adding Duggleby Street between Locust Street and Jersey Ridge Road. [Ward 5]
2. Resolution approving street, lane, or public ground closures on the listed dates and times to hold outdoor events.

Davenport Community Schools; Intermediate Track Meets; Brady Street Stadium | 3603 Brady Street; Multiple dates in April 2022 (see attached list); **Closure:** 36th Street from Brady Street to just west of Davenport Avenue. [Ward 7]

Davenport Community Schools; High School Track Meets; Brady Street Stadium | 3603 Brady Street; Multiple dates in April 2022 (see attached list); **Closure:** 36th Street from Brady Street to just west of Davenport Avenue. [Ward 7]

Knights of Columbus/St. Paul the Apostle; Blue Mass; 916 East Rusholme Street; Wednesday, May 18, 2022 4:30 p.m. - 7:30 p.m.; **Closure:** East Rusholme Street from Arlington Avenue to Carey Avenue. [Ward 5]

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

Kilkenny's; St. Patrick's Day Party; 300 West 3rd Street; 8:00 a.m. Saturday, March 12, 2022 - 12:00 a.m. Sunday, March 13, 2022; Outdoor music, over 50 dBA. [Ward 3]

Diane Lamacki; John Neilson at the Coffee House; 1315 Jersey Ridge Road; Thursday, April 28, 2022 5:00 p.m. - 9:00 p.m.; Outdoor music, over 50 dBA. [Ward 5]

4. Motion approving beer and liquor license applications.

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

Ward 3

Carriage Haus (Smoking Haus Entertainment) - 312 W 3rd St - Temporary Extended Outdoor Area "St. Patrick's Day" March 12-13 - License Type: Class C Liquor

Dam View Inn (VanDamQC, LLC) - 410 E 2nd St - Temporary Extended Outdoor Area "St. Patrick's Day Party" March 11-15 - License Type: Class C Liquor

Kilkenny's Pub & Eatery (Kilkenny's Pub, Inc) - 300 W 3rd St - Temporary Extended Outdoor Area "St Patrick's Day Festival" March 12-13 - License Type: Class C Liquor

Mac's Tavern (Failte, Inc) - 316 W 3rd St - Temporary Extended Outdoor Area "St. Patrick's Day" March 12-13 - License Type: Class C Liquor

The Office (Local 563 Cocktail Lounge, LLC) - 116 W 3rd St - Temporary Extended Outdoor Area "St. Patrick's Day Celebration" March 12-13 - License Type: Class C Liquor

Stompbox Brewing (JPX2ME, LLC) - 210 E River Dr Unit 101 - Temporary Extended Outdoor Area "St. Patrick's Day" March 11-13 - License Type: Class C Liquor

Ward 5

The Coffee House QC (Area 309 Coffee, LLC) - 1315 Jersey Ridge Rd - Permanent Outdoor Area - License Type: Beer/Wine

Ward 7

Assumption High School (Assumption High School) - 1020 W Central Park Ave - "April Knight" April 22 - License Type: Class C Liquor

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

Ward 1

Hy-Vee #1 (Hy-Vee, Inc) - 3019 Rockingham Rd - License Type: Class E Liquor

Kwik Shop #583 (Kwik Shop, Inc) - 3129 Rockingham Rd - License Type: Class C Beer

Kwik Shop #579 (Kwik Shop, Inc) - 2805 Telegraph Rd - License Type: Class E Liquor

Ward 3

Endless Brews (Endless Brews, LLC) - 310 N Main St - License Type: Class B Beer

Iowa Mini Mart (Samreet, LLC) - 234 W 3rd St - License Type: Class E Liquor

River Drive Smoke Shop (AB Kazi, LLC) - 828 W River Dr - License Type: Class E Liquor

Quad Cities River Bandits (Main Street Iowa, LLC) - 209 S Gaines St - Outdoor Area - License Type: Class C Liquor

Ward 4

Kwik Shop #577 (Kwik Shop, Inc) - 1732 Marquette St - License Type: Class C Beer

Ward 5

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

Kwik Shop #588 (Kwik Shop, Inc) - 1136 E Locust St - License Type: Class E Liquor

Ward 6

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

Chili's Grill & Bar (Brinker Restaurant Corporation) - 4020 E 53rd St - License Type: Class C Liquor

Ward 7

Kwik Shop #587 (Kwik Shop, Inc) - 1670 W Kimberly Rd - License Type: Class C Beer

Ward 8

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

Fareway Stores, Inc #987 (Fareway Stores, Inc) - 1635 W 53rd St - License Type: Class E Liquor

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Tim Kelly, Vice Chair

V. PUBLIC WORKS

1. First Consideration: Ordinance amending Chapter 15.12.044 (Reserved) of the Municipal Code of Davenport, Iowa. [All Wards]
2. First Consideration: Ordinance amending Chapter 15.16.015 entitled "The National Electrical Code" of the Municipal Code of Davenport, Iowa. [All Wards]
3. First Consideration: Ordinance amending Chapter 15.16.030 entitled "Chapter 1, modified" of the Municipal Code of Davenport, Iowa. [All Wards]
4. Resolution awarding the contract for the Pacific Street (65th Street to 70th Street) Overlay project to Manatts Inc - Eastern Iowa Division of Camanche, Iowa in the amount of \$123,979.50, CIP #35054. [Ward 8]
5. Resolution awarding a contract for the East 53rd Street Reconstruction | Phase II project to Langman Construction, Inc of Rock Island, Illinois in the amount of \$9,075,259.10 subject to Iowa Department of Transportation and Federal Highway Administration concurrence, CIP #35052. [Wards 6, 7, & 8]
6. Resolution introducing the Proposed Resolution of Necessity covering the 2022

50/50 Cost Share Stream Bank Stabilization Program project at West 62nd Street and North Elmwood Avenue. [Ward 2]

7. Resolution awarding a contract for the Modern Woodmen Park Fascia Improvements project to Bill Bruce Builders Inc of Eldridge, Iowa in the amount of \$480,000, CIP #23049. [Ward 3]
8. Resolution awarding a contract for the Blackhawk Creek and Walnut Creek Clearing project to Langman Construction Inc of Rock Island, Illinois in the amount of \$344,800, CIP #68015. [Ward 1]
9. Motion approving Change Order #11 & #12 to Bill Bruce Construction of Eldridge, Iowa in the amount of \$68,522.16 for the River Heritage Park | Phase III project, CIP #68013. [Ward 3]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

JJ Condon, Chair; Derek Cornette, Vice Chair

VII. FINANCE

1. Third Consideration: Ordinance amending Chapters 2.36, 2.42, and 2.90 to change the geographic area in which Civil Service Employees may live, and to include part of Illinois. [All Wards]
2. Third Consideration: Ordinance amending Chapters 13.16.107A and 13.16.107B entitled "Sanitary Sewer Rates – Amount" from \$5.45 to \$5.72 to \$6.01 to \$6.31 per one hundred cubic feet of water use as determined by water meter readings; and amending per bill rates for monthly commercial bills from \$20.80 to \$21.84 to \$22.93 to \$24.08; and amending per bill rates for monthly residential bills from \$20.97 to \$11.96 to \$12.45 to \$12.96; and amending per bill rates for quarterly residential bills from \$28.47 to \$29.87 to \$31.34 to \$32.88 and quarterly commercial bills from \$27.97 to \$29.37 to \$30.84 to \$32.38. [All Wards]
3. Resolution setting a Public Hearing on granting an overhead electric easement across City-owned property located at 3400 Brady Street (parcel P1316-03) to MidAmerican Energy. [Ward 7]
4. Resolution setting a Public Hearing on the proposed perpetual, non-exclusive easement to construct, reconstruct, operate, maintain, replace, or remove electric supply line(s) for the transmission and distribution of electric energy and for communication and electrical controls related to Grantee's operations (MidAmerican Energy Company, Petitioner). [Ward 3]
5. Resolution approving the purchase of five vehicles for the Police Department from Stivers Ford of Waukeg, Iowa in the amount of \$192,474 using the State of Iowa Department of Administrative Services contract #MA20103, CIP #24027. [All Wards]
6. Motion approving the purchase of a compact excavator from Martin Equipment of Rock Island, Illinois in the amount of \$86,277.78 using Sourcewell contract #032119-JDC. [All Wards]

7. Motion approving the renewal of excess flood insurance for FY 2023 with Trisura Specialty Insurance Company in the amount of \$70,720.20. [All Wards]
8. Motion approving an exclusive beverage contract for Parks and Recreation Department locations to Pepsi-Cola Bottling Co of Davenport, Iowa. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

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

1. Stoney Kenworthy Company | work stations for Main Library Supervisor office | Amount: \$10,083.65
2. SKM LLC | repairs to E-5 | Amount: \$11,000
3. Century Homes co Inc | chemicals for Golf and Parks | Amount: \$12,004.35
4. Midland Paper Company | janitorial supplies for Parks | Amount: \$13,069.70
5. FAO USAED Rock Island B5 | USACE PAS watershed planning | Amount: \$23,750
6. Standard & Poor's Finance Services | analytical services for general obligation bonds | Amount: \$28,262

XI. Other Ordinances, Resolutions and Motions

XII. Public with Business

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

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

XIII. Reports of City Officials

XIV. Adjourn

City of Davenport

Department: Community Planning & Economic Development
Contact Info: Laura Berkley | 563-888-3553

Action / Date
3/9/2022

Subject:

Third Consideration: Ordinance for Case ROW22-01 being the request of Seven Hills Paving LLC to vacate unimproved right-of-way south of East 59th Street and west of Tremont Avenue. [Ward 8]

Recommendation:

Adopt the Ordinance.

Background:

The purpose of the of the right-of-way vacation is to facilitate development of Lots 7, 8, 9, and 10 of Brady Eighty Industrial Park 6th Addition. The property owner, Seven Hills Paving, has submitted a letter of intent for the future platting and development of the site.

A legal description of the proposed right-of-way vacation is attached. The land area to be vacated is approximately 20,289 square feet.

The Plan & Zoning Commission reviewed Case ROW22-01 at its January 18, 2022 meeting and have recommended approval (9-0) with the following conditions:

1. The property owner shall record an easement agreement immediately subsequent to the recording of the city's quitclaim deed.
2. A final plat shall be recorded within six months of the conveyance of public right-of-way. The final plat shall provide access and utility easements from the proposed lots to East 59th Street.
3. No development shall occur on Lots 7, 8, 9, and 10 of Brady Eighty Industrial Park 6th Addition until a final plat providing access to East 59th Street is recorded.

A staff report has been attached with a full analysis.

ATTACHMENTS:

Type	Description
□ Backup Material	Ordinance
□ Backup Material	Staff Report
□ Backup Material	Right-Of-Way Vacation Plat
□ Backup Material	Zoning & Future Land Use Map
□ Backup Material	Letter of Intent-Seven Hills Paving
□ Backup Material	Public Hearing Notice
□ Backup Material	Brady 80 Industrial Park 5th Addition Final Plat
□ Backup Material	Brady 80 Industrial Park 6th Addition Final Plat

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Werderitch, Matt	Approved	1/26/2022 - 11:25 AM

ORDINANCE NO.

AN ORDINANCE for Case ROW22-01 being the request of Seven Hills Paving LLC to vacate unimproved right-of-way south of East 59th Street and west of Tremont Avenue. [Ward 8]

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

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

PART OF BRADY EIGHTY INDUSTRIAL PARK 5TH AND 6TH ADDITIONS IN THE CITY OF DAVENPORT, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 78 NORTH RANGE 3 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7 IN PHOENIX CENTRE 7TH ADDITION; THENCE SOUTH 01° 19' 47" EAST ALONG THE EAST RIGHT OF WAY LINE OF TREMONT AVENUE AS SHOWN ON SAID BRADY EIGHTY INDUSTRIAL PARK 5TH AND 6TH ADDITION, A DISTANCE OF 674.38 FEET TO THE SOUTHEAST CORNER OF BRADY EIGHTY INDUSTRIAL PARK 6TH ADDITION; THENCE SOUTH 87° 30' 06" WEST ALONG THE SOUTH LINE OF SAID 6TH ADDITION, A DISTANCE OF 30.01 FEET TO THE WEST RIGHT OF WAY LINE OF TREMONT AVENUE; THENCE NORTH 01° 19' 47" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 659.99 FEET TO A 15.00 FEET RADIUS CURVE, CONCAVE SOUTHWESTERLY, THENCE 23.56 FEET NORTHWESTERLY ALONG SAID CURVE, WITH A DELTA ANGLE OF 90° 00' 00", AND A 21.21 FEET CHORD THAT BEARS NORTH 46° 19' 47" WEST ; THENCE NORTH 88° 40' 13" EAST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING, CONTAINING 20,289 SQUARE FEET, MORE OR LESS AND SUBJECT TO EXISTING UTILITIES, EASEMENTS, AND RESTRICTIONS OF RECORD.

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

1. The property owner shall record a fifteen foot utility easement agreement within which the existing water main is located immediately subsequent to the recording of the city's quitclaim deed.
2. A final plat shall be recorded within six months of the conveyance of public right-of-way. The final plat shall provide access and utility easements from the proposed lots to East 59th Street.
3. No development shall occur on Lots 7, 8, 9, and 10 of Brady Eighty Industrial Park 6th Addition until a final plat providing access to East 59th Street is recorded.

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 _____

Mike Matson
Mayor

Attest: _____

Brian Krup
Deputy City Clerk

Published in the *Quad City Times* on _____

City of Davenport
Plan & Zoning Commission-Staff Report

Case ROW22-01: Request of Seven Hills Paving LLC to vacate unimproved right-of-way south of East 59th Street and west of Tremont Avenue. [Ward 8]

Background:

The approximately 30' by 674.38' public right-of-way was platted with the recording of Brady Eighty Industrial Park 5th Addition in 1975 and Brady Eighty Industrial Park 6th Addition in 1977. The original plan was to construct a north-south street through the City's industrial park. However, the location of Tremont Avenue was shifted further east with the recording of Phoenix Centre 7th Addition.

This right-of-way, which was intended to be half of Tremont Avenue, was never constructed or vacated. Instead the area has remained unimproved and heavily wooded. In addition, there is a 50 foot Utility and Drainage Easement to the east, which likely made the future build-out of Tremont Avenue impractical at this location. Furthermore, acquiring additional right-of-way to the west would be detrimental to the existing site and building at 923 East 59th Street.

The purpose of the right-of-way vacation is to facilitate development of Lots 7, 8, 9, and 10 of Brady Eighty Industrial Park 6th Addition. The property owner, Seven Hills Paving, has submitted a letter of intent for the future platting and development of the site.

The vacation of public right-of-way is a two-step process:

1. Determine if the right-of-way is needed for public purposes.
2. Negotiate and determine terms of conveyance to adjacent property owners. (No Plan and Zoning Commission action is required.)

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation of abutting properties: **Industry (I)** – Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

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

Zoning:

The abutting properties are zoned **I-1 Light Industrial District**. This district is intended to provide for a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity uses with minimal, if any, outside impacts.

Technical Review:

1. Streets: The City of Davenport has no intention of acquiring additional right-of-way to construct a north-south street at this location due to the proximity to Tremont Avenue. In addition, the location of a utility and drainage way easement to the east makes the acquisition of additional right-of-way necessary to construct a full roadway impractical. Acquiring additional right-of-way

to the west will negatively impact the existing business at 923 East 59th Street and create nonconformities.

2. Storm Water: Future development of the property will need to comply with the City's stormwater requirements.
3. Sanitary Sewer: Existing infrastructure can be extended south to the future development site from East 59th Street.
4. Iowa American Water: There is an 8 inch water main within the public right-of-way proposed for vacation. The purpose of the main is to supply Lots 7-10 of Brady Eighty Industrial Park 6th Addition and potentially Lot 1 of Phoenix Centre 6th Addition. Iowa American Water requests an easement be recorded and for no permanent structures to be built within the easement. The properties at 923 East 59th Street and 5880 Tremont Avenue do not utilize this water main and will not be impacted.

Public Input:

Surrounding property owners were notified of the request of the right-of-way vacation. A notice was published in the Quad City Times. A meeting was held with 7 Hills Paving, J2 Investments (owner of 923 East 59th Street), and city staff on November 22, 2021.

The Plan and Zoning Commission held a public hearing at its January 4, 2022 meeting. No members of the public spoke at the meeting.

To date, one written comment has been submitted from the property owner at 817 East 59th Street. The written comment was neither opposed or in favor of the right-of-way vacation. Rather the owner inquired about the potential development of the site.

Staff Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings to vacate the unimproved right-of-way south of East 59th Street and west of Tremont Avenue in Case ROW22-01 to the City Council with a recommendation for approval subject to the listed conditions.

Findings:

1. The unimproved public right-of-way is not required for city purposes.
2. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.

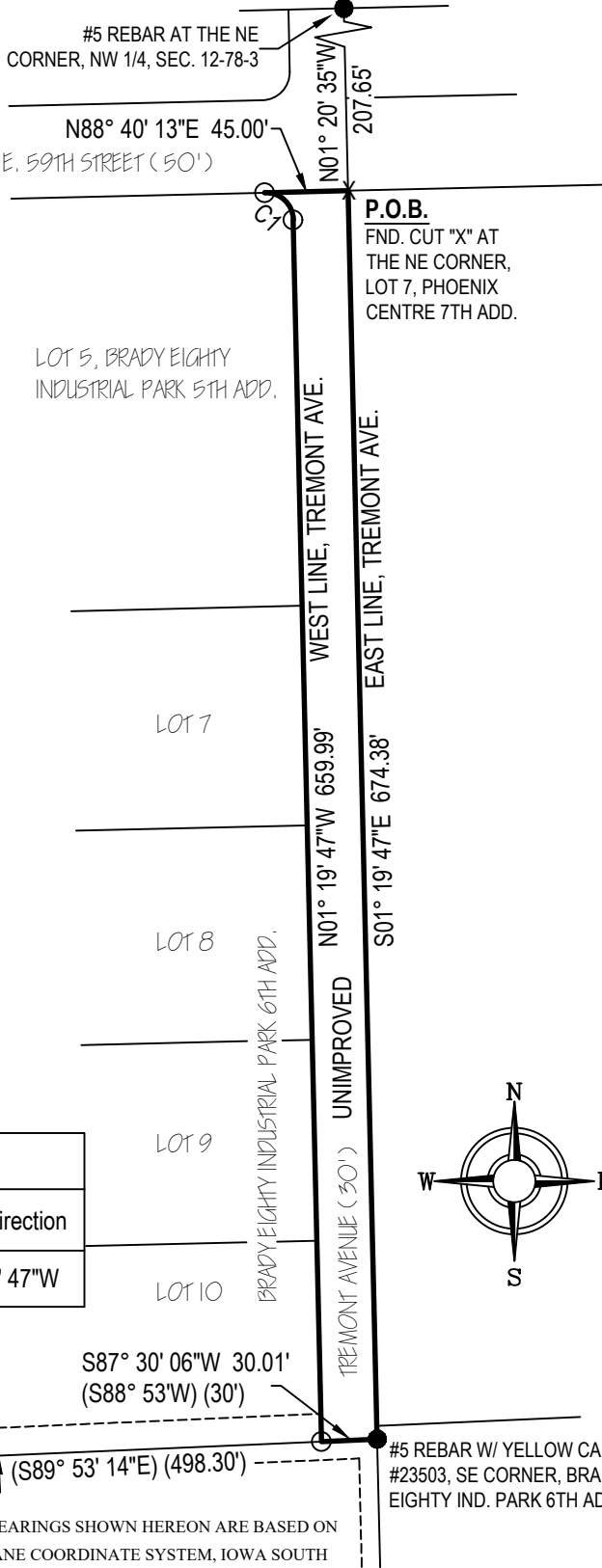
Conditions:

1. The property owner shall record an easement agreement immediately subsequent to the recording of the city's quitclaim deed.
2. A final plat shall be recorded within six months of the conveyance of public right-of-way. The final plat shall provide access and utility easements from the proposed lots to East 59th Street.
3. No development shall occur on Lots 7, 8, 9, and 10 of Brady Eighty Industrial Park 6th Addition until a final plat providing access to East 59th Street is recorded.

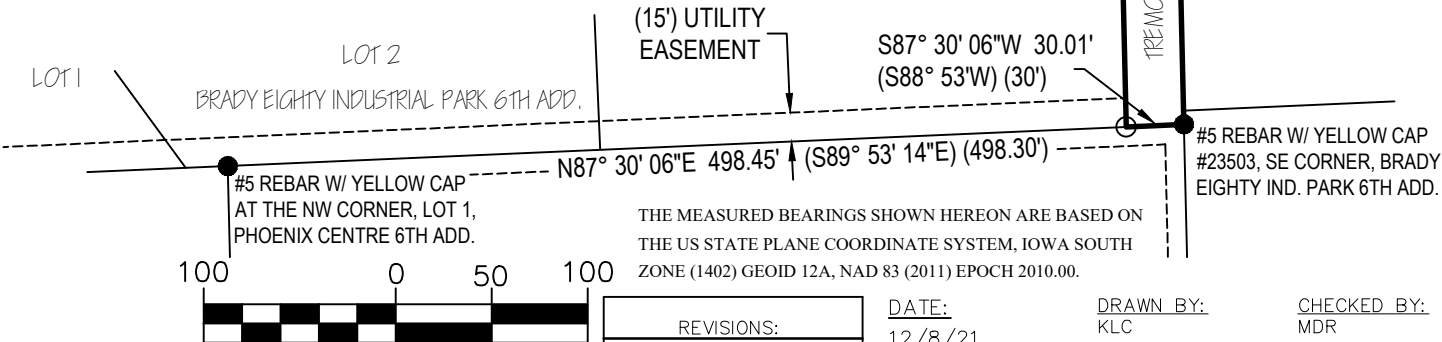
PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803

R.O.W. VACATION PLAT

PART OF BRADY EIGHTY INDUSTRIAL PARK 5TH AND 6TH ADDITIONS IN THE CITY OF DAVENPORT, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 78 NORTH RANGE 3 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 7 IN PHOENIX CENTRE 7TH ADDITION; THENCE SOUTH 01° 19' 47" EAST ALONG THE EAST RIGHT OF WAY LINE OF TREMONT AVENUE AS SHOWN ON SAID BRADY EIGHTY INDUSTRIAL PARK 5TH AND 6TH ADDITION, A DISTANCE OF 674.38 FEET TO THE SOUTHEAST CORNER OF BRADY EIGHTY INDUSTRIAL PARK 6TH ADDITION; THENCE SOUTH 87° 30' 06" WEST ALONG THE SOUTH LINE OF SAID 6TH ADDITION, A DISTANCE OF 30.01 FEET TO THE WEST RIGHT OF WAY LINE OF TREMONT AVENUE; THENCE NORTH 01° 19' 47" WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 659.99 FEET TO A 15.00 FEET RADIUS CURVE, CONCAVE SOUTHWESTERLY, THENCE 23.56 FEET NORTHWESTERLY ALONG SAID CURVE, WITH A DELTA ANGLE OF 90° 00' 00", AND A 21.21 FEET CHORD THAT BEARS NORTH 46° 19' 47" WEST ; THENCE NORTH 88° 40' 13" EAST, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING, CONTAINING 20,289 SQUARE FEET, MORE OR LESS AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	23.56'	15.00'	090°00'00"	21.21'	N46° 19' 47"W



PREPARED FOR:
7 HILLS PAVING, LLC
23101 33rd STREET
MAQUOKETA, IA
52060

(IN FEET)
1" = 100' (8.5x14)

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED =
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 =
BOUNDARY LINE =
FENCE LINE =
EASEMENT LINE =
SETBACK LINE =
SECTION LINE =

REVISIONS:
DATE

MICHAEL D. RICHMOND
23503
IOWA

DATE: 12/8/21
DRAWN BY: KLC
CHECKED BY: MDR
DRAWING LOCATION: S:\7 HILLS PAVING

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

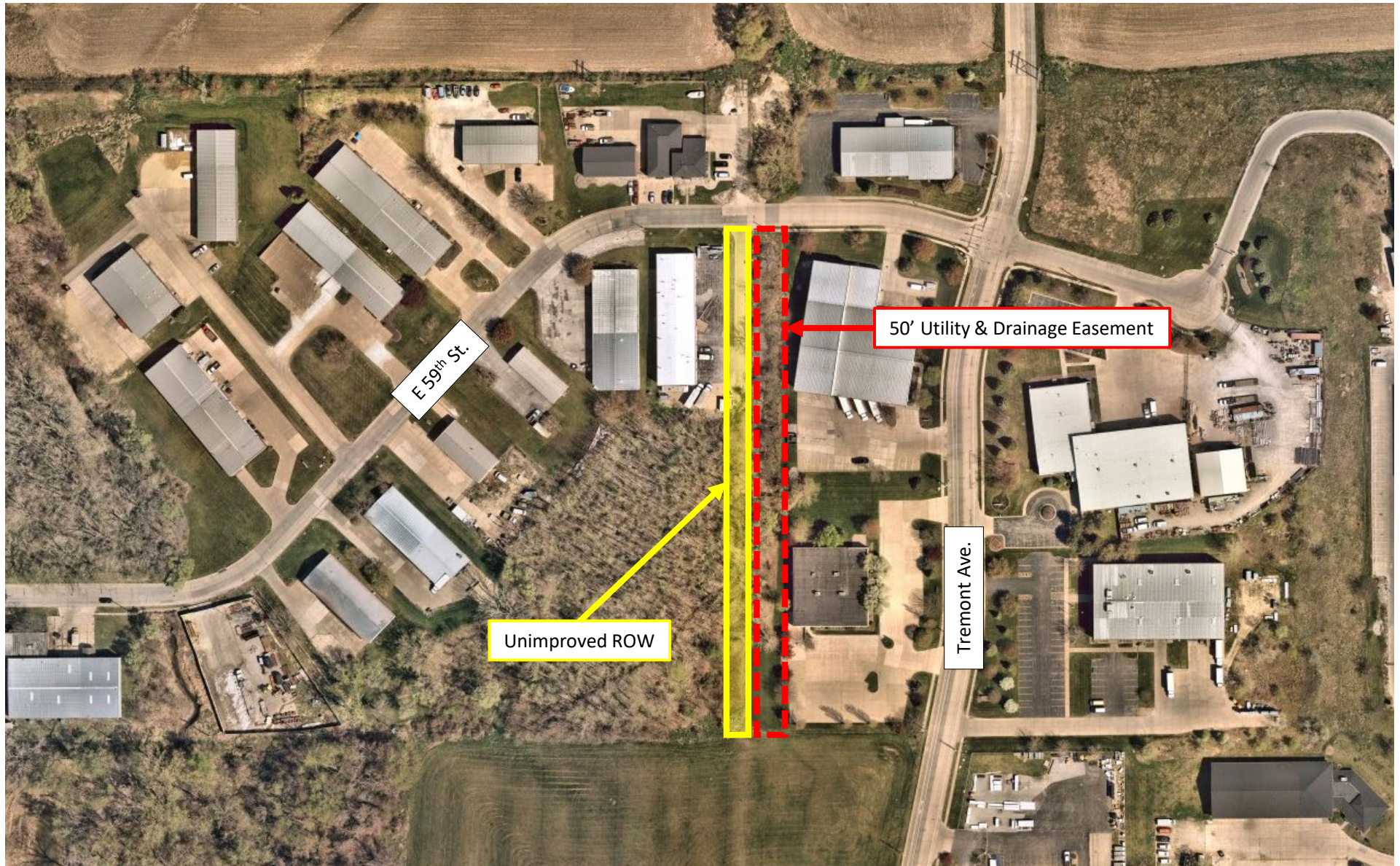
MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2023
Pages or sheets covered by this seal: 1

TOWNSEND
ENGINEERING
CIVIL · STRUCTURAL · LAND DEVELOPMENT

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

Case ROW22-01: Request of 7 Hills Paving to vacate unimproved right-of-way south of East 59th Street and west of Tremont Avenue.

Vicinity Map



Case ROW22-01: Request of 7 Hills Paving to vacate unimproved right-of-way south of East 59th Street and west of Tremont Avenue.

View Looking South from East 59th Street



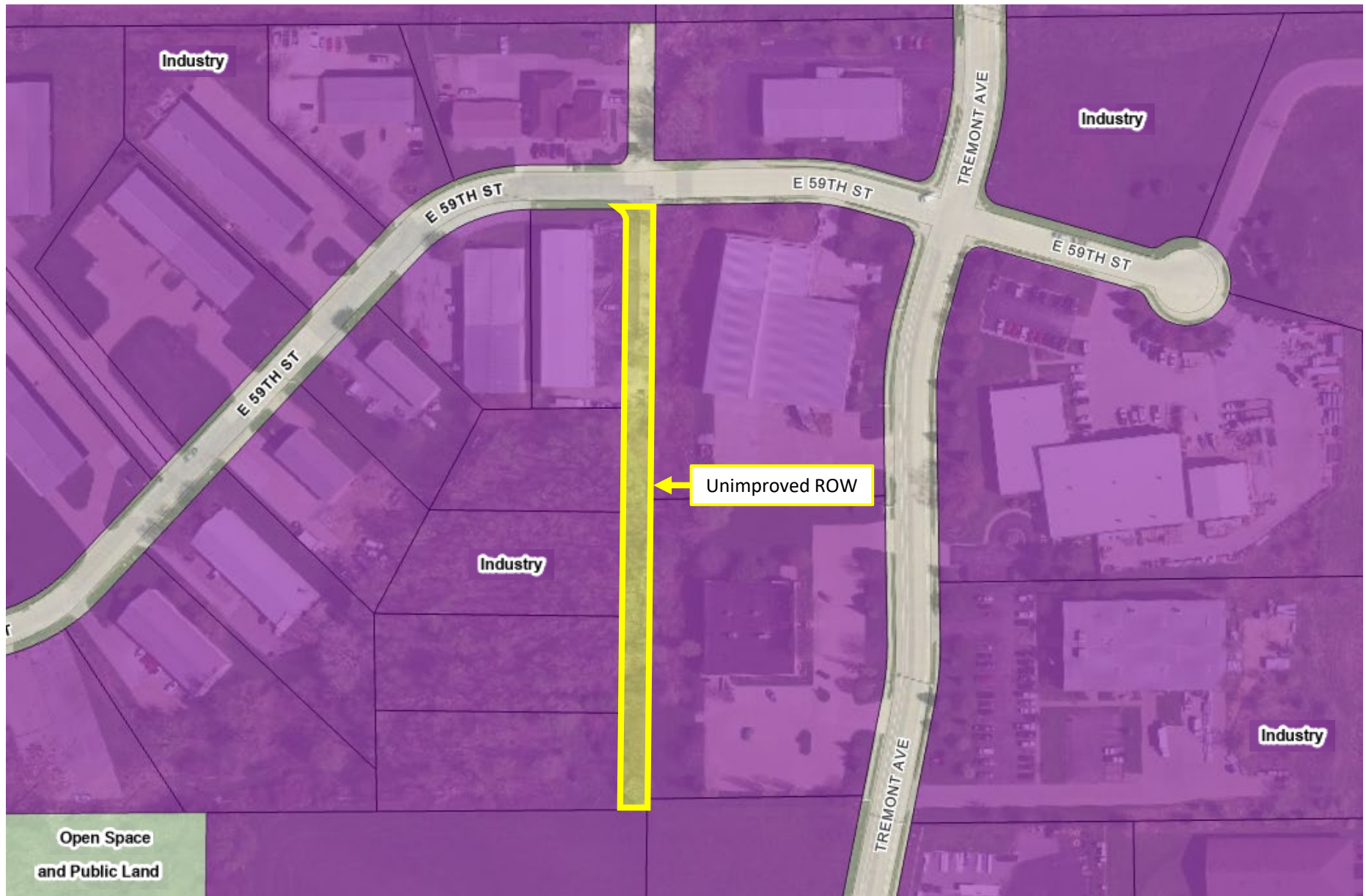
Case ROW22-01: Request of 7 Hills Paving to vacate unimproved right-of-way south of East 59th Street and west of Tremont Avenue.

Zoning Map



Case ROW22-01: Request of 7 Hills Paving to vacate unimproved right-of-way south of East 59th Street and west of Tremont Avenue.

Future Land Use Map



January 10, 2022
Attention: Matt Werderitch
City of Davenport

Subject:

Case ROW22-01: Request to vacate unimproved right-of-way south of 59th St and West of Tremont St. by new property owners, Seven Hills Paving.

Comment:

We wanted to write you to confirm what our intent is for vacated right-of-way and land located to the west of it. Unfortunately, we will not be able to be present at the next meeting, however we will try to connect remotely, any questions can also be directed to Mike Richmond, Townsend Engineering.

Our plan for this property and vacated right-of-way is to no longer keep these 4 parcels separate, but rather condensing them into one. The city right-of-way will be used as a flag lot to give us access to 59th St. We have talked with J2 Investments (923 E 59th St) and they are in agreement for us to be able to create an easement with them once the right-of-way is vacated to us.

Seven Hills Paving is starting their 50th year in business in 2022. We are located in Maquoketa IA; however, our business is primarily done in the Quad Cities area. In the past we have just moved our equipment back and forth between projects and Maquoketa, but now it will be nice to have a dedicated location on the North side of Davenport.

With this land we plan to build it up and create a satellite storage lot for our equipment and supplies. This will include constructing a new storage building (approx. 50x80), chain-link fencing around the storage lot, and extending the paved access lane to service the new building. We also plan on creating a small, paved parking lot (of 6-8 stalls) for our employees. For the most part we will not have any customer traffic to this location, as we go to our customers, they don't usually come to us.

We look forward to working with the City of Davenport, as we move forward with this goal. We are not land developers by any means, so we truly appreciate all the help and guidance we have received so far with this process. Everyone has been very accommodating.

Sincerely,
Seven Hills Paving
23101 33rd St
Maquoketa, IA 52060

7Hillspaving@gmail.com

Austin Ostwinkle
563-321-0780



Public Hearing Notice | Committee of the Whole

Date: 2/2/2022
Time: 5:30 PM

Location: Council Chambers | City Hall | 226 W. 4th ST.
Subject: Public Hearing for a Right-Of-Way Vacation

To: All property owners within 200 feet of the subject public right-of-way located south of East 59th Street and west of Tremont Avenue.

There is on file in the Development and Neighborhood Services Department (DNSD), on behalf of the Plan and Zoning Commission, the following request:

Case ROW22-01: Request of 7 Hills Paving to vacate unimproved right-of-way south of East 59th Street and west of Tremont Avenue. [Ward 8]

At its January 18, 2022 meeting, the Plan and Zoning Commission recommended approval of the aforementioned case with the following findings and conditions:

Findings:

1. The unimproved public right-of-way is not required for city purposes.
2. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.

Conditions:

1. The property owner shall record an easement agreement immediately subsequent to the recording of the city's quitclaim deed.
2. A final plat shall be recorded within six months of the conveyance of public right-of-way. The final plat shall provide access and utility easements from the proposed lots to East 59th Street.
3. No development shall occur on Lots 7, 8, 9, and 10 of Brady Eighty Industrial Park 6th Addition until a final plat providing access to East 59th Street is recorded.

The public hearing on the above matter is scheduled for 5:30 p.m. or as soon thereafter as possible on Wednesday, February 2, 2022 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

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



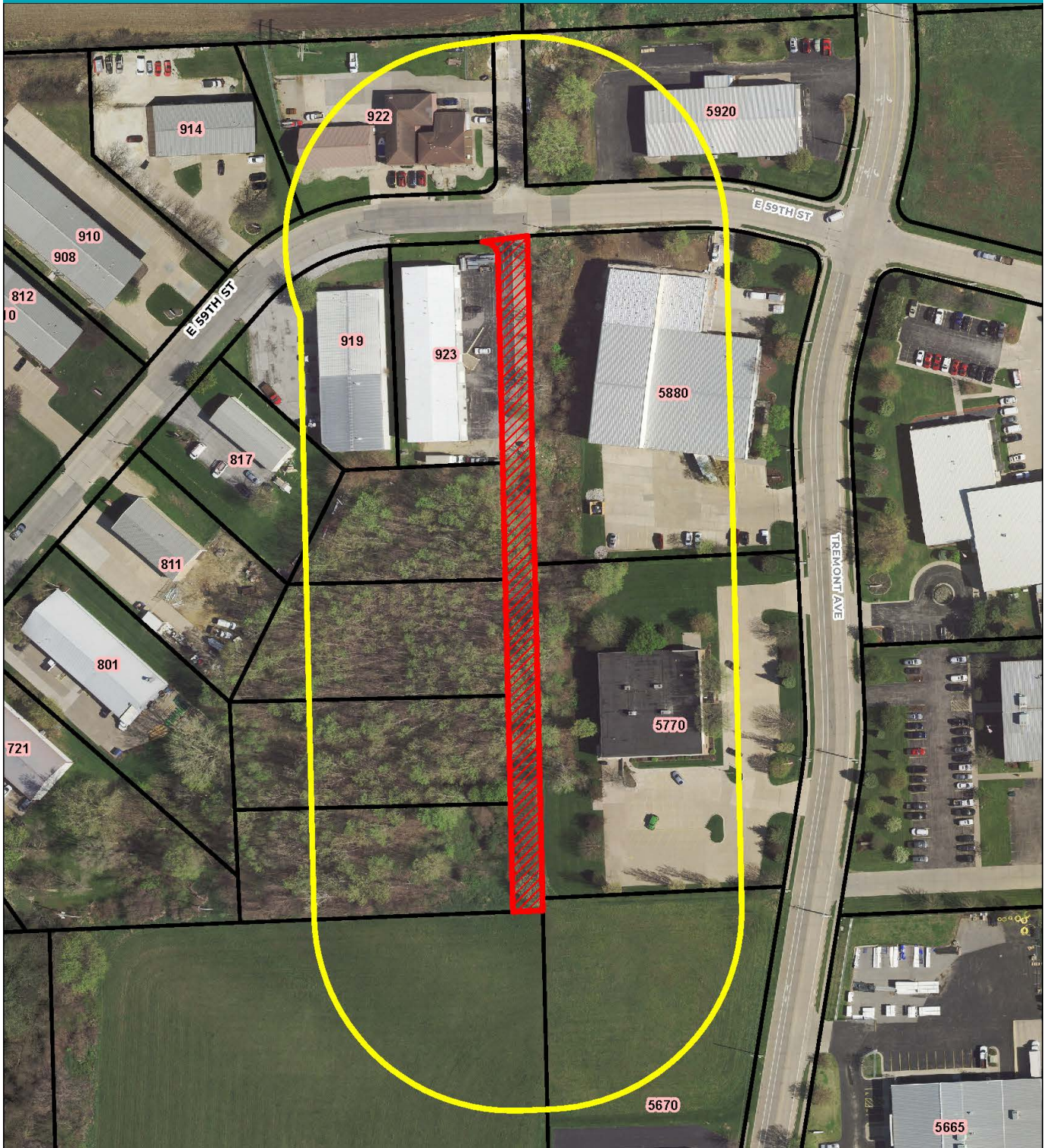
THE CITY OF
DAVENPORT
IOWA | USA

ROW Vacation

200' Mailing Radius

 ROW Vacation

 Notification Boundary

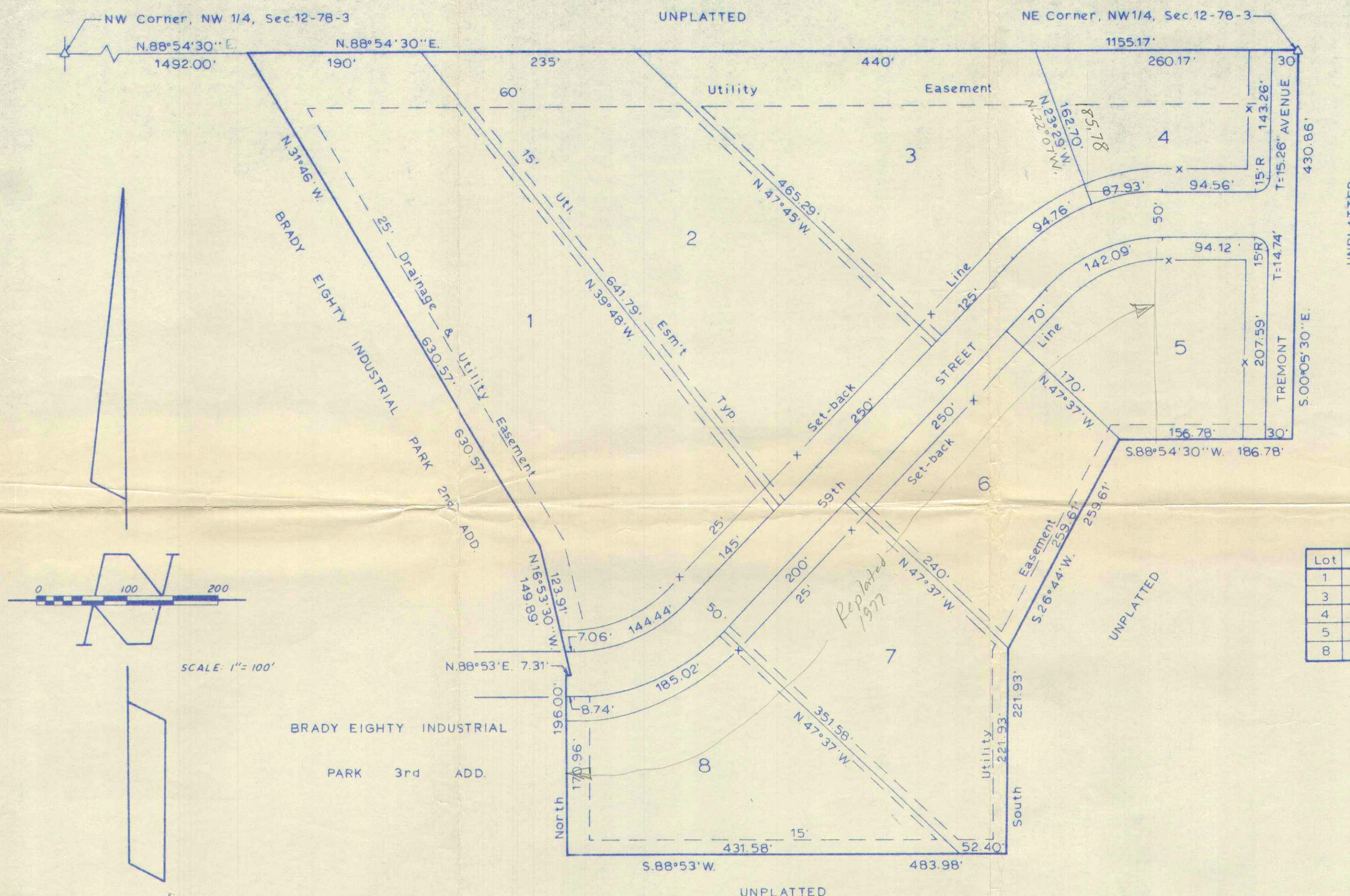


FINAL PLAT OF

BRADY EIGHTY INDUSTRIAL PARK 5TH ADDITION

TO THE CITY OF DAVENPORT, IOWA

PART OF THE N.W. 1/4 OF SEC. 12-78-3



SUBDIVIDED BY:
DON CHILDS
4220 RODEO ROAD
DAVENPORT, IOWA

Lot	Radius	Δ	Length	Chord
1	177.99	46°30'	144.44	140.20
3	225.00	24°08'	94.76	94.07
4	"	22°23'30"	87.93	87.37
5	175.00	46°31'30"	142.09	138.23
8	227.99	46°30'	185.02	179.99

APPROVED BY:

CITY OF DAVENPORT, IOWA

BY: *[Signature]*

ATTEST: *[Signature]*

DATE: DEC 3 1975

CITY PLAN & ZONE COMMISSION

BY: *[Signature]*

DATE: JUN 1 1976

NORTHWESTERN BELL TELEPHONE CO.

BY: *[Signature]*

DATE: 5-29-75

IOWA-ILLINOIS GAS & ELECTRIC CO.

BY: *[Signature]*

DATE: 5-28-75

APPROVED SUBJECT TO ENCUMBRANCES OF
RECORD BY IA-ILL. GAS & ELECT. CO.

BLANKET OVERHEAD & UNDERGROUND EASEMENTS
GRANTED FOR STREET LIGHTS, AND FOR ELECTRICAL,
GAS, AND TELEPHONE SERVICE TO INDIVIDUAL
STRUCTURES.



I hereby certify that this plat and survey or report was
made by me or under my direct personal supervision and
that I am a duly registered land surveyor under the laws
of the State of Iowa.
Signed: *[Signature]* 5-23-75
MARVIN E. HINGLER, L.S. Iowa Reg. No. 4204

PLAT & SURVEY BY

MAJOR ENGINEERING PROF. CORP.
3114 ROCKINGHAM ROAD
DAVENPORT, IOWA

DRAWN BY: STEVE POHLMANN 5-23-75

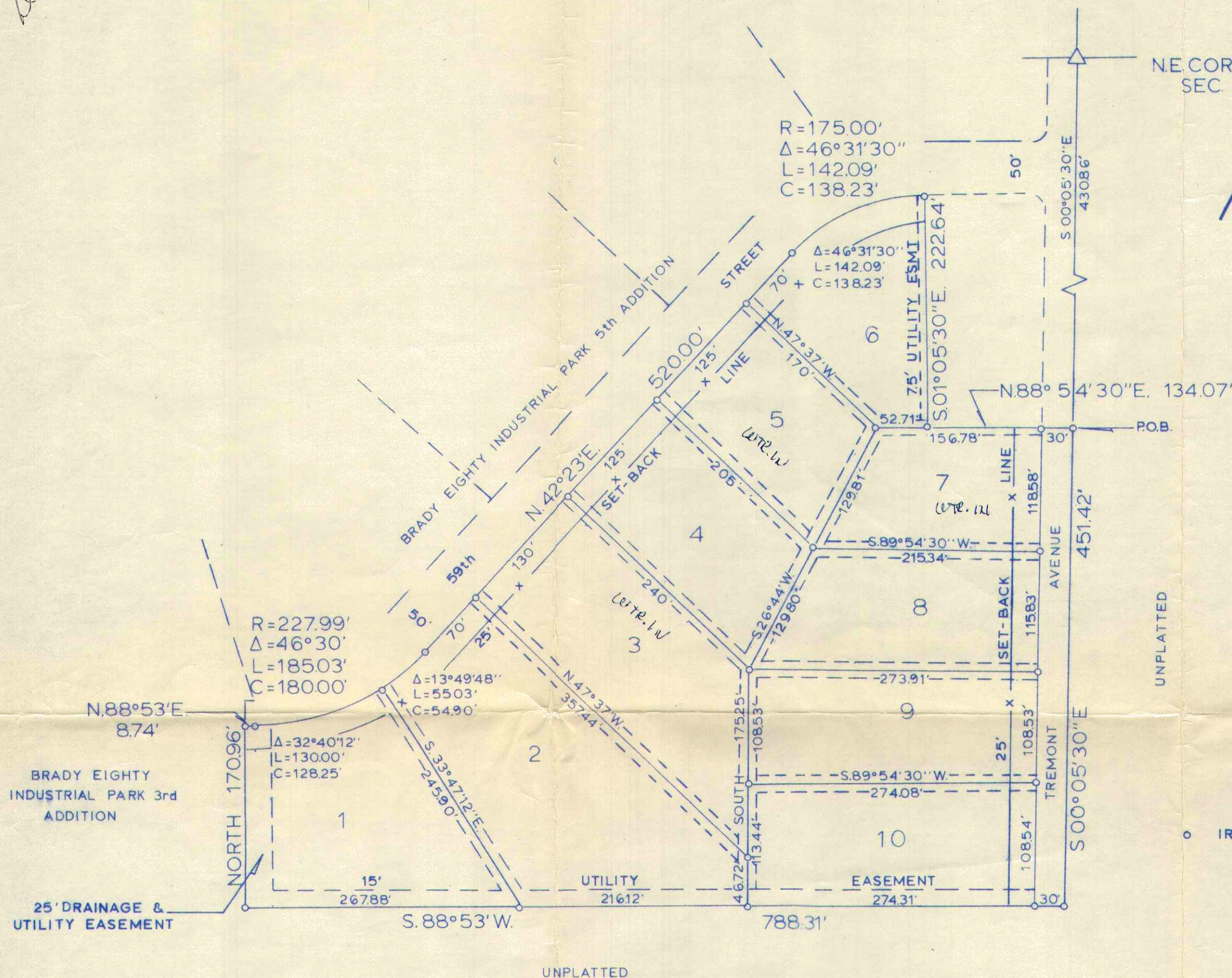
Done

FINAL PLAT OF

BRADY EIGHTY INDUSTRIAL PARK SIXTH ADDITION

TO THE CITY OF DAVENPORT, IOWA
BEING PART OF BRADY EIGHTY INDUSTRIAL
PARK FIFTH ADDITION, PART OF LOT 5, AND ALL
OF LOTS 6, 7, & 8, AND PART OF THE N.W. 1/4 OF SEC. 12-78-3

OWNED & SUBDIVIDED BY
DON CHILDS
4220 RODEO ROAD
DAVENPORT, IOWA



"LEGEND"
○ IRON REBAR (5/8" X 36")

LOT AREA

LOT NO.	SQ. FEET	ACRES
1	37,982	0.872
2	52,569	1.207
3	38,689	0.888
4	27,812	0.638
5	23,437	0.534
6	25,778	0.592
7	21,654	0.497
8	28,447	0.653
9	29,737	0.683
10	30,430	0.699

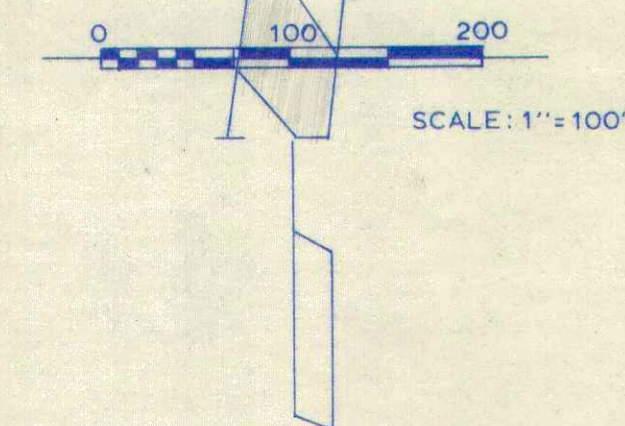


APPROVED BY
CITY OF DAVENPORT, IOWA
BY Robert J. Jorgensen
ATTEST Allyn Hise
DATE APR 6 1977
CITY PLAN & ZONE COMMISSION
BY Robert J. Jorgensen
DATE 2-10-77
DAVENPORT WATER CO.
BY Robert J. Jorgensen
DATE 1/10/77

NORTHWESTERN BELL TELEPHONE CO.
BY John R. Telling
DATE 1-4-77
IOWA-ILLINOIS GAS & ELECTRIC CO.
BY SC Kanakaris
DATE 1-17-77

APPROVED SUBJECT TO ENCUMBRANCES
OF RECORD BY IA-ILL. GAS & ELECT. CO.

BLANKET OVERHEAD & UNDERGROUND
EASEMENTS GRANTED FOR STREET LIGHTS
AND FOR ELECTRICAL, GAS, AND TELEPHONE
SERVICE TO INDIVIDUAL STRUCTURES. ALSO
FOR ALL UNDERGROUND PRIMARY CABLE AND
PAD MOUNT TRANSFORMERS.



NOTE: MONUMENTS SHALL BE SET
IN ACCORDANCE WITH CHAPTER
409 OF THE STATUTES OF THE STATE
OF IOWA.

ALL EASEMENTS ARE 15' CENTERED ON
LOT LINE UNLESS OTHERWISE SHOWN.

I hereby certify that this plat, map, survey or report was
made by me or under my direct personal supervision and
that I am a duly registered Land Surveyor under the laws
of the State of Iowa. This plat is a true and correct
representation of the lands surveyed.

Signed Willard J. Jorgensen Date 2-16-1977
WILLARD J. JORGENSEN, L.S. Iowa Reg. No. 3244

MAJOR Willard J. Jorgensen ENGINEERING P.C.
1521 WASHINGTON ST.
DAVENPORT, IOWA

DRAWN BY: Debra H. Monte

12-23-76

City of Davenport

Department: Community Development Committee
Contact Info: Bruce Berger | 563-326-7769

Action / Date
3/9/2022

Subject:

Resolution setting a Public Hearing on the proposed conveyance of fourteen (14) Public Housing properties (24 units) to Ecumenical Housing Development Group (EHDG). [Wards 1, 2, 3, 6, 7, & 8]

Recommendation:

Adopt the Resolution.

Background:

The U.S. Public Housing Program was created in 1937 (even before the creation of the U.S. Department of Housing and Urban Development or HUD) as government-owned and operated housing for those at the lower end of the household income spectrum.

Across the country, most PH properties are owned by the federal government and operated by independent Public Housing Authorities (PHAs). Iowa, however, is one of the few states where a county or municipality can own PH properties and operate a PHA.

As such, and because of needs identified in the late 1960s and 70s, with assistance from HUD, the City constructed a total of 42 "scattered site" Public Housing units on 21 properties sprinkled around the City, accomplishing the goal of deconcentrating assisted housing units. The properties consist of a mix of single-family houses, duplexes, and two six-plex structures.

Since the late 60s, a shift in federal funding began to provide rental assistance via vouchers to leverage private sector investment in owning and maintaining rental housing. In recent years, HUD started exploring best practices and reform in this arena. In particular, they noted that smaller portfolios of Public Housing often find it challenging to break even financially, given the significant reporting requirements and modest administrative fees allowed. In 2019, the regional field office began a discussion with the City regarding these financial sustainability issues.

At the same time, reflecting on the City's strategic operations, there was consensus that owning and operating rental housing is not part of the City's core mission. While not owning or managing, the City would continue to provide voucher assistance as well as rehab and development assistance for housing and other development activities.

Beginning in January 2019, the City began to explore options with HUD. Initially, sale of both the Public Housing units and the Heritage apartment building, which is part of a different HUD Program, to a single operator was explored. However, the nature of these different assets and the respective HUD programs resulted in different buyer pools and operational outcomes (the Heritage property was sold in July 2021).

In 2020, the national market was tested and several community discussions were held that led to issuing a Request for Interest process for local affordable housing nonprofits. In order to preserve the units for affordable housing and continue the neighborhood stabilizing impact of existing and successful local partners, three nonprofits were identified in this process: Ecumenical Housing Development Group (EHDG), Vera French Housing, and Habitat for

Humanity.

In January 2021, the City Council approved the submission of the Disposition Application to HUD which is required in order to convey the properties. A short history of the three nonprofits, as well as overall plan and relocation information was required in the submission. The application has passed through several HUD review phases over the past year. Staff was informed in February 2022 that a recommendation for approval is pending.

While not finalized, the City was made aware that one or more of the nonprofit buyers are pursuing rehab financing options wherein contingent site control is necessary. Ultimately, setting and holding a Public Hearing on the conveyance of City property is required by State law. Starting this contingent approval process now simply reduces the number of steps still remaining should HUD approve the request.

Each buyer offer is treated separately (elsewhere on this agenda) through the Public Hearing and conveyance process. As such, approval of this Resolution will authorize staff to advertise a Public Hearing on the proposed conveyance of fourteen properties (24 units) to EHDG to be held at the March 16, 2022 Committee of the Whole Meeting beginning at 5:30 p.m. in Council Chambers at City Hall, 226 West 4th Street.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Cover Memo	Legal Descriptions

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	2/24/2022 - 10:58 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION setting a Public Hearing on the proposed conveyance of fourteen (14) Public Housing properties (24 units) to Ecumenical Housing Development Group (EHDG).

WHEREAS, owning and managing rental housing is not part of the core mission of the City of Davenport; and

WHEREAS, there continues to be a need for affordable housing in the Quad Cities, with several local, affordable housing nonprofit partners seeking to expand their existing housing portfolios; and

WHEREAS, Ecumenical Housing Development Group (EHDG) was incorporated in 1994 and continues to own, lease, and coordinate local management of affordable rental housing units in the Quad Cities, including Fairmount Pines and several duplexes nearby; and

WHEREAS, with HUD guidance and through a Request for Interest process, EHDG has offered to acquire fourteen (14) properties, including ten (10) duplexes and four (4) single-family houses which would continue to be rented to existing tenants and for affordable rental housing; and

WHEREAS, a Public Hearing on this matter is required by State law, with final approval of the sale subject to approval by HUD.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a Public Hearing on the proposed conveyance of fourteen (14) Public Housing properties (24 units) to Ecumenical Housing Development Group (EHDG) shall be held at the March 16, 2022 Committee of the Whole meeting beginning at 5:30 p.m. in Council Chambers at Davenport City Hall, 226 West 4th Street, and notice of said Hearing shall be published in the manner prescribed by law.

Passed and approved this 9th day of March, 2022.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

Legal Description of Properties Proposed to be Conveyed to EHDG

1827/1829 W. 58th Street – Lot 102 of Emerald Green's 1st Addition to the City of Davenport, Scott County, Iowa

4205/4207 N. Elsie Avenue – Lot 1 of Georgetown Square, 8th Addition to the City of Davenport, Scott County, Iowa

1252/1254 N. Zenith Avenue – Lot 48 of Meadowbrook 7th Addition to the City of Davenport, Scott County, Iowa

2020/2022 E. 38th Street Place – Lot 9 of Spring Village Addition to the City of Davenport, Scott County, Iowa

3809/3811 Belle Avenue – Lot 19 of Spring Village Addition to the City of Davenport, Scott County, Iowa

526/528 W. 7th Street – Part of Block 23: The East 85' of the West 170' of the South 160' of Block 23 of McIntosh's 4th Addition to the City of Davenport, Scott County, Iowa

619/621 E. 7th Street – Lot 6 of Block 146 of LeClaire's 12th Addition to the City of Davenport, Scott County, Iowa

808/810 Farnam Street – Lot 5 of Block 85 of LeClaire's 7th Addition to the City of Davenport, Scott County, Iowa

908/910 Iowa Street – Lot 4 of Block 88 of LeClaire's 8th Addition to the City of Davenport, Scott County, Iowa

1903 W. 75th Place – Lot 4 in Part of Block 9, Replat of Ridgeview Park, City of Davenport, Scott County, Iowa

1911 W. 75th Place – Lot 2 in Part of Block 9, Replat of Ridgeview Park, City of Davenport, Scott County, Iowa

1235 W. 35th Street – Lot 18, Sunnydale Addition (See survey 2012-27821 for ROW), City of Davenport, Scott County, Iowa

1907 W. 75th Place - Lot 3 in Part of Block 9, Replat of Ridgeview Park, City of Davenport, Scott County, Iowa

3575/3577 Heatherton Drive – Lot 24 of Heatherton Heights 13th Addition to the City of Davenport, Scott County, Iowa

City of Davenport

Department: Community Development Committee
Contact Info: Bruce Berger | 563-326-7769

Action / Date
3/9/2022

Subject:

Resolution setting a Public Hearing on the proposed conveyance of three (3) Public Housing properties (14 units) to Vera French Housing. [Wards 4 & 8]

Recommendation:

Adopt the Resolution.

Background:

The U.S. Public Housing Program was created in 1937 (even before the creation of the U.S. Department of Housing and Urban Development or HUD) as government-owned and operated housing for those at the lower end of the household income spectrum.

Across the country, most PH properties are owned by the federal government and operated by independent Public Housing Authorities (PHAs). Iowa, however, is one of the few states where a county or municipality can own PH properties and operate a PHA.

As such, and because of needs identified in the late 1960s and 70s, with assistance from HUD, the City constructed a total of 42 "scattered site" Public Housing units on 21 properties sprinkled around the City, accomplishing the goal of deconcentrating assisted housing units. The properties consist of a mix of single-family houses, duplexes, and two six-plex structures.

Since the late 60s, a shift in federal funding began to provide rental assistance via vouchers to leverage private sector investment in owning and maintaining rental housing. In recent years, HUD started exploring best practices and reform in this arena. In particular, they noted that smaller portfolios of Public Housing often find it challenging to break even financially, given the significant reporting requirements and modest administrative fees allowed. In 2019, the regional field office began a discussion with the City regarding these financial sustainability issues.

At the same time, reflecting on the City's strategic operations, there was consensus that owning and operating rental housing is not part of the City's core mission. While not owning or managing, the City would continue to provide voucher assistance as well as rehab and development assistance for housing and other development activities.

Beginning in January 2019, the City began to explore options with HUD. Initially, sale of both the Public Housing units and the Heritage apartment building, which is part of a different HUD Program, to a single operator was explored. However, the nature of these different assets and the respective HUD programs resulted in different buyer pools and operational outcomes (the Heritage property was sold in July 2021).

In 2020, the national market was tested and several community discussions were held that led to issuing a Request for Interest process for local affordable housing nonprofits. In order to preserve the units for affordable housing and continue the neighborhood stabilizing impact of existing and successful local partners, three nonprofits were identified in this process: Ecumenical Housing Development Group (EHDG), Vera French Housing, and Habitat for Humanity.

In January 2021, the City Council approved the submission of the Disposition Application to HUD which is required in order to convey the properties. A short history of the three nonprofits, as well as overall plan and relocation information was required in the submission. The application has passed through several HUD review phases over the past year. Staff was informed in February 2022 that a recommendation for approval is pending.

While not finalized, the City was made aware that one or more of the nonprofit buyers are pursuing rehab financing options wherein contingent site control is necessary. Ultimately, setting and holding a Public Hearing on the conveyance of City property is required by State law. Starting this contingent approval process now simply reduces the number of steps still remaining should HUD approve the request.

Each buyer offer is treated separately (elsewhere on this agenda) through the Public Hearing and conveyance process. As such, approval of this Resolution will authorize staff to advertise a Public Hearing on the proposed conveyance of three properties (14 units) to Vera French Housing to be held at the March 16, 2022 Committee of the Whole Meeting beginning at 5:30 p.m. in Council Chambers at City Hall, 226 West 4th Street.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Cover Memo	Legal Descriptions

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	2/24/2022 - 10:59 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION setting a Public Hearing on the proposed conveyance of three (3) Public Housing properties (14 units) to Vera French Housing.

WHEREAS, owning and managing rental housing is not part of the core mission of the City of Davenport; and

WHEREAS, there continues to be a need for affordable housing in the Quad Cities, with several local, affordable housing nonprofit partners seeking to expand their existing housing portfolios; and

WHEREAS, Vera French Housing was formed in 1994 to own and operate scattered-site permanent supported housing for individuals and families with mental illness, maintaining a portfolio of houses, duplexes, and multiplex properties; and

WHEREAS, with HUD guidance and through a Request for Interest process, Vera French Housing has offered to acquire three (3) Public Housing properties, including the two (2) six-plexes and one (1) duplex which would continue to be rented to existing tenants and for affordable rental housing for those with mental illness; and

WHEREAS, a Public Hearing on this matter is required by State law, with final approval of the sale subject to approval by HUD.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a Public Hearing on the proposed conveyance of three (3) Public Housing properties (14 units) to Vera French Housing shall be held at the March 16, 2022 Committee of the Whole meeting beginning at 5:30 p.m. in Council Chambers at Davenport City Hall, 226 West 4th Street, and notice of said Hearing shall be published in the manner prescribed by law.

Passed and approved this 9th day of March, 2022.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

Legal Description of Properties Proposed to be Conveyed to
Vera French Housing

745 W. 61st Street - Lot 4 of the Replat of Americana Park 3rd Addition
Lots 5, 6, & 7, City of Davenport, Scott County, Iowa

747 W. 61st Street - Lot 3 of the Replat of Americana Park 3rd Addition
Lots 5, 6, & 7, City of Davenport, Scott County, Iowa

1344/1346 W. 16th Street - Lot 11 & the East 15' of Lot 10 and the West
5' of Lot 12, Block 6, Sturdevant's 2nd Addition, City of Davenport,
Scott County, Iowa

City of Davenport

Department: Community Development Committee
Contact Info: Bruce Berger | 563-326-7769

Action / Date
3/9/2022

Subject:

Resolution setting a Public Hearing on the proposed conveyance of four (4) Public Housing properties (4 units) to Habitat for Humanity Quad Cities. [Wards 3 & 8]

Recommendation:

Adopt the Resolution.

Background:

The U.S. Public Housing Program was created in 1937 (even before the creation of the U.S. Department of Housing and Urban Development or HUD) as government-owned and operated housing for those at the lower end of the household income spectrum.

Across the country, most PH properties are owned by the Federal government and operated by independent Public Housing Authorities (PHAs). Iowa however is one of the few states where a county or municipality can own PH properties and operate a PHA.

As such and because of needs identified in the late 1960s and 70s, with assistance from HUD, the City constructed a total of 42 "scattered site" Public Housing units on 21 properties sprinkled around the City, accomplishing the goal of deconcentrating assisted housing units. The properties consisted of a mix of single-family houses, duplexes, and two six-plex structures.

Since the late 60s, a shift in federal funding began to provide rental assistance via vouchers to leverage private sector investment in owning and maintaining rental housing. In recent years, HUD started exploring best practices and reform in this arena. In particular, they noted that smaller portfolios of Public Housing often find it challenging to break even financially, given the significant reporting requirements and modest administrative fees allowed. In 2019, our regional field office began a discussion with the City regarding these financial sustainability issues.

At the same time, reflecting on the City's strategic operations, there was consensus that owning and operating rental housing is not part of the City's core mission. While not owning or managing, the City would continue to provide voucher assistance as well as rehab and development assistance for housing and other development activities.

So beginning in January 2019, the City began to explore options with HUD. Initially, sale of both the Public Housing units and the Heritage High-Rise, which is part of a different HUD Program, to a single operator was explored. However, the nature of these different assets and the respective HUD programs resulted in different buyer pools and operational outcomes. (The Heritage property was sold in July 2021.)

In 2020, the national market was tested and several community discussions were held that led to issuing a Request for Interest process for local affordable housing nonprofits. In order to preserve the units for affordable housing and continue the neighborhood stabilizing impact of existing and successful local partners, three nonprofits were identified in this process: Ecumenical Housing Development Group (EHDG), Vera French Housing, and Habitat for Humanity.

In January 2021, the City Council approved the submission of the Disposition Application to HUD which is required in order to convey the properties. A short history of the three nonprofits, as well as overall plan and relocation information was required in the submission. The application has passed through several HUD review phases over the past year. Staff was informed in February 2022 that a recommendation for approval is pending.

While not finalized, the City was made aware that one or more of the nonprofit buyers are pursuing rehab financing options wherein contingent site control is necessary. Ultimately, setting and holding a public hearing on the conveyance of City property is required by State law. So starting this contingent approval process now simply reduces the number of steps still remaining should HUD approve the request.

Each buyer offer is treated separately (elsewhere on this agenda) through the Public Hearing and conveyance process. As such, approval of this Resolution will authorize staff to advertise a Public Hearing on the proposed conveyance of four (4) properties (4 units) to Habitat for Humanity Quad Cities to be held at the March 16, 2022 Committee of the Whole Meeting beginning at 5:30 p.m. in the Council Chambers at City Hall, 226 West 4th Street.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Cover Memo	Legal Descriptions

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	2/24/2022 - 10:59 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION setting a Public Hearing on the proposed conveyance of four (4) Public Housing properties (4 units) to Habitat for Humanity Quad Cities.

WHEREAS, owning and managing rental housing is not part of the core mission of the City of Davenport; and

WHEREAS, there continues to be a need for affordable housing in the Quad Cities with several local, affordable housing nonprofit partners seeking to expand their existing housing portfolios; and

WHEREAS, Habitat for Humanity Quad Cities was formed in 1993 with the goal of creating thriving neighborhoods and communities by bringing together people to build and renovate homes and revitalize the community, often building or rehabbing single family homes and selling them to income-eligible home buyer households; and

WHEREAS, with HUD guidance and through a Request for Interest process, Habitat for Humanity Quad Cities has offered to acquire four (4) Public Housing properties, including four (4) single-family houses, which would be rehabilitated and sold as affordable housing to qualifying home buyer households; and

WHEREAS, a Public Hearing on this matter is required by State law, with final approval of the sale subject to approval by HUD.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a Public Hearing on the proposed conveyance of four (4) Public Housing properties (4 units) to Habitat for Humanity Quad Cities shall be held at the March 16, 2022 Committee of the Whole Meeting beginning at 5:30 p.m. in Council Chambers at Davenport City Hall, 226 West 4th Street, and notice of said hearing shall be published in the manner prescribed by law.

Passed and approved this 9th day of March, 2022.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

Legal Description of Properties Proposed to be Conveyed to
Habitat for Humanity Quad Cities

625 E. 7th Street - The North 100 feet of Lot 8 in Block 146,
LeClaire's 12th Addition to the City of Davenport, Scott County, Iowa

6605 Vine Street - Lot 75 in Americana Park 5th Addition to the City of
Davenport, Scott County, Iowa

810 Franklin Avenue - Lot 51 in Americana Park 5th Addition to the City
of Davenport, Scott County, Iowa

1838 W. 58th Street - Lot 46 in Emerald Green's 1st Addition to the City
of Davenport, Scott County, Iowa

City of Davenport

Department: Public Safety
Contact Info: Gary Statz | 563-326-7754

Action / Date
3/9/2022

Subject:

Third Consideration: Ordinance amending Schedule I of Chapter 10.96 entitled "Snow Routes" by adding Duggleby Street between Locust Street and Jersey Ridge Road. [Ward 5]

Recommendation:

Adopt the Ordinance.

Background:

Duggleby Street is often used by the firefighters from Station No. 4 at the corner of East Locust Street and Judson Avenue. It is not as steep as the nearby streets and is a quicker way for them to get to the Village of East Davenport. They've had some recent issues with snow and ice accumulation so it would be best if the street became a snow route. If they used the other snow routes in the area to reach Jersey Ridge Road, it would involve a left turn onto Locust Street (with no traffic signal) and be a much longer trip.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	1/27/2022 - 12:12 PM
Public Works Committee	Moses, Trish	Approved	1/27/2022 - 12:14 PM
City Clerk	Admin, Default	Approved	1/27/2022 - 1:24 PM

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE I "SNOW ROUTES" THERETO BY ADDING DUGGLEBY STREET BETWEEN LOCUST STREET AND JERSEY RIDGE ROAD.

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

Section 1. That Schedule I "Snow Routes" of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding the following:

Duggleby St between Locust St and Jersey Ridge Rd.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
3/9/2022

Subject:

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

Davenport Community Schools; Intermediate Track Meets; Brady Street Stadium | 3603 Brady Street; Multiple dates in April 2022 (see attached list); **Closure:** 36th Street from Brady Street to just west of Davenport Avenue. [Ward 7]

Davenport Community Schools; High School Track Meets; Brady Street Stadium | 3603 Brady Street; Multiple dates in April 2022 (see attached list); **Closure:** 36th Street from Brady Street to just west of Davenport Avenue. [Ward 7]

Knights of Columbus/St. Paul the Apostle; Blue Mass; 916 East Rusholme Street; Wednesday, May 18, 2022 4:30 p.m. - 7:30 p.m.; **Closure:** East Rusholme Street from Arlington Avenue to Carey Avenue. [Ward 5]

Recommendation:

Adopt the Resolution.

Background:

Per the City's Special Events policy, City Council will approve street, lane, and public ground closures based on the recommendation of the Special Events committee.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Intermediate Track Meets Schedule
▣ Backup Material	High School Track Meets Schedule
▣ Backup Material	Track Meets Map
▣ Backup Material	Blue Mass Map

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	2/24/2022 - 10:52 AM

Resolution No. _____

Resolution offered by Alderman Jobgen.

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

RESOLUTION approving street, lane, or public ground closures for the listed dates and times to hold outdoor events.

*Davenport Community Schools; Intermediate Track Meets; Brady Street Stadium | 3603 Brady Street; Multiple dates in April 2022 (see attached list); **Closure:** 36th Street from Brady Street to just west of Davenport Avenue. [Ward 7]*

*Davenport Community Schoos; High School Track Meets; Brady Street Stadium | 3603 Brady Street; Multiple dates in April 2022 (see attached list); **Closure:** 36th Street from Brady Street to just west of Davenport Avenue. [Ward 7]*

*Knights of Columbus/St. Paul the Apostle; Blue Mass; 916 East Rusholme Street; Wednesday, May 18, 2022 4:30 p.m. - 7:30 p.m.; **Closure:** East Rusholme Street from Arlington Avenue to Carey Avenue. [Ward 5]*

WHEREAS, the City, through its Special Events Policy, has accepted the above application for events on the listed dates and times that is requesting street, lane, or public ground closures; and

WHEREAS, upon review of the application, it has been determined that said streets, lanes, or public grounds will need be closed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the above street, lane, or public ground closures are hereby approved and staff is directed to proceed with the closures.

Passed and approved this 9th day of March, 2022.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

Intermediate Track Meets | Davenport Schools

Monday, April 4th 2022

Setup Time: 4:00 PM - 7:30 PM
Event Time: 5:00 PM - 7:00 PM
Cleanup Time: 4:00 PM - 7:30 PM

Monday, April 11th 2022

Setup Time: 4:00 PM - 7:30 PM
Event Time: 5:00 PM - 7:00 PM
Cleanup Time: 4:00 PM - 7:30 PM

Wednesday, April 13th 2022

Setup Time: 4:00 PM - 7:30 PM
Event Time: 5:00 PM - 7:00 PM
Cleanup Time: 4:00 PM - 7:30 PM

Tuesday, April 19th 2022

Setup Time: 4:00 PM - 7:30 PM
Event Time: 5:00 PM - 7:00 PM
Cleanup Time: 4:00 PM - 7:30 PM

Wednesday, April 20th 2022

Setup Time: 4:00 PM - 7:30 PM
Event Time: 5:00 PM - 7:00 PM
Cleanup Time: 4:00 PM - 7:30 PM

Monday, April 25th 2022

Setup Time: 4:00 PM - 7:30 PM
Event Time: 4:30 PM - 7:00 PM
Cleanup Time: 4:00 PM - 7:30 PM

Thursday, April 28th 2022

Setup Time: 4:00 PM - 7:30 PM
Event Time: 5:00 PM - 7:00 PM
Cleanup Time: 4:00 PM - 7:30 PM

Friday, April 29th 2022

* This is a RAIN DATE and will only use if any of the previous track meets are cancelled due to weather.

Setup Time: 4:00 PM - 7:30 PM
Event Time: 5:00 PM - 7:00 PM
Cleanup Time: 4:00 PM - 7:30 PM

High School Track Meets | Davenport Schools

Tuesday, April 5th 2022

* Ladies Classic Relays

Setup Time: 2:00 PM - 10:00 PM

Event Time: 4:00 PM - 9:00 PM

Cleanup Time: 2:00 PM - 10:00 PM

Thursday, April 7th 2022

* Dunsworth Relays

Setup Time: 2:00 PM - 10:00 PM

Event Time: 4:00 PM - 9:30 PM

Cleanup Time: 2:00 PM - 10:00 PM

Thursday, April 14th 2022

* Jesse Day Relays

Setup Time: 2:00 PM - 10:00 PM

Event Time: 4:00 PM - 9:30 PM

Cleanup Time: 2:00 PM - 9:30 PM

Monday, April 18th 2022

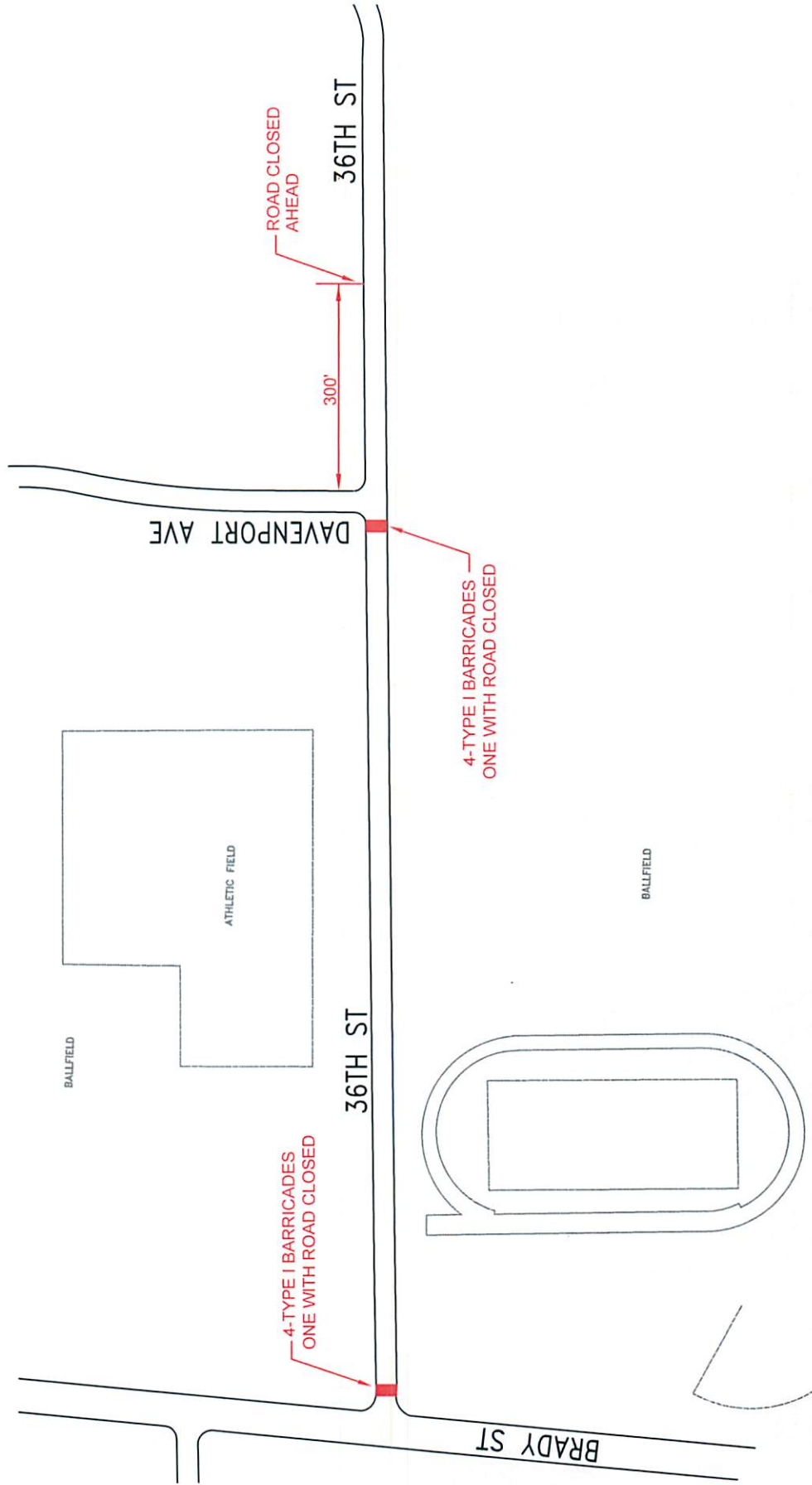
* JV Relays

Setup Time: 2:00 PM - 10:30 PM

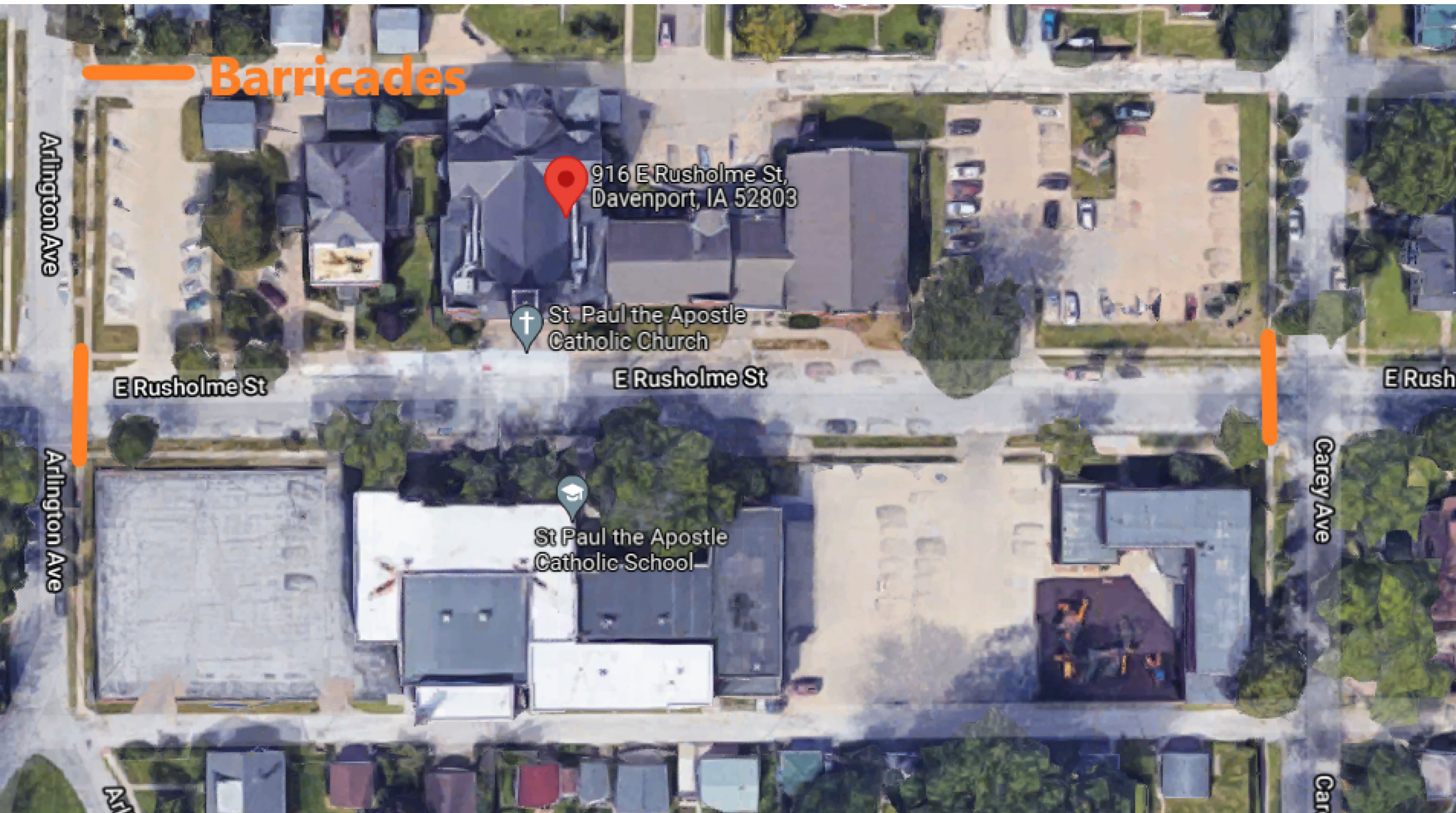
Event Time: 4:00 PM - 9:30 PM

Cleanup Time: 2:00 PM - 9:30 PM

DAVENPORT SCHOOLS STREET CLOSURE



Barricades



City of Davenport

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

Action / Date
3/9/2022

Subject:

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

Kilkenny's; St. Patrick's Day Party; 300 West 3rd Street; 8:00 a.m. Saturday, March 12, 2022 - 12:00 a.m. Sunday, March 13, 2022; Outdoor music, over 50 dBA. [Ward 3]

Diane Lamacki; John Neilson at the Coffee House; 1315 Jersey Ridge Road; Thursday, April 28, 2022 5:00 p.m. - 9:00 p.m.; Outdoor music, over 50 dBA. [Ward 5]

Recommendation:

Pass the Motion.

Background:

The following requests for a noise variance has been received pursuant to the Davenport Municipal Code Chapter 8.19 Noise Abatement, Section 8.19.090 Special Variances.

ATTACHMENTS:

Type	Description
▣ Backup Material	Kilkenny's St. Patrick's Day Map
▣ Backup Material	John Neilson at The Coffee House Flyer to Neighbors

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	2/24/2022 - 10:49 AM

STAGE

Tent

314

Kilkenny's Pub
Not busy

306

304

OPEN AREA
AFTER
PARADE

W 3rd St

W 3rd St

N Harrison St





LIVE ACOUSTIC SHOW

**JOHN
NEILSON**
with
special guest
**THE
MARVELS**



Thursday, April 28th

6:30 - 9:00 pm

THE COFFEE HOUSE

1315 Jersey Ridge Road, Davenport

If you are in opposition, please submit it in writing to Brian Krup, Deputy City Clerk
for the City of Davenport at brian.krup@davenportiowa.com

City of Davenport

Department: Public Safety
Contact Info: Jamie Swanson | 563-326-7795

Action / Date
3/9/2022

Subject:
Motion approving beer and liquor license applications.

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

Ward 3

Carriage Haus (Smoking Haus Entertainment) - 312 W 3rd St - Temporary Extended Outdoor Area "St. Patrick's Day" March 12-13 - License Type: Class C Liquor

Dam View Inn (VanDamQC, LLC) - 410 E 2nd St - Temporary Extended Outdoor Area "St. Patrick's Day Party" March 11-15 - License Type: Class C Liquor

Kilkenny's Pub & Eatery (Kilkenny's Pub, Inc) - 300 W 3rd St - Temporary Extended Outdoor Area "St. Patrick's Day Festival" March 12-13 - License Type: Class C Liquor

Mac's Tavern (Failte, Inc) - 316 W 3rd St - Temporary Extended Outdoor Area "St. Patrick's Day" March 12-13 - License Type: Class C Liquor

The Office (Local 563 Cocktail Lounge, LLC) - 116 W 3rd St - Temporary Extended Outdoor Area "St. Patrick's Day Celebration" March 12-13 - License Type: Class C Liquor

Stompbox Brewing (JPX2ME, LLC) - 210 E River Dr Unit 101 - Temporary Extended Outdoor Area "St. Patrick's Day" March 11-13 - License Type: Class C Liquor

Ward 5

The Coffee House QC (Area 309 Coffee, LLC) - 1315 Jersey Ridge Rd - Permanent Outdoor Area - License Type: Beer/Wine

Ward 7

Assumption High School (Assumption High School) - 1020 W Central Park Ave - "April Knight" April 22 - License Type: Class C Liquor

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

Ward 1

Hy-Vee #1 (Hy-Vee, Inc) - 3019 Rockingham Rd - License Type: Class E Liquor

Kwik Shop #583 (Kwik Shop, Inc) - 3129 Rockingham Rd - License Type: Class C Beer

Kwik Shop #579 (Kwik Shop, Inc) - 2805 Telegraph Rd - License Type: Class E Liquor

Ward 3

Endless Brews (Endless Brews, LLC) - 310 N Main St - License Type: Class B Beer

Iowa Mini Mart (Samreet, LLC) - 234 W 3rd St - License Type: Class E Liquor

River Drive Smoke Shop (AB Kazi, LLC) - 828 W River Dr - License Type: Class E Liquor

Quad Cities River Bandits (Main Street Iowa, LLC) - 209 S Gaines St - Outdoor Area - License Type: Class C Liquor

Ward 4

Kwik Shop #577 (Kwik Shop, Inc) - 1732 Marquette St - License Type: Class C Beer

Ward 5

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

Kwik Shop #588 (Kwik Shop, Inc) - 1136 E Locust St - License Type: Class E Liquor

Ward 6

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

Chili's Grill & Bar (Brinker Restaurant Corporation) - 4020 E 53rd St - License Type: Class C Liquor

Ward 7

Kwik Shop #587 (Kwik Shop, Inc) - 1670 W Kimberly Rd - License Type: Class C Beer

Ward 8

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

Fareway Stores, Inc #987 (Fareway Stores, Inc) - 1635 W 53rd St - License Type: Class E Liquor

Recommendation:
Pass the Motion.

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

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Merritt, Mallory	Approved	2/23/2022 - 6:02 PM

Public Safety Committee
City Clerk

Admin, Default
Admin, Default

Approved
Approved

2/24/2022 - 4:48 PM
2/24/2022 - 4:49 PM

City of Davenport

Department: Public Works - Admin
Contact Info: Trishna Pradhan | 563-888-2264

Action / Date
3/9/2022

Subject:

First Consideration: Ordinance amending Chapter 15.12.044 (Reserved) of the Municipal Code of Davenport, Iowa. [All Wards]

Recommendation:

Adopt the Ordinance.

Background:

This Ordinance will amend Chapter 15.12.044 of the Davenport Municipal Code to include elevator hoistway opening protection in accordance with International Building Code 2015 section 716.5.9.3 (Smoke-activated doors) as recommended by the Combined Construction Code Board of Appeals and Review.. This will require elevator shafts opening directly into a fire resistance rated corridor or stairwell be protected by self-closing doors actuated by smoke detection. This shall not be required on the level of exit discharge.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	2/25/2022 - 1:43 PM

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 15.12.044 (Reserved) OF THE MUNICIPAL CODE OF DAVENPORT, IOWA.

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

Section 1. That Chapter 15.12.044 (Reserved) of the Municipal Code of Davenport Iowa, be and the same is hereby amended to read as follows:

15.12.044 **Elevator Hoistway Opening Protection.** Elevator shafts opening directly into a fire resistance rated corridor or stairwell shall be protected by self-closing doors actuated by smoke detection in accordance to International Building Code 2015 section 716.5.9.3 (Smoke-activated doors). Hoistway opening protection shall not be required on the level of exit discharge.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Trishna Pradhan | 563-888-2264

Action / Date
3/9/2022

Subject:

First Consideration: Ordinance amending Chapter 15.16.015 entitled "The National Electrical Code" of the Municipal Code of Davenport, Iowa. [All Wards]

Recommendation:

Adopt the Ordinance.

Background:

This Ordinance amendment will allow the City of Davenport to match the State of Iowa Electrical Code as recommended by the Combined Construction Code Board of Appeals and Review.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	2/25/2022 - 4:09 PM

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 15.16.015 ENTITLED "THE NATIONAL ELECTRICAL CODE" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA.

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

Section 1. That Section 15.16.015 The National Electrical Code of the Municipal Code of Davenport Iowa, be and the same is hereby amended to read as follows:

15.16.015 The National Electrical Code

The Electrical Code as adopted and amended by the State of Iowa is hereby adopted by reference as the electrical code for the City of Davenport, Iowa, subject to the amendments and adoptions by the State of Iowa Department of Public Safety.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Trishna Pradhan | 563-888-2264

Action / Date
3/9/2022

Subject:

First Consideration: Ordinance amending Chapter 15.16.030 entitled "Chapter 1, modified" of the Municipal Code of Davenport, Iowa. [All Wards]

Recommendation:

Adopt the Ordinance.

Background:

This Ordinance will amend Chapter 15.16.030 of the Davenport Municipal Code by adding 15.16.030(E) and 15.16.030(F) to the electrical code as recommended by the Combined Construction Code Board of Appeals and Review.

E. Where NM and NMC cables are allowed in structures, all wiring in areas outside a dwelling unit, such as common areas, stairs, community rooms, corridors, etc, in multi-family residential structures shall be installed in MC or EMT Cables. Use of NM and NMC cables shall not be permitted in such areas.

F. Use of NM & NMC cables, even when installed in raceways, shall not be permitted in Types I & II construction.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	2/25/2022 - 4:11 PM

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 15.16.030 ENTITLED "CHAPTER 1, MODIFIED" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA.

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

Section 1. That Chapter 15.16.030 entitled "Chapter 1, modified" of the Municipal Code of Davenport, Iowa be and the same is hereby amended by adding subsections as follows:

- E. Where NM & NMC cables are allowed in structures, all wiring in areas outside a dwelling unit, such as common areas, stairs, community rooms, corridors, etc, in multi-family residential structures shall be installed in MC or EMT Cables. Use of NM & NMC cables shall not be permitted in such areas.
- F. Use of NM & NMC cables, even when installed in raceways, shall not be permitted in Types I & II construction.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Brian Schadt | 563-326-7786

Action / Date
3/9/2022

Subject:

Resolution awarding the contract for the Pacific Street (65th Street to 70th Street) Overlay project to Manatts Inc - Eastern Iowa Division of Camanche, Iowa in the amount of \$123,979.50, CIP #35054. [Ward 8]

Recommendation:

Adopt the Resolution.

Background:

On January 19, 2022, an Invitation to Bid was issued and sent to contractors. On February 8, 2022 the Purchasing Division opened and read five responsive and responsible bids. See bid tab attached.

The work includes the furnishing of all labor, materials, equipment, and services necessary for HMA overlay including but not limited to survey, subgrade, patching, HMA pavement, driveway approaches, and seeding.

Funding for this project is from the CIP #35054 Neighborhood Street Repair Program. These funds come from the sale of general obligation bonds.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW_RES_Pacific Street Overlay (65th to 70th)
▣ Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	2/23/2022 - 10:47 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the Pacific Street Overlay project to Manatts Inc – Eastern Iowa Division of Camanche IA, and authorizing Mayor Mike Matson or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for the Pacific Street Overlay project; and

WHEREAS, Manatts Inc - Eastern Iowa Division of Camanche IA, was the lowest responsive and responsible bidder;

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

1. Approving the contract, for the Pacific Street Overlay project, to Manatts Inc – Eastern Iowa Division of Camanche IA; and
2. Mayor Mike Matson or designee is authorized to sign and manage any related agreements;

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: PACIFIC STREET OVERLAY

BID NUMBER: 22-81

OPENING DATE: FEBRUARY 8, 2022

FUNDING: CIP 35054 NEIGHBORHOOD STREET REPAIR PROGRAM

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

<u>VENDOR NAME</u>	<u>PRICE</u>
Manatts Inc – Eastern IA Division of Camanche IA	\$123,979.50
Hawkeye Paving Corporation of Davenport IA	\$124,714.00
CDMI Concrete Contractors Inc of Port Byron IL	\$125,097.00
Valley Construction Company of Rock Island IL	\$125,618.70
Langman Construction Inc of Rock Island IL	\$128,245.00

Approved By Kristi Keller 2-10-2022
Purchasing Date

Approved By Nicole Gleason 2-10-2022
Department Director Date

Approved By Beauli Cox 2-10-22
Budget/CIP Date

Approved By Walter J. Merritt 02/10/2022
Assist. City Administrator/Finance Director Date

City of Davenport

Department: Public Works - Engineering
Contact Info: Steve Math | 563-327-5164

Action / Date
3/2/2022

Subject:

Resolution awarding a contract for the East 53rd Street Reconstruction | Phase II project to Langman Construction, Inc of Rock Island, Illinois in the amount of \$9,075,259.10 subject to Iowa Department of Transportation and Federal Highway Administration concurrence, CIP #35052. [Wards 6, 7, & 8]

Recommendation:

Adopt the Resolution.

Background:

Three (3) bids were received by the Iowa Department of Transportation on February 15, 2022. The lowest bid from CDMI Concrete Contractors, Inc of Port Byron, Illinois in the amount of \$9,051,418.27 was rejected by the Iowa Department of Transportation for being in excess of the contractor's award limit as established by the DOT. The next lowest bid from Langman Construction, Inc of Rock Island, Illinois is \$9,075,259.10. The award is subject to Iowa Department of Transportation and Federal Highway Administration concurrence.

Approximately \$3,700,000 of the project cost will be obtained from the Surface Transportation Block Grant Program.

Utility relocations are currently underway. Road work is expected to begin this spring as weather permits with completion by the end of 2023.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	2/23/2022 - 10:39 AM
Public Works Committee	Moses, Trish	Approved	2/23/2022 - 10:40 AM
City Clerk	Admin, Default	Approved	2/24/2022 - 11:43 AM

Resolution No. _____

RESOLUTION offered by Alderman Dunn.

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

RESOLUTION awarding a contract for the East 53rd Street Reconstruction | Phase II project to Langman Construction, Inc of Rock Island, Illinois in the amount of \$9,075,259.10 subject to Iowa Department of Transportation and Federal Highway Administration concurrence, CIP #35052.

WHEREAS, the East 53rd Street Reconstruction | Phase II project was duly advertised and published according to state law; and

WHEREAS, three (3) bids were received by the Iowa Department of Transportation at the appointed time and place for the bid opening.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that, subject to Iowa Department of Transportation and Federal Highway Administration concurrence, the contract for the East 53rd Street Reconstruction | Phase II project is hereby awarded to Langman Construction, Inc of Rock Island, Illinois in the amount of \$9,075,259.10.

Passed and approved this 9th day of March, 2022.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering
Contact Info: Amy Kay | 563-327-5160

Action / Date
3/9/2022

Subject:

Resolution introducing the Proposed Resolution of Necessity covering the 2022 50/50 Cost Share Stream Bank Stabilization Program project at West 62nd Street and North Elmwood Avenue. [Ward 2]

Recommendation:

Adopt the Resolution.

Background:

Within the City of Davenport, maintenance of streams that flow through private property is considered the responsibility of the property owner. A resident or business owner petitions the City to have their stream banks stabilized through the 50/50 Cost Share Stream Bank Stabilization Program. This program is an assessment program where $\frac{1}{2}$ of the total cost to reconstruct or stabilize the stream is paid for by the City and the other $\frac{1}{2}$ is paid for by the abutting property owners based on the area of their lot affected by the project. The resident or business that requests to have their stream bank stabilized would have to obtain the necessary signatures on a petition prepared by the City of 100% of the owner occupied property abutting the designated stream section.

The City has received one petition for a stream located within the City of Davenport as noted below:

the east-west section of an unnamed tributary to Silver Creek starting from west of North Linwood Avenue just to the west of North Thornwood Avenue.

The estimated cost of these improvements is \$96,590 with an operating budgeted amount of \$40,000 as engineering, design, labor, and equipment costs are included in the estimate but paid out of Salary and Equipment funds. This will be an in-house project constructed by City staff.

ATTACHMENTS:

Type	Description
□ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	2/23/2022 - 11:46 AM
Public Works Committee	Moses, Trish	Approved	2/23/2022 - 11:47 AM
City Clerk	Admin, Default	Approved	2/25/2022 - 12:26 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION introducing the proposed Resolution of Necessity for the 2022 50/50 Cost Share Stream Bank Stabilization Program project at West 62nd Street and North Elmwood Avenue.

WHEREAS, this Council has adopted a preliminary resolution pursuant to Section 384.42 of the Code of Iowa, 2020, as amended, covering the 2022 50/50 Cost Share Stream Bank Stabilization Program project at West 62nd Street and North Elmwood Avenue (herein referred to as the "Improvement Project"); and

WHEREAS, pursuant thereto, the Project Engineers have prepared preliminary plans and specifications, estimate of cost of the work, and a plat and preliminary schedule, including the valuation of each lot as previously determined by this Council, and the same have been duly adopted and are now on file with the Clerk.

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

- A. it is hereby found and determined to be necessary and for the best interest of the City and its inhabitants to proceed with the aforementioned Improvement Project, and to assess the cost thereof to the property benefited thereby;
- B. the Improvement Project shall constitute a single improvement and shall consist of, generally: clearing and grubbing, grading, rock installation and all associated work, all as more particularly described in the Preliminary Resolution relating to the Improvement Project previously adopted by this Council, which resolution is hereby referred to for a more complete description of the location of the Improvement Project and the property benefited thereby and proposed to be assessed to pay the cost of such improvement;
- C. it is hereby found and determined that there is now on file in the office of the Clerk an estimated total cost of the proposed work and a preliminary plat and schedule showing the amount proposed to be assessed to each lot by reason of such improvement project;
- D. this Council will meet at 5:30 p.m. in Council Chambers at City Hall on the 6th day of April, 2022 at which time and place it will hear the property owners subject to the proposed assessment or assessments and interested parties for or against the Improvement Project, its cost, the assessment thereof, or the boundaries of the properties to be assessed. Unless a property owner files objections with the Clerk at the

time of the hearing on the resolution of necessity, he shall have deemed to have waived all objections pertaining to the regularity of the proceedings and the legality of using the special assessment procedure;

- E. the Clerk is hereby authorized and directed to give notice as required by Section 384.50 of the Code of Iowa, 2020, as amended, by publication once each week for two consecutive weeks in the Quad City Times, a newspaper published at least once weekly and having general circulation in the City and shall likewise mail a copy of such notice to each property owner whose property is subject to assessment for the Improvement Project as shown by the records in the office of the County Auditor not less than fifteen days prior to the hearing on this resolution. The first publication of such notice shall not be less than ten (10) nor more than twenty (20) days prior to the hearing;
- F. such notice shall be in the form substantially at that as follows section G;
- G. all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed.

Passed and approved this 9th day of March, 2022.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Clay Merritt | 563-888-3055

Action / Date
3/9/2022

Subject:

Resolution awarding a contract for the Modern Woodmen Park Fascia Improvements project to Bill Bruce Builders Inc of Eldridge, Iowa in the amount of \$480,000, CIP #23049. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued on January 24, 2022 and sent to contractors. On February 14, 2022, the Purchasing Division opened and read four (4) responsive and responsible bids. See bid tab attached.

Bill Bruce Builders Inc of Eldridge, Iowa was the lowest responsive and responsible bidder.

The existing fascia board on the exterior of Modern Woodmen Park has experienced extensive deterioration and needs to be replaced in order to avoid damage to the overall structure. This project is listed within the 2021 Revised Stadium Lease Agreement, Attachment B | Capital Projects and Funding Models.

Funding for this project is from CIP #23049 MWP Capital Improvements. These funds are from the sale of General Obligation Bonds.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Cover Memo	Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	2/23/2022 - 10:59 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION awarding a contract for the Modern Woodmen Park Fascia Improvements project to Bill Bruce Builders Inc of Eldridge, Iowa in the amount of \$480,000, CIP #23049.

WHEREAS, the City needs to contract for the Modern Woodmen Park Fascia Improvements project; and

WHEREAS, Bill Bruce Builders Inc was the lowest responsive and responsible bidder submitting a bid.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that the contract for the Modern Woodmen Park Fascia Improvements project is hereby awarded to Bill Bruce Builders Inc of Eldridge, Iowa in the amount of \$480,0000.

Passed and approved this 9th day of March, 2022.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: MODERN WOODMAN PARK FASCIA IMPROVEMENTS

BID NUMBER: 22-82

OPENING DATE: FEBRUARY 14, 2022

FUNDING: CIP 23049 MWP CAPITAL IMPROVEMENTS

RECOMMENDATION: AWARD THE CONTRACT TO BILL BRUCE BUILDERS
INC. OF ELDRIDGE IA

<u>VENDOR NAME</u>	<u>BID AMOUNT</u>
Bill Bruce Builders Inc of Eldridge IA	\$480,000.00
Tricon General Construction of Dubuque IA	\$599,000.00
Swanson Construction Co. of Bettendorf IA	\$703,000.00
Sterling Commercial Roofing, Inc. of Sterling IL	\$925,229.39

Approved By Kari Loren 02/23/2022
Purchasing Date

Approved By Nicole Gleason 2/23/22
Dept Director Date

Approved By Braudi Coy 2-23-22
Budget/CIP Date

Approved By Mallory J. Merritt 02/23/2022
Assist. City Administrator/ CFO Date

City of Davenport

Department: Public Works - Admin
Contact Info: Nicole Gleason | 563-327-5150

Action / Date
3/9/2022

Subject:

Resolution awarding a contract for the Blackhawk Creek and Walnut Creek Clearing project to Langman Construction Inc of Rock Island, Illinois in the amount of \$344,800, CIP #68015. [Ward 1]

Recommendation:

Adopt the Resolution.

Background:

On February 4, 2022, the Purchasing Division issued an Invitation to Bid to 732 contractors. On February 25, 2022, three (3) responsive and responsible bids were opened and read. See attached bid tab.

The project improvements include, but are not limited to, clearing and grubbing trees and vegetation, leveling top of berm to designated elevation, fence removal, filling animal burrows, removing root balls, seeding and erosion control both sides of creek. The project encompasses Black Hawk Creek from Homestead Avenue to South Concord Street (1,575 lf) and Walnut Creek from South Fairmount Street to South Concord Street (1,500 lf). Langman Construction Inc was the lowest bid and is being recommended for the contract.

Funding for this project is from CIP #68015. These funds come from the sale of general obligation bonds.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Cover Memo	Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	2/28/2022 - 3:23 PM

Resolution No. _____

Resolution offered by Alderman Dunn.

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

RESOLUTION awarding a contract for the Blackhawk Creek and Walnut Creek Clearing project to Langman Construction, Inc of Rock Island, Illinois in the amount of \$344,800.

WHEREAS, the City needs to contract for the Blackhawk Creek and Walnut Creek Clearing project; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the contract for the Blackhawk Creek and Walnut Creek Clearing project is hereby awarded to Langman Construction, Inc of Rock Island, Illinois in the amount of \$344,800.

Passed and approved this 9th day of March, 2022.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: BLACKHAWK CREEK & WALNUT CREEK CLEARING

BID NUMBER: 22-90

OPENING DATE: FEBRUARY 25, 2022

FUNDING: 75532682 530350 68015

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

<u>VENDOR NAME</u>	<u>BID AMOUNT</u>
Langman Construction, Inc. of Rock Island, IL	\$344,800.00
Miller Trucking & Excavating of Silvis, IL	\$482,500.00
Legacy Corporation of East Moline, IL	\$697,777.76

Approved By Kurt Keller 2-28-2022
Purchasing Date

Approved By Nicole Wleason 2-28-2022
Dept Director Date

Approved By Brandi Coy 2-28-22
Budget/CIP Date

Approved By [Signature] 2/28/22
Assist. City Administrator/ CFO Acting Date
Finance Director

City of Davenport

Department: Public Works - Engineering
Contact Info: Zach Peterson | 563-328-6709

Action / Date
3/9/2022

Subject:

Motion approving Change Order #11 & #12 to Bill Bruce Construction of Eldridge, Iowa in the amount of \$68,522.16 for the River Heritage Park | Phase III project, CIP #68013. [Ward 3]

Recommendation:

Pass the Motion.

Background:

Additional construction items were needed for the completion of the project. These services require increases to several contract line items. Change order #11 substituted asphalt for concrete for the construction of new interior park sidewalks while change order #12 is for additional quantities of topsoil to bring elevations up to appropriate levels.

Funds for these change orders is available in the approved project budget.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	2/23/2022 - 10:53 AM
Public Works Committee	Moses, Trish	Approved	2/23/2022 - 10:57 AM
City Clerk	Admin, Default	Approved	2/24/2022 - 11:44 AM

City of Davenport

Department: Finance
Contact Info: Alison Fleming | 563-326-7750

Action / Date
3/9/2022

Subject:

Third Consideration: Ordinance amending Chapters 2.36, 2.42, and 2.90 to change the geographic area in which Civil Service Employees may live, and to include part of Illinois. [All Wards]

Recommendation:

Adopt the Ordinance.

Background:

Currently, civil service employees for the City of Davenport are required to live within the State of Iowa within 2 years of their date of hire, except that members of the Police Department and Fire Department are required to live within all of Scott County or within all of Muscatine County lying east of the fifth principal meridian.

Chapter 400.17(3) of the Iowa Code permits cities to allow its civil service employees to reside in another state and to set a reasonable distance outside the City for Police Officers and Firefighters to reside. Paragraphs (a) and (b) of Iowa Code Chapter 400.17(3) state as follows:

“3. a. Employees shall not be required to be a resident of the city in which they are employed, but they shall become a resident of the state within two years of such appointment or the date employment begins and shall remain a resident of the state during the remainder of employment. ***The state residency requirement under this paragraph “a” shall not apply to employees of a city that has adopted an ordinance to allow its employees to reside in another state*** and shall not apply to an employee of a city that later repeals such an ordinance if the employee resides in another state at the time of the repeal.

b. ***Cities may set a reasonable maximum distance outside of the corporate limits of the city, or a reasonable maximum travel time, that police officers, fire fighters, and other critical city employees may live from their place of employment.*** An employee subject to a residency requirement based on distance or travel time who does not meet that residency requirement on the date of appointment or on the date employment begins shall take reasonable steps to meet the requirement as soon as practicable, and a city may provide the employee up to one year from the date of appointment or the date employment begins to meet the residency requirement.” ***(emphasis provided)***

The amendment will allow civil service employees to reside in both Iowa and Illinois and would also allow sworn, civil service Police and Fire employees to reside within 20 miles of the corporate limits of the City of Davenport.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Backup Material	Map

REVIEWERS:

Department	Reviewer	Action	Date
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Human Resources	Merritt, Mallory	Approved	1/26/2022 - 3:32 PM
Finance Committee	Merritt, Mallory	Approved	1/26/2022 - 3:32 PM
City Clerk	Admin, Default	Approved	1/27/2022 - 11:03 AM

ORDINANCE NO. _____

ORDINANCE AMENDING CHAPTERS 2.36, 2.42 and 2.90 TO CHANGE THE GEOGRAPHIC AREA IN WHICH CIVIL SERVICE EMPLOYEES MAY LIVE, AND TO INCLUDE PART OF ILLINOIS.

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

Section 1. That Section 2.36.040 entitled "Residence requirements" is hereby adopted to read as follows:

2.36.040 **(Reserved)**

Section 2. That Section 2.42.060 entitled "Residence requirements" is hereby amended to read as follows:

2.42.060 **(Reserved)**

Section 3. That new Chapter 2.90 entitled "Employee Residency requirements" is hereby adopted that read as follows:

Chapter 2.90 Civil Service Employee Residency Requirements

2.90.010 **Residency requirements for civil service employees.**

A. All sworn, civil service police and fire employees shall reside within the corporate limits of the City of Davenport or within twenty (20) miles of said corporate limits. For the sake of clarity, the above described boundaries include, but are not limited to, those areas within the State of Illinois that are within twenty (20) miles of the corporate limits of Davenport. The time limits for establishing a qualifying residence set forth under Iowa Civil Service law shall apply.

B. All civil service employees, other than those described in subsection A above, shall reside in Iowa or Illinois.

C. These residency requirements shall not be construed to be a defense or justification for absenteeism or tardiness.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

Fifth Principal Meridian

Distance from
Davenport City Limit
20 Mi

Clinton County

Whiteside County

Scott County

Davenport City Limit

Muscatine County

Rock Island County

Henry County

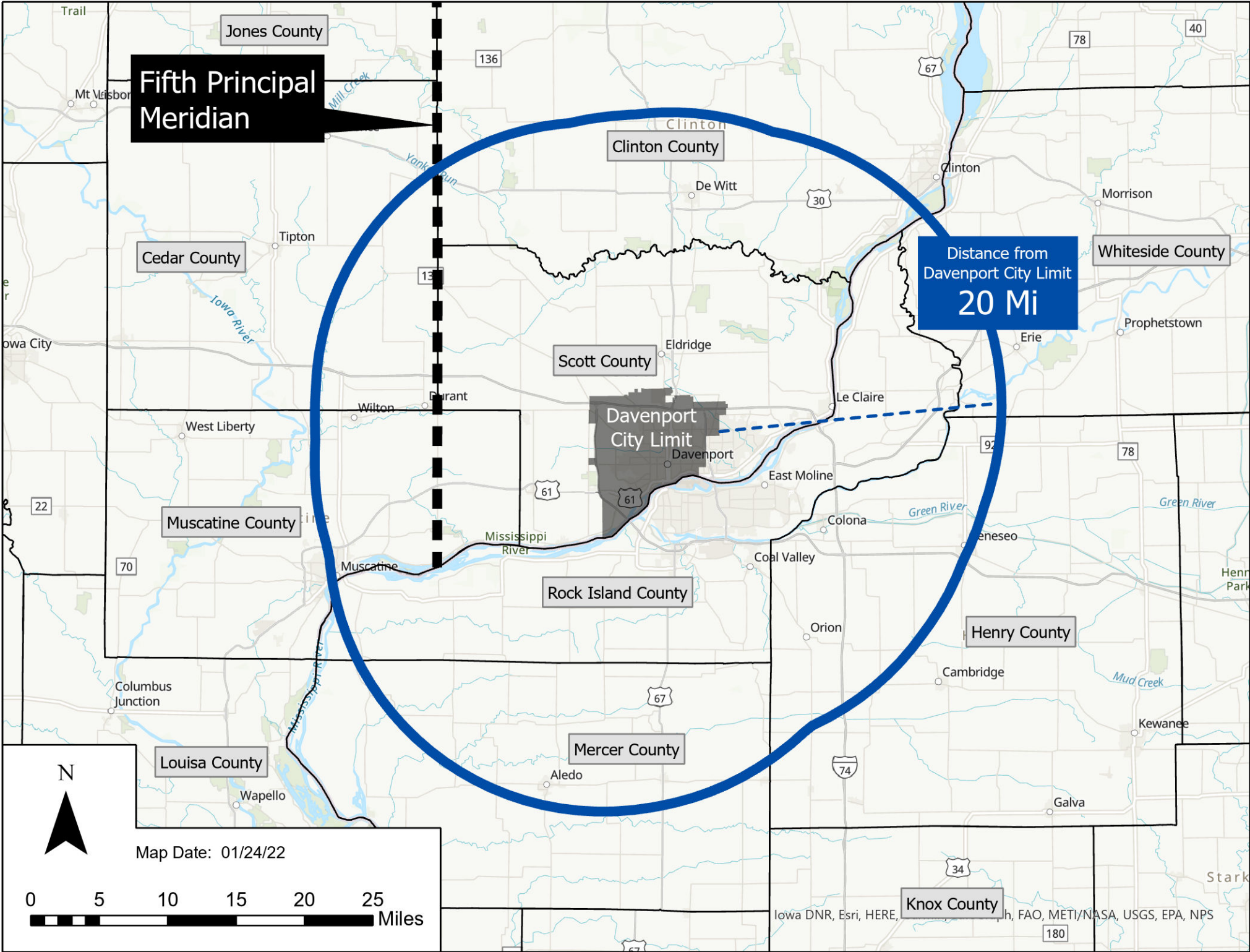
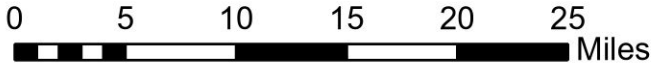
Louisa County

Mercer County

Knox County



Map Date: 01/24/22



City of Davenport

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

Action / Date
3/9/2022

Subject:

Third Consideration: Ordinance amending Chapters 13.16.107A and 13.16.107B entitled “Sanitary Sewer Rates – Amount” from \$5.45 to \$5.72 to \$6.01 to \$6.31 per one hundred cubic feet of water use as determined by water meter readings; and amending per bill rates for monthly commercial bills from \$20.80 to \$21.84 to \$22.93 to \$24.08; and amending per bill rates for monthly residential bills from \$20.97 to \$11.96 to \$12.45 to \$12.96; and amending per bill rates for quarterly residential bills from \$28.47 to \$29.87 to \$31.34 to \$32.88 and quarterly commercial bills from \$27.97 to \$29.37 to \$30.84 to \$32.38. [All Wards]

Recommendation:

Adopt the Ordinance.

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 20 years. These projects include the investigations of the system, rehabilitation and replacement to reduce inflow and infiltration of storm water, 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.

Based on a comprehensive sewer rate study conducted by the City's financial municipal advisor, PFM, it is recommended to increase the rates by 5% annually for the next three years which is a reduction from prior annual increases of 7% or greater. The recommended 5% increases will allow the City to continue to make ongoing investments in the identified capital areas, while also continuing to build up adequate cash within the fund to address long-term needs, particularly at the Water Pollution Control Plant.

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 \$24,354.00.

The no-fault sewer backup reimbursement policy will also continue to be funded. Residential customers' monthly and quarterly customer charges include an additional \$0.50 to fund 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

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	1/12/2022 - 5:43 PM
Finance Committee	Merritt, Mallory	Approved	1/12/2022 - 5:43 PM
City Clerk	Admin, Default	Approved	1/12/2022 - 5:54 PM

ORDINANCE NO. _____

ORDINANCE AMENDING CHAPTER 13.16.107A AND 13.16.107B ENTITLED "SANITARY SEWER RATES – AMOUNT" FROM \$5.45 TO \$5.72 TO \$6.01 TO \$6.31 PER ONE HUNDRED CUBIC FEET OF WATER USE AS DETERMINED BY WATER METER READINGS; AND AMENDING PER BILL RATES FOR MONTHLY COMMERCIAL BILLS FROM \$20.80 TO \$21.84 TO \$22.93 TO \$24.08; AND AMENDING PER BILL RATES FOR MONTHLY RESIDENTIAL BILLS FROM \$20.97 TO \$11.96 TO \$12.45 TO \$12.96; AND AMENDING PER BILL RATES FOR QUARTERLY RESIDENTIAL BILLS FROM \$28.47 TO \$29.87 TO \$31.34 TO \$32.88 AND QUARTERLY COMMERCIAL BILLS FROM \$27.97 TO \$29.37 TO \$30.84 TO \$32.38. RESIDENTIAL BILLS INCLUDE A \$0.50 FEE FOR THE NO-FAULT SEWER BACKUP REIMBURSEMENT PROGRAM.

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. 572.00 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. 2184.00 cents per bill for monthly billed commercial customers,
2. 1196.00 cents per bill for monthly billed residential customers,
3. 2937.00 cents per bill for quarterly commercial billed customers,
4. 2987.00 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:

2. 601.00 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. 2293.00 cents per bill for monthly billed commercial customers,
2. 1245.00 cents per bill for monthly billed residential customers,
3. 3084.00 cents per bill for quarterly billed commercial customers,
4. 3134.00 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:

3. 631.00 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. 2408.00 cents per bill for monthly billed commercial customers,
2. 1296.00 cents per bill for monthly billed residential customers,
3. 3238.00 cents per bill for quarterly commercial billed customers,
4. 3288.00 cents per bill for quarterly residential billed customers.

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 and 2 of this ordinance shall be in full force and effective on July 1, 2022; Sections 3 and 4 shall be in full force and effective on July 1, 2023; and Sections 5 and 6 shall be in full force and effective on July 1, 2024 after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

Published in the *Quad City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Finance
Contact Info: Mike Atchley | 563-327-5149

Action / Date
3/9/2022

Subject:

Resolution setting a Public Hearing on granting an overhead electric easement across City-owned property located at 3400 Brady Street (parcel P1316-03) to MidAmerican Energy. [Ward 7]

Recommendation:

Adopt the Resolution.

Background:

The purpose of the easement is to allow for the installation and operation of an overhead electric transmission circuit operating at 161 kV nominal voltage and an overhead electric distribution circuit operating at 13 kV nominal voltage. The easement is needed to relocate the lines to accommodate an Iowa DOT bridge replacement project along Brady Street. It is anticipated that a 105' above ground steel pole with a concrete foundation approximately 7' in diameter will need to be installed on the north side of the easement. This portion of the easement overlaps with an area identified as a public utility easement. No other poles in the easement area are anticipated.

Adoption of this Resolution will set a Public Hearing for March 16, 2022 at the Committee of the Whole Meeting which begins at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Cover Memo	Aerial Exhibit
▣ Cover Memo	Easement Agreement
▣ Cover Memo	Public Hearing Notice

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	2/23/2022 - 6:01 PM
Finance Committee	Merritt, Mallory	Approved	2/23/2022 - 6:01 PM
City Clerk	Admin, Default	Approved	2/24/2022 - 1:46 PM

Resolution No. _____

Resolution offered by Alderman Condon.

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

RESOLUTION setting a Public Hearing on granting an overhead electric easement across City-owned property located at 3400 Brady Street (parcel P1316-03) to MidAmerican Energy.

WHEREAS, the State reconstructed the Brady Street Bridge over Duck Creek and did not allow room for utilities; and

WHEREAS, MidAmerican Energy needs to relocate lines to provide reliable energy service to the surrounding area and the City; and

WHEREAS, the proposed easement is located approximately 215 feet west of the Brady Street Bridge over Duck Creek.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a Public Hearing shall be held on March 16, 2022 at the Committee of the Whole Meeting beginning at 5:30 p.m. in the Council Chambers of Davenport City Hall, 226 West 4th Street to allow public to object or comment on the granting of an overhead electric easement to MidAmerican Energy Company across City-owned property located at 3400 Brady Street (parcel P1316-03).

Passed and approved this 9th day of March, 2022.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

Tuesday, January 25, 2022 10:09:22 AM
G:\2020\20000099.37\DESIGN\CIVIL\C3D\SURVEY\20000099.37 CITY ESMT-2.DWG

EXHIBIT A

BASIS OF BEARING
IOWA STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)



0 50'

SCALE: 1" = 50'

ELECTRIC EASEMENT

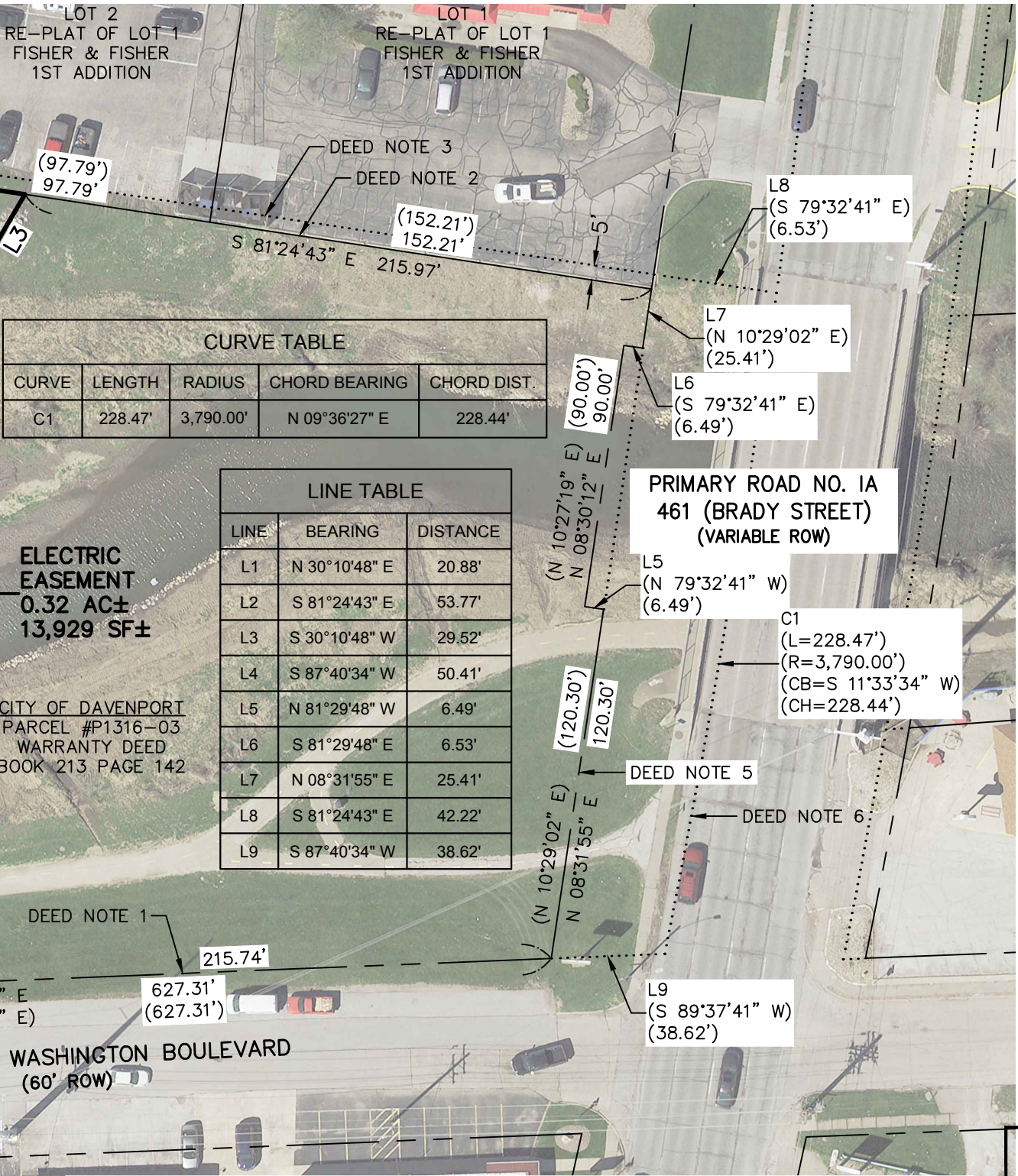
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 13, TOWNSHIP 78 NORTH, RANGE 3 EAST OF
THE 5th PM, CITY OF DAVENPORT, COUNTY OF SCOTT,
STATE OF IOWA

PARCEL #P1316-03
CITY OF DAVENPORT

NOTE:
THIS EASEMENT IS CENTERED ALONG THE PROPOSED
ALIGNMENT FOR AN OVERHEAD ELECTRIC LINE.

LEGEND

X	FOUND "X" IN CONCRETE
▲	PIN WITH CAP FOUND
100.00'	MEASURED DIMENSION
(100.00')	RECORDED DIMENSION
_____	PROPERTY LINE
-----	RIGHT OF WAY LINE
.....	UNDERLYING TITLE LINE
	ELECTRIC EASEMENT

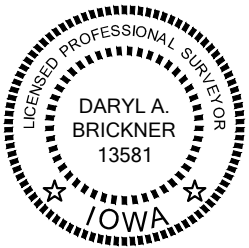


CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	228.47'	3,790.00'	N 09°36'27" E	228.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 30°10'48" E	20.88'
L2	S 81°24'43" E	53.77'
L3	S 30°10'48" W	29.52'
L4	S 87°40'34" W	50.41'
L5	N 81°29'48" W	6.49'
L6	S 81°29'48" E	6.53'
L7	N 08°31'55" E	25.41'
L8	S 81°24'43" E	42.22'
L9	S 87°40'34" W	38.62'

DEED NOTES:

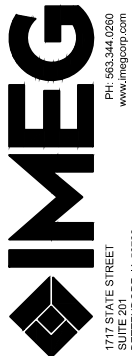
1. SOUTH LINE OF CITY OF DAVENPORT PARCEL PER DEED RECORDED IN BOOK 213 PG 142 & NORTH RIGHT OF WAY LINE OF EAST GEORGE WASHINGTON BOULEVARD
2. SOUTH LINE OF REPLAT OF LOT 1 FISHER & FISHER 1ST ADDITION DOCUMENT #18560-80
3. SOUTH LINE OF LOT 1 FISHER & FISHER 1ST ADDITION BK 105 MISC PG 434
4. WEST LINE OF LOT 1 FISHER & FISHER 1ST ADDITION BK 105 MISC PG 434
5. WEST RIGHT OF WAY LINE OF PRIMARY ROAD NO. IA 461 (BRADY STREET) PER QUIT CLAIM DEED DOCUMENT #2021-00009290
6. EAST LINE OF CITY OF DAVENPORT PARCEL PER DEED RECORDED IN BOOK 213 PG 142



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

Daryl A. Brickner 1/18/22
Daryl A. Brickner, PLS No. 13581
My license renewal date is December 31, 2023
No. of sheets covered by this seal: 1

REVISIONS		DATE
No.	DESCRIPTION	



PARCEL #P1316-03
DAVENPORT, IOWA

Electric Easement Plat

IMEG Project No: 20000099.37
File Name: 20000099.37 City Esmt-2.dwg
© COPYRIGHT 2022 ALL RIGHTS RESERVED
Field Book No: #####
Drawn By: DAB
Checked By: CEJ
Date: 1/18/2022
Sheet 1 of 1

Prepared by and return to: Dawn M. Carlson 563.333.8150
MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES PO Box 4350-DV10, Davenport, Iowa 52808

**MIDAMERICAN ENERGY COMPANY
ELECTRIC TRANSMISSION LINE EASEMENT**

Folder No.	<u>106320</u>	State of	<u>Iowa</u>	
Work Req. No.	<u>N/A</u>	County of	<u>Scott</u>	
Project No.	<u>T9237</u>	Section	<u>13</u>	
		Township	<u>78</u>	North
		Range	<u>3</u>	East of the 5 th P.M.

1. For and in consideration of the sum of One and no/100 Dollar (\$1.00), and other valuable consideration, in hand paid by MIDAMERICAN ENERGY COMPANY, an Iowa corporation, receipt of which is hereby acknowledged, the undersigned owner(s) **City of Davenport, Iowa, a municipal corporation,** its successors and assigns, and parties of interest (collectively the "Grantor"), does hereby grant to MIDAMERICAN ENERGY COMPANY, its successors and assigns ("Grantee"), a perpetual, non-exclusive easement to construct, reconstruct, operate, maintain, replace or remove electric supply line(s) for the transmission and distribution of electric energy and for communication and electrical controls related to Grantee's operations, including other reasonably necessary poles, towers, wires, guys, guy stubs, anchors, ground rods, and further including other reasonably necessary equipment incident thereto (collectively "Facilities") upon, over, along, and across certain property described below (the "Easement Area"), together with the right to survey the property and the right of ingress and egress to and from the same and all the rights and privileges incident and necessary to the enjoyment of this easement, including the right to trim, cut down and remove such trees, brush, saplings and bushes as may interfere with the proper construction, maintenance, operation or removal of said Facilities, upon, over, along, across adjacent to and overhanging the Easement Area.

DESCRIPTION OF PROPERTY CONTAINING EASEMENT AREA:

Part of the Southwest Quarter of Section 13, Township 78 North, Range 3 East of the 5th P.M., as follows: Beginning at a point in the West line of the Southwest Quarter of said Section 13, which point is 360 feet North of the point of intersection of the West line of the Southwest Quarter of said Section 13 with the North line of The George Washington Boulevard; thence South to said point of intersection; thence Easterly along said North line of The George Washington Boulevard to the Westerly line of Brady Street; thence Northerly along said Westerly line of Brady Street 240 feet; thence Westerly on a straight line to the point of beginning, situated in the County of Scott and State of Iowa. (Pcl No. P1316-03)

DESCRIPTION OF EASEMENT AREA:

Part of the southwest quarter of the southwest quarter of Section 13, Township 78 North, Range 3 East of the 5th Principal Meridian, in the City of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Commencing at the southwest corner of said Section 13;

Thence North 01 degree 28 minutes 27 seconds West along the west line of the southwest quarter of said Section 13, a distance of 253.44 feet to the north right of way line of East George Washington Boulevard and the southerly line of a parcel conveyed to the City of Davenport per deed recorded in Book 213 at Page 142;

Thence North 87 degrees 40 minutes 34 seconds East along said north right of way line, a distance of 361.15 feet to the Point of Beginning;

Thence North 05 degrees 01 minute 19 seconds East, a distance of 262.18 feet;

Thence North 30 degrees 10 minutes 48 seconds East, a distance of 20.88 feet to the southerly line of Replat of Lot 1 Fisher and Fisher First Addition, recorded as Document #18560-80;

Thence South 81 degrees 24 minutes 43 seconds East along said southerly line, a distance of 53.77 feet;

Thence South 30 degrees 10 minutes 48 seconds West, a distance of 29.52 feet;

Thence South 05 degrees 01 minute 19 seconds West, a distance of 244.58 feet to the north right of way line of East George Washington Boulevard;

Thence South 87 degrees 40 minutes 34 seconds West along said north right of way line, a distance of 50.41 feet to the Point of Beginning.

See attached Exhibit "A", attached hereto, and made a part hereof.

2. In addition to the rights granted in paragraph 1 above, Grantee shall have the right to survey the property; to conduct engineering and associated investigations including, but not limited to, core boring and soil testing; to cut down, trim, spray or remove any trees or other vegetation growing in or adjacent to the Easement Area which, in the judgment of Grantee, may interfere with or endanger said Facilities (including, but not limited to, the right to cut down or trim any dead, weak, leaning or dangerous trees that are located outside the Easement Area that pose a current or future risk to fall or strike the wires or any other part of the Facilities); and to install access gates to the Easement Area in the fences on the property of Grantor.

3. Subject to the rights of the Grantee granted herein, Grantor shall have the right to cultivate, use and occupy the land. No brush or other flammable materials shall be deposited, or accumulated or burned within the Easement Area.

4. Grantor agrees that it will not construct or place any permanent or temporary buildings, structures, including but not limited to, fences, trees, plants, wells or other objects on the Easement Area described herein, except for buildings or structures existing prior to the granting of this easement, or make any changes in ground elevation without written permission from Grantee indicating that said construction or ground elevation changes will not result in inadequate or excessive ground cover, or otherwise interfere with the Grantee's rights to operate and maintain its Facilities, and that no act shall be performed which violates the clearance requirements of the National Electrical Safety Code and/or the rules of the state utility regulatory authority where the Facilities are located.

5. In consideration of such grant, Grantee agrees that it will (i) pay for any damage to the crops of Grantor and (ii) repair physical damage to Grantor's fences, drainage tile, or other tangible property, real or personal, of the Grantor to the extent such damage referenced in (i) and (ii) above is caused by Grantee's construction, reconstruction, maintenance, operation, replacement or removal of the Facilities (except for damage to property placed subsequent to the granting of this easement that Grantee determines interferes with the operation and maintenance of the Facilities). For any such repairs required to be made by Grantee hereunder, Grantee agrees to repair such damaged property to the approximate condition of such property existing immediately before being damaged, to the extent reasonably practicable. The cutting, trimming and/or removal of trees, branches, saplings, brush or other vegetation on or adjacent to the Easement Area as described in paragraph 2 is expected and not considered damage to the Grantor.

6. Grantor certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Grantor hereby agrees to defend, indemnify and hold harmless Grantee from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

7. Each of the provisions of this easement shall be enforceable independently of any other provision of this easement and independent of any other claim or cause of action. In the event of any matter or dispute arising out of or related to this easement, it is agreed between the parties that the law of the jurisdiction and location where this easement is recorded (including statute of limitation provisions) will govern the interpretation, validity and effect of this easement without regard to the place of execution or place of performance thereof, or any conflicts of law provisions. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS EASEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.

8. Grantor hereby relinquishes all rights of dower, homestead, and distributive share in and to the property and waives all rights of exemption as to any of the property. Grantor understands that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this easement, Grantor voluntarily gives up any right to this protection for the property with respect to claims based upon this easement.

9. Grantor warrants to Grantee that Grantor holds title to the property in fee simple and Grantor has good and lawful authority to grant the rights provided in this easement.

(Signatures and Acknowledgements on following page)

Dated this _____ day of _____, 2022.

City of Davenport, Iowa, a municipal corporation

By: _____

Name Printed: _____

Title: _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

This record was acknowledged before me on _____, 2022,

by _____ as _____

of City of Davenport, Iowa, a municipal corporation.

Signature of Notary Public

Notice of Hearing

On a Resolution to Grant MidAmerican Energy Company an Easement on City Property, Parcel P1316-03

Notice is hereby given that at 5:30 P.M., on Wednesday, March 16, 2022, at the Council Chambers, City Hall, in the City of Davenport, Iowa, there will be conducted a hearing on a RESOLUTION granting MidAmerican Energy Company an Easement across city property located at the following described location:

Part of the southwest quarter of the southwest quarter of Section 13, Township 78 North, Range 3 East of the 5th Principal Meridian, in the City of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Commencing at the southwest corner of said Section 13; Thence North 01 degree 28 minutes 27 seconds West along the west line of the southwest quarter of said Section 13, a distance of 253.44 feet to the north right of way line of East George Washington Boulevard and the southerly line of a parcel conveyed to the City of Davenport per deed recorded in Book 213 at Page 142; Thence North 87 degrees 40 minutes 34 seconds East along said north right of way line, a distance of 361.15 feet to the Point of Beginning; Thence North 05 degrees 01 minute 19 seconds East, a distance of 262.18 feet; Thence North 30 degrees 10 minutes 48 seconds East, a distance of 20.88 feet to the southerly line of Replat of Lot 1 Fisher and Fisher First Addition, recorded as Document #18560-80; Thence South 81 degrees 24 minutes 43 seconds East along said southerly line, a distance of 53.77 feet; Thence South 30 degrees 10 minutes 48 seconds West, a distance of 29.52 feet; Thence South 05 degrees 01 minute 19 seconds West, a distance of 244.58 feet to the north right of way line of East George Washington Boulevard; Thence South 87 degrees 40 minutes 34 seconds West along said north right of way line, a distance of 50.41 feet to the Point of Beginning.

The above-described parcel contains 13,929 square feet or 0.32 acres, more or.

For the purpose of this description bearings are based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment).

At said hearing any interested person may file written objection or comments with respect to the proposed granting MidAmerican Energy Company an Easement on City Property, Parcel P1316-03.

Brian J. Krup
Deputy City Clerk

Davenport, Iowa
March 11, 2022

Publish once March 11, 2022
QUAD-CITY TIMES

City of Davenport

Department: Finance
Contact Info: Steve Ahrens | 563-888-2235

Action / Date
3/9/2022

Subject:

Resolution setting a Public Hearing on the proposed perpetual, non-exclusive easement to construct, reconstruct, operate, maintain, replace, or remove electric supply line(s) for the transmission and distribution of electric energy and for communication and electrical controls related to Grantee's operations (MidAmerican Energy Company, Petitioner). [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

The easement represents two existing tracts of riverfront parcels that have been leased with the Riverfront Improvement Commission for several years. MidAmerican now prefers one-time upfront easements rather than ongoing lease arrangements.

The Riverfront Improvement Commission approved the agreement at its regular meeting on February 22, 2022. The City Council must provide concurrent approval.

Approval of this Resolution will set the required Public Hearing at the Committee of the Whole Meeting on March 16, 2022 beginning at 5:30 p.m. in the Council Chambers at City Hall, 226 West 4th Street.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	2/23/2022 - 6:00 PM
Finance Committee	Merritt, Mallory	Approved	2/23/2022 - 6:01 PM
City Clerk	Admin, Default	Approved	2/24/2022 - 4:51 PM

Resolution No. _____

Resolution offered by Alderman Condon.

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

RESOLUTION setting a Public Hearing on the proposed perpetual, non-exclusive easement to construct, reconstruct, operate, maintain, replace, or remove electric supply line(s) for the transmission and distribution of electric energy and for communication and electrical controls related to the Grantee's operations (MidAmerican Energy Company, Petitioner).

WHEREAS, the City of Davenport is the legal owner of the following described real estate:

TRACT A: Part of the East Half (E ½) of Section 34 and part of the Northwest Quarter (NW ¼) of Section 35, Township 78 North, Range 3 East of the 5th Principal Meridian, Scott County, Iowa;

TRACT B: Commencing at a point on the East line of Section 34, Township 78 North, Range 3 East of the 5th Principal Meridian, where the same intersects the South right-of-way line of the (Former) Davenport, Rock Island and North Western Railway Company, said point being 1,708.44 feet South of the Northeast corner of said Section 34; and

WHEREAS, a Public Hearing is required by State code.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a Public Hearing on the proposed perpetual, non-exclusive easement to construct, reconstruct, operate, maintain, replace, or remove electric supply line(s) for the transmission and distribution of electric energy and for communication and electrical controls related to the Grantee's operations (MidAmerican Energy Company, Petitioner) shall be held at the Committee of the Whole Meeting on Wednesday, March 16, 2022 beginning at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street.

Passed and approved this 9th day of March, 2022.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Jim Erwin | 563-326-7922

Action / Date
3/9/2022

Subject:

Resolution approving the purchase of five vehicles for the Police Department from Stivers Ford of Waukee, Iowa in the amount of \$192,474 using the State of Iowa Department of Administrative Services contract #MA20103, CIP #24027. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

The Fleet Division of Public Works needs to replace four squads and one Crime Scene Technician vehicle for the Police Department. The State of Iowa Department of Administrative Services has processed a sealed bid and awarded a contract to Stivers Ford of Waukee, Iowa. This purchase will be through the state bid #MA20103.

Each vehicle being replaced either has over 200,000 miles on the odometer or is older than 15 years and will be sold at auction or for scrap.

Funding for this purchase is from account 76521675 530350 24027, Public Safety Vehicle Replacement.

ATTACHMENTS:

Type	Description
 Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	2/23/2022 - 10:48 AM

Resolution No. _____

Resolution offered by Alderman Condon.

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

RESOLUTION approving the purchase of five vehicles for the Police Department from Stivers Ford of Waukee, Iowa in the amount of \$192,474 using the State of Iowa Department of Administrative Services contract #MA20103, CIP #24027.

WHEREAS, the City needs to purchase five vehicles for the Police Department; and

WHEREAS, these will replace vehicles that either have 200,000 miles on the odometer or are over 15 years old; and

WHEREAS, Stivers Ford was awarded State Bid #MA20103 as the lowest responsive and responsible bid.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the purchase of five vehicles for the Police Department from Stivers Ford of Waukee, Iowa in the amount of \$192,474 using the State of Iowa Department of Administrative Services contract #MA20103 is hereby approved.

Passed and approved this 9th day of March, 2022.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Jim Erwin | 563-326-7922

Action / Date
3/9/2022

Subject:

Motion approving the purchase of a compact excavator from Martin Equipment of Rock Island, Illinois in the amount of \$86,277.78 using Sourcewell contract #032119-JDC. [All Wards]

Recommendation:

Pass the Resolution.

Background:

The Streets Division has a need for a smaller, more compact capability when repairing streets. The John Deere 60G compact excavator will meet that need and will be purchased from Martin Equipment of Rock Island, Illinois in the amount of \$86,277.78 using Sourcewell contract #032119-JDC.

ATTACHMENTS:

Type	Description
Backup Material	City of Davenport 60G Quote

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	2/23/2022 - 10:48 AM



Martin Equipment
3720 85th Avenue West
Rock Island, IL 61201
(309) 787-6108

Quote Issued To : CITY OF DAVENPORT

226 WEST FOURTH STREET
DAVENPORT , IA , 52801
(563)326-7718

Quote Issued By : Carmichael, Ron

QUOTATION

Quote # : 4014984
Issue Date : 2/18/2022
Expire Date : 3/17/2022
Est Delivery : 8/5/2022
FOB : DAVENPORT

ITEMS LISTED FOR SALE

Item #	Year	Make	Model	Serial #	Hours	List Price	Sale Price
	2022	JD	60G	(TBD)	0	99,018.00	70,302.78

60G Compact Excavator
12" Rubber Track
Long Arm and Extra Counterweight
ROPS / FOPS Cab w/HT,DF & AC
Suspension Seat - Cloth
2 Yr/2,000 Hr Full Mach Warranty

Total: **70,302.78**

ADDITIONAL ITEMS

Description	Taxable	Price	Tax	Total
PRE-DELIVERY SET UP, DELIVERY		1550.00	0	1550.00
JD HD 24" TOOTH BKT		1500.00	0	1500.00
JD HD 36" TOOTH BKT		1665.00	0	1665.00
JD HH80C, BREAKER FOR 60G - \$14,076 - 20% SOURCEWELL DISCOUNT		11260.00	0	11260.00
Total of Additional Items :		15975.00		

Notes

THIS IS A SOURCEWELL QUOTE.
CITY OF DAVENPORT MEMBER ID # 58282
JD CONTRACT # 032119-JDC

QUOTE SUMMARY

Total Sale Price :	70,302.78
Less Trade Allowance :	0.00
Additional Taxable Items :	0.00
Subtotal:	70,302.78
Sales Tax :	0.00
Additional Nontaxable Items :	15,975.00
Total :	86,277.78

Acceptance Signature: _____ **Date:** _____

All quotations contingent upon strikes, delays, and conditions beyond our control. Prices subject to change with or without notice.
All prices are subject to expiration of any current sales programs and incentives.

City of Davenport

Department: Finance
Contact Info: Kelley Shook | 563-888-3379

Action / Date
3/9/2022

Subject:

Motion approving the renewal of excess flood insurance for FY 2023 with Trisura Specialty Insurance Company in the amount of \$70,720.20. [All Wards]

Recommendation:

Pass the Motion.

Background:

The City has established a Risk Management Fund to account for various insurance premiums, claims, and administrative costs for the Risk Management program. One type of insurance included in this fund is for excess flood insurance on three properties: the Freight House, Modern Woodmen Park, and Union Station.

It has been the practice of the City to contract with Arthur J Gallagher & Company to serve as the agent/broker for this insurance policy. The agent/broker is paid by a combination of policy commissions. The role of the agent/broker is to make recommendations for policy enhancements and to negotiate with the various insurance markets on the City's behalf. The goal is to find the most cost-effective coverages to minimize overall risk exposure with stable insurance firms capable of handling the specialized needs of a municipal government. The overall premium increase for our excess flood insurance this year increased from \$63,986.53 to \$70,720.20, or 10.52% compared to last year. The premium increase mirrors the continuing trend over the past few years of increased property damage claims around the world. Therefore, the reinsurance markets are taking a tough stance on property policy renewals, giving no break in premium despite having no claims filed in the past year.

The attached document shows the breakdown of the invoice amount.

ATTACHMENTS:

Type	Description
Backup Material	Excess Flood Invoice

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	2/23/2022 - 5:59 PM
Finance Committee	Merritt, Mallory	Approved	2/23/2022 - 5:59 PM
City Clerk	Admin, Default	Approved	2/24/2022 - 10:57 AM

Arthur J. Gallagher Risk Management Services, Inc.
220 Emerson Place, Suite 200
Davenport, IA 52801

VANCA1

Phone: (563)322-3521

Fax: (563)322-1046

Invoice # 4161617		1 of 1
ACCOUNT NUMBER		DATE
DAVENPO-01		2/15/2022
BALANCE DUE ON		AMOUNT DUE
2/15/2022		\$70,720.20

City of Davenport
226 West Fourth Street
Davenport, IA 52801



Insurance | Risk Management | Consulting

Interested in convenient installment payments for your premium?
Contact your client service manager today for premium financing options.

Excess Earthquake /Flood PolicyNumber: RST-0000020-02 Company: Trisura Specialty Insurance Company Effective: 2/12/2022 to 2/12/2023

Item #	Trans Eff Date	Due Date	Trans	Description	Amount
26371746	2/12/2022	2/15/2022	RENB	22-23 Excess Flood Premium	\$69,900.00
26371747	2/12/2022	2/15/2022	CFEE	Policy Fee	\$120.00
26371748	2/12/2022	2/15/2022	SLTX	Surplus Lines Taxes	\$700.20
Total Invoice Balance:					\$70,720.20



Please return this portion with your payment. Include your invoice number on your remittance to expedite processing.

VANCA1

City of Davenport
226 West Fourth Street
Davenport, IA 52801

Invoice # 4161617	
ACCOUNT NUMBER	DATE
DAVENPO-01	2/15/2022
BALANCE DUE ON	AMOUNT DUE
2/15/2022	\$70,720.20
AMOUNT PAID	

Please send your remittance to:

Arthur J. Gallagher Risk Management Services, Inc.
39735 Treasury Center
Chicago, IL 60694-9700

*** SAVE TIME AND MONEY! PAY THIS INVOICE ONLINE AT WWW.AJG.COM/EZPAY. ***



Insurance | Risk Management | Consulting

City of Davenport

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

Action / Date
3/2/2022

Subject:

Motion approving an exclusive beverage contract for Parks and Recreation Department locations to Pepsi-Cola Bottling Co of Davenport, Iowa. [All Wards]

Recommendation:

Pass the Motion.

Background:

On January 10, 2022, a Request for Proposals was issued and sent to vendors. On February 4, 2022, the Purchasing Division opened and read two (2) proposals. See attached tabulation.

This contract is for the exclusive pouring rights for non-alcoholic beverages at all Parks and Recreation Department facilities. An evaluation committee of Parks and Recreation staff scored the submitted proposals. The criteria used for scoring were: 1) Responsiveness to requirements of RFP, 2) Cost of products over three-year contract period, 3) Variety of products offered, 4) Contributions to support facilities, 5) References for similar services, 6) Delivery: destination points, schedule, and time requirements, 7) Market Share. Pepsi-Cola Bottling Co scored the highest.

Concession Sites Include:

Three (3) golf courses
Two (2) aquatics facilities
The River's Edge
Davenport Soccer Complex
Temporary mobile concessions at Parks and athletic fields
Additional beverage machines and inventory at DPR facilities

Vending Machines at the following sites:

Roosevelt Community Center
Eastern Avenue Park
Vander Veer Conservatory | Two (2) machines
Northwest Park

Funding for this contract is from the operating budget of each facility.

ATTACHMENTS:

Type	Description
□ Cover Memo	Bid Tab

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	2/23/2022 - 5:59 PM
Finance Committee	Merritt, Mallory	Approved	2/23/2022 - 5:59 PM

City Clerk

Admin, Default

Approved

2/24/2022 - 10:58 AM

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: EXCLUSIVE BEVERAGE CONTRACT FOR PARKS AND
RECREATION DEPARTMENT LOCATIONS

BID NUMBER: 22-76

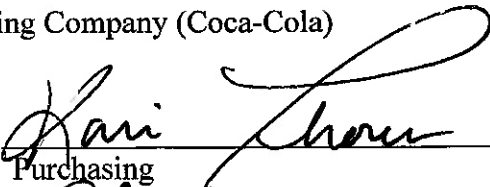
OPENING DATE: FEBRUARY 4, 2022

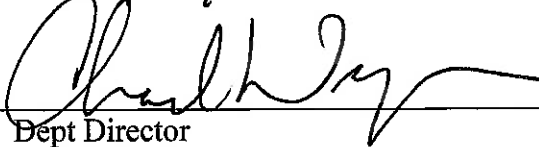
FUNDING: OPERATING BUDGET FROM EACH FACILITY LOCATION

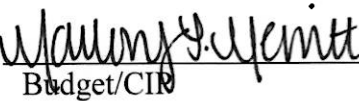
RECOMMENDATION: AWARD THE CONTRACT TO PEPSI-COLA BOTTLING
CO. OF DAVENPORT

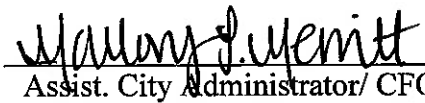
<u>VENDOR NAME</u>	<u>LOCATION</u>
Pepsi-Cola Bottling Co. of Davenport	Davenport, IA

Atlantic Bottling Company (Coca-Cola)	Des Moines, IA
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Approved By  02/23/2022
Purchasing Date

Approved By  2/23/22
Dept Director Date

Approved By  02/23/2022
Budget/CIR Date

Approved By  02/23/2022
Assist. City Administrator/ CFO Date