

# COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, January 17, 2024; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public Hearing for Case REZ23-06 being the request of Larry Edward Stoltenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]
2. Public Hearing on the proposed conditional conveyance of a portion of City-owned property located in the 2800 block of Eastern Avenue (known as the Annie Wittenmyer Campus) to AW Holdings, LLC, Petitioner. [Ward 5]

B. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Lorton Avenue Overlay and Drainage Improvement project, CIP #35062. [Ward 6]
2. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Water Pollution Control Plant Flood Mitigation Phase I | Clearing & Grubbing project, CIP #39012. [Ward 1]
3. Public Hearing on the specifications, form of contract, and estimate of cost for the CY 2024 Sidewalk Program, CIP #28028. [All Wards]
4. Public Hearing on the specifications, form of contract, and estimate of cost for the CY 2024 ADA Ramp Program, CIP #28024. [All Wards]

VII. Petitions and Communications from Council Members and the Mayor

VIII. Action items for Discussion

## COMMUNITY DEVELOPMENT

Kyle Gripp, Chair; Paul Reinartz, Vice Chair

## I. COMMUNITY DEVELOPMENT

1. First Consideration: Ordinance for Case REZ23-06 being the request of Larry Edward Stoltenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]
2. Resolution conditionally conveying a portion of City-owned property located in the 2800 block of Eastern Avenue (known as the Annie Wittenmyer campus) to AW Holdings, LLC, Petitioner. [Ward 5]
3. Motion approving the Citizens Advisory Committee's recommendations for the reprogramming of the unspent and unobligated Community Development Block Grant (CDBG) funds from CDBG Year 48 ending June 30, 2023. [All Wards]

## II. Motion recommending discussion or consent for Community Development items

### PUBLIC SAFETY

Ben Jobgen, Chair; Tim Dunn, Vice Chair

## III. PUBLIC SAFETY

1. Third Consideration: Ordinance amending Schedule XI Resident Parking Only of Chapter 10.96 entitled "Schedules" by adding Scott Street along the west side from West 17th Street south to the alley thereto. [Ward 4]
2. Resolution approving a lane closure request for the listed date and time.

Quad City Symphony Orchestra; Symphony Day; RiverCenter/Adler Theatre | 136 East 3rd Street; 8:00 a.m. - 2:30 p.m. Wednesday, February 28, 2024; **Closure**: northernmost parking lane and two travel lanes on East 3rd Street from Brady Street to Iowa Street. [Ward 3]

3. Motion approving beer and liquor license applications.

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

### **Ward 6**

Los Amigos (Los 3 Amigos 3, LLC) - 2843 East 53rd Street - New License/Owner - License Type: Class C Liquor (On-Premises)

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

### **Ward 3**

German American Heritage Center (German American Heritage Center) - 712 West 2nd Street - License Type: Special Class C Beer/Wine (On-Premises)

Newman's Nightclub & Lounge (Newman's Arcade & Amusement, LLC) - 822 West 2nd Street - License Type: Class C Liquor (On-Premises)



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

#### **Ward 4**

Off Point Pub (Triple 8 Enterprises, LLC) - 2025 Hickory Grove Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

#### **Ward 6**

Big 10 Mart #18 (Molo Oil Company) - 5310 Corporate Park Drive - License Type: Class E Liquor (Carry-Out)

HuHot Mongolian Grill (CCW, LLC) - 3006 East 53rd Street - License Type: Special Class C Beer/Wine (On-Premises)

Hy-Vee #4 (Hy-Vee, Inc) - 4064 East 53rd Street - License Type: Class E Liquor (Carry-Out)

#### **Ward 7**

Happy Joe's Pizza (Dynamic Restaurant Acquisition, Inc) - 201 West 50th Street - License Type: Special Class C Beer/Wine (On-Premises)

Columbus Club of Davenport Iowa (Columbus Club of Davenport) - 1111 West 35th Street - License Type: Class C Liquor (On-Premises)

Yummy Crab (Crab House of Davenport, Inc) - 1235 East Kimberly Road - License Type: Class C Liquor (On-Premises)

#### **Ward 8**

Thunder Bay Grille (Thunder Bay Grille, LLC) - 6511 Brady St - Outdoor Area - License Type: Class C Liquor (On-Premises)

#### **IV. Motion recommending discussion or consent for Public Safety items**

### **PUBLIC WORKS**

Rick Dunn, Chair; Tim Kelly, Vice Chair

#### **V. PUBLIC WORKS**

1. Resolution accepting work completed under the Redstone Parking Garage Stair Tower Masonry Repairs project by TNT Tuckpointing & Building Restoration LLC of Stockton, Iowa in the amount of \$163,981, CIP #23062. [Ward 3]
2. Resolution accepting work completed under the West Locust Street (Division Street to Marquette Street) Resurfacing project by Hawkeye Paving Corporation of

Davenport, Iowa in the amount of \$874,631.76, CIP #35061. [Ward 4]

3. Resolution accepting work completed under the Mound Street (East Locust Street to Elm Street) Resurfacing project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$343,193.97, CIP #35062. [Ward 5]
4. Resolution accepting work completed under the RiverCenter Electrical Upgrades project by Tri-City Electric Company of Davenport, Iowa in the amount of \$325,138, CIP #69014. [Ward 3]
5. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Lorton Avenue Overlay and Drainage Improvement project, CIP #35062. [Ward 6]
6. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Water Pollution Control Plant Flood Mitigation Phase I | Clearing & Grubbing project, CIP #39012. [Ward 1]
7. Resolution approving the specifications, form of contract, and estimate of cost for the CY 2024 Sidewalk Program, CIP #28028. [All Wards]
8. Resolution approving the specifications, form of contract, and estimate of cost for the CY 2024 ADA Ramp Program, CIP #28024. [All Wards]
9. Resolution introducing the Proposed Resolution of Necessity covering the 2024 Alley Resurfacing Program. [Ward 3 & 5]
10. Resolution awarding a contract for preliminary engineering services for the South Concord Railroad Grade Separation project to HR Green, Inc of Cedar Rapids, Iowa in an amount not to exceed \$805,000. [Ward 1]
11. Resolution authorizing the submission of a Building Resilient Infrastructure and Communities (BRIC) grant program application to the Federal Emergency Management Agency (FEMA) for financial assistance with the Water Pollution Control Plant Flood Mitigation Northern Levee System project. [Ward 1]
12. Motion awarding a contract for the Compost Facility Lot Repairs project to Langman Construction, Inc of Rock Island, Illinois in the amount of \$71,260.09. [Ward 1]

VI. Motion recommending discussion or consent for Public Works items

### FINANCE

Jazmin Newton, Chair; Mhisho Lynch, Vice Chair

### VII. FINANCE

1. Resolution approving the purchase of inclusive playground equipment from Play Pro Recreation of Clive, Iowa in an amount not to exceed \$250,000, CIP #ARP10. [Ward 1]

VIII. Motion recommending discussion or consent for Finance items

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

1. Roger R Christensen Trust | temporary construction easement and right-of-way acquisition for WPCP flood mitigation project | Amount: \$13,330
2. Electric Pump Inc | replacement submersible pump for Pump Station 2 | Amount: \$15,511
3. CDW Government Inc | NGINX load balance security appliance software | Amount: \$17,152.40
4. Johnson Hauling & Excavating LLC | emergency demolition of 1012 Scott Street | Amount: \$19,000
5. Central Iowa Televising LLC | WPCP digester lining repair | Amount: \$22,650
6. Thompson Electronics Co Inc | Webgate NVR video recorder | Amount: \$24,640

X. Other Ordinances, Resolutions and Motions

XI. 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.

XII. Reports of City Officials

XIII. Adjourn

City of Davenport

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

**Action / Date**  
**1/17/2024**

**Subject:**

Public Hearing for Case REZ23-06 being the request of Larry Edward Stoltenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]

**Recommendation:**

Hold the Hearing.

**Background:**

The subject property was recently annexed into the City of Davenport and is currently zoned S-AG Agricultural District. The property owner is requesting a rezoning to I-1 Light Industrial District. The purpose of the request is to market the site for future industrial development. The area of the rezoning request is approximately 25.84 acres.

At its January 2, 2024 meeting, the Plan and Zoning Commission recommended Case REZ23-06 be forwarded to the City Council with a recommendation for approval subject to the listed findings. The vote was 9 in favor and 0 opposed.

**Findings**

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Industry.
2. The proposed zoning map amendment to I-1 Light Industrial District is compatible with the zoning of nearby developed property.
3. The proposed zoning map amendment enables the subject property to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

The staff report from the January 2, 2024 Plan and Zoning Commission meeting is attached.

**ATTACHMENTS:**

| Type              | Description                             |
|-------------------|-----------------------------------------|
| ▣ Ordinance       | Ordinance                               |
| ▣ Backup Material | Staff Report- P&Z 1-2-24                |
| ▣ Backup Material | Vicinity, Zoning, & Future Land Use Map |
| ▣ Backup Material | Application                             |
| ▣ Backup Material | Public Hearing Notice: P&Z              |
| ▣ Backup Material | Public Hearing Notice: COW              |

**REVIEWERS:**

| Department           | Reviewer       | Action   | Date                 |
|----------------------|----------------|----------|----------------------|
| Community Planning & | Admin, Default | Approved | 1/11/2024 - 11:39 AM |



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE FOR CASE REZ23-06 BEING THE REQUEST OF LARRY EDWARD STOLTENBERG TRUST TO REZONE APPROXIMATELY 25.84 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF SLOPERTOWN ROAD AND HILLANDALE ROAD FROM S-AG AGRICULTURAL DISTRICT TO I-1 LIGHT INDUSTRIAL DISTRICT.

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "I-1 Light Industrial District":

Parcel #932819003:

The Southeast Quarter of the Northwest Quarter of Section 28, Township 79 North, Range 3 East of the 5<sup>th</sup> P.M., Scott County, Iowa, south of W. Slopertown Road. Except part for roads. Also except that part conveyed to the City of Davenport, Iowa, by Warranty Deed recorded as Document #2020-25092 in the office of the Recorder of Scott County, Iowa.

Section 2. That the following findings and conditions are hereby imposed upon said rezoning:

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Industry.
2. The proposed zoning map amendment to I-1 Light Industrial District is compatible with the zoning of nearby developed property.
3. The proposed zoning map amendment enables the subject property to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

Section 3. At its January 2, 2024 meeting, the City Plan and Zoning Commission voted to forward Case REZ23-06 to the City Council with a recommendation for approval subject to the listed findings.

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  
Plan and Zoning Commission

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch 563.888.2221

**Date**  
**1/2/2024**

**Subject:**

Case REZ23-06: Request of Larry Edward Stoltenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]

**Recommendation:**

Staff recommends Case REZ23-06 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

**Findings:**

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Industry.
2. The proposed zoning map amendment to I-1 Light Industrial District is compatible with the zoning of nearby developed property.
3. The proposed zoning map amendment enables the subject property to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

**Background:**

The subject property was recently annexed into the City of Davenport and is currently zoned S-AG Agricultural District. The property owner is requesting a rezoning to I-1 Light Industrial District. The purpose of the request is to market the site for future industrial development. The area of the rezoning request is approximately 25.84 acres.

**Why is a Zoning Map Amendment Required?**

The land is currently being used for agriculture, but is being marketed as a shovel-ready site suitable for industrial development. This is part of an overall strategy to promote industrial development north of Interstate-80. The owner intends to continue farming the land until the property can be sold.

**Comprehensive Plan:**

City Council adopted a Future Land Use Map amendment at its June 28, 2023 meeting to better prepare this substantial growth area for future development. The approximately 475 acres of land roughly bounded by Slopertown Road, Hillandale Road, Northwest Boulevard, and 130th Avenue was amended from Urban Fringe to Industry. In addition, the Urban Service Boundary was extended north to Slopertown Road.

**Future Land Use Designation:**

1. **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.

**Zoning:**

The subject property is currently zoned **S-AG Agricultural District**. This district is intended to address existing agricultural land uses. The standards of the S-AG District promote the continuation of farming, and protect agricultural land uses from encroachment of incompatible developments.

The applicant is requesting a rezoning to **I-1 Light Industrial Zoning 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:**

City Departments reviewed the proposed Zoning Map Amendment Application for compliance with city ordinances and impacts to regional systems.

**Approval Standards for Map Amendments (Chapter 17.14.040)**

The Plan and Zoning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan and Zoning Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards.

**a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.**

Staff Response: As a result of voluntary annexations, the City of Davenport has expanded its corporate limits to Slopertown Road. To better prepare for future growth, the City initiated an amendment to the Future Land Use Map.

At its June 6, 2023 meeting, the Plan and Zoning Commission forwarded a recommendation to City Council amending the subject properties from Urban Fringe to Industry. In addition, the Urban Service Boundary was recommended to extend north to Slopertown Road. City Council approved this map amendment at its June 28, 2023 meeting.

It is staff's opinion the proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.

**b. The compatibility with the zoning of nearby property.**

Staff Response: The surrounding land north of Interstate-80 is zoned I-1 Light Industrial District. City Council adopted Ordinance 2023-380 amending the zoning classification of the approximately 231.26 acres of land located to both the east and west of the subject property from S-AG Agricultural District to I-1 Light Industrial District. Despite being largely undeveloped, the adjacent properties are being marketed as shovel-ready sites suitable for industrial development. Rezoning the subject property to an industrial classification will create consistency with the surrounding area.

It is staff's opinion the proposed zoning amendment to I-1 Light Industrial District is compatible with the zoning of nearby property.

**c. The compatibility with established neighborhood character.**

Staff Response: The established neighborhood character south of Slopertown Road, within City limits, consists of developed industrial properties as well as land planted in row crops. Large manufacturing facilities include Fair Oaks Foods, Kraft Heinz, and Sterilite Corporation.

This 25.84 acre tract of land is currently used for farming. There are no structures on the subject property. However, the owner is positioning the property for future industrial development. Staff anticipate the land will continue to be farmed until the land is sold for development.

It is staff's opinion the proposed zoning district is compatible with the established neighborhood character.

**d. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.**

Staff Response: Permitted principal uses in the I-1 Light Industrial District consist of light manufacturing, fabricating, processing, distributing, and warehousing. The Zoning Ordinance requires businesses to be enclosed, low-intensity uses that have minimal, if any, outside impacts.

The industrial district dimensional standards regulate building height and setbacks to mitigate any negative impacts onto adjacent properties. There are also façade, roof, and site design standards in City Code that applies to new development.

To date, a potential industrial use has not been identified for the site. However, staff believe the existing zoning requirements will ensure new development complies with City standards.

Given the acreage of the subject property, staff anticipate the land may be further subdivided to facilitate orderly development. The Plan and Zoning Commission will have additional opportunities to address street connectivity and impacts to the regional transportation network.

It is staff's opinion that the proposed zoning map amendment will promote the public health, safety, and welfare of the City.

**e. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.**

Staff Response: The City of Davenport has processed three voluntary annexation petitions from 2022-2023. The subject property is approximately 25.84 acres located south of Slopertown Road, adjacent to Hillandale Road. Upon annexation, land is zoned S-AG Agricultural District, which is intended to address existing agricultural land uses.

The land is currently being used for agriculture, but is adjacent to land being marketed as a site suitable for industrial development. This is part of an overall strategy to promote industrial

development north of Interstate-80. A rezoning to a light industrial district will enable the property to be built-out at a scale more aligned with the surrounding industrial park.

It is staff's opinion that the proposed zoning map amendment will enable the area to be developed in a manner consistent with Davenport's industrial developments.

**f. The extent to which the proposed amendment creates nonconformities.**

Staff Response: The undeveloped site is currently being used for farming. If rezoned to an industrial district, the agricultural use will be considered nonconforming until the site is developed. In addition, there are no structures on the subject property.

Dimensional standards, such as lot area, lot width, setbacks, building coverage, and impervious surface will be addressed during the subdivision and development process.

It is staff's opinion that the proposed amendment will not create any nonconformities following development.

**Public Input:**

Letters were sent to property owners within 200 feet of the proposed request notifying them of the December 5, 2023 Plan and Zoning Commission Public Hearing. To date, no public comments have been received. Staff will apprise the Commission of any correspondence at the January 2, 2024 Plan and Zoning Commission meeting.

**ATTACHMENTS:**

| Type            | Description                                    |
|-----------------|------------------------------------------------|
| Backup Material | Vicinity, Zoning, & Future Land Use Map        |
| Backup Material | Application                                    |
| Backup Material | Public Hearing Notice-Plan & Zoning Commission |

**Staff Workflow Reviewers**

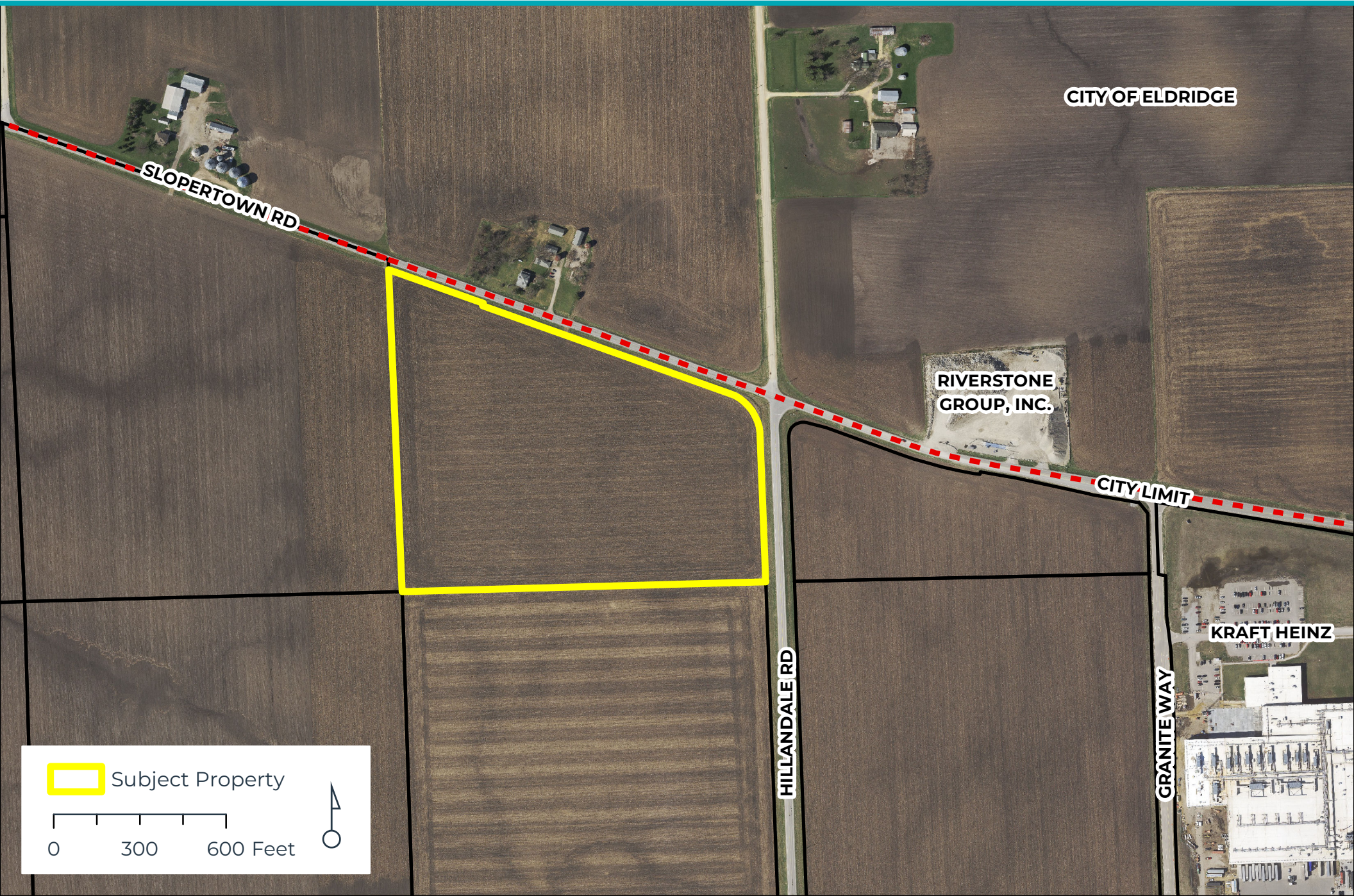
**REVIEWERS:**

| Department | Reviewer       | Action   | Date                  |
|------------|----------------|----------|-----------------------|
| City Clerk | Berkley, Laura | Approved | 12/29/2023 - 10:47 AM |



## Vicinity Map | Case REZ23-06

Request of Larry Edward Stoltenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]



 Subject Property

0 300 600 Feet

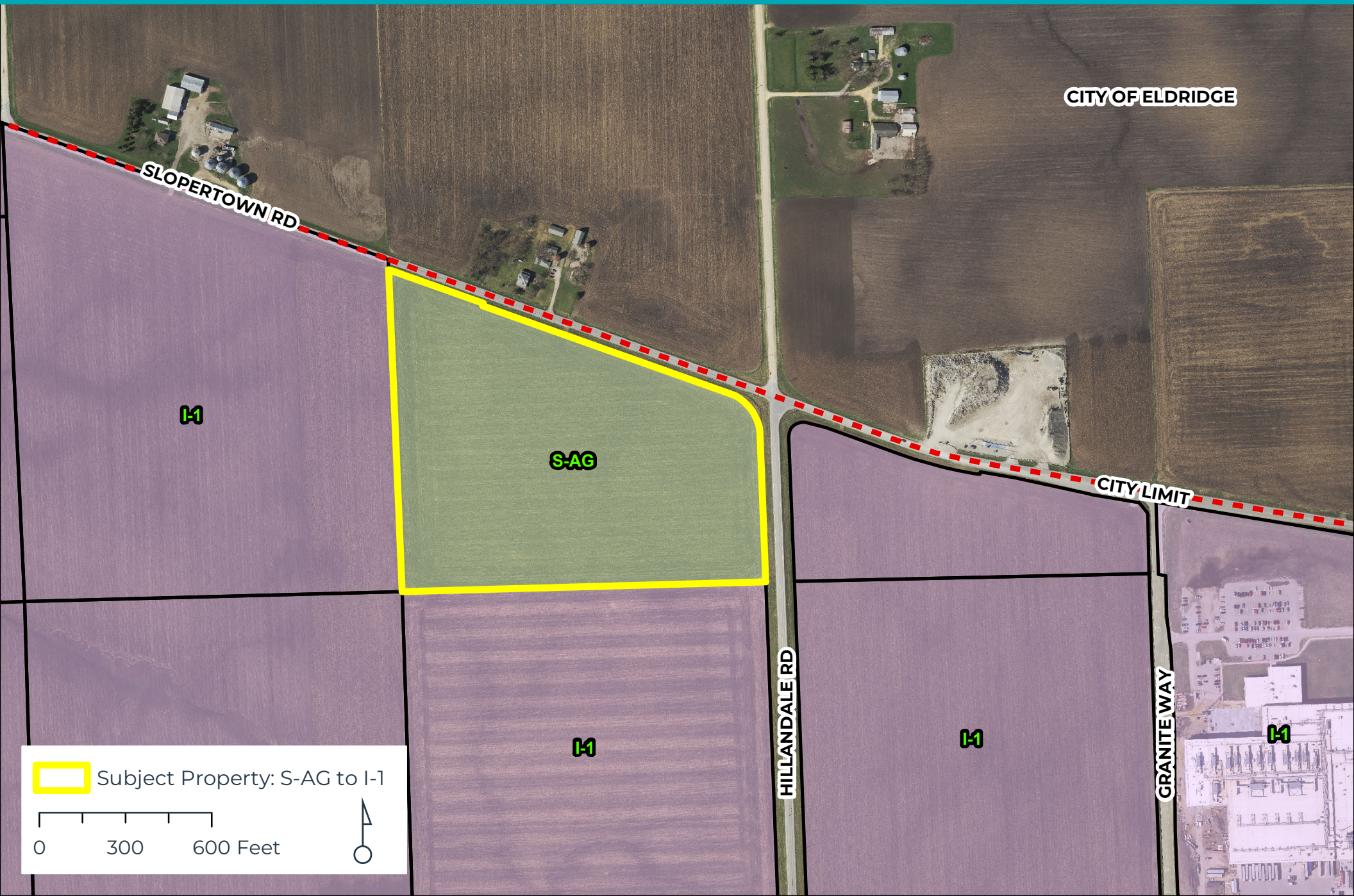






## Zoning Map | Case REZ23-06

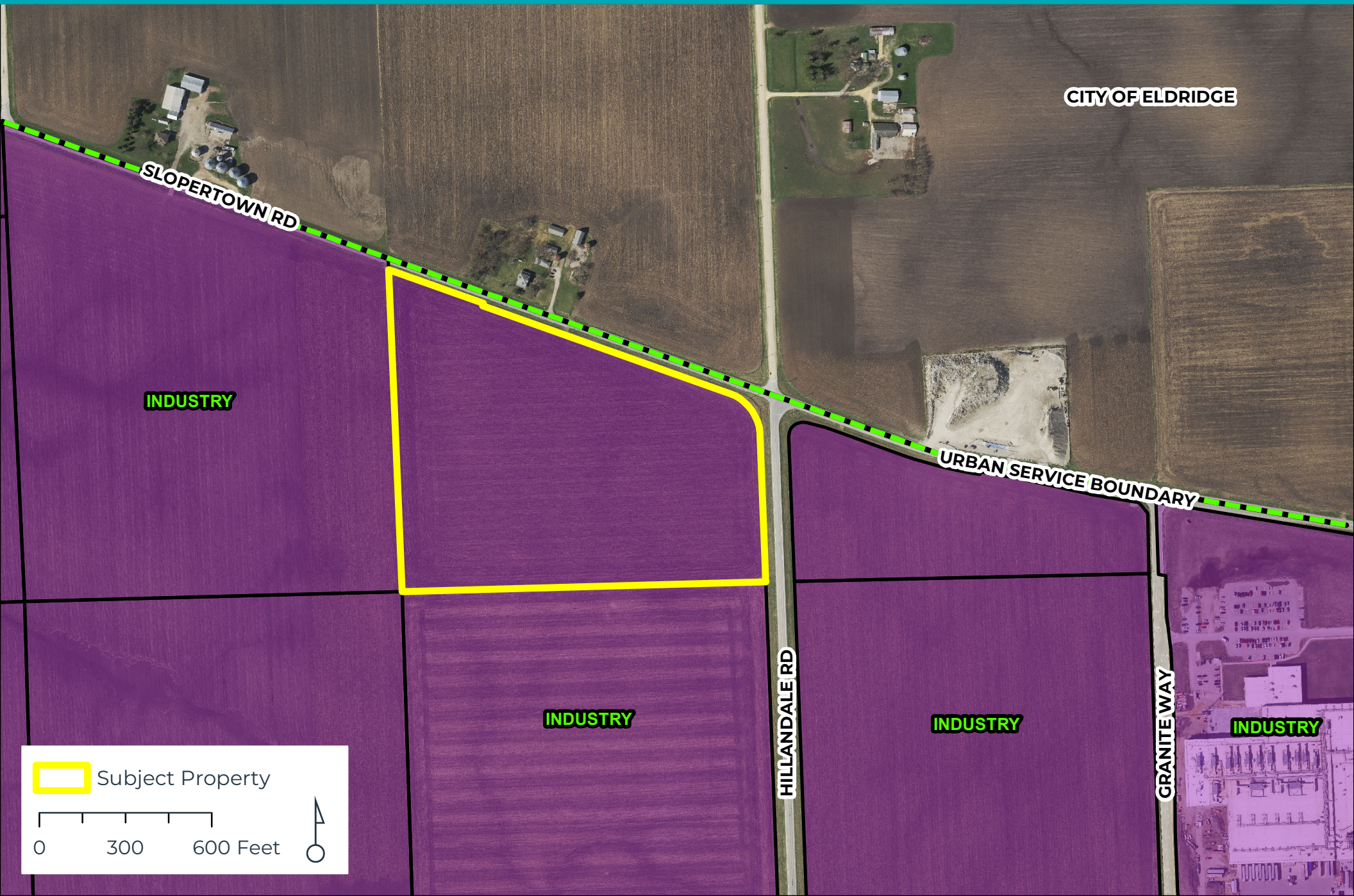
Request of Larry Edward Stoltenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]







Request of Larry Edward Stoltenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]







**CITY OF DAVENPORT**  
Development & Neighborhood  
Services – Planning  
1200 W. 46th ST  
Davenport, IA 52807

Office 563.326.6198  
planning@davenportiowa.com

APPLICATION FOR  
**REZONING**  
(MAP AMENDMENT)

DATES: PRE-APP SUBMITTAL PUBLIC HEARING

PROJECT TITLE

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

ZONING EXISTING PROPOSED SQ. AREA  
DISTRICTS

COMPLETE SUBMITTALS SHALL INCLUDE: SUBMITTED

Concept/Development Plan ☐

Authorization to Act as Applicant\* ☐

\*only needed if the Applicant is different than the owner

Legal Description\* (bearing & distance) ☐

\* shall include a MS Word or Text file

Legal Description Dimensioned Sketch ☐

Application Fee\* (REQUIRED) ☐

\*(check payable to 'City of Davenport')

**Rezoning Fee Schedule**

| Land Area               | Fee                    |
|-------------------------|------------------------|
| Less than 1 acre        | \$400                  |
| 1 to less than 10 acres | \$750 plus \$25/acre   |
| 10 acres or more        | \$1,000 plus \$25/acre |

1 to 3 site notice signs are required based on lot size; \$10 each

**PROJECT NARRATIVE:** (submit separate sheet if needed)

Zone light industrial  
own 25 acres with  
use of rental of  
farmland on the 25  
acres we own on  
the corner of  
Stoportown Rd and  
Hillandale Rd.

Submit the first two pages of this form to Planning Staff at:  
[planning@davenportiowa.com](mailto:planning@davenportiowa.com) or contact staff with any  
questions or requests for additional information.

**APPLICANT INFORMATION**

APPLICANT NAME

Mary Stoltenberg

ADDRESS

3924 King Charles Rd

CITY, STATE, ZIP

Durham, NC 27707

PHONE

(919) 491-9393

SECONDARY PHONE

(919) 491-8638

E-MAIL ADDRESS

lestolten@msn.com

**Acceptance of Applicant**

I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.

Mary Stoltenberg

Type Applicant's Name

for Larry E Stoltenberg Trust

Mary Stoltenberg, Trustee

Applicant's Signature

Date

10/30/23

**DEVELOPMENT TEAM**

**Property Owner**

Larry Stoltenberg Trust

Address

3924 King Charles Rd

Phone

(919) 491-9393

Secondary Phone

(919) 491-8638

E-Mail Address

lestolten@msn.com

**Project Manager/Other**

Address

Phone

Secondary Phone

E-Mail Address



## PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

**To:** All property owners within 200 feet of the subject property located at the southwest corner of Slopertown Road and Hillandale Road.

### Plan & Zoning Commission Public Hearing Meeting

Date: 12/5/2023

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4<sup>th</sup> Street

### What is this About?

This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The subject property was recently annexed into the City of Davenport and is currently zoned S-AG Agricultural District. The property owner is requesting a rezoning to I-1 Light Industrial District. The purpose of the request is to market the site for future industrial development.

### Request/Case Description

**Case REZ23-06: Request of Larry Edward Stoltenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]**

### What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on December 5, 2023. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on December 19, 2023. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

### Would You Like to Submit an Official Comment?

As a neighboring property owner you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to [planning@davenportiowa.com](mailto:planning@davenportiowa.com) (no later than 12:00 PM one day before the public hearing) or to: Planning, 1200 E 46<sup>th</sup> St, Davenport IA 52807.

All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": [www.cityofdavenportiowa.com/boards](http://www.cityofdavenportiowa.com/boards) Mondays before the meeting/public hearing.

### Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at [matt.werderitch@davenportiowa.com](mailto:matt.werderitch@davenportiowa.com) or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

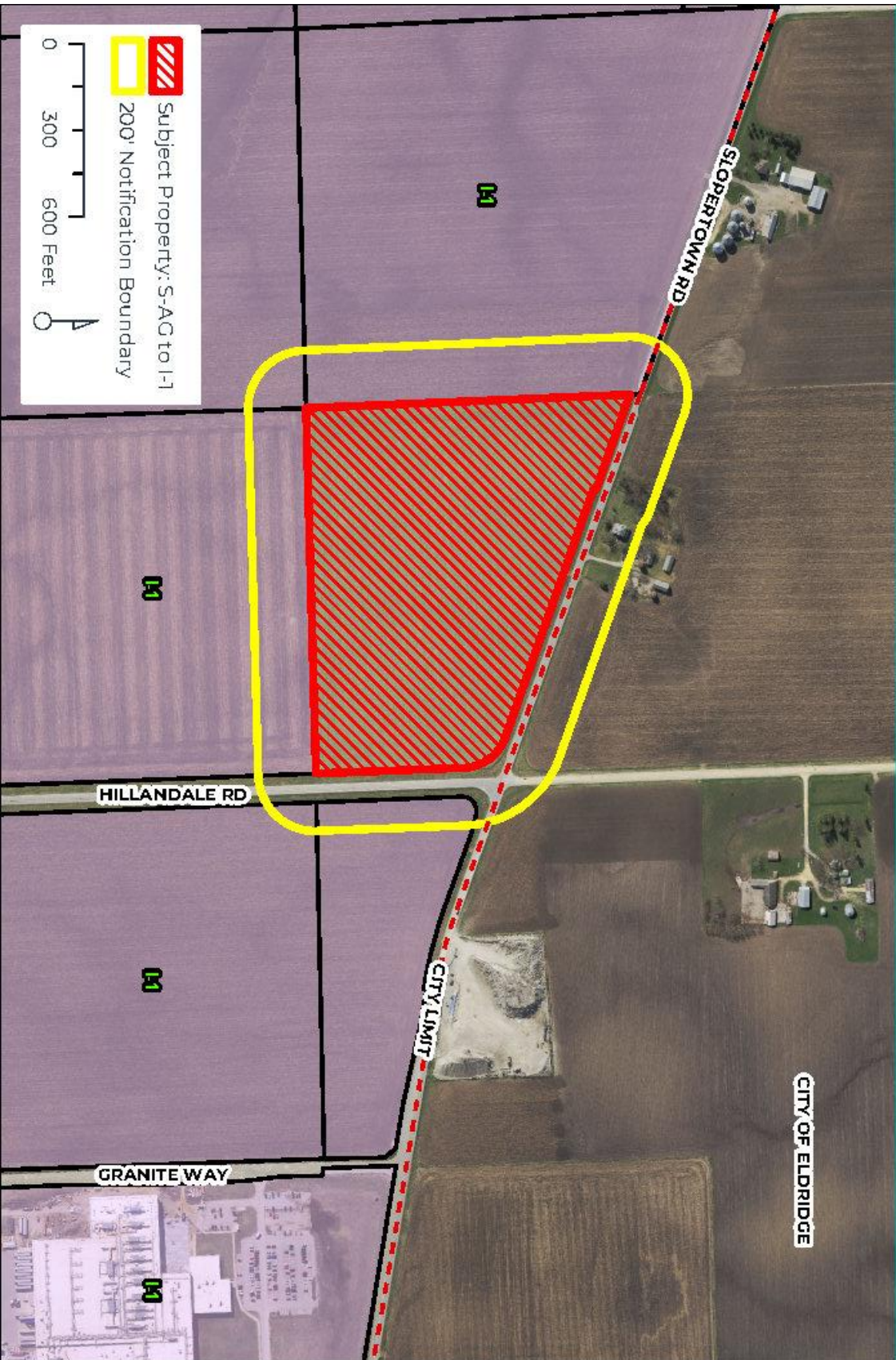
Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or [planning@davenportiowa.com](mailto:planning@davenportiowa.com) for updates.





## Rezoning Request | Public Hearing Notice | Case REZ23-06

Request of Larry Edward Stollenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillendale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]





## PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

**To:** All property owners within 200 feet of the subject property located at the southwest corner of Slopertown Road and Hillandale Road.

### Plan & Zoning Commission Public Hearing Meeting

Date: 1/17/2024

Time: 5:30 PM

Location: Council Chambers | City Hall | 226 West 4<sup>th</sup> Street

### What is this About?

This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The subject property was recently annexed into the City of Davenport and is currently zoned S-AG Agricultural District. The property owner is requesting a rezoning to I-1 Light Industrial District. The purpose of the request is to market the site for future industrial development.

### Request/Case Description

**Case REZ23-06: Request of Larry Edward Stoltenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]**

### Plan and Zoning Commission Action:

At its January 2, 2024 meeting, the Plan and Zoning Commission recommended Case REZ23-06 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

### Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Industry.
2. The proposed zoning map amendment to I-1 Light Industrial District is compatible with the zoning of nearby developed property.
3. The proposed zoning map amendment enables the subject property to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

### What are the Next Steps?

The public hearing on the above matter is scheduled for 5:30 pm or as soon thereafter on Wednesday, January 17, 2024 in the Council Chambers of the Davenport City Hall, 226 West 4<sup>th</sup> Street.

### Would You Like to Submit an Official Comment?

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](mailto: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](http://www.davenportiowa.com/watchlive).

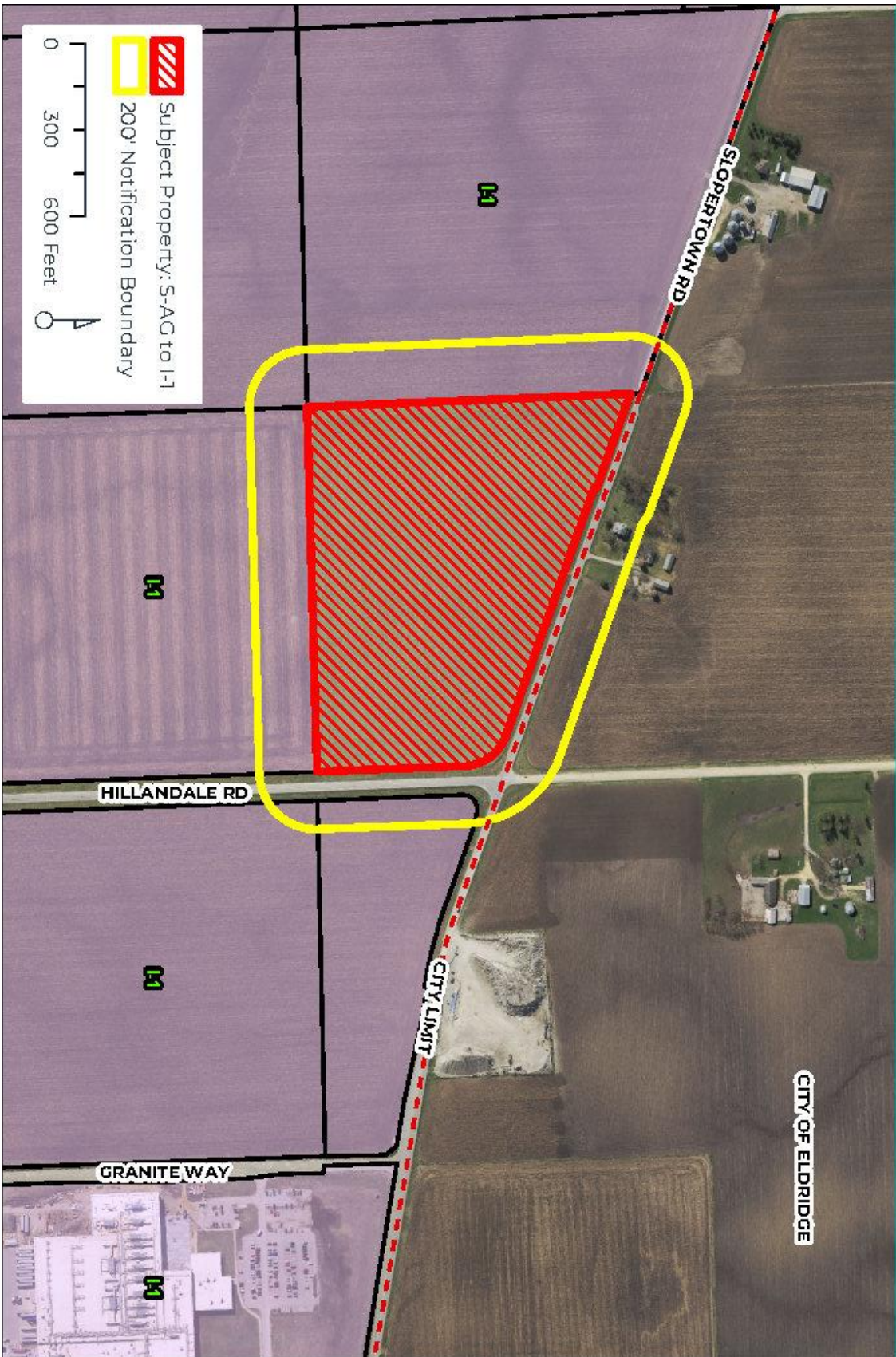
Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145





## Rezoning Request | Public Hearing Notice | Case REZ23-06

Request of Larry Edward Stollenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillendale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]





City of Davenport

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

**Action / Date**  
**1/17/2024**

**Subject:**

Public Hearing on the proposed conditional conveyance of a portion of City-owned property located in the 2800 block of Eastern Avenue (known as the Annie Wittenmyer Campus) to AW Holdings, LLC, Petitioner. [Ward 5]

**Recommendation:**

Hold the Hearing.

**Background:**

The Annie Wittenmyer campus includes roughly 32 acres in the 2800 block of Eastern Avenue. Many of the structures are from the 1800s when the property was built as an orphanage coming out of the Civil War era. In the 1950s, it was converted primarily for use in behavioral services and counseling for youth. The property was acquired by the City in the 1970s when the facility closed as funding was no longer sufficient to fund operations.

Since then, nonprofit operations (such as Family Resources) and Junior Theater began using portions of the campus. The City converted outdoor fields to the current Aquatic Center on the north side of the campus; however, many of the buildings have sat vacant or been underused over the past decades. Lease revenue has been insufficient for routine maintenance and, as a result, the campus has suffered significant deferred maintenance.

Approximately five years ago, the City invited potential developers to tour the campus and offer ideas/interest regarding historic redevelopment and revitalization. While one developer was interested and began to put plans together, they were unable to move forward due to other project responsibilities.

This summer, another developer (Chris Ales) indicated interest and began working on a concept plan. Ales has substantial experience in completing historic redevelopment projects including several in Davenport. His plan would be to convert many of the structures to affordable rental housing, including 52 units for seniors and 47 units for families. None of the structures on campus would be demolished per his plan.

To accomplish this, the Developer team would need to obtain conditional site control and make several applications for Federal and State tax credits, property tax exemption, and other funding. The property would also need to be successfully rezoned as the current zoning does not allow housing.

The conditional site control would allow the Developer roughly one year to secure the necessary financing and if successful, the City would then transfer the property to the developer by June 2025. If financing efforts are unsuccessful, this agreement would expire.

Over the coming months, the developer will work with existing tenants and the anticipated timeline. In particular, the Junior Theater Program will continue, either on-site or at a new location. Staff has begun to explore a potential partnership with the Davenport Community School District. The developer has offered to allow the City to lease (for \$1) and even potentially buy-back (for \$1) the

current Theater building if more time is needed.

The attached Agreement provides additional detail on the conditional conveyance. Notice of this Public Hearing was published in accordance with Iowa Code. A Resolution approving the conditional conveyance appears later on this agenda.

ATTACHMENTS:

| Type         | Description   |
|--------------|---------------|
| ▣ Cover Memo | Agreement     |
| ▣ Exhibit    | Concept Plan  |
| ▣ Cover Memo | Public Notice |

REVIEWERS:

| Department                      | Reviewer      | Action   | Date                 |
|---------------------------------|---------------|----------|----------------------|
| Community Development Committee | Berger, Bruce | Approved | 1/12/2024 - 12:21 PM |

**AGREEMENT BETWEEN  
AW HOLDINGS, LLC AND  
CITY OF DAVENPORT, IOWA**

For conveyance and redevelopment of the historic Annie Wittenmyer campus into primarily multi-family housing development in the 2800 block of Eastern Avenue, Davenport, Iowa.

THIS AGREEMENT is made and entered into as of January \_\_\_\_, 2024, by and between the City of Davenport, Iowa (hereinafter referred to as the "City") and AW Holdings, LLC, an Iowa limited liability company (hereinafter referred to as the "Developer").

WHEREAS, the City owns roughly 32 acres of property in the 2800 block of Eastern Avenue (west side of the street) as a single parcel, (C0025-01), which encompasses several structures and uses, collectively referred to as the Annie Wittenmyer campus; and

WHEREAS, the City desires to convey the portion as more particularly described on Exhibit A attached hereto (approximately 27 acres by excluding the aquatic center site and conservation district, hereinafter referred to as the "Campus") to the Developer as part of a comprehensive plan to physically improve and reactivate the Campus with housing as the primary end use and to preserve its historic character; and

WHEREAS, the owners of Developer team have successfully completed several historic, adaptive re-use projects in Davenport and in other communities in Iowa and Missouri and desire to convert many of the existing structures on the Campus into housing, and retaining some existing tenants to continue their office, service, and cultural facility uses; and

WHEREAS, in particular, the City shall not interrupt continuance of the long-standing Junior Theater Program, ensuring its continued operation with a lease-back for \$1 provision for the Chapel structure and up to three cottages, as well as a buy-back for \$1 provision of the Chapel within the first five (5) years, pending potential partnerships with the Davenport Community Schools, the Adler or Capitol Theaters, or other community partners; and

WHEREAS, the Developer proposes to rehabilitate the historic structures that are conducive to housing (roughly 17 structures per the attached plan) on the Campus per the concept plans attached hereto as Exhibit B (the "Concept Plans"), and retaining some of the existing community service agency tenants; and

WHEREAS, as part of the redevelopment, the Developer proposes two phases that may be completed simultaneously or individually as follows: (1) approximately 52 units of senior housing and (2) approximately 47 units of multi-family housing; and

WHEREAS, the Developer plans to develop and rent primarily affordable housing units, with some possible market rate units and pursue financing and assistance through Federal and State Tax Credits, Urban Revitalization Tax Exemption, as well as other equity and/or conventional financing; and

WHEREAS, as the current owner of the Campus, the City has submitted an application to rezone the property to assist the Developer with the timeline objective of having a final zoning decision being made in time for a spring 2024 tax credit application deadline.



NOW, THEREFORE, the Developer and the City hereby agree to the following terms and conditions set forth in this Agreement. In consideration of the mutual promises contained in this Agreement and other good and valuable consideration, it is agreed as follows:

1. In accordance with the Concept Plans and timetable attached hereto as Exhibit C, the Developer shall apply for two Low Income Housing Tax Credit (LIHTC) projects (senior and multi-family) on the Campus in the spring 2024. All aspects of the project shall comply with State and City codes, including appropriate platting and zoning, consistency with local Historic Preservation review, permits, etc.

2. This document also serves as an option to purchase to allow Developer the site control necessary to apply for funding and financing opportunities, including URTE, LIHTC, Federal and State Historic Rehabilitation Tax Credits, etc. The Iowa Finance Authority (IFA) typically makes the 9% LIHTC award decisions by early fall. If the Developer is (i) awarded the 9% credits for at least one of the two LIHTC project applications in the Fall 2024 round or (ii) if the 9% LIHTC credits are not awarded but Developer secures sufficient other funding within six (6) months thereafter, then Developer shall exercise the option and Developer and City shall specify a closing date no later than June 30, 2025. However, if the Developer is not awarded the 9% LIHTC credits for either of the two projects, nor secures sufficient other funding within the times specified above, this Agreement shall then be null and void.

3. The City has submitted a rezoning request from S-IC, Special-Institutional Campus, which does not allow housing, to C-T PUD, Commercial Transitional, Planned Unit Development, which allows for multi-family uses as well as office and service uses and requires future uses to adhere closely to a Final Development Plan. Execution of this document does not nor can it obligate the City to approve a rezoning application. Ultimately, if the rezoning request is unsuccessful, the Developer is under no obligation to close on the property and this Agreement will be null and void.

4. Prior to conveying the Campus property, the Developer and the City shall jointly complete the subdivision and platting requirements at Developer's expense with the City's contributing up to \$5,000. At closing Developer and the City shall enter into such easement and other agreements as provided herein and as mutually agreed.

5. Lease-back - Upon conveyance, the City shall be offered a triple-net lease of the Chapel building for the continued use of the Junior Theater operation and Main Stage shows. This lease shall be for \$1 per year for a period of up to five (5) years. The City may also lease up to three (3) cottages for a maximum of 6 months (Cottages 14, 15, & 16). The intent of this lease period is to allow the City and Junior Theater Inc. to explore long-term options for this program. For purposes of rehearsals and periodic performances, program staff and participants shall be allowed parking use of a designated portion of the existing surface parking lot fronting on Eastern Avenue adjacent the Chapel building per mutual agreement. Regarding the three cottages, the City shall begin exploring other partnership opportunities regarding storage and to conduct workshops, classes, and other Junior Theater operations, however, the cottages shall be vacated within 6 months after closing to permit their redevelopment.

6. Buy-back – At any point during the above lease-back period, the City will be allowed to re-acquire the Chapel building and surrounding land used for parking, for \$1, subject to existing easements and approval by IFA if required. The Chapel building does easily convert to housing, so the Developer will not be rehabilitating it. If the structure can play a role in the long-term continued

operation of the Junior Theater program, the City will have the opportunity to acquire back this portion of the Campus.

7. The Campus shall be conveyed for \$1 and by Quit Claim Deed, per the City's customary procedures (free and clear title, "as is", taxes prorated, etc.) and subject to the contingencies, requirements, any necessary deed restrictions, options, leases, and easements as the City requires and as mutually agreed by Developer and IFA, if required.

8. Per the indicated timeline, Developer and the City intend the Campus to be conveyed no later than June 30, 2025 and construction/rehabilitation work to begin in spring/summer of 2025. Construction on one or both phases is anticipated to be substantially completed by December 31, 2026. If funding for only one phase is initially secured, completion of the balance of the project would be conditioned upon securing the remaining funding and financing.

9. At the conclusion of the combined or secondary LIHTC 15- or 30-year compliance period(s), subject to IFA approval if required, the City shall have the option to re-acquire the Campus at its then current fair market value. If the City does not exercise its option, then Developer may sell, re-syndicate and/or otherwise retain ownership. If Developer gives the City written notice of its intent to sell, then the City shall exercise its option within 60 days after notice or the City's option shall become null and void.

10. If any section, provision or part of this Agreement is declared to be invalid or unconstitutional by a court of competent jurisdiction or administrative tribunal, such findings shall not affect the validity or enforceability of this Agreement as a whole.

11. This Agreement represents the entire Agreement between the City and the Developer for the project. Any subsequent changes or modifications to the terms of this Agreement must be in the form of a duly executed addendum to this Agreement.

IN WITNESS WHEREOF, each of the parties hereto has secured the approval of its policy Council or Members and executed this Agreement.

---

Mallory Merritt, Interim City Administrator  
City of Davenport

---

Jim Bergman, Manager  
AW Holdings, LLC

## EXHIBIT A

### Legal Description

Part of the E ½ of Section 24, Township 78 North, Range 3 East of the 5<sup>th</sup> P.M., being more particularly described as follows: Commencing at the S.E. corner of the N.E. ¼ of said Section 24; thence East 30.0 ft. along the South line of the N.E. ¼ of said Section 24 to the point of beginning; thence S00°44'W 602.14 ft. to the point of intersection of the West R.O.W. line of Eastern Avenue with the Northeasterly R.O.W. line of the CM&St.P. Railroad; thence Northwesterly 128.89 ft. along the Northeasterly R.O.W. line of said Railroad being a curve concave Southwesterly with a radius of 3870.0 ft. and having a long chord being N. 46°52'W; thence N.47°50'W 454.00 ft. along said Railroad R.O.W. line; thence Northwesterly 526.28 ft. along said Railroad R.O.W. being a curve concave Northeasterly with a radius of 1587.14 ft. and having a long chord bearing N.38°20'W 523.91 ft.; thence Northerly 1146.95 ft. along said Railroad R.O.W. being a curve concave Northeasterly with a radius of 2084.16 ft. having a long chord being N.13°04'W 1132.62 ft. to a point on the South R.O.W. line of 29<sup>th</sup> St.; thence S.89°57'E 1101.03 ft. along the said South line of 29<sup>th</sup> St.; thence Southerly 31.58 ft. along a curve concave Westerly with a radius of 20.0 ft. to a point on the Westerly line of Eastern Ave.; thence S00°31'W 1284.30 ft. along the West line of Eastern Ave. to the point of beginning containing 31.90 acres more or less; (also known as part of the Annie Wittenmyer Home property described as Tract B 1 and Tract B 2 in the Roy R. Fisher, Inc. appraisal) together with any easements or servient estates appurtenant thereto.

Except the following:

Burial Grounds/Conservation Easement

A part of the E ½ of Section 24, Township 78 North, Range 3 East of the 5<sup>th</sup> P.M., City of Davenport, Scott County, Iowa, more particularly described as follows: Commencing at the NE Corner of the SE ¼ of said Section 24; thence S87° 46' 00"W along the North line of the SE ¼ of said Section 24 a distance of 417.47 feet; thence N02° 14' 00"W a distance of 21.56 feet to the point of beginning; thence in a Southwesterly direction along the arc of a curve concave Northerly, said curve having a radius of 50.00 feet with the chord of said arc bearing N87° 47' 14"W and the chord distance being 97.67 feet; thence along the following courses and distances being along the approximate Southerly edge of an existing sidewalk; thence N87° 45' 03"E a distance of 12.27 feet; thence N47° 27' 15"E a distance of 8.92 feet; thence N36°48' 13"E a distance of 17.26 feet; thence N48° 00' 46"E a distance of 4.71 feet; thence S63° 56' 56"E a distance of 4.99 feet; thence S82° 45' 19"E a distance of 23.16 feet; thence S66°17'50"E a distance of 16.12 feet; thence S57° 33' 33"E a distance of 24.68 feet; thence S37° 51'49"E a distance of 3.07 feet to the point of beginning containing 6,303 sq. ft. more or less.

And Except the following:

Aquatic Center

Commencing at the intersection of Eastern Avenue and East 29<sup>th</sup> Street; thence South along the Westerly right of way of Eastern Avenue approximately 350 feet; thence West approximately 500 feet; thence North to the Southerly right of way of East 29<sup>th</sup> Street; thence East to the point of beginning, being approximately 4 acres.



## **EXHIBIT B**

Concept Plan(s)

(See attached)

## **EXHIBIT C**

### Anticipated Timetable

|                            |                                                                                  |
|----------------------------|----------------------------------------------------------------------------------|
| December 19, 2023<br>----- | Rezoning application deadline                                                    |
| January 3, 2024            | City Hall, 5:30 pm; Comm-of-the-Whole–Set public hearing-conveyance              |
| January 10                 | City Hall, 5:30 pm; City Council vote public hearing date-conveyance             |
| January 11                 | City Hall, 6:00 pm; Neighborhood meeting on rezoning                             |
| January 16                 | City Hall, 5:00 pm; P&Z public hearing-rezoning                                  |
| January 17                 | City Hall, 5:30 pm; Comm-of-the-Whole public hearing-conveyance                  |
| January 24                 | City Hall, 5:30 pm; City Council vote on conveyance                              |
| February 1                 | URTE application deadline                                                        |
| February 6                 | P&Z vote recommending rezoning                                                   |
| February 21/28             | City Hall, 5:30 pm; City Council public hearing/1 <sup>st</sup> vote on rezoning |
| March 6/13                 | City Hall, 5:30 pm; City Council discussion/2nd vote on rezoning                 |
| March 20/27                | City Hall, 5:30 pm; City Council discussion/Final vote on rezoning               |
| September<br>-----         | Tax Credit (Low Income Housing Tax Credit) awards                                |
| February 2025              | Deadline to secure necessary funding                                             |
| Spring                     | Council review/approval of plat/subdivision                                      |
| June                       | Anticipated closing (transfer) of Campus – sign Junior Theater lease             |
| Summer/Fall                | Construction/Rehabilitation begins                                               |
| December 2025<br>-----     | Junior Theater vacates three cottages                                            |
| December 2026              | Construction complete - housing occupancy begins                                 |

REVISIONS

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IF THIS DRAWING IS PLOTTED LESS THAN 20/36 IN SIZE, IT IS A REDUCED PLOT - SCALE SHOULD BE ADJUSTED ACCORDINGLY

THE PROFESSIONAL WHOSE SIGNATURE AND SEAL ARE REQUIRED FOR THIS DRAWING ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS ANY LIABILITY FOR ANY INFORMATION, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY HIMSELF OR HERSELF, OR ANY INSTRUMENTS INTENDED TO BE USED FOR ANY PART, OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

ANNE WHITENMYER  
2828 EASTERN AVENUE  
DAVENPORT, IA

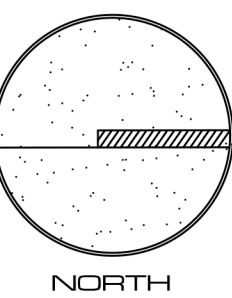
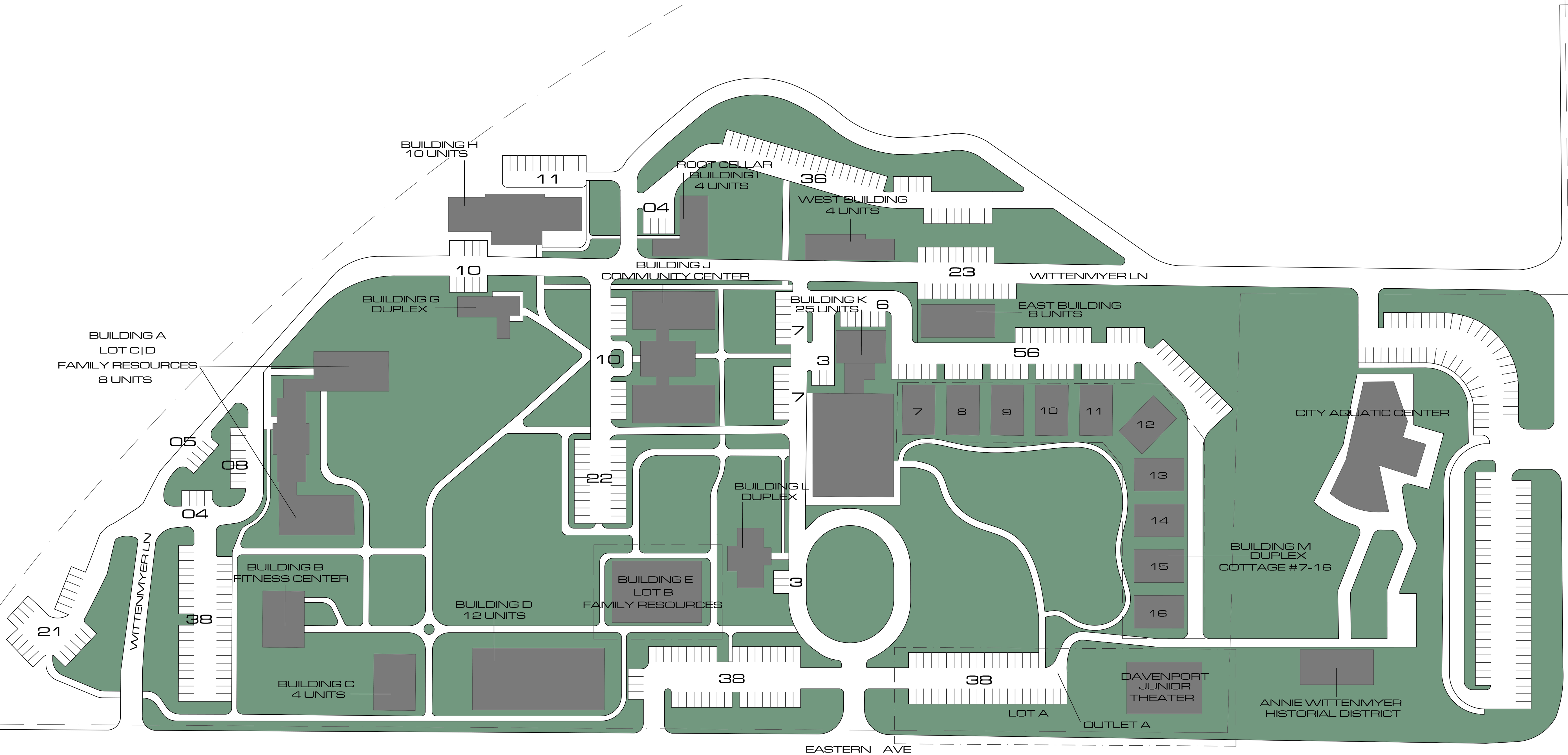
SHEET DESCRIPTION

SITE PLAN

JOB NO.:xxxx  
DATE: 12/20/2023  
DRAWN BY: DM

C 1.00

SHEET No.



SITE PLAN

NOTICE OF A PUBLIC HEARING ON THE PROPOSED CONDITIONAL CONVEYANCE OF A PORTION OF CITY-OWNED PROPERTY LOCATED IN THE 2800 BLOCK OF EASTERN AVENUE (KNOWN AS THE ANNIE WITTENMYER CAMPUS) TO AW HOLDINGS, LLC (CHRIS ALES, PETITIONER)

Notice is hereby given that there is on file in the office of the City Attorney, City Hall, Davenport, Iowa a RESOLUTION proposing to conditionally convey the above property owned by the City of Davenport to the proposed Petitioner. The property has the following legal description.

Portion of Parcel C0025-01:

Part of the E ½ of Section 24, Township 78 North, Range 3 East of the 5<sup>th</sup> P.M., being more particularly described as follows: Commencing at the S.E. corner of the N.E. ¼ of said Section 24; thence East 30.0 ft. along the South line of the N.E. ¼ of said Section 24 to the point of beginning; thence S00°44'W 602.14 ft. to the point of intersection of the West R.O.W. line of Eastern Avenue with the Northeasterly R.O.W. line of the CM&St.P. Railroad; thence Northwesterly 128.89 ft. along the Northeasterly R.O.W. line of said Railroad being a curve concave Southwesterly with a radius of 3870.0 ft. and having a long chord being N. 46°52'W; thence N.47°50'W 454.00 ft. along said Railroad R.O.W. line; thence Northwesterly 526.28 ft. along said Railroad R.O.W. being a curve concave Northeasterly with a radius of 1587.14 ft. and having a long chord bearing N.38°20'W 523.91 ft.; thence Northerly 1146.95 ft. along said Railroad R.O.W. being a curve concave Northeasterly with a radius of 2084.16 ft. having a long chord being N.13°04'W 1132.62 ft. to a point on the South R.O.W. line of 29<sup>th</sup> St.; thence S.89°57'E 1101.03 ft. along the said South line of 29<sup>th</sup> St.; thence Southerly 31.58 ft. along a curve concave Westerly with a radius of 20.0 ft. to a point on the Westerly line of Eastern Ave.; thence S00°31'W 1284.30 ft. along the West line of Eastern Ave. to the point of beginning containing 31.90 acres more or less; (also known as part of the Annie Wittenmyer Home property described as Tract B 1 and Tract B 2 in the Roy R. Fisher, Inc. appraisal) together with any easements or servient estates appurtenant thereto.

Except the following:  
Conservation Easement

A part of the E ½ of Section 24, Township 78 North, Range 3 East of the 5<sup>th</sup> P.M., City of Davenport, Scott County, Iowa, more particularly described as follows: Commencing at the NE Corner of the SE ¼ of said Section 24; thence S87° 46' 00"W along the North line of the SE ¼ of said Section 24 a distance of 417.47 feet; thence N02° 14' 00"W a distance of 21.56 feet to the point of beginning; thence in a Southwesterly direction along the arc of a curve concave Northerly, said curve having a radius of 50.00 feet with the chord of said arc bearing N87° 47' 14"W and the chord distance being 97.67 feet; thence along the following courses and distances being along the approximate Southerly edge of an existing sidewalk; thence N87° 45' 03"E a distance of 12.27 feet; thence N47° 27' 15"E a distance of 8.92 feet; thence N36°48' 13"E a



distance of 17.26 feet; thence N48° 00' 46"E a distance of 4.71 feet; thence S63° 56' 56"E a distance of 4.99 feet; thence S82° 45' 19"E a distance of 23.16 feet; thence S66°17'50"E a distance of 16.12 feet; thence S57° 33' 33"E a distance of 24.68 feet; thence S37° 51'49"E a distance of 3.07 feet to the point of beginning containing 6,303 sq. ft. more or less.

And Except the following:

Aquatic Center

Commencing at the intersection of Eastern Avenue and East 29<sup>th</sup> Street; thence South along the Westerly right of way of Eastern Avenue approximately 350 feet; thence West approximately 500 feet; thence North to the Southerly right of way of East 29<sup>th</sup> Street; thence East to the point of beginning, being approximately 4 acres.

This public hearing and discussion on the related resolution will be held at the Davenport City Council Committee-of-the-Whole meeting, City Hall, 226 W. 4<sup>th</sup> Street, Davenport, Iowa, on the 17<sup>th</sup> of January, 2024 commencing at 5:30 P.M., Local Time, or as soon thereafter as the matter can be considered. At said hearing, interested persons may appear and be heard for or against said Resolution.

City of Davenport  
Bruce Berger  
563-326-7769

---

For publication on Thursday, January 11 or Friday, January 12 please.

City of Davenport

Department: Public Works - Engineering  
Contact Info: Clay Merritt | 563-326-7734

**Action / Date**  
**1/17/2024**

**Subject:**

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Lorton Avenue Overlay and Drainage Improvement project, CIP #35062. [Ward 6]

**Recommendation:**

Hold the Hearing.

**Background:**

This is a street rehabilitation project that will consist of a 2" asphalt overlay with select pavement patching on Lorton Avenue from 46th Street to 53rd Street, as well as on 51st Street from Lorton Avenue to Fairhaven Road, and Fairhaven Road from 51st Street north to end (see attached map for visual reference). In addition to the street work, the project will also contain drainage improvements by regrading select areas as well the replacement of six culverts to ensure better flow of stormwater through the corridor.

This project will be funded by Capital Improvements Program funds for streets projects.

**ATTACHMENTS:**

| Type      | Description |
|-----------|-------------|
| ▣ Exhibit | Map         |

**REVIEWERS:**

| Department                 | Reviewer       | Action   | Date                |
|----------------------------|----------------|----------|---------------------|
| Public Works - Engineering | Moses, Trish   | Approved | 1/10/2024 - 4:02 PM |
| Public Works Committee     | Moses, Trish   | Approved | 1/10/2024 - 4:03 PM |
| City Clerk                 | Admin, Default | Approved | 1/10/2024 - 7:28 PM |





THE CITY OF  
**DAVENPORT**  
IOWA | USA

# Lorton Avenue Overlay Project



City of Davenport

Department: Public Works - Engineering  
Contact Info: Clay Merritt | 563-326-7734

**Action / Date**  
**1/17/2024**

**Subject:**

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Water Pollution Control Plant Flood Mitigation Phase I | Clearing & Grubbing project, CIP #39012.  
[Ward 1]

**Recommendation:**

Hold the Hearing.

**Background:**

This project will include the the removal of all trees, stumps, bushes and other vegetation in an area approximately nine acres in size near the Water Pollution Control Plant. This work is the initial phase of the proposed flood mitigation for the WPCP and needs to be bid separate to meet the state and federal restrictions on when clearing and grubbing work may take place. This work must occur prior to spring due to Federal regulations on endangered bat habitat.

Funding for this work is budgeted in CIP #39012.

**REVIEWERS:**

| Department                 | Reviewer       | Action   | Date                 |
|----------------------------|----------------|----------|----------------------|
| Public Works - Engineering | Moses, Trish   | Approved | 1/10/2024 - 4:02 PM  |
| Public Works Committee     | Moses, Trish   | Approved | 1/10/2024 - 4:02 PM  |
| City Clerk                 | Admin, Default | Approved | 1/11/2024 - 10:45 AM |



City of Davenport

Department: Public Works - Engineering  
Contact Info: Brian Schadt | 563-326-7923

**Action / Date**  
**1/17/2024**

**Subject:**

Public Hearing on the specifications, form of contract, and estimate of cost for the CY 2024 Sidewalk Program, CIP #28028. [All Wards]

**Recommendation:**

Hold the Hearing.

**Background:**

The sidewalk program will be used to repair existing sidewalks throughout the City. Locations are based on citizens who have elected to utilize the 50/50 cost share program, areas where City tree roots have caused problems, and Cartegraph requests.

Funding is available in CIP #28028 from the sale of general obligation bonds.

**REVIEWERS:**

| Department                 | Reviewer       | Action   | Date                 |
|----------------------------|----------------|----------|----------------------|
| Public Works - Engineering | Moses, Trish   | Approved | 1/10/2024 - 4:05 PM  |
| Public Works Committee     | Moses, Trish   | Approved | 1/10/2024 - 4:05 PM  |
| City Clerk                 | Admin, Default | Approved | 1/11/2024 - 10:45 AM |

City of Davenport

Department: Public Works - Engineering  
Contact Info: Brian Schadt | 563-326-7923

**Action / Date**  
**1/17/2024**

**Subject:**

Public Hearing on the specifications, form of contract, and estimate of cost for the CY 2024 ADA Ramp Program, CIP #28024. [All Wards]

**Recommendation:**

Hold the Hearing.

**Background:**

This project will provide for ADA compliant curb ramps at various locations throughout the City. Work includes the construction of curbs, associated sidewalk, sod, erosion controls and other work required to construct ADA compliant curb ramps.

The project estimate is \$250,000 funded through CIP #28024.

**REVIEWERS:**

| Department                 | Reviewer       | Action   | Date                 |
|----------------------------|----------------|----------|----------------------|
| Public Works - Engineering | Moses, Trish   | Approved | 1/10/2024 - 4:19 PM  |
| Public Works Committee     | Moses, Trish   | Approved | 1/10/2024 - 4:20 PM  |
| City Clerk                 | Admin, Default | Approved | 1/11/2024 - 10:46 AM |

City of Davenport

Department: City Clerk  
Contact Info: Laura Berkley | 563-888-3553

**Action / Date**  
**1/17/2024**

**Subject:**

First Consideration: Ordinance for Case REZ23-06 being the request of Larry Edward Stoltenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]

**Recommendation:**

Adopt the Ordinance.

**Background:**

The subject property was recently annexed into the City of Davenport and is currently zoned S-AG Agricultural District. The property owner is requesting a rezoning to I-1 Light Industrial District. The purpose of the request is to market the site for future industrial development. The area of the rezoning request is approximately 25.84 acres.

At its January 2, 2024 meeting, the Plan and Zoning Commission recommended Case REZ23-06 be forwarded to the City Council with a recommendation for approval subject to the listed findings. The vote was 9 in favor and 0 opposed.

**Findings:**

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Industry.
2. The proposed zoning map amendment to I-1 Light Industrial District is compatible with the zoning of nearby developed property.
3. The proposed zoning map amendment enables the subject property to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

The staff report from the January 2, 2024 Plan and Zoning Commission meeting is attached.

**ATTACHMENTS:**

| Type              | Description                             |
|-------------------|-----------------------------------------|
| ▣ Ordinance       | Ordinance                               |
| ▣ Backup Material | Staff Report- P&Z 1-2-24                |
| ▣ Backup Material | Vicinity, Zoning, & Future Land Use Map |
| ▣ Backup Material | Application                             |
| ▣ Backup Material | Public Hearing Notice: P&Z              |
| ▣ Backup Material | Public Hearing Notice: COW              |

**REVIEWERS:**

| Department | Reviewer       | Action   | Date                 |
|------------|----------------|----------|----------------------|
| City Clerk | Admin, Default | Approved | 1/11/2024 - 11:39 AM |

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE FOR CASE REZ23-06 BEING THE REQUEST OF LARRY EDWARD STOLTENBERG TRUST TO REZONE APPROXIMATELY 25.84 ACRES OF LAND LOCATED AT THE SOUTHWEST CORNER OF SLOPERTOWN ROAD AND HILLANDALE ROAD FROM S-AG AGRICULTURAL DISTRICT TO I-1 LIGHT INDUSTRIAL DISTRICT.

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "I-1 Light Industrial District":

Parcel #932819003:

The Southeast Quarter of the Northwest Quarter of Section 28, Township 79 North, Range 3 East of the 5<sup>th</sup> P.M., Scott County, Iowa, south of W. Slopertown Road. Except part for roads. Also except that part conveyed to the City of Davenport, Iowa, by Warranty Deed recorded as Document #2020-25092 in the office of the Recorder of Scott County, Iowa.

Section 2. That the following findings and conditions are hereby imposed upon said rezoning:

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Industry.
2. The proposed zoning map amendment to I-1 Light Industrial District is compatible with the zoning of nearby developed property.
3. The proposed zoning map amendment enables the subject property to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.



Section 3. At its January 2, 2024 meeting, the City Plan and Zoning Commission voted to forward Case REZ23-06 to the City Council with a recommendation for approval subject to the listed findings.

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  
Plan and Zoning Commission

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch 563.888.2221

**Date**  
**1/2/2024**

**Subject:**

Case REZ23-06: Request of Larry Edward Stoltenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]

**Recommendation:**

Staff recommends Case REZ23-06 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

**Findings:**

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Industry.
2. The proposed zoning map amendment to I-1 Light Industrial District is compatible with the zoning of nearby developed property.
3. The proposed zoning map amendment enables the subject property to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

**Background:**

The subject property was recently annexed into the City of Davenport and is currently zoned S-AG Agricultural District. The property owner is requesting a rezoning to I-1 Light Industrial District. The purpose of the request is to market the site for future industrial development. The area of the rezoning request is approximately 25.84 acres.

**Why is a Zoning Map Amendment Required?**

The land is currently being used for agriculture, but is being marketed as a shovel-ready site suitable for industrial development. This is part of an overall strategy to promote industrial development north of Interstate-80. The owner intends to continue farming the land until the property can be sold.

**Comprehensive Plan:**

City Council adopted a Future Land Use Map amendment at its June 28, 2023 meeting to better prepare this substantial growth area for future development. The approximately 475 acres of land roughly bounded by Slopertown Road, Hillandale Road, Northwest Boulevard, and 130th Avenue was amended from Urban Fringe to Industry. In addition, the Urban Service Boundary was extended north to Slopertown Road.

**Future Land Use Designation:**

1. **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.

**Zoning:**

The subject property is currently zoned **S-AG Agricultural District**. This district is intended to address existing agricultural land uses. The standards of the S-AG District promote the continuation of farming, and protect agricultural land uses from encroachment of incompatible developments.

The applicant is requesting a rezoning to **I-1 Light Industrial Zoning 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:**

City Departments reviewed the proposed Zoning Map Amendment Application for compliance with city ordinances and impacts to regional systems.

**Approval Standards for Map Amendments (Chapter 17.14.040)**

The Plan and Zoning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan and Zoning Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards.

**a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.**

Staff Response: As a result of voluntary annexations, the City of Davenport has expanded its corporate limits to Slopertown Road. To better prepare for future growth, the City initiated an amendment to the Future Land Use Map.

At its June 6, 2023 meeting, the Plan and Zoning Commission forwarded a recommendation to City Council amending the subject properties from Urban Fringe to Industry. In addition, the Urban Service Boundary was recommended to extend north to Slopertown Road. City Council approved this map amendment at its June 28, 2023 meeting.

It is staff's opinion the proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.

**b. The compatibility with the zoning of nearby property.**

Staff Response: The surrounding land north of Interstate-80 is zoned I-1 Light Industrial District. City Council adopted Ordinance 2023-380 amending the zoning classification of the approximately 231.26 acres of land located to both the east and west of the subject property from S-AG Agricultural District to I-1 Light Industrial District. Despite being largely undeveloped, the adjacent properties are being marketed as shovel-ready sites suitable for industrial development. Rezoning the subject property to an industrial classification will create consistency with the surrounding area.

It is staff's opinion the proposed zoning amendment to I-1 Light Industrial District is compatible with the zoning of nearby property.

**c. The compatibility with established neighborhood character.**

Staff Response: The established neighborhood character south of Slopertown Road, within City limits, consists of developed industrial properties as well as land planted in row crops. Large manufacturing facilities include Fair Oaks Foods, Kraft Heinz, and Sterilite Corporation.

This 25.84 acre tract of land is currently used for farming. There are no structures on the subject property. However, the owner is positioning the property for future industrial development. Staff anticipate the land will continue to be farmed until the land is sold for development.

It is staff's opinion the proposed zoning district is compatible with the established neighborhood character.

**d. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.**

Staff Response: Permitted principal uses in the I-1 Light Industrial District consist of light manufacturing, fabricating, processing, distributing, and warehousing. The Zoning Ordinance requires businesses to be enclosed, low-intensity uses that have minimal, if any, outside impacts.

The industrial district dimensional standards regulate building height and setbacks to mitigate any negative impacts onto adjacent properties. There are also façade, roof, and site design standards in City Code that applies to new development.

To date, a potential industrial use has not been identified for the site. However, staff believe the existing zoning requirements will ensure new development complies with City standards.

Given the acreage of the subject property, staff anticipate the land may be further subdivided to facilitate orderly development. The Plan and Zoning Commission will have additional opportunities to address street connectivity and impacts to the regional transportation network.

It is staff's opinion that the proposed zoning map amendment will promote the public health, safety, and welfare of the City.

**e. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.**

Staff Response: The City of Davenport has processed three voluntary annexation petitions from 2022-2023. The subject property is approximately 25.84 acres located south of Slopertown Road, adjacent to Hillandale Road. Upon annexation, land is zoned S-AG Agricultural District, which is intended to address existing agricultural land uses.

The land is currently being used for agriculture, but is adjacent to land being marketed as a site suitable for industrial development. This is part of an overall strategy to promote industrial



development north of Interstate-80. A rezoning to a light industrial district will enable the property to be built-out at a scale more aligned with the surrounding industrial park.

It is staff's opinion that the proposed zoning map amendment will enable the area to be developed in a manner consistent with Davenport's industrial developments.

**f. The extent to which the proposed amendment creates nonconformities.**

Staff Response: The undeveloped site is currently being used for farming. If rezoned to an industrial district, the agricultural use will be considered nonconforming until the site is developed. In addition, there are no structures on the subject property.

Dimensional standards, such as lot area, lot width, setbacks, building coverage, and impervious surface will be addressed during the subdivision and development process.

It is staff's opinion that the proposed amendment will not create any nonconformities following development.

**Public Input:**

Letters were sent to property owners within 200 feet of the proposed request notifying them of the December 5, 2023 Plan and Zoning Commission Public Hearing. To date, no public comments have been received. Staff will apprise the Commission of any correspondence at the January 2, 2024 Plan and Zoning Commission meeting.

**ATTACHMENTS:**

| Type            | Description                                    |
|-----------------|------------------------------------------------|
| Backup Material | Vicinity, Zoning, & Future Land Use Map        |
| Backup Material | Application                                    |
| Backup Material | Public Hearing Notice-Plan & Zoning Commission |

**Staff Workflow Reviewers**

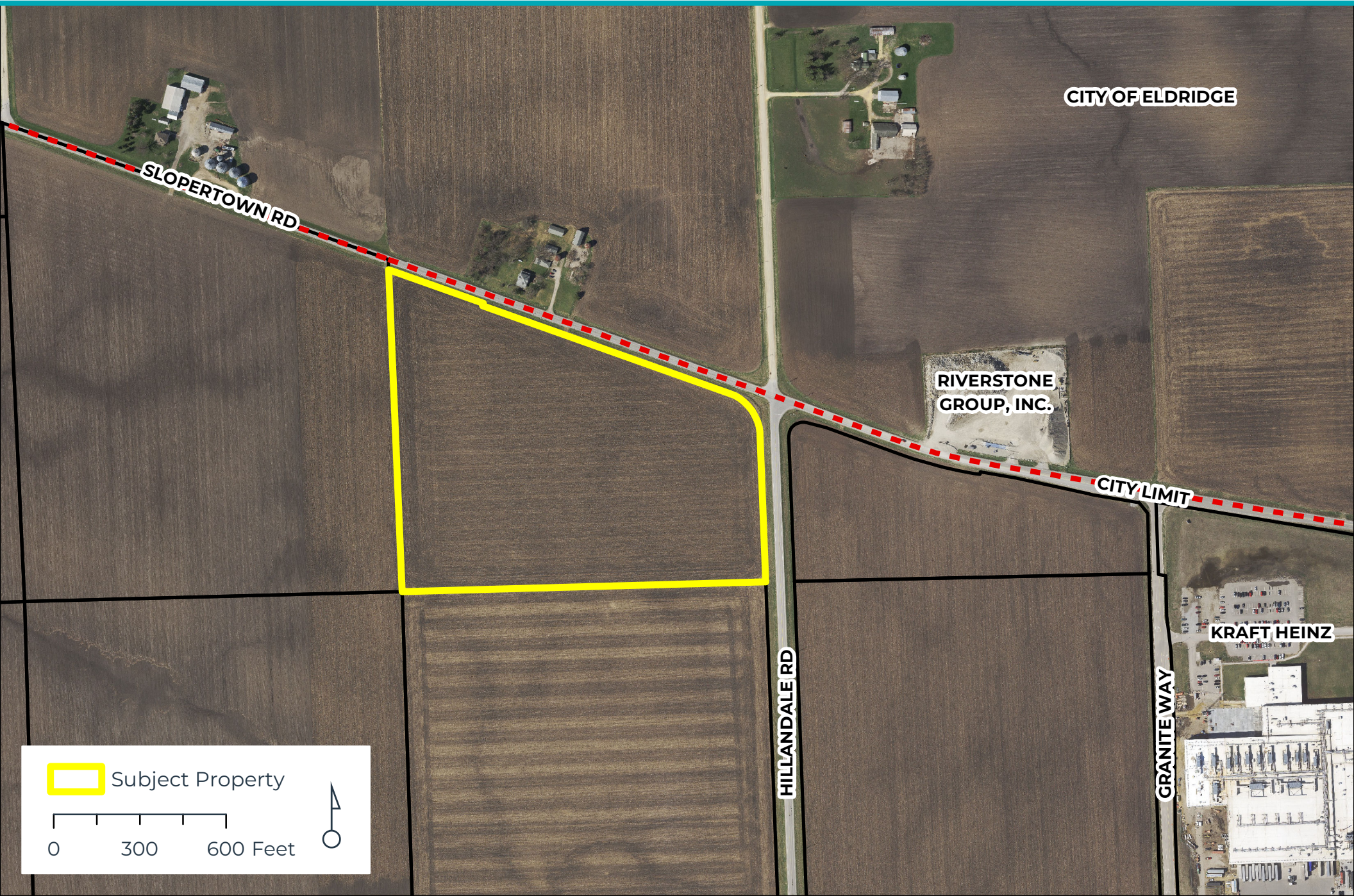
**REVIEWERS:**

| Department | Reviewer       | Action   | Date                  |
|------------|----------------|----------|-----------------------|
| City Clerk | Berkley, Laura | Approved | 12/29/2023 - 10:47 AM |



## Vicinity Map | Case REZ23-06

Request of Larry Edward Stoltenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]



Subject Property

0 300 600 Feet

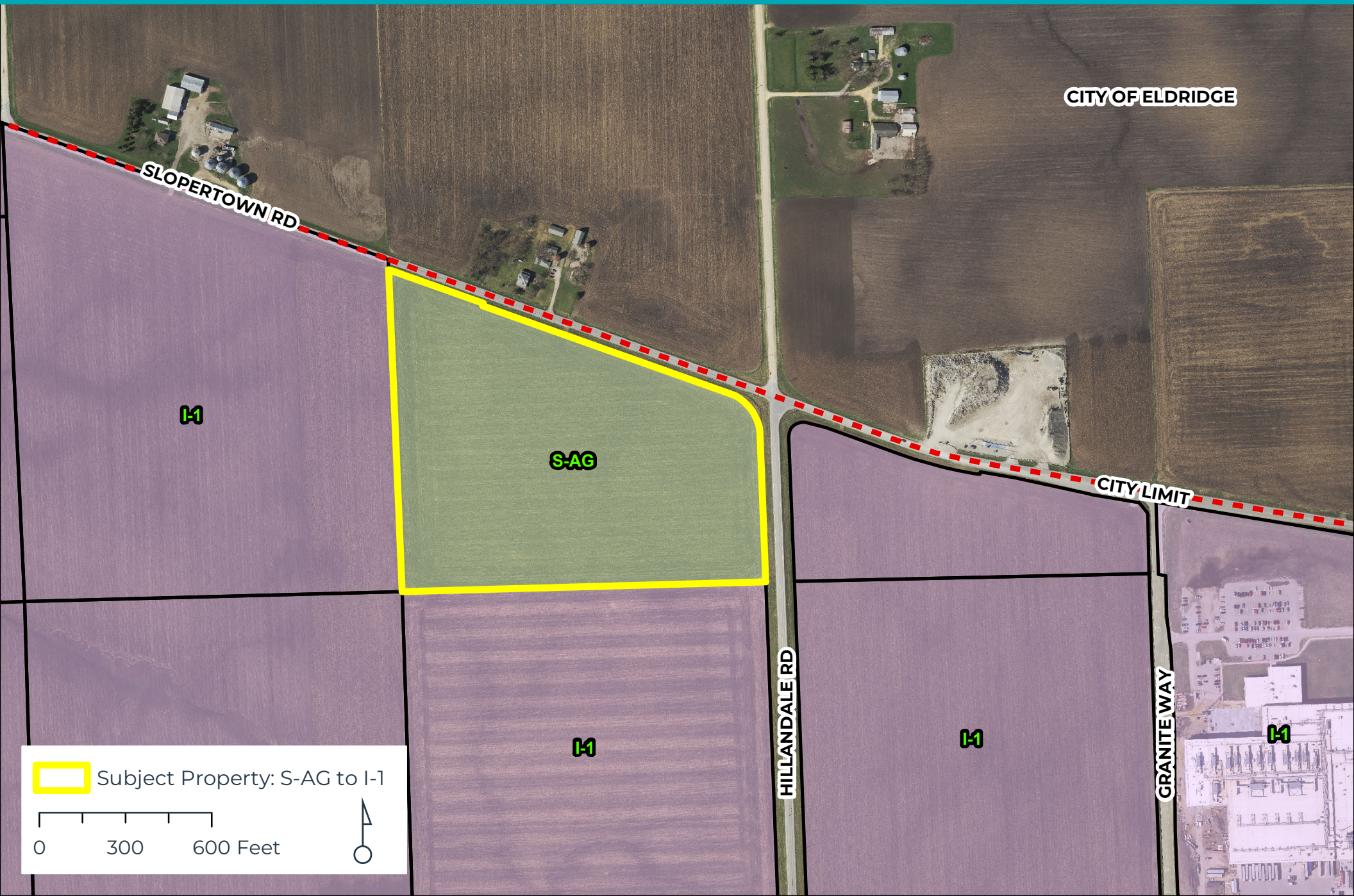






## Zoning Map | Case REZ23-06

Request of Larry Edward Stoltenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]



Subject Property: S-AG to I-1

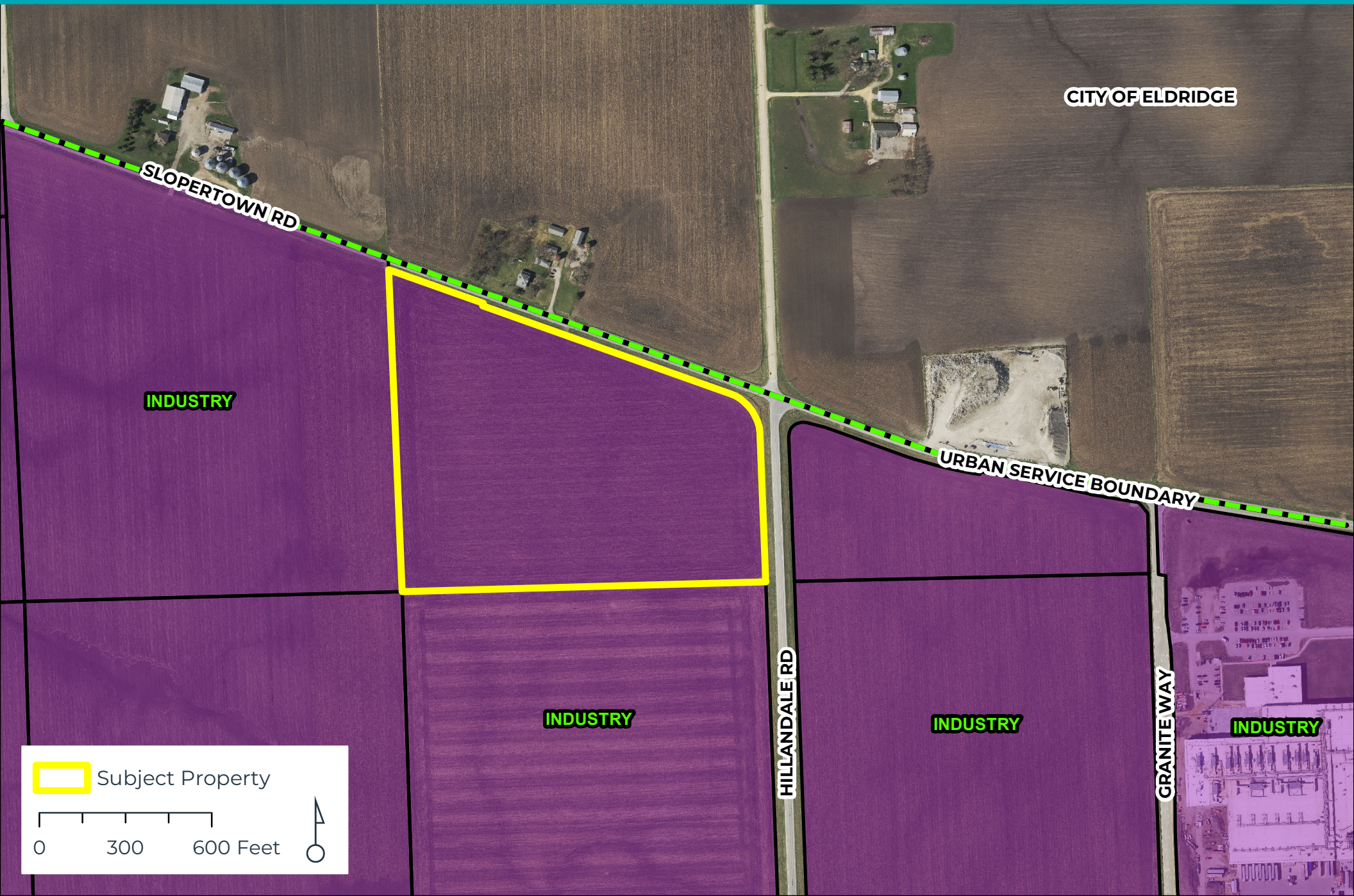
0 300 600 Feet







Request of Larry Edward Stoltenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]







**CITY OF DAVENPORT**  
Development & Neighborhood  
Services – Planning  
1200 W. 46th ST  
Davenport, IA 52807

Office 563.326.6198  
planning@davenportiowa.com

APPLICATION FOR  
**REZONING**  
(MAP AMENDMENT)

DATES: PRE-APP SUBMITTAL PUBLIC HEARING

PROJECT TITLE

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

ZONING EXISTING PROPOSED SQ. AREA  
DISTRICTS

COMPLETE SUBMITTALS SHALL INCLUDE: SUBMITTED

Concept/Development Plan ☐

Authorization to Act as Applicant\* ☐

\*only needed if the Applicant is different than the owner

Legal Description\* (bearing & distance) ☐

\* shall include a MS Word or Text file

Legal Description Dimensioned Sketch ☐

Application Fee\* (REQUIRED) ☐

\*(check payable to 'City of Davenport')

**Rezoning Fee Schedule**

| Land Area               | Fee                    |
|-------------------------|------------------------|
| Less than 1 acre        | \$400                  |
| 1 to less than 10 acres | \$750 plus \$25/acre   |
| 10 acres or more        | \$1,000 plus \$25/acre |

1 to 3 site notice signs are required based on lot size; \$10 each

**PROJECT NARRATIVE:** (submit separate sheet if needed)

Zone light industrial  
Own 25 acres with  
use of rental of  
farmland on the 25  
acres we own on  
the corner of  
Stoportown Rd and  
Hillandale Rd.

Submit the first two pages of this form to Planning Staff at:  
[planning@davenportiowa.com](mailto:planning@davenportiowa.com) or contact staff with any  
questions or requests for additional information.

**APPLICANT INFORMATION**

APPLICANT NAME

Mary Stoltenberg

ADDRESS

3924 King Charles Rd

CITY, STATE, ZIP

Durham, NC 27707

PHONE

(919) 491-9393

SECONDARY PHONE

(919) 491-8638

E-MAIL ADDRESS

lestolten@msn.com

**Acceptance of Applicant**

I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.

Mary Stoltenberg

Type Applicant's Name

for Larry E Stoltenberg Trust

Mary Stoltenberg, Trustee 10/30/23

Applicant's Signature

Date

**DEVELOPMENT TEAM**

**Property Owner**

Larry Stoltenberg Trust

Address

3924 King Charles Rd

Phone

(919) 491-9393

Secondary Phone

(919) 491-8638

E-Mail Address

lestolten@msn.com

**Project Manager/Other**

Address

Phone

Secondary Phone

E-Mail Address





## PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

**To:** All property owners within 200 feet of the subject property located at the southwest corner of Slopertown Road and Hillandale Road.

### Plan & Zoning Commission Public Hearing Meeting

Date: 12/5/2023

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4<sup>th</sup> Street

### What is this About?

This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The subject property was recently annexed into the City of Davenport and is currently zoned S-AG Agricultural District. The property owner is requesting a rezoning to I-1 Light Industrial District. The purpose of the request is to market the site for future industrial development.

### Request/Case Description

**Case REZ23-06: Request of Larry Edward Stoltenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]**

### What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on December 5, 2023. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on December 19, 2023. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

### Would You Like to Submit an Official Comment?

As a neighboring property owner you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to [planning@davenportiowa.com](mailto:planning@davenportiowa.com) (no later than 12:00 PM one day before the public hearing) or to: Planning, 1200 E 46<sup>th</sup> St, Davenport IA 52807.

All documents related to the meeting (agenda included) are at "Search Minutes & Agendas": [www.cityofdavenportiowa.com/boards](http://www.cityofdavenportiowa.com/boards) Mondays before the meeting/public hearing.

### Do You Have Any Questions?

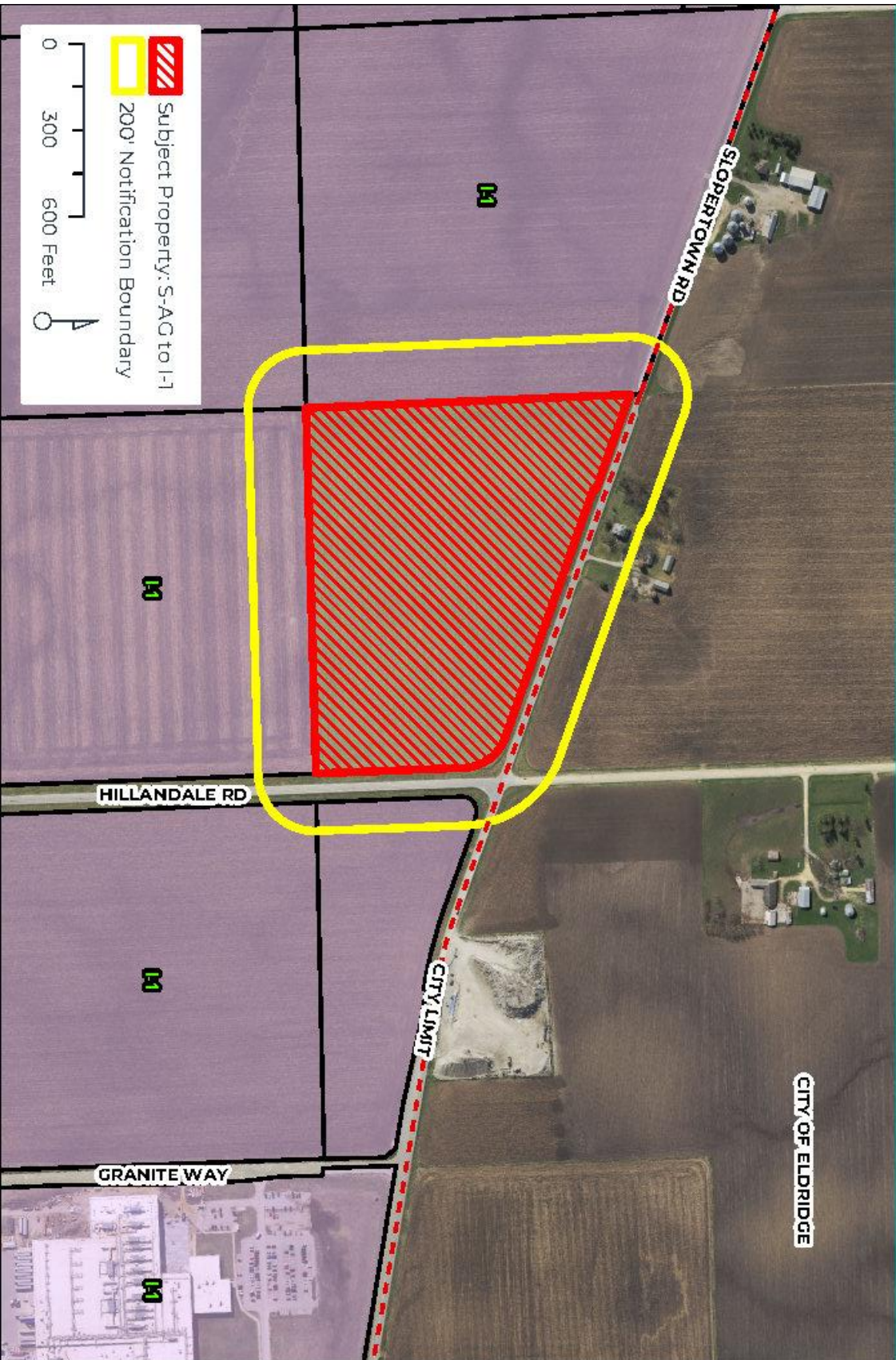
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at [matt.werderitch@davenportiowa.com](mailto:matt.werderitch@davenportiowa.com) or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or [planning@davenportiowa.com](mailto:planning@davenportiowa.com) for updates.



## Rezoning Request | Public Hearing Notice | Case REZ23-06

Request of Larry Edward Stollenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillendale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]





## PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

**To:** All property owners within 200 feet of the subject property located at the southwest corner of Slopertown Road and Hillandale Road.

### Plan & Zoning Commission Public Hearing Meeting

Date: 1/17/2024

Time: 5:30 PM

Location: Council Chambers | City Hall | 226 West 4<sup>th</sup> Street

### What is this About?

This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The subject property was recently annexed into the City of Davenport and is currently zoned S-AG Agricultural District. The property owner is requesting a rezoning to I-1 Light Industrial District. The purpose of the request is to market the site for future industrial development.

### Request/Case Description

**Case REZ23-06: Request of Larry Edward Stoltenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillandale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]**

### Plan and Zoning Commission Action:

At its January 2, 2024 meeting, the Plan and Zoning Commission recommended Case REZ23-06 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

### Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Industry.
2. The proposed zoning map amendment to I-1 Light Industrial District is compatible with the zoning of nearby developed property.
3. The proposed zoning map amendment enables the subject property to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed amendment will not create any nonconformities following development.

### What are the Next Steps?

The public hearing on the above matter is scheduled for 5:30 pm or as soon thereafter on Wednesday, January 17, 2024 in the Council Chambers of the Davenport City Hall, 226 West 4<sup>th</sup> Street.

### Would You Like to Submit an Official Comment?

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](mailto: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](http://www.davenportiowa.com/watchlive).

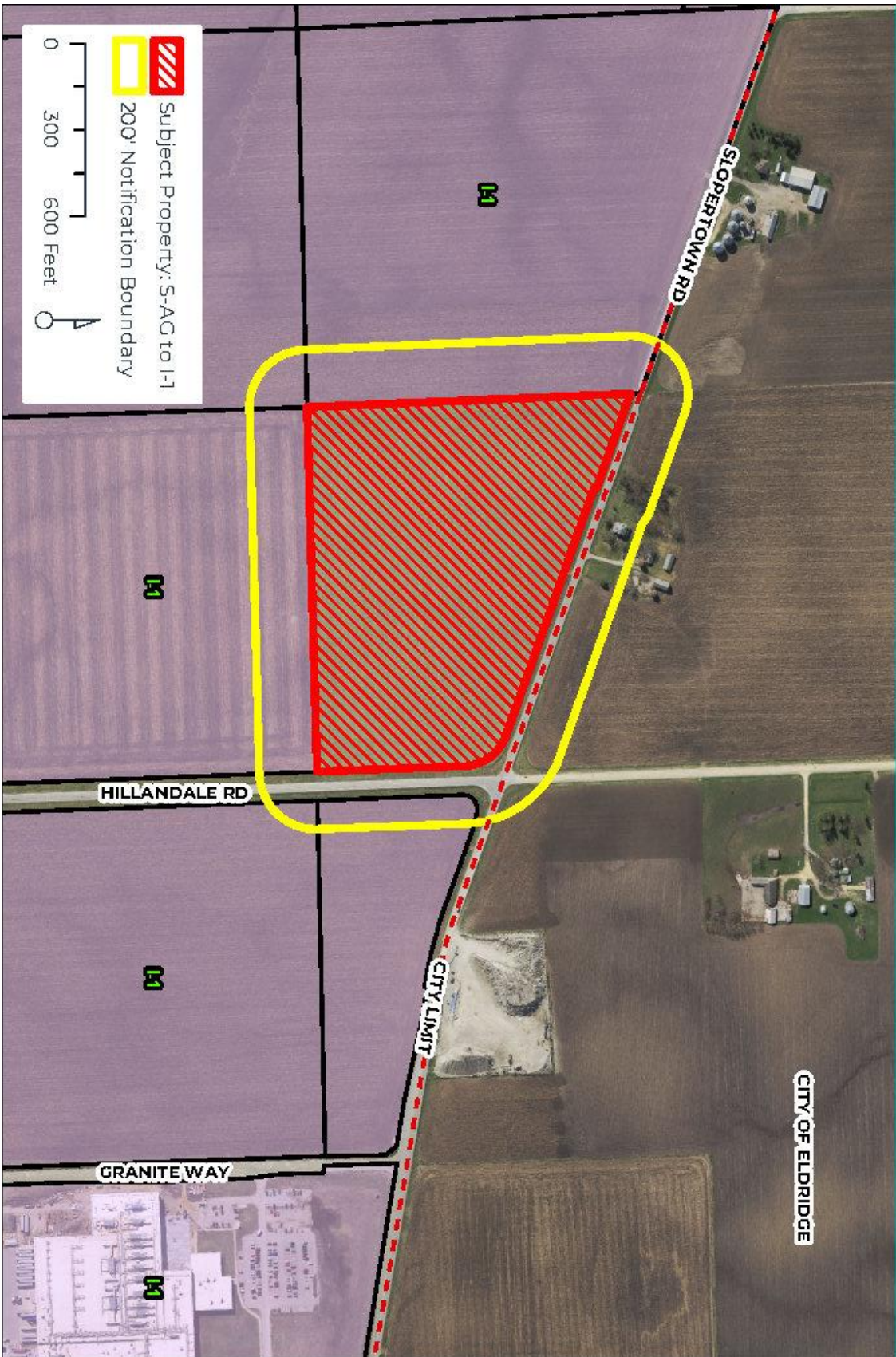
Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145





## Rezoning Request | Public Hearing Notice | Case REZ23-06

Request of Larry Edward Stollenberg Trust to rezone approximately 25.84 acres of land located at the southwest corner of Slopertown Road and Hillendale Road from S-AG Agricultural District to I-1 Light Industrial District. [Ward 8]



City of Davenport

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

**Action / Date**  
**1/24/2024**

**Subject:**

Resolution conditionally conveying a portion of City-owned property located in the 2800 block of Eastern Avenue (known as the Annie Wittenmyer campus) to AW Holdings, LLC, Petitioner. [Ward 5]

**Recommendation:**

Adopt the Resolution.

**Background:**

The Annie Wittenmyer campus includes roughly 32 acres in the 2800 block of Eastern Avenue. Many of the structures are from the 1800s when the property was built as an orphanage coming out of the Civil War era. In the 1950s, it was converted primarily for use in behavioral services and counseling for youth. The property was acquired by the City in the 1970s when the facility closed as funding was no longer sufficient to fund operations.

Since then, nonprofit operations (such as Family Resources) and Junior Theater began using portions of the campus. The City converted outdoor fields to the current Aquatic Center on the north side of the campus; however, many of the buildings have sat vacant or been underused over the past decades. Lease revenue has been insufficient for routine maintenance and, as a result, the campus has suffered significant deferred maintenance.

Approximately five years ago, the City invited potential developers to tour the campus and offer ideas/interest regarding historic redevelopment and revitalization. While one developer was interested and began to put plans together, they were unable to move forward due to other project responsibilities.

This summer, another developer team (including Chris Ales) indicated interest and began working on a concept plan. Ales has substantial experience in completing historic redevelopment projects including several in Davenport. Their plan would be to convert many of the structures to affordable rental housing, including 52 units for seniors and 47 units for families. None of the structures on campus would be demolished per his plan.

To accomplish this, the Developer team needs to obtain conditional site control and make several applications for Federal and State tax credits, property tax exemption, and other funding. The property would also need to be successfully rezoned as the current zoning does not allow housing.

The conditional site control would allow the Developer team roughly one year to secure the necessary financing and if successful, the City would then transfer the property to the developer by June 2025. If financing efforts are unsuccessful, this agreement would expire.

Over the coming months, the Developer will work with existing tenants and the anticipated timeline. In particular, the Junior Theater Program will continue, either on-site or at a new location. Staff has begun to explore a potential partnership with the Davenport Community School District. The developer has offered to allow the City to lease (for \$1) and even potentially buy-back (for \$1) the

current Theater building if more time is needed.

Attached is an Agreement providing more details on the conditional conveyance. Approval of this Resolution will direct staff to execute necessary documents and coordinate with the Developer team as they solicit funding and further refine their plans.

ATTACHMENTS:

| Type                | Description     |
|---------------------|-----------------|
| ▣ Resolution Letter | Resolution      |
| ▣ Cover Memo        | Agreement       |
| ▣ Cover Memo        | Draft Site Plan |

REVIEWERS:

| Department                      | Reviewer      | Action   | Date                 |
|---------------------------------|---------------|----------|----------------------|
| Community Development Committee | Berger, Bruce | Approved | 1/12/2024 - 12:22 PM |



Resolution No. \_\_\_\_\_

Resolution offered by Alderman Gripp.

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

RESOLUTION conditionally conveying a portion of City-owned property located in the 2800 block of Eastern Avenue (known as the Annie Wittenmyer Campus) to AW Holdings, LLC, Petitioner.

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

Part of the E ½ of Section 24, Township 78 North, Range 3 East of the 5th P.M., being more particularly described as follows: Commencing at the S.E. corner of the N.E. ¼ of said Section 24; thence East 30.0 ft. along the South line of the N.E. ¼ of said Section 24 to the point of beginning; thence S00°44'W 602.14 ft. to the point of intersection of the West R.O.W. line of Eastern Avenue with the Northeasterly R.O.W. line of the CM&St.P. Railroad; thence Northwesterly 128.89 ft. along the Northeasterly R.O.W. line of said Railroad being a curve concave Southwesterly with a radius of 3870.0 ft. and having a long chord being N. 46°52'W; thence N.47°50'W 454.00 ft. along said Railroad R.O.W. line; thence Northwesterly 526.28 ft. along said Railroad R.O.W. being a curve concave Northeasterly with a radius of 1587.14 ft. and having a long chord bearing N.38°20'W 523.91 ft.; thence Northerly 1146.95 ft. along said Railroad R.O.W. being a curve concave Northeasterly with a radius of 2084.16 ft. having a long chord being N.13°04'W 1132.62 ft. to a point on the South R.O.W. line of 29th St.; thence S.89°57'E 1101.03 ft. along the said South line of 29th St.; thence Southerly 31.58 ft. along a curve concave Westerly with a radius of 20.0 ft. to a point on the Westerly line of Eastern Ave.; thence S00°31'W 1284.30 ft. along the West line of Eastern Ave. to the point of beginning containing 31.90 acres more or less; (also known as part of the Annie Wittenmyer Home property described as Tract B 1 and Tract B 2 in the Roy R. Fisher, Inc. appraisal) together with any easements or servient estates appurtenant thereto;

Except the following:

Burial Grounds/Conservation Easement

A part of the E ½ of Section 24, Township 78 North, Range 3 East of the 5th P.M., City of Davenport, Scott County, Iowa, more particularly described as follows: Commencing at the NE Corner of the SE ¼ of said Section 24; thence S87° 46' 00"W along the North line of the SE ¼ of said Section 24 a distance of 417.47 feet; thence N02° 14' 00"W a distance of 21.56 feet to the point of beginning; thence in a Southwesterly direction along the arc of a curve concave Northerly, said curve having a radius of 50.00 feet with the chord of said arc bearing N87° 47' 14"W and the chord distance being 97.67 feet; thence along the following courses and distances being along the approximate Southerly edge of an existing sidewalk; thence N87° 45' 03"E a distance of 12.27 feet; thence N47° 27' 15"E a distance of 8.92 feet; thence N36°48' 13"E a distance of 17.26 feet; thence N48° 00' 46"E a distance of 4.71 feet; thence S63° 56' 56"E a distance of 4.99 feet; thence S82° 45' 19"E a distance of 23.16 feet; thence S66°17'50"E a distance of 16.12 feet; thence S57° 33' 33"E a distance of 24.68 feet; thence S37° 51'49"E a distance of 3.07 feet to the point of beginning containing 6,303 sq. ft. more or less; and

Except the following:

Aquatic Center

Commencing at the intersection of Eastern Avenue and East 29th Street; thence South along the Westerly right of way of Eastern Avenue approximately 350 feet; thence West approximately 500 feet; thence North to the Southerly right of way of East 29th Street; thence East to the point of beginning, being approximately 4 acres; and

WHEREAS, the City owns approximately 32 acres of property in the 2800 block of Eastern Avenue (west side of the street) as a single parcel, C0025-01, which encompasses several structures and uses, collectively referred to as the Annie Wittenmyer campus; and

WHEREAS, the City desires to convey the southern portion of this property (as described above) to the Petitioner as part of a comprehensive plan to physically improve and reactivate the campus with housing as the primary end use and to preserve the historic character; and

WHEREAS, the Petitioner, AW Holdings, LLC, with Jim Bergman as the managing member, and his development team (including Chris Ales), which has successfully completed several historic, adaptive re-use projects in Davenport and in other communities and desires to convert many of the existing structures into housing, along with partnering with existing tenants to continue their office and service uses; and

WHEREAS, in particular, the City shall not interrupt continuance of the long-standing Junior Theater Program, ensuring its continued operation with a lease-back for \$1 provision for the Chapel structure and up to three cottages, as well as a buy-back for \$1 provision of the Chapel within the first five years, pending potential partnerships with the Davenport Community School District or other community partners; and

WHEREAS, as part of the redevelopment, the Developer proposes two phases that could be completed simultaneously, one focuses on senior housing (52 units) and one on family housing (47 units), totaling approximately 99 housing units; and

WHEREAS, the Developer plans to develop and rent primarily affordable housing units, anticipating financing made possible through Federal and State Tax Credits, Urban Revitalization Tax Exemption, as well as other equity and/or conventional financing; and

WHEREAS, since many funding applications require some form of site control, the City and the Developer desire to enter into an agreement, and per Iowa State Code, the required Public Hearing on the matter was set and held accordingly.

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa that the conditional conveyance of a portion of City-owned property located in the 2800 block of Eastern Avenue (known as the Annie Wittenmyer Campus) to AW Holdings, LLC is hereby approved, and the Mayor and staff are hereby authorized to execute all necessary documents and coordinate with the development team as referenced in the conditions and requirements of the referenced Agreement.

Passed and approved this 24th day of January, 2024.

Approved:

Attest:

---

Mike Matson  
Mayor

---

Brian Krup  
Deputy City Clerk

**AGREEMENT BETWEEN  
AW HOLDINGS, LLC AND  
CITY OF DAVENPORT, IOWA**

For conveyance and redevelopment of the historic Annie Wittenmyer campus into primarily multi-family housing development in the 2800 block of Eastern Avenue, Davenport, Iowa.

THIS AGREEMENT is made and entered into as of January \_\_\_\_, 2024, by and between the City of Davenport, Iowa (hereinafter referred to as the "City") and AW Holdings, LLC, an Iowa limited liability company (hereinafter referred to as the "Developer").

WHEREAS, the City owns roughly 32 acres of property in the 2800 block of Eastern Avenue (west side of the street) as a single parcel, (C0025-01), which encompasses several structures and uses, collectively referred to as the Annie Wittenmyer campus; and

WHEREAS, the City desires to convey the portion as more particularly described on Exhibit A attached hereto (approximately 27 acres by excluding the aquatic center site and conservation district, hereinafter referred to as the "Campus") to the Developer as part of a comprehensive plan to physically improve and reactivate the Campus with housing as the primary end use and to preserve its historic character; and

WHEREAS, the owners of Developer team have successfully completed several historic, adaptive re-use projects in Davenport and in other communities in Iowa and Missouri and desire to convert many of the existing structures on the Campus into housing, and retaining some existing tenants to continue their office, service, and cultural facility uses; and

WHEREAS, in particular, the City shall not interrupt continuance of the long-standing Junior Theater Program, ensuring its continued operation with a lease-back for \$1 provision for the Chapel structure and up to three cottages, as well as a buy-back for \$1 provision of the Chapel within the first five (5) years, pending potential partnerships with the Davenport Community Schools, the Adler or Capitol Theaters, or other community partners; and

WHEREAS, the Developer proposes to rehabilitate the historic structures that are conducive to housing (roughly 17 structures per the attached plan) on the Campus per the concept plans attached hereto as Exhibit B (the "Concept Plans"), and retaining some of the existing community service agency tenants; and

WHEREAS, as part of the redevelopment, the Developer proposes two phases that may be completed simultaneously or individually as follows: (1) approximately 52 units of senior housing and (2) approximately 47 units of multi-family housing; and

WHEREAS, the Developer plans to develop and rent primarily affordable housing units, with some possible market rate units and pursue financing and assistance through Federal and State Tax Credits, Urban Revitalization Tax Exemption, as well as other equity and/or conventional financing; and

WHEREAS, as the current owner of the Campus, the City has submitted an application to rezone the property to assist the Developer with the timeline objective of having a final zoning decision being made in time for a spring 2024 tax credit application deadline.



NOW, THEREFORE, the Developer and the City hereby agree to the following terms and conditions set forth in this Agreement. In consideration of the mutual promises contained in this Agreement and other good and valuable consideration, it is agreed as follows:

1. In accordance with the Concept Plans and timetable attached hereto as Exhibit C, the Developer shall apply for two Low Income Housing Tax Credit (LIHTC) projects (senior and multi-family) on the Campus in the spring 2024. All aspects of the project shall comply with State and City codes, including appropriate platting and zoning, consistency with local Historic Preservation review, permits, etc.

2. This document also serves as an option to purchase to allow Developer the site control necessary to apply for funding and financing opportunities, including URTE, LIHTC, Federal and State Historic Rehabilitation Tax Credits, etc. The Iowa Finance Authority (IFA) typically makes the 9% LIHTC award decisions by early fall. If the Developer is (i) awarded the 9% credits for at least one of the two LIHTC project applications in the Fall 2024 round or (ii) if the 9% LIHTC credits are not awarded but Developer secures sufficient other funding within six (6) months thereafter, then Developer shall exercise the option and Developer and City shall specify a closing date no later than June 30, 2025. However, if the Developer is not awarded the 9% LIHTC credits for either of the two projects, nor secures sufficient other funding within the times specified above, this Agreement shall then be null and void.

3. The City has submitted a rezoning request from S-IC, Special-Institutional Campus, which does not allow housing, to C-T PUD, Commercial Transitional, Planned Unit Development, which allows for multi-family uses as well as office and service uses and requires future uses to adhere closely to a Final Development Plan. Execution of this document does not nor can it obligate the City to approve a rezoning application. Ultimately, if the rezoning request is unsuccessful, the Developer is under no obligation to close on the property and this Agreement will be null and void.

4. Prior to conveying the Campus property, the Developer and the City shall jointly complete the subdivision and platting requirements at Developer's expense with the City's contributing up to \$5,000. At closing Developer and the City shall enter into such easement and other agreements as provided herein and as mutually agreed.

5. Lease-back - Upon conveyance, the City shall be offered a triple-net lease of the Chapel building for the continued use of the Junior Theater operation and Main Stage shows. This lease shall be for \$1 per year for a period of up to five (5) years. The City may also lease up to three (3) cottages for a maximum of 6 months (Cottages 14, 15, & 16). The intent of this lease period is to allow the City and Junior Theater Inc. to explore long-term options for this program. For purposes of rehearsals and periodic performances, program staff and participants shall be allowed parking use of a designated portion of the existing surface parking lot fronting on Eastern Avenue adjacent the Chapel building per mutual agreement. Regarding the three cottages, the City shall begin exploring other partnership opportunities regarding storage and to conduct workshops, classes, and other Junior Theater operations, however, the cottages shall be vacated within 6 months after closing to permit their redevelopment.

6. Buy-back – At any point during the above lease-back period, the City will be allowed to re-acquire the Chapel building and surrounding land used for parking, for \$1, subject to existing easements and approval by IFA if required. The Chapel building does easily convert to housing, so the Developer will not be rehabilitating it. If the structure can play a role in the long-term continued

operation of the Junior Theater program, the City will have the opportunity to acquire back this portion of the Campus.

7. The Campus shall be conveyed for \$1 and by Quit Claim Deed, per the City's customary procedures (free and clear title, "as is", taxes prorated, etc.) and subject to the contingencies, requirements, any necessary deed restrictions, options, leases, and easements as the City requires and as mutually agreed by Developer and IFA, if required.

8. Per the indicated timeline, Developer and the City intend the Campus to be conveyed no later than June 30, 2025 and construction/rehabilitation work to begin in spring/summer of 2025. Construction on one or both phases is anticipated to be substantially completed by December 31, 2026. If funding for only one phase is initially secured, completion of the balance of the project would be conditioned upon securing the remaining funding and financing.

9. At the conclusion of the combined or secondary LIHTC 15- or 30-year compliance period(s), subject to IFA approval if required, the City shall have the option to re-acquire the Campus at its then current fair market value. If the City does not exercise its option, then Developer may sell, re-syndicate and/or otherwise retain ownership. If Developer gives the City written notice of its intent to sell, then the City shall exercise its option within 60 days after notice or the City's option shall become null and void.

10. If any section, provision or part of this Agreement is declared to be invalid or unconstitutional by a court of competent jurisdiction or administrative tribunal, such findings shall not affect the validity or enforceability of this Agreement as a whole.

11. This Agreement represents the entire Agreement between the City and the Developer for the project. Any subsequent changes or modifications to the terms of this Agreement must be in the form of a duly executed addendum to this Agreement.

IN WITNESS WHEREOF, each of the parties hereto has secured the approval of its policy Council or Members and executed this Agreement.

---

Mallory Merritt, Interim City Administrator  
City of Davenport

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Jim Bergman, Manager  
AW Holdings, LLC

## EXHIBIT A

### Legal Description

Part of the E ½ of Section 24, Township 78 North, Range 3 East of the 5<sup>th</sup> P.M., being more particularly described as follows: Commencing at the S.E. corner of the N.E. ¼ of said Section 24; thence East 30.0 ft. along the South line of the N.E. ¼ of said Section 24 to the point of beginning; thence S00°44'W 602.14 ft. to the point of intersection of the West R.O.W. line of Eastern Avenue with the Northeasterly R.O.W. line of the CM&St.P. Railroad; thence Northwestery 128.89 ft. along the Northeasterly R.O.W. line of said Railroad being a curve concave Southwesterly with a radius of 3870.0 ft. and having a long chord being N. 46°52'W; thence N.47°50'W 454.00 ft. along said Railroad R.O.W. line; thence Northwestery 526.28 ft. along said Railroad R.O.W. being a curve concave Northeasterly with a radius of 1587.14 ft. and having a long chord bearing N.38°20'W 523.91 ft.; thence Northerly 1146.95 ft. along said Railroad R.O.W. being a curve concave Northeasterly with a radius of 2084.16 ft. having a long chord being N.13°04'W 1132.62 ft. to a point on the South R.O.W. line of 29<sup>th</sup> St.; thence S.89°57'E 1101.03 ft. along the said South line of 29<sup>th</sup> St.; thence Southerly 31.58 ft. along a curve concave Westerly with a radius of 20.0 ft. to a point on the Westerly line of Eastern Ave.; thence S00°31'W 1284.30 ft. along the West line of Eastern Ave. to the point of beginning containing 31.90 acres more or less; (also known as part of the Annie Wittenmyer Home property described as Tract B 1 and Tract B 2 in the Roy R. Fisher, Inc. appraisal) together with any easements or servient estates appurtenant thereto.

Except the following:

Burial Grounds/Conservation Easement

A part of the E ½ of Section 24, Township 78 North, Range 3 East of the 5<sup>th</sup> P.M., City of Davenport, Scott County, Iowa, more particularly described as follows: Commencing at the NE Corner of the SE ¼ of said Section 24; thence S87° 46' 00"W along the North line of the SE ¼ of said Section 24 a distance of 417.47 feet; thence N02° 14' 00"W a distance of 21.56 feet to the point of beginning; thence in a Southwesterly direction along the arc of a curve concave Northerly, said curve having a radius of 50.00 feet with the chord of said arc bearing N87° 47' 14"W and the chord distance being 97.67 feet; thence along the following courses and distances being along the approximate Southerly edge of an existing sidewalk; thence N87° 45' 03"E a distance of 12.27 feet; thence N47° 27' 15"E a distance of 8.92 feet; thence N36°48' 13"E a distance of 17.26 feet; thence N48° 00' 46"E a distance of 4.71 feet; thence S63° 56' 56"E a distance of 4.99 feet; thence S82° 45' 19"E a distance of 23.16 feet; thence S66°17'50"E a distance of 16.12 feet; thence S57° 33' 33"E a distance of 24.68 feet; thence S37° 51'49"E a distance of 3.07 feet to the point of beginning containing 6,303 sq. ft. more or less.

And Except the following:

Aquatic Center

Commencing at the intersection of Eastern Avenue and East 29<sup>th</sup> Street; thence South along the Westerly right of way of Eastern Avenue approximately 350 feet; thence West approximately 500 feet; thence North to the Southerly right of way of East 29<sup>th</sup> Street; thence East to the point of beginning, being approximately 4 acres.



## **EXHIBIT B**

Concept Plan(s)

(See attached)

## **EXHIBIT C**

### Anticipated Timetable

|                            |                                                                                  |
|----------------------------|----------------------------------------------------------------------------------|
| December 19, 2023<br>----- | Rezoning application deadline                                                    |
| January 3, 2024            | City Hall, 5:30 pm; Comm-of-the-Whole–Set public hearing-conveyance              |
| January 10                 | City Hall, 5:30 pm; City Council vote public hearing date-conveyance             |
| January 11                 | City Hall, 6:00 pm; Neighborhood meeting on rezoning                             |
| January 16                 | City Hall, 5:00 pm; P&Z public hearing-rezoning                                  |
| January 17                 | City Hall, 5:30 pm; Comm-of-the-Whole public hearing-conveyance                  |
| January 24                 | City Hall, 5:30 pm; City Council vote on conveyance                              |
| February 1                 | URTE application deadline                                                        |
| February 6                 | P&Z vote recommending rezoning                                                   |
| February 21/28             | City Hall, 5:30 pm; City Council public hearing/1 <sup>st</sup> vote on rezoning |
| March 6/13                 | City Hall, 5:30 pm; City Council discussion/2nd vote on rezoning                 |
| March 20/27                | City Hall, 5:30 pm; City Council discussion/Final vote on rezoning               |
| September<br>-----         | Tax Credit (Low Income Housing Tax Credit) awards                                |
| February 2025              | Deadline to secure necessary funding                                             |
| Spring                     | Council review/approval of plat/subdivision                                      |
| June                       | Anticipated closing (transfer) of Campus – sign Junior Theater lease             |
| Summer/Fall                | Construction/Rehabilitation begins                                               |
| December 2025<br>-----     | Junior Theater vacates three cottages                                            |
| December 2026              | Construction complete - housing occupancy begins                                 |

REVISIONS

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IF THIS DRAWING IS PLOTTED LESS THAN 20/36 IN SIZE, IT IS A REDUCED PLOT - SCALE SHOULD BE ADJUSTED ACCORDINGLY

THE PROFESSIONAL WHOSE SIGNATURE AND SEAL ARE REQUIRED FOR THIS DRAWING ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS ANY LIABILITY FOR ANY INFORMATION, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY HIMSELF OR HERSELF, OR ANY PARTS THEREOF, OR ANY PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

2828 EASTERN AVENUE  
DAVENPORT, IA

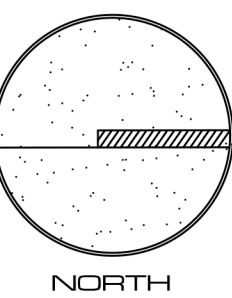
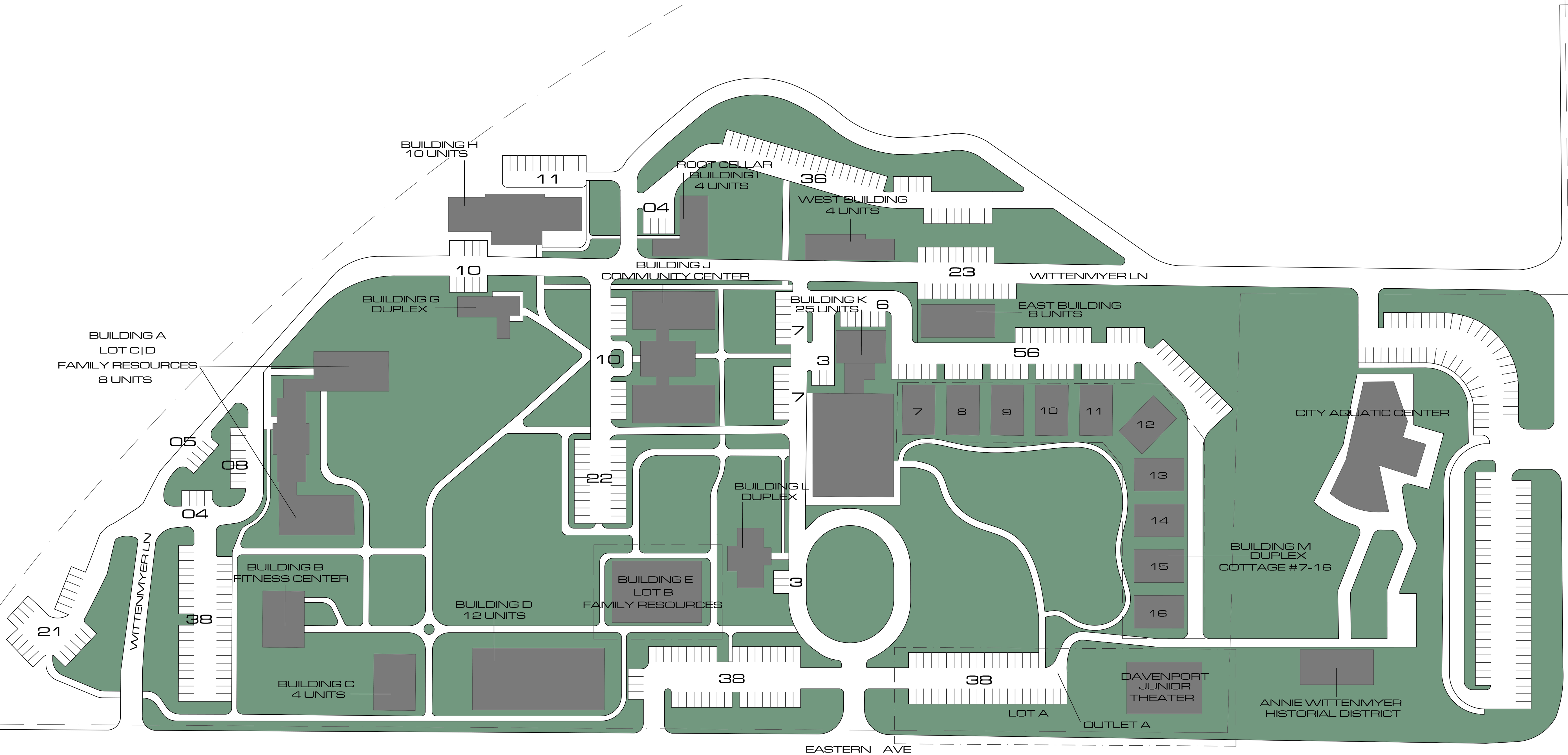
SHEET DESCRIPTION

SITE PLAN

JOB NO.:xxxx  
DATE: 12/20/2023  
DRAWN BY: DM

C 1.00

SHEET NO.



SITE PLAN

City of Davenport

Department: Community Planning & Economic Development  
Contact Info: Bruce Berger | 563-326-7769

**Action / Date**  
**1/24/2024**

**Subject:**

Motion approving the Citizens Advisory Committee's recommendations for the reprogramming of the unspent and unobligated Community Development Block Grant (CDBG) funds from CDBG Year 48 ending June 30, 2023. [All Wards]

**Recommendation:**

Pass the Motion.

**Background:**

Each year, the Citizens Advisory Committee's (CAC) recommends allocating the unspent and unobligated Community Development Block Grant (CDBG) funds from the prior fiscal year. As of June 30, 2023, \$155,066.82 remained in CDBG funds. The funds came from the following programs funded in Year 48:

- City Housing Rehab Staff & Supplies \$39,326.66
- Planning & Administration \$118,740.16

In a typical year, as approved by the Citizens Advisory Committee, requests for reprogrammable funds may be submitted for programs which were not fully funded in the current CDBG year's allocation. Ordinarily, reprogrammable funds from a prior year are unavailable to public service subrecipients because of HUD's Public Services Cap, which does not increase in the current program year simply because funds from a previous program year become available. However, due to additional funding earned during the 2022 program year, it may be possible to reprogram prior year funding to public service subrecipients on a one-time basis. Of the amount available for reprogramming, no more than \$10,000 can be awarded to public services under the HUD mandated public services cap.

**Reprogramming Requests**

All currently funded CDBG subrecipients with active Year 49 CDBG awards were notified of this one-time opportunity for funding on December 11, 2023 and requests for funding were due by January 3, 2024. The following requests were received:

- Big Brothers Big Sisters \$2,831
- Humility of Mary Homes & Services \$10,000
- Project Renewal \$10,000
- Economic Development Fund \$40,000
- Housing Rehab/Revitalization Fund \$108,066.82

**CAC Recommendation**

At the January 8, 2024 CAC meeting, the committee considered the reprogramming request. The Committee first voted to determine whether the requests received were eligible. The vote was unanimous that the requests were eligible. The CAC next voted to make the below



recommendation. The recommendation awards the maximum amount possible in the Public Services category, and the remainder is awarded in the non-Public Services category:

- Big Brothers Big Sisters \$2,831
- Humility of Mary Homes & Services \$3,584
- Project Renewal \$3,585
- Economic Development Fund \$40,000
- Housing Rehab/Revitalization Fund \$108,066.82

Following Council action, the current year's Action Plan will be amended, with notice published in *The Quad-City Times* and submission of the amendment to HUD.

REVIEWERS:

| Department                                | Reviewer       | Action   | Date                |
|-------------------------------------------|----------------|----------|---------------------|
| Community Planning & Economic Development | Admin, Default | Approved | 1/12/2024 - 8:09 AM |

City of Davenport

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

**Action / Date**  
**1/24/2024**

**Subject:**

Third Consideration: Ordinance amending Schedule XI Resident Parking Only of Chapter 10.96 entitled "Schedules" by adding Scott Street along the west side from West 17th Street south to the alley thereto. [Ward 4]

**Recommendation:**

Adopt the Ordinance.

**Background:**

Due to the proximity to St. Ambrose University, students are parking in the 1600 block of Scott Street on the west side of the street. The east side of the street is already posted as No Parking because the street is narrow. There are two residences along this section of Scott Street that have no off-street parking and residents at both homes are in favor of the parking restrictions. Letters were also sent to six other residences which adjoin Scott Street and no responses were received. The zone will be 150 feet long on the west side of Scott Street.

**ATTACHMENTS:**

| Type        | Description |
|-------------|-------------|
| ▣ Ordinance | Ordinance   |

**REVIEWERS:**

| Department                 | Reviewer       | Action   | Date                  |
|----------------------------|----------------|----------|-----------------------|
| Public Works - Engineering | Moses, Trish   | Approved | 11/29/2023 - 11:11 AM |
| Public Works Committee     | Moses, Trish   | Approved | 11/29/2023 - 11:11 AM |
| City Clerk                 | Admin, Default | Approved | 11/30/2023 - 12:45 PM |

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SCHEDULE XI RESIDENT PARKING ONLY OF CHAPTER 10.96 ENTITLED "SCHEDULES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY ADDING SCOTT STREET ALONG THE WEST SIDE FROM WEST 17TH STREET SOUTH TO THE ALLEY THERETO.

Section 1. That Schedule XI Resident Parking Only of the Municipal Code of Davenport, Iowa be and the same is hereby amended by adding the following:

Scott Street along the west side from West 17th Street south to the alley.

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**  
**1/24/2024**

**Subject:**  
Resolution approving a lane closure request for the listed date and time.

Quad City Symphony Orchestra; Symphony Day; RiverCenter/Adler Theatre | 136 East 3rd Street; 8:00 a.m. - 2:30 p.m. Wednesday, February 28, 2024; **Closure:** northernmost parking lane and two travel lanes on East 3rd Street from Brady Street to Iowa Street. [Ward 3]

**Recommendation:**  
Adopt the Resolution.

**Background:**  
Per the City's Special Events Policy, City Council will approve street, lane, and public ground closure requests based on the recommendation of the Special Events Committee.

**ATTACHMENTS:**

| Type                | Description           |
|---------------------|-----------------------|
| ▣ Resolution Letter | Resolution            |
| ▣ Backup Material   | QCSO Symphony Day Map |

**REVIEWERS:**

| Department | Reviewer       | Action   | Date                |
|------------|----------------|----------|---------------------|
| City Clerk | Admin, Default | Approved | 1/11/2024 - 9:46 AM |



Resolution No. \_\_\_\_\_

Resolution offered by Alderman Jobgen.

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

RESOLUTION approving a lane closure request for the listed date and time.

*Quad City Symphony Orchestra; Symphony Day; RiverCenter/Adler Theatre | 136 East 3rd Street; 8:00 a.m. - 2:30 p.m. Wednesday, February 28, 2024; **Closure:** northernmost parking lane and two travel lanes on East 3rd Street from Brady Street to Iowa Street. [Ward 3]*

WHEREAS, the City, through its Special Events Policy, has accepted the above application for an event on the listed date and time that is requesting lane closures; and

WHEREAS, upon review of the application, it has been determined that the lanes will need to be closed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the above lane closure request is hereby approved and staff is directed to proceed with the closure.

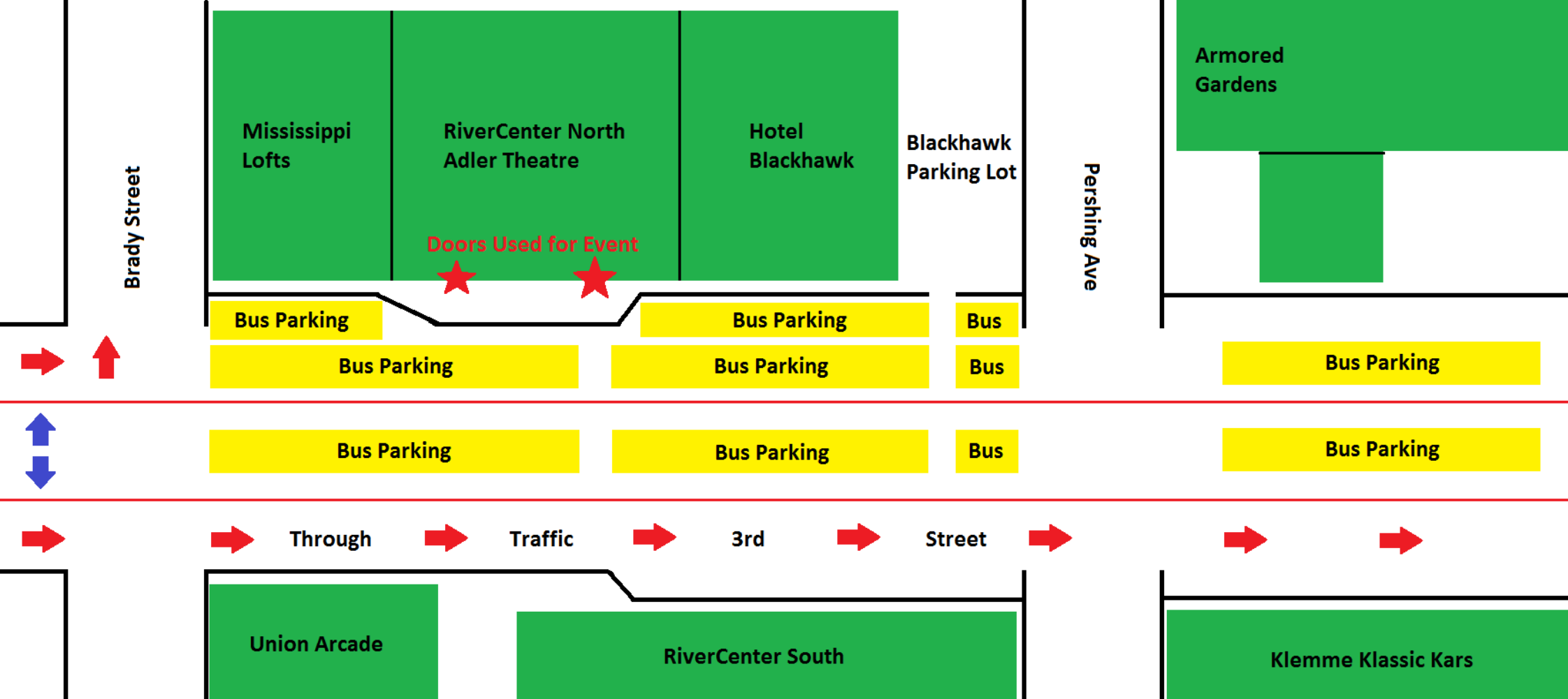
Passed and approved this 24th day of January, 2024.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk



City of Davenport

Department: Finance  
Contact Info: Jamie Swanson | 563-326-7795

**Action / Date**  
**1/24/2024**

Subject:  
Motion approving beer and liquor license applications.

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

**Ward 6**

Los Amigos (Los 3 Amigos 3, LLC) - 2843 East 53rd Street - New License/Owner - License Type: Class C Liquor (On-Premises)

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

**Ward 3**

German American Heritage Center (German American Heritage Center) - 712 West 2nd Street - License Type: Special Class C Beer/Wine (On-Premises)

Newman's Nightclub & Lounge (Newman's Arcade & Amusement, LLC) - 822 West 2nd Street - License Type: Class C Liquor (On-Premises)

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

**Ward 4**

Off Point Pub (Triple 8 Enterprises, LLC) - 2025 Hickory Grove Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

**Ward 6**

Big 10 Mart #18 (Molo Oil Company) - 5310 Corporate Park Drive - License Type: Class E Liquor (Carry-Out)

HuHot Mongolian Grill (CCW, LLC) - 3006 East 53rd Street - License Type: Special Class C Beer/Wine (On-Premises)

Hy-Vee #4 (Hy-Vee, Inc) - 4064 East 53rd Street - License Type: Class E Liquor (Carry-Out)

**Ward 7**

Happy Joe's Pizza (Dynamic Restaurant Acquisition, Inc) - 201 West 50th Street - License Type: Special Class C Beer/Wine (On-Premises)

Columbus Club of Davenport Iowa (Columbus Club of Davenport) - 1111 West 35th Street -

License Type: Class C Liquor (On-Premises)

Yummy Crab (Crab House of Davenport, Inc) - 1235 East Kimberly Road - License Type: Class C Liquor (On-Premises)

**Ward 8**

Thunder Bay Grille (Thunder Bay Grille, LLC) - 6511 Brady St - Outdoor Area - License Type: Class C Liquor (On-Premises)

Recommendation:  
Pass the Motion.

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

**REVIEWERS:**

| Department | Reviewer       | Action   | Date                 |
|------------|----------------|----------|----------------------|
| Finance    | Admin, Default | Approved | 1/12/2024 - 10:47 AM |



City of Davenport

Department: Public Works - Engineering  
Contact Info: Clay Merritt | 563-326-7734

**Action / Date**  
**1/24/2024**

**Subject:**

Resolution accepting work completed under the Redstone Parking Garage Stair Tower Masonry Repairs project by TNT Tuckpointing & Building Restoration LLC of Stockton, Iowa in the amount of \$163,981, CIP #23062. [Ward 3]

**Recommendation:**

Adopt the Resolution.

**Background:**

This masonry improvement project at the Redstone Parking Garage included water repellant of the exterior, caulking of all joints, new flashing, roof repairs, ADA thresholds, and window replacements to reduce/eliminate water infiltration.

The total project cost was \$163,981 which was funded through CIP #23062 using a combination of Local Option Sales Tax, Road Use Tax, and General Obligation Bond proceeds.

**ATTACHMENTS:**

| Type                | Description |
|---------------------|-------------|
| ▣ Resolution Letter | Resolution  |

**REVIEWERS:**

| Department                 | Reviewer       | Action   | Date                 |
|----------------------------|----------------|----------|----------------------|
| Public Works - Engineering | Moses, Trish   | Approved | 1/10/2024 - 3:35 PM  |
| Public Works Committee     | Moses, Trish   | Approved | 1/10/2024 - 3:35 PM  |
| City Clerk                 | Admin, Default | Approved | 1/11/2024 - 10:44 AM |

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION accepting work completed under the Redstone Parking Garage Stair Tower Masonry Repairs project by TNT Tuckpointing & Building Restoration LLC of Stockton, Iowa in the amount of \$163,981, CIP #23062.

WHEREAS, the City entered into contract with TNT Tuckpointing & Building Restoration of Stockton, Iowa for the Redstone Park Garage Stair Tower Masonry Repairs project; and

WHEREAS, the scope of work included water repellant application to the exterior towers, caulking of all joints to prevent water infiltration, flashing, roof repairs, step repairs, ADA thresholds, and window replacements; and

WHEREAS, the work of constructing the above-named project has been duly and fully completed by the contractor in accordance with the terms of the contract; and

WHEREAS, the final cost of the contract was \$163,981.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the Redstone Parking Garage Stair Tower Masonry Repairs project by TNT Tuckpointing & Building Restoration LLC of Stockton, Iowa in the amount of \$163,981 is hereby accepted.

Passed and approved this 24th day of January, 2024.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering  
Contact Info: Clay Merritt | 563-326-7734

**Action / Date**  
**1/24/2024**

**Subject:**

Resolution accepting work completed under the West Locust Street (Division Street to Marquette Street) Resurfacing project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$874,631.76, CIP #35061. [Ward 4]

**Recommendation:**

Adopt the Resolution.

**Background:**

The limits of this project were West Locust Street just east of Division Street east through the intersection of Marquette Street. Approximately three inches of asphalt pavement were milled and overlaid. Targeted repairs were made to storm sewer structures and curbs, and sidewalks at intersecting corners were replaced to meet ADA standards.

The total project cost was \$874,631.76, which was funded in CIP #35061 for high traffic roadways.

**ATTACHMENTS:**

| Type                | Description |
|---------------------|-------------|
| ▣ Resolution Letter | Resolution  |

**REVIEWERS:**

| Department                 | Reviewer       | Action   | Date                 |
|----------------------------|----------------|----------|----------------------|
| Public Works - Engineering | Moses, Trish   | Approved | 1/11/2024 - 8:12 AM  |
| Public Works Committee     | Moses, Trish   | Approved | 1/11/2024 - 8:12 AM  |
| City Clerk                 | Admin, Default | Approved | 1/11/2024 - 10:44 AM |

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION accepting work completed under the West Locust Street (Division Street to Marquette Street) Resurfacing project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$874,631.76, CIP #35061.

WHEREAS, the City entered into contract with Hawkeye Paving Corporation of Davenport, Iowa for the West Locust Street (Division Street to Marquette Street) Resurfacing project; and

WHEREAS, the asphalt pavement was milled and overlaid, storm sewer structures and curbs were repaired, and sidewalks at intersecting corners were replaced to meet ADA standards; and

WHEREAS, the work of constructing the above-named project has been duly and fully completed by the contractor in accordance with the terms of the contract; and

WHEREAS, the final cost of the contract was \$874,631.76.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the West Locust Street (Division Street to Marquette Street) Resurfacing project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$874,631.76 is hereby accepted.

Passed and approved this 24th day of January, 2024.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk



City of Davenport

Department: Public Works - Engineering  
Contact Info: Clay Merritt | 563-326-7734

**Action / Date**  
**1/24/2024**

**Subject:**

Resolution accepting work completed under the Mound Street (East Locust Street to Elm Street) Resurfacing project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$343,193.97, CIP #35062. [Ward 5]

**Recommendation:**

Adopt the Resolution.

**Background:**

This project on Mound Street (East Locust Street to Elm Street) included pavement removal, excavation of unsuitable soils, installation of storm water infrastructure, new driveway approach, sidewalks, ADA ramps, curbs, signage, new concrete pavement, resurfacing included milling, HMA replacement and full depth patches.

Total project cost was \$343,193.97 which was funded in CIP# 35062 using a combination of Local Option Sales Tax, Road Use Tax, and General Obligation Bond proceeds.

**ATTACHMENTS:**

| Type                | Description |
|---------------------|-------------|
| ▢ Resolution Letter | Resolution  |

**REVIEWERS:**

| Department                 | Reviewer       | Action   | Date                 |
|----------------------------|----------------|----------|----------------------|
| Public Works - Engineering | Moses, Trish   | Approved | 1/10/2024 - 3:34 PM  |
| Public Works Committee     | Moses, Trish   | Approved | 1/10/2024 - 3:34 PM  |
| City Clerk                 | Admin, Default | Approved | 1/11/2024 - 10:43 AM |

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION accepting work completed under the Mound Street (East Locust Street to Elm Street) Resurfacing project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$343,193.97, CIP #35062.

WHEREAS, the City entered into a contract with Hawkeye Paving Corporation of Davenport, Iowa for the Mound Street (East Locust Street to Elm Street) Resurfacing project; and

WHEREAS, the scope of work included pavement removal, milling, excavation of unsuitable soils, installation of stormwater infrastructure, new driveway approach, sidewalks, ADA ramps, curbs and signage, HMA, and new concrete pavement; and

WHEREAS, the work of constructing the above-named project has been duly and fully completed by the contractor in accordance with the terms of the contract; and

WHEREAS, the final cost of the contract was \$343,193.97.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the Mound Street (East Locust Street to Elm Street) Resurfacing project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$343,193.97 is hereby accepted.

Passed and approved this 24th day of January, 2024.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering  
Contact Info: Clay Merritt | 563-326-7734

**Action / Date**  
**1/24/2024**

**Subject:**

Resolution accepting work completed under the RiverCenter Electrical Upgrades project by Tri-City Electric Company of Davenport, Iowa in the amount of \$325,138, CIP #69014. [Ward 3]

**Recommendation:**

Adopt the Resolution.

**Background:**

This project was for electrical upgrades on portions of the North and South buildings of the RiverCenter located at 201 East 3rd Street and 136 East 3rd Street. This project corrected code issues and increased capacity of the existing electrical system.

Work has been satisfactorily completed by Tri-City Electrical Co of Davenport, Iowa. The total project cost was \$325,138.

**ATTACHMENTS:**

| Type                | Description |
|---------------------|-------------|
| ▢ Resolution Letter | Resolution  |

**REVIEWERS:**

| Department                 | Reviewer       | Action   | Date                 |
|----------------------------|----------------|----------|----------------------|
| Public Works - Engineering | Moses, Trish   | Approved | 1/11/2024 - 8:13 AM  |
| Public Works Committee     | Moses, Trish   | Approved | 1/11/2024 - 8:13 AM  |
| City Clerk                 | Admin, Default | Approved | 1/11/2024 - 10:43 AM |

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION accepting work completed under the RiverCenter Electrical Upgrades project by Tri-City Electric Company of Davenport, Iowa in the amount of \$325,138, CIP #69014.

WHEREAS, the City entered into a contract with Tri-City Electric Company of Davenport, Iowa for the RiverCenter Electrical Upgrades project; and

WHEREAS, the work upgraded portions of the electrical system within both the North and South buildings of the RiverCenter complex to correct code issues as well as increase the capacity of the existing electrical system; and

WHEREAS, the work of constructing the above-named project has been duly and fully completed by the contractor in accordance with the terms of the contract; and

WHEREAS, the final cost of the contract was \$325,138.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the RiverCenter Electrical Upgrades project by Tri-City Electric Company of Davenport, Iowa in the amount of \$325,138 is hereby accepted.

Passed and approved this 24th day of January, 2024.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk



City of Davenport

Department: Public Works - Engineering  
Contact Info: Clay Merritt | 563-326-7734

**Action / Date**  
**1/24/2024**

**Subject:**

Resolution approving the plans, specifications, form of contract, and estimate of cost for the Lorton Avenue Overlay and Drainage Improvement project, CIP #35062. [Ward 6]

**Recommendation:**

Adopt the Resolution.

**Background:**

This is a street rehabilitation project that will consist of a 2" asphalt overlay with select pavement patching on Lorton Avenue from 46th Street to 53rd Street, as well as on 51st Street from Lorton Avenue to Fairhaven Road, and Fairhaven Road from 51st Street north to end (see attached map for visual reference). In addition to the street work, the project will also contain drainage improvements by regrading select areas as well the replacement of six culverts to ensure better flow of stormwater through the corridor.

This project will be funded by Capital Improvements Program funds for streets projects.

**ATTACHMENTS:**

| Type                | Description |
|---------------------|-------------|
| ▣ Resolution Letter | Resolution  |
| ▣ Exhibit           | Map         |

**REVIEWERS:**

| Department                 | Reviewer       | Action   | Date                |
|----------------------------|----------------|----------|---------------------|
| Public Works - Engineering | Moses, Trish   | Approved | 1/10/2024 - 4:03 PM |
| Public Works Committee     | Moses, Trish   | Approved | 1/10/2024 - 4:03 PM |
| City Clerk                 | Admin, Default | Approved | 1/10/2024 - 7:31 PM |

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the Lorton Avenue Overlay and Drainage Improvement project, CIP #35062.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa, for the Lorton Avenue Overlay and Drainage Improvement project; and

WHEREAS, notice of Hearing on the plans, specifications, and form of contract was published as required by law.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the Lorton Avenue Overlay and Drainage Improvement project.

Passed and approved this 24th day of January, 2024.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk





THE CITY OF  
**DAVENPORT**  
IOWA | USA

# Lorton Avenue Overlay Project



City of Davenport

Department: Public Works - Engineering  
Contact Info: Clay Merritt | 563-326-7734

**Action / Date**  
**1/24/2024**

**Subject:**

Resolution approving the plans, specifications, form of contract, and estimate of cost for the Water Pollution Control Plant Flood Mitigation Phase I | Clearing & Grubbing project, CIP #39012. [Ward 1]

**Recommendation:**

Adopt the Resolution.

**Background:**

This project will include the the removal of all trees, stumps, bushes and other vegetation in an area approximately 9 acres in size near the Water Pollution Control Plant. This work is the initial phase of the proposed flood mitigation for the WPCP and needs to be bid separate to meet the state and federal restrictions on when clearing and grubbing work may take place. This work must occur prior to spring due to Federal regulations on endangered bat habitat.

Funding for this project is budgeted in CIP #39012.

**ATTACHMENTS:**

| Type                | Description |
|---------------------|-------------|
| ▣ Resolution Letter | Resolution  |
| ▣ Backup Material   | PH Notice   |

**REVIEWERS:**

| Department                 | Reviewer       | Action   | Date                 |
|----------------------------|----------------|----------|----------------------|
| Public Works - Engineering | Moses, Trish   | Approved | 1/10/2024 - 4:04 PM  |
| Public Works Committee     | Moses, Trish   | Approved | 1/10/2024 - 4:04 PM  |
| City Clerk                 | Admin, Default | Approved | 1/11/2024 - 10:42 AM |



Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the Water Pollution Control Plant Flood Mitigation Phase I | Clearing & Grubbing project, CIP #39012.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the Water Pollution Control Plant Flood Mitigation Phase I | Clearing & Grubbing project; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the Water Pollution Control Plant Flood Mitigation Phase I | Clearing & Grubbing project.

Passed and approved this 24th day of January, 2024.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk



# Customer Ad Proof

128-60035820

CITY OF DAVENPORT

Order Nbr 174285

## Publication

### Quad-City Times

Contact CITY OF DAVENPORT

Address 1 1200 E. 46TH ST.

Address 2

City St Zip DAVENPORT IA 52807

Phone 5633266163

Fax

Section Notices & Legals

SubSection

Category 2627 Miscellaneous Notices

Ad Key 174285-1

Keywords Notice PH - Clearing & Grubbing Project

Notes

PO Number 2406940

Rate Legal

Order Price 37.87

Amount Paid 0.00

Amount Due 37.87

Start/End Dates 01/12/2024 - 01/12/2024

Insertions 1

Size 27

Salesperson(s) Legals 211

Taken By Shelby Grimsley

## Ad Proof

### Notice of Hearing

On the Proposed Plans, Specifications  
and Proposed Contract for the Davenport  
WPCP Clearing & Grubbing Project

For the City of Davenport, Iowa

Notice is hereby given that at 5:30 P.M., on Wednesday, January 17th, at the Council Chambers, City Hall, in the City of Davenport, Iowa, there will be conducted a hearing on the Proposed Plans, Specifications and Proposed Contract for the Davenport WPCP Clearing & Grubbing Project which the City Council has caused to be filed with the City Clerk of the City of Davenport, Iowa, and on the cost and necessity of the above project in the City of Davenport, Iowa.

At said hearing any interested person may file written objection or comments with respect to the above mentioned program or cost of and necessity for such improvements and may be heard orally with respect thereto.

Brian Krup,  
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering  
Contact Info: Brian Schadt | 563-326-7923

**Action / Date**  
**1/24/2024**

**Subject:**

Resolution approving the specifications, form of contract, and estimate of cost for the CY 2024 Sidewalk Program, CIP #28028. [All Wards]

**Recommendation:**

Adopt the Resolution.

**Background:**

The sidewalk program will be used to repair existing sidewalks throughout the City. Locations are based on citizens who have elected to utilize the 50/50 cost share program, areas where City tree roots have caused problems, and Cartegraph requests.

Funding is available in CIP #28028 from the sale of general obligation bonds.

**ATTACHMENTS:**

| Type                | Description |
|---------------------|-------------|
| ▣ Resolution Letter | Resolution  |

**REVIEWERS:**

| Department                 | Reviewer       | Action   | Date                 |
|----------------------------|----------------|----------|----------------------|
| Public Works - Engineering | Moses, Trish   | Approved | 1/10/2024 - 4:20 PM  |
| Public Works Committee     | Moses, Trish   | Approved | 1/10/2024 - 4:20 PM  |
| City Clerk                 | Admin, Default | Approved | 1/11/2024 - 10:42 AM |

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION approving the specifications, form of contract, and estimate of cost for the CY 2024 Sidewalk Program, CIP #28028.

WHEREAS, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the CY 2024 Sidewalk Program within the City of Davenport, Iowa; and

WHEREAS, notice of Hearing on specifications and form of contract was published as required by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that said specifications, form of contract, and estimate of cost are hereby approved as the specifications, form of contract, and estimate of cost for the CY 2024 Sidewalk Program.

Passed and approved this 24th day of January, 2024.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

City of Davenport

Department: Public Works - Engineering  
Contact Info: Brian Schadt | 563-326-7923

**Action / Date**  
**1/24/2024**

**Subject:**

Resolution approving the specifications, form of contract, and estimate of cost for the CY 2024 ADA Ramp Program, CIP #28024. [All Wards]

**Recommendation:**

Adopt the Resolution.

**Background:**

This project will provide for ADA compliant curb ramps at various locations throughout the City. Work includes the construction of curbs, associated sidewalk, sod, erosion controls and other work required to construct ADA compliant curb ramps.

The project estimate is \$250,000 funded through CIP #28024.

**ATTACHMENTS:**

| Type                | Description |
|---------------------|-------------|
| ▣ Resolution Letter | Resolution  |

**REVIEWERS:**

| Department                 | Reviewer       | Action   | Date                 |
|----------------------------|----------------|----------|----------------------|
| Public Works - Engineering | Moses, Trish   | Approved | 1/10/2024 - 4:04 PM  |
| Public Works Committee     | Moses, Trish   | Approved | 1/10/2024 - 4:05 PM  |
| City Clerk                 | Admin, Default | Approved | 1/11/2024 - 10:41 AM |

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION approving the specifications, form of contract, and estimate of cost for the CY 2024 ADA Ramp Program, CIP #28024.

WHEREAS, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the CY 2024 ADA Ramp Program within the City of Davenport, Iowa; and

WHEREAS, notice of Hearing on specifications and form of contract was published as required by law.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that said specifications, form of contract, and estimate of cost are hereby approved as the specifications, form of contract, and estimate of cost for the CY 2024 ADA Ramp Program.

Passed and approved this 24th day of January, 2024.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk



City of Davenport

Department: Public Works - Engineering  
Contact Info: Brian Schadt | 563-326-7923

**Action / Date**  
**1/24/2024**

**Subject:**

Resolution introducing the Proposed Resolution of Necessity covering the 2024 Alley Resurfacing Program. [Ward 3 & 5]

**Recommendation:**

Adopt the Resolution.

**Background:**

The City offers an annual cost-share program to residential and commercial property owners for the repair and/or replacement of alleys throughout the city. This program is administered by the Engineering and Capital Project's Department. The upcoming CY 2024 program began in the summer of CY 2023 by receiving petitions from interested property owners. This requires a signed petition from 30% of the property owners on that block face. Staff then provides cost estimates based on the following updated cost share:

- Residential | 25% property owner/75% City
- Commercial | 50% property owner/50% City

If more than 50% of the property owners wish to 'opt out' of the program, then the alley does not move forward in the process. This 'opt out' period has occurred and the following residential alleys have met all city requirements to be included in the upcoming program:

- The east-west alley from Farnam Street to Grand Avenue alley between Kirkwood Boulevard and East 15th Street.
- The north-south alley from East 29th Street to East 30th Street between Grand Avenue and Davenport Avenue.
- The east-west alley from Forest Road to its terminus between East River Drive and Wood Lane.
- The east-west alley from Gaines Street to Western Avenue between West 5th Street and West 6th Street.

**ATTACHMENTS:**

| Type                | Description |
|---------------------|-------------|
| ▢ Resolution Letter | Resolution  |

**REVIEWERS:**

| Department                 | Reviewer       | Action   | Date                 |
|----------------------------|----------------|----------|----------------------|
| Public Works - Engineering | Moses, Trish   | Approved | 1/10/2024 - 4:03 PM  |
| Public Works Committee     | Moses, Trish   | Approved | 1/10/2024 - 4:03 PM  |
| City Clerk                 | Admin, Default | Approved | 1/11/2024 - 10:41 AM |

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 2024 Alley Resurfacing Program.

WHEREAS, this Council has adopted a Preliminary Resolution pursuant to Section 384.42 of the Code of Iowa covering the resurfacing of the following alleys also known as the 2024 Alley Resurfacing Program (herein referred to as the "Improvement Project"):

- east-west alley from Farnam Street to Grand Avenue alley between Kirkwood Boulevard and East 15th Street.
- north-south alley from East 29th Street to East 30th Street between Grand Avenue and Davenport Avenue.
- east-west alley from Forest Road to its terminus between East River Drive and Wood Lane.
- east-west alley from Gaines Street to Western Avenue between West 5th Street and West 6th Street; and

WHEREAS, pursuant thereto, the Project Engineers have prepared preliminary plans and specifications, an estimated 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: Resurfacing of a certain alley with approximately a 2-inch thickness of Hot Mix Asphalt (HMA), 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 and terminal points 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 5:30p.m. on the 7th day of February, 2024 at Davenport City Hall, 226 West 4th Street, 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, 2021, 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 24th day of January, 2024.

Approved:

Attest:

---

Mike Matson  
Mayor

---

Brian Krup  
Deputy City Clerk

City of Davenport

Department: Public Works - Admin  
Contact Info: Clay Merritt | 563-326-7734

**Action / Date**  
**1/24/2024**

**Subject:**

Resolution awarding a contract for preliminary engineering services for the South Concord Railroad Grade Separation project to HR Green, Inc of Cedar Rapids, Iowa in an amount not to exceed \$805,000. [Ward 1]

**Recommendation:**

Adopt the Resolution.

**Background:**

A Request for Qualifications (RFQ) was issued on September 25, 2023 and sent to vendors. On October 23, 2023 the Purchasing Division opened and announced six (6) submissions of qualifications. A selection committee reviewed and evaluated all six submissions on the following competency areas:

- Key personnel experience with similar projects | 30%
- Key personnel qualifications | 30%
- Ability to meet time schedule and project budget requirements | 20%
- Present and project workloads | 10%
- Consistent communication | 10%

HR Green, Inc's qualifications submission was ranked the highest by the selection committee and they are recommended for award of the contract. The scope of this work encompasses project management, stakeholder coordination, alternative road analysis, conceptual and preliminary engineering design. Once the roadway/bridge alignment has been selected and preliminary engineering work is completed; a contract amendment will be needed to add final engineering services to the contract, this will occur at a later date.

Funding for the full project is from the Canadian Pacific Railroad Community Investment Agreement (\$2,000,000) and a recently approved FRA Crossing Elimination Grant (\$7,756,862).

**ATTACHMENTS:**

| Type                | Description |
|---------------------|-------------|
| ▣ Resolution Letter | Resolution  |
| ▣ Cover Memo        | Tabulation  |

**REVIEWERS:**

| Department             | Reviewer       | Action   | Date                 |
|------------------------|----------------|----------|----------------------|
| Public Works - Admin   | Moses, Trish   | Approved | 1/11/2024 - 8:12 AM  |
| Public Works Committee | Moses, Trish   | Approved | 1/11/2024 - 8:12 AM  |
| City Clerk             | Admin, Default | Approved | 1/11/2024 - 10:40 AM |

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION awarding a contract for preliminary engineering services for the South Concord Railroad Grade Separation project to HR Green, Inc of Cedar Rapids, Iowa in an amount not to exceed \$805,000.

WHEREAS, the City needs to contract for engineering services for the South Concord Railroad Grade Separation project; and

WHEREAS, HR Green, Inc of Cedar Rapids, Iowa was ranked highest in the evaluation of qualifications submissions.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for preliminary engineering services for the South Concord Railroad Grade Separation project is hereby awarded to HR Green, Inc of Cedar Rapids, Iowa in an amount not to exceed \$805,000.

Passed and approved this 24th day of January, 2024.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk



CITY OF DAVENPORT, IOWA  
RFQ TABULATION

DESCRIPTION: Engineering Services | South Concord Railroad Grade Separation

BID NUMBER: 24-26

OPENING DATE: October 23, 2023

FUNDING: CIP 21012

RECOMMENDATION: Award the contract to HR Green, Inc. of Cedar Rapids, Iowa.

| <u>VENDOR NAME</u>                  | <u>LOCATION</u>  |
|-------------------------------------|------------------|
| HR Green, Inc.                      | Cedar Rapids, IA |
| McClure Engineering Company         | Coralville, IA   |
| Snyder & Associates, Inc.           | Iowa City, IA    |
| Veenstra & Kimm, Inc.               | Rock Island, IL  |
| WHKS & Co.                          | East Dubuque, IL |
| Willett, Hofmann & Associates, Inc. | Dixon, IL        |

Approved By

Purchasing

Date

Approved By

Dept. Director

Date

Approved By

Budget/CIP

Date

Approved By

Interim City Administrator

Date

City of Davenport

Department: Public Works - Admin  
Contact Info: Clay Merritt | 563-326-7734

**Action / Date**  
**1/24/2024**

**Subject:**

Resolution authorizing the submission of a Building Resilient Infrastructure and Communities (BRIC) grant program application to the Federal Emergency Management Agency (FEMA) for financial assistance with the Water Pollution Control Plant Flood Mitigation Northern Levee System project. [Ward 1]

**Recommendation:**

Adopt the Resolution.

**Background:**

The City of Davenport is submitting a 2023 Building Resilient Infrastructure and Communities (BRIC) grant program application to FEMA for construction of the second phase of flood mitigation at the Water Pollution Control Plant. The total project is estimated at \$4,556,094. The City is requesting \$3,644,875 from the program (70% federal share and 10% state share of eligible costs that include construction engineering services, construction and contingency) and the City, in partnership with its 28E agreement partners, will provide 20% of the eligible cost; the total local share is estimated at \$911,219.

The project will secure the northern perimeter of the Water Pollution Control Plant (WPCP) and Compost Facility by constructing an earthen berm system to the height of three feet over a 500-year flood event, ensuring the plant continues to operate during high water events from the Mississippi River.

This grant application was approved for submission on December 13, 2023 (Resolution 2023-534) with a local share of \$843,368. The initial cost estimated was based on preliminary engineering plans. As final design is nearly complete, the engineering firm has provided an updated cost estimate. The new costs are reflected in this Resolution, which will be submitted with the application as documentation of financial commitment to the project if Davenport's application is selected for award.

**ATTACHMENTS:**

| Type                | Description                              |
|---------------------|------------------------------------------|
| ▣ Resolution Letter | Resolution                               |
| ▣ Backup Material   | Project Overview Map                     |
| ▣ Exhibit           | 28E Partners Financial Commitment Letter |

**REVIEWERS:**

| Department           | Reviewer       | Action   | Date                 |
|----------------------|----------------|----------|----------------------|
| Public Works - Admin | Admin, Default | Approved | 1/12/2024 - 10:43 AM |

Resolution No. \_\_\_\_\_

Resolution offered by Alderman Dunn.

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

RESOLUTION authorizing the submission of a Building Resilient Infrastructure and Communities (BRIC) grant program application to the Federal Emergency Management Agency (FEMA) for financial assistance with the Water Pollution Control Plant Flood Mitigation Northern Levee System project.

WHEREAS, the City of Davenport (the "City") is a political subdivision organized and existing under the law and the Constitution of the State of Iowa (the "State"); and

WHEREAS, the City is committed to protecting its critical infrastructure; and

WHEREAS, the City and its partners will commit 20% of the eligible cost, or \$911,219, for the project through local funds; and

WHEREAS, the City endorses the application and has estimated the total project cost to be \$4,556,094, and the grant request to be \$3,644,875.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that City staff is hereby authorized to prepare and submit a Building Resilient Infrastructure and Communities (BRIC) grant program application to the Federal Emergency Management Agency (FEMA) for financial assistance with the Water Pollution Control Plant Flood Mitigation Northern Levee System project.

Passed and approved this 24th day of January, 2024.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk





# Proposed WPCP/Compost Flood Protection



Northern Levee Alignment



Southern Levee Alignment

Northern Levee  
System Alignment

Nahant  
Marsh

Water Pollution  
Control Plant

Compost  
Facility

Southern Levee  
System Alignment

MILLER AVE

RAILROAD ST

S CONCORD ST

Mississippi River

Credit  
Island



0 500 Ft





# DAVENPORT

PUBLIC WORKS  
WATER POLLUTION CONTROL

Iowa Department of Homeland Security & Emergency Management  
7900 Hickman Rd, Suite 500  
Windsor Heights, IA 50324

DATE: January 8, 2024

RE: WPCP Flood Protection | Northern Levee System

Dear State Hazard Mitigation Officer:

The City of Davenport is applying for funding through the Building Resilient Infrastructure and Communities (BRIC) program application to the Federal Emergency Management Agency for grant assistance for the Water Pollution Control Plant Northern Levee System project. The project will secure the northern perimeter of the Water Pollution Control Plant (WPCP) and Compost Facility by constructing an earthen berm system to the height of three feet over a 500-year flood event, ensuring the plant continues to operate during high water events from the Mississippi River.

These facilities are critical regional assets that serve the Cities of Bettendorf, Davenport, Panorama Park and Riverdale. Funding has already been secured for two of the three phases of the WPCP Flood Mitigation project; the Northern Levee System is the final phase. The Joint Use System Contract Committee writes to affirm its support of this grant application and that, if awarded, it will financially contribute to the local match (20% of eligible cost; current estimated at \$843,368).

We appreciate your consideration for this important application.

Sincerely,

Anthony Heddlesten P.E., CFM  
Chair, JUSCC

Nicole Gleason  
Co-Chair, JUSCC



City of Davenport

Department: Public Works - Admin  
Contact Info: Clay Merritt | 563-326-7734

**Action / Date**  
**1/24/2024**

**Subject:**

Motion awarding a contract for the Compost Facility Lot Repairs project to Langman Construction, Inc of Rock Island, Illinois in the amount of \$71,260.09. [Ward 1]

**Recommendation:**

Pass the Motion.

**Background:**

An Invitation to Bid was issued on December 7, 2023 and sent to contractors. On December 29, 2023 the Purchasing Division opened and read four (4) responsive and responsible bids. Langman Construction, Inc of Rock Island, Illinois was the lowest responsive and responsible bidder and is recommended for award.

Work under this contract includes, but is not limited to, milling off the existing asphalt surface, full depth patching, and Hot Mix Asphalt (HMA) resurfacing at the Compost Facility.

Funding for the project is from 51151976 530319 | Compost - Building Improvements.

**ATTACHMENTS:**

| Type         | Description |
|--------------|-------------|
| ▢ Cover Memo | Bid Tab     |

**REVIEWERS:**

| Department             | Reviewer       | Action   | Date                |
|------------------------|----------------|----------|---------------------|
| Public Works - Admin   | Moses, Trish   | Approved | 1/10/2024 - 4:06 PM |
| Public Works Committee | Moses, Trish   | Approved | 1/10/2024 - 4:06 PM |
| City Clerk             | Admin, Default | Approved | 1/10/2024 - 6:40 PM |

CITY OF DAVENPORT, IOWA  
BID TABULATION

DESCRIPTION: Compost Facility Lot Repairs

BID NUMBER: 24-57

OPENING DATE: December 29, 2023

FUNDING: 51151976 530319 | Compost - Building Improvements

RECOMMENDATION: Award the contract to Langman Construction, Inc. of Rock Island, Illinois in the amount of \$71,260.09.

| <u>VENDOR NAME</u>                               | <u>BID PRICE</u> |
|--------------------------------------------------|------------------|
| Langman Construction, Inc. of Rock Island, IL    | \$71,260.09      |
| Valley Construction Company of Rock Island, IL   | \$74,018         |
| Brandt Construction Co of Milan, IL              | \$74,138         |
| CDMI Concrete Contractors Inc. of Port Byron, IL | \$84,043         |

Approved By

Purchasing

Date

Approved By

Dept. Director

Date

Approved By

Budget/CIP

Date

Approved By

Interim City Administrator

Date

City of Davenport

Department: Finance  
Contact Info: Chad Dyson | 563-328-7275

**Action / Date**  
**1/24/2024**

**Subject:**

Resolution approving the purchase of inclusive playground equipment from Play Pro Recreation of Clive, Iowa in an amount not to exceed \$250,000, CIP #ARP10. [Ward 1]

**Recommendation:**

Adopt the Resolution.

**Background:**

A Request for Proposals was issued and sent to vendors on October 9, 2023 for play equipment design and purchase services for a new inclusive playground amenity at Emeis Park. On November 2, 2023 the Purchasing Division opened and announced eight (8) proposals.

A committee consisting Parks and Recreation, Finance, and Public Works staff evaluated the proposals on the following criteria set forth in the RFP:

- Play opportunities | 50%
- Site compatibility | 20%
- Accessibility | 15%
- Cost value | 15%

The renderings of the play equipment from the top three ranked proposals were then shared with community partners offering adaptive and inclusive programming for input and preferencing. The rendering submitted by Play Pro Recreation of Clive, Iowa was ranked the highest and is recommended for award.

Funding for this project is from American Rescue Plan Act Funding, CIP ARP10 | Neighborhood Parks - Play Features.

**ATTACHMENTS:**

| Type                | Description |
|---------------------|-------------|
| ▢ Resolution Letter | Resolution  |

**REVIEWERS:**

| Department | Reviewer       | Action   | Date                |
|------------|----------------|----------|---------------------|
| Finance    | Admin, Default | Approved | 1/12/2024 - 1:19 PM |

Resolution No. \_\_\_\_\_

Resolution offered by Alderwoman Newton.

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

RESOLUTION approving the purchase of inclusive playground equipment from Play Pro Recreation of Clive, Iowa in an amount not to exceed \$250,000, CIP #ARP10.

WHEREAS, the City needs to purchase inclusive playground equipment for a new inclusive playground amenity at Emeis Park; and

WHEREAS, Play Pro Recreation of Clive, Iowa was determined to be the best fit for the project through staff and community evaluations.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the purchase of inclusive playground equipment from Play Pro Recreation of Clive, Iowa in an amount not to exceed \$250,000 is hereby approved.

Passed and approved this 24th day of January, 2024.

Approved:

Attest:

\_\_\_\_\_  
Mike Matson  
Mayor

\_\_\_\_\_  
Brian Krup  
Deputy City Clerk