

CITY COUNCIL MEETING

City of Davenport, Iowa

Wednesday, January 14, 2015; 5:30 PM

Council Chambers, City Hall

I. Moment of Silence

II. Pledge of Allegiance

Ald. Edmond

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

Minutes of the December 10, 2014 City Council Meeting

VI. City Administrator Update

VII. Report on Committee of the Whole and Standing Committees

Report of the January 7, 2015 Meeting

VIII. Appointments, Proclamations, Etc.

A. Appointments

1. Affirmative Action Advisory Commission

Marilyn Quijas
Xavier Q. Keen

B. Proclamations

1. Mentoring Month in Davenport

IX. Presentations

A. Hurt Norton Update on Rock Island Arsenal Support by Bill Takakoshi

X. Petitions and Communications from Council Members and the Mayor

XI. Individual Approval of Items on the Discussion Agenda

1. Second Consideration: Ordinance for Case No. ROW14-04 being the petition to vacate (abandon) 2,368 square feet, more or less, of a utility easement located within Lot 1 of Cheddar's First Addition, also known as 1225 East Kimberly Road. The property is proposed for redevelopment and this easement is no longer needed. (KwikTrip, Inc, petitioner) [7th Ward]

THE COMMITTEE RECOMMENDS SUSPENSION OF THE RULES AND PASSAGE ON SECOND CONSIDERATION

1. MOTION FOR SUSPENSION OF THE RULES.

2. MOTION FOR PASSAGE OF THIRD CONSIDERATION.

2. Second Consideration: Ordinance amending Schedule XII of Chapter 10.96 entitled "Angle Parking" by adding Pershing Avenue along the west side from 4th Street north 150 feet.

THE COMMITTEE RECOMMENDS SUSPENSION OF THE RULES AND PASSAGE ON SECOND CONSIDERATION.

1. MOTION FOR SUSPENSION OF THE RULES.

2. MOTION FOR PASSAGE OF THIRD CONSIDERATION.

XII. Approval of All Items on the Consent Agenda

****NOTE:** These are routine items and will be enacted at the City Council Meeting by one roll call vote without separate discussion unless an item is requested to be removed and considered separately.

Reports on Standing Committees

Community Development Committee

1. Second Consideration: Ordinance for Case ROW14-06 for the right-of-way vacation (abandonment) of 7000 square feet, more or less, of public right-of-way located south of Rockingham Road and west of Stark Street.
(K.C. Properties, LLC, petitioner) *[Ward 1]*. **CITY PLAN & ZONING COMMISSION & STAFF RECOMMEND DENIAL.**
2. First Consideration: Ordinance for Case No. ROW14-05 being the petition of the City of Davenport for the right-of-way vacation (abandonment) 9,942 square feet, more or less, of a cul-de-sac at the terminus of Sheridan Street located north of 55th Street to be incorporated into the development of the adjacent property. (City of Davenport, petitioner) *[8th Ward]*
3. Resolution setting a public hearing to convey 510 West 6th Street to Richard A. Stone *[3rd Ward]*
4. Resolution providing preliminary approval for economic development assistance to Alter Trading Corporation for a new building and purchase of machinery and equipment.
5. Resolution approving Case No. FDP14-08: Petition of Elmore Storage, LLC for a final development plan to allow the construction of a self-storage facility on approximately 13.00 acres, located north and east of Cross Creek Apartments on Elmore Avenue.
6. Resolution approving Case No. F14-14, being the Final Plat for Jersey Farms Commercial Park, Second Addition, located south of Veterans Memorial Parkway and west of Interstate 74. *[6th Ward]*
7. Resolution supporting the Gold Coast Housing project in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Gold Coast Housing, LLC, petitioner).
8. Resolution supporting the Andresen Lofts project in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Joe Erenberger, petitioner).
9. Resolution supporting the Continental Lofts project in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Dan Dolan, petitioner).

10. Resolution supporting the First Federal Bank Building project in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Restoration St. Louis, Inc., petitioner).
11. Resolution supporting the Halligan Coffee & Tea Building project in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Y & J Properties LLC, petitioner).
12. Resolution supporting the Harborview project in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Y & J Properties LLC, petitioner).
13. Resolution supporting the Kahl Building/Capitol Theatre project in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Restoration St. Louis, Inc., petitioner).
14. Resolution supporting The Lofts at Pershing Hill project (Crescent Electric Company Building) in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Pershing Hill Lofts, LLC, petitioner).
15. Resolution supporting The Lofts at Pershing Hill project (Sieg Iron Company Building) in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Pershing Hill Lofts, LLC, petitioner).
16. Resolution supporting the Buchanan School project in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Naval Station, LLC, petitioner).

Public Safety Committee

1. First Consideration: Ordinance amending subsection 5.10.105(C) of the Davenport Municipal Code to exempt neighborhood markets from the distance separation requirements
2. Motion approving beer and liquor license applications.

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

Ward 1

Herb's Tap (Herb's Tap Inc.) - 3701 Rockingham Rd - License Type: C Liquor

Ward 2

Big 10 Mart (Molo Oil Company) - 2308 W 53rd St - License Type: C Beer

Ward 3

ATC Liquor (Hina Food and Liquor Inc. - 214 Myrtle St - License Type: E Liquor - C Beer - B Wine

Chuck's Tap (White T Corp) - 1731 W 6th St - License Type: C Liquor

Figge Art Museum (Thunder Bay Grille LLC) - 225 W 2nd St - Outdoor Area - License Type: C Liquor

Kilkenny's Pub and Eatery (Kilkenny's Pub Inc.) - 300 W 3rd St - License Type: C Liquor

QC Marts (Bethany Enterprises Inc.) - 813 W 2nd St - License Type: C Beer

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

Volkan Night Club (Volkan Night Club Inc) - 813 W 2nd St - Outdoor Area - License Type: C Liquor

Ward 4

Azteca Express Restaurant (Azteca Express Restaurant Inc) - 1902 N Division St Ste. 5 - License Type: C Liquor

The Dugout Sports Complex (The Strike Zone II Inc) - 3504 Hickory Grove Rd - Outdoor Area - License Type: C Liquor

Ward 5

East Village Coffee Café (Meme Cat LLC) - 1104 Jersey Ridge Rd - Outdoor Area - License Type: C Liquor - B Wine

Ward 6

Big 10 Mart (Molo Oil Company) - 5310 Corporate Park Dr. - License Type: C Beer - Native Wine

Exotic Thai Restaurant (Exotic Thai Restaurant Inc) - 2303 E 53rd St - Outdoor Area - License Type: C Liquor

Hy-Vee No. 4 (Hy-Vee Inc) - 4064 E 53rd St - License Type: E Liquor - C Beer - B Wine

Ward 7

Bley's Tap (JBCW LLC) - 215 E 29th St - License Type: C Liquor

EZ Stop (Shivco Inc) - 2923 Brady St - License Type: E Liquor - C Beer - B Wine

Hy-Vee Food and Drug #3 (Hy-Vee Inc) - 1823 E Kimberly Rd - License Type: E Liquor - C Beer - B Wine

Los Agaves Mexican Grill (Los Agaves Inc) - 3852 Brady St - License Type: C Liquor

Ward 8

Clarion Hotel (Edgehill Apartments LLC) - 5202 Brady St - License Type: B Liquor

Love's Travel Stop #476 (Love's Travel Stop and Country Stores Inc - 8255 Northwest Blvd - License Type: C Beer - B Wine

Public Works Committee

1. Third Consideration: Ordinance amending Chapter 15.16 The National Electrical Code, Title 15 of the Davenport Municipal Code. *[All Wards]*
2. First Consideration: Ordinance amending Chapter 16.28.060(A) entitled "Improvements - Sewers" of the Municipal Code of Davenport, Iowa, by amending Section 16.28.060(A) thereto establishing the authority to allow the City to collect compensation for televising services performed in the process of sanitary sewer acceptance. *[All Wards]*
3. Resolution approving plans, specifications, form of contract and estimated cost for the FY15 Bituminous Fog Seal Program, CIP Program #10517. *[Wards 2, 3, 5 & 6]*
4. Resolution approving Contract for the 2015 I & I Projects Investigation to McClure Engineering Company, of North Liberty, Iowa in the amount Not-To-Exceed \$253,445.00; CIP Projects - #10216 - McManus Creek Area Inflow Investigation; #10542 – Future Growth Areas Sanitary Sewer Capabilities Investigative Metering; #01091 – Sanitary Sewer Relief 7th & Division; #00680 – Vine Alley Storm Sewer Relocation *[All Wards]*.
5. Resolution of acceptance for the 2013 Permanent Flow Meters Project, CIP Project #02166. *[Wards 2, 7 & 8]*
6. Resolution approving the plans, specifications, form of contract, and estimate of cost of Junior Theatre's Nighswander Theatre Electrical Upgrades, CIP Project #10514. *[Ward 5]*
7. Resolution establishing the fee for closed circuit televising of newly constructed sanitary and storm sewers prior to acceptance by the City. *[All Wards]*
8. Resolution assessing the cost of weed cutting at various lots and tracts of real estate.
9. Resolution assessing the cost of repairing sewer lateral at various locations.
10. Resolution assessing the cost of brush and debris removal at various lots and tracts of real estate.
11. Resolution assessing the cost of repairing water service at various locations.
12. Resolution assessing the cost of snow removal from sidewalks at various lots and tracts of real estate.
13. Resolution assessing the cost of boarding up building at various lots and tracts of real estate.

Finance Committee

1. Third Consideration: Ordinance amending Chapter 2.12 of the Municipal Code of Davenport, Iowa entitled "Department of Finance", by amending various sections thereto addressing purchasing procedures. *[All Wards]*
2. Resolution adopting the Internal Revenue Service mileage rate when reimbursing employees for use of a personal vehicle.
3. Resolution supporting River Action's proposed pedestrian bridge over River Drive and fundraising efforts associated with the project.
4. Resolution requesting the Mayor use his executive power to appoint a task force to

study and make recommendations regarding the ongoing partnership between the City and Figge

5. Motion approving payment of a 50/50 match grant to the Putnam Museum for the museum's roof project in the amount of \$140,982.50 over two fiscal years. *[4th Ward]*
6. Motion awarding the contract for the rehabilitation work at 1208 Farnam Street to JK Construction of Davenport in the amount of \$158,917.
7. Motion approving a contract for street micro-surfacing to Missouri Petroleum Products LLC of St. Louis, MO in an amount not-to-exceed \$500,000.
8. Motion approving the contract for resurfacing of the bike path east of Emeis Park and the Compost Facility parking lot to General Asphalt Construction Company of Davenport in an amount not-to-exceed \$300,000.
9. Motion approving a one-year contract, with four one-year extensions, for underground utility location service to USIC Locating Services of Indianapolis, IN, in the amount of \$198,000 per year.
10. Motion awarding a contract for the Main Library chiller replacement to Crawford Company of Rock Island, IL in the amount of \$235,500.
11. Motion approving the purchase and installation of two new boilers at the Public Works Center to Hometown Plumbing & Heating Co., Inc. of Davenport in the amount of \$91,309.
12. Motion awarding the Construction Management (CMA) contract for the Central Fire Station project to Bush Construction Company, Inc. of Davenport, in an amount not-to-exceed \$750,000.
13. Motion awarding the contract to prepare a comprehensive operational analysis to Transportation Management & Design, Inc. of Carlsbad, CA in the amount not to exceed \$170,000.
14. Motion awarding the purchase and implementation of an upgraded timekeeping system to Kronos of Chelmsford, MA in the initial purchase amount of \$59,393 and annual service fees of approximately \$42,000.

XIII. Other Ordinances, Resolutions and Motions

XIV. Public with Business

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

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

XV. Reports of City Officials

XVI. Adjourn

City of Davenport

Committee: Council
Department: City Clerk
Contact Info: Jackie Holecek x6163
Wards: All

Action / Date
1/14/2015

Subject:
Ald. Edmond

Relationship to Goals:

Background:

City of Davenport

Committee: Council
Department: City Clerk
Contact Info: Jackie Holecek x6163
Wards: All

Action / Date
1/14/2015

Subject:
Minutes of the December 10, 2014 City Council Meeting

Relationship to Goals:

Background:

ATTACHMENTS:

Type	Description
▣ Cover Memo	CC Minutes December 10, 2014

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, December 10, 2014---The Council observed a moment of silence. Pledge of Allegiance. The Council met in regular session at 5:30 PM with Mayor Gluba presiding and all aldermen present.

The minutes of the November 25, 2014 City Council meeting were approved as printed.

The report of the Committee of the Whole and the Standing Committees was as follows: COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, December 3, 2014---The Council observed a moment of silence. Pledge of Allegiance. The Council met in Committee of the Whole at 5:30 PM with Mayor Gluba presiding and all alderman present except Ald. Justin. The following Public Hearings were held: Community Development Committee: for the Ordinance for Case No. ROW14-04 being the petition to vacate (abandon) 2,368 square feet, more or less, of a utility easement located within Lot 1 of Cheddar's First Addition, also known as 1225 East Kimberly Road. The property is proposed for redevelopment and this easement is no longer needed. (Kwik Trip, Inc., petitioner) [7th Ward]; for the Ordinance for Case No. ROW14-05 being the petition of the City of Davenport for the right-of-way vacation (abandonment) 9,942 square feet, more or less, of a cul-de-sac at the terminus of Sheridan Street located north of 55th Street to be incorporated into the development of the adjacent property. [8th Ward]; for the ordinance for Case ROW14-06 for the right-of-way vacation (abandonment) of 7000 square feet, more or less, of public right-of-way located south of Rockingham Road and west of Stark Street. (K.C. Properties, LLC, petitioner) [Ward 1]; Public Works Committee: Public hearing on the plans, specifications, form of contract, and estimate of cost for the Modern Woodmen Park Concourse Deck Expansion. [Ward 3]; Public hearing on the proposed conveyance of a "Railroad Roll & Hold Easement" across property owned by the City of Davenport, located at 601 Blackhawk Trail Road in Eldridge, Iowa, to SIR Properties Trust. [Ward 8]. The Committee of the Whole recessed to the Standing Committees at x:xx p.m.: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development Committee: Ald. Boom called the meeting to order with all members present. On motion by Ald. Gordon, second by Ald. Meeker items 1, 2, and 4 moved to the Discussion Agenda; items 3 moved to the Consent Agenda. The Committee adjourned at 6:21 p.m. Public Safety

December 10, 2014

Committee: Ald. Matson called the meeting to order and all members were present. On motion by Ald. Tompkins, second by Ald. Barnhill the agenda was approved and all items moved to the Consent Agenda. The Committee adjourned at 6:28 p.m. Public Works Committee: Ald. Ambrose called the meeting to order and all members were present. On motion by Ald. Edmond, second by Ald. Meeker the agenda was approved and all items moved to the Consent Agenda. Committee Action Only: The following motion was passed: Motion approving change order #1 to the engineering design contract with Shive-Hattery, Inc. for design of Veterans Memorial Parkway from Jersey Ridge to 500 feet east of Elmore Avenue in the amount of \$86,400 to add design of a roundabout, CIP Project #02418. [Wards 6 & 8]. The Committee adjourned at 6:38 p.m. Finance Committee: Ald. Edmond called the meeting to order and all members were present. On motion by Ald. Edmond, second by Ald. Boom the agenda was approved and item 1 moved to the Discussion Agenda; all other items moved to the Consent Agenda. The Committee adjourned at 6:50 p.m. Ald. Barnhill moved, second by Ald. Boom to approve the Discussion and Consent Agendas as recommended by the Standing Committees (all Aldermen voting aye). Council adjourned at 7:05 p.m.

The following Appointments were approved: Civil Rights Commission, Helen Roberson and Clyde Mayfield; Sustainable Environment Methods & Technology Advisory Commission: Thomas C. Swanwick; Historic Preservation Commission: Joh Freuhm, Marian Meginnis, Steven Eppel, Tammy Lord, Michael Richmond; Zoning Board of Adjustment: Cathleen Hart, Kristine Woodward, 421.

The following Presentations were held: Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Modern Woodmen Park Concourse Deck Expansion, CLOSED; Davenport Top Ten Digital City Award Presentation.

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

The following ordinance was adopted: for Case No. REZ14-11 being the petition of Real Estate Equities Homes – Crow Creek Road, LLC for the rezoning of 7.56 acres, more or less, of real property located north of Crow Creek Road and east of Utica Ridge Road at the

December 10, 2014

rear of 4601 Utica Ridge Road from "A-1" Agricultural District to "R-5M PUD" Medium Density Dwelling District Planned Unit Development to facilitate the development of a 61- unit, four-story, owner occupied senior housing cooperative along with eventual attached single family home lots, 422.

ORDINANCE NO. 2014-422

An ORDINANCE for Case No. REZ14-11 being the petition of Real Estate Equities Homes – Crow Creek Road, LLC for the rezoning of 7.56 acres, more or less, of real property located north of Crow Creek Road and east of Utica Ridge Road at the rear of 4601 Utica Ridge Road from "A-1" Agricultural District to "R-5M PUD" Medium Density Dwelling District Planned Unit Development to facilitate the development of a 61- unit, four-story, owner occupied senior housing cooperative along with eventual attached single family home lots. [6th Ward]

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

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

Part of the Southeast Quarter of Section 8- Township 78 North – Range 4 East of the 5th P.M. being more particularly described as follows:

Beginning at the Southeasterly Corner of Outlot B of Utica Corners 7th Subdivision; thence South 02° 30' 26" East 442.02 Feet along the Westerly Line of Coventry Third Addition to the Northerly right-of-way line of Crow Creek Road; thence South 87° 43' 15" West 748.78 Feet along the said Northerly right-of-way line of Crow Creek Road; thence North 02° 16' 44" West 441.81 Feet to the Southerly Line of Utica Corners 2nd Subdivision; thence North 87° 42' 18" East 747.02 Feet along the Southerly Line of Utica Corners 2nd, 6th and 7th Subdivisions to the said Southeasterly Corner of Outlot B of Utica Corners 7th Subdivision and the Westerly Line of Coventry Third Addition and the Point of Beginning. This parcel contains 7.587 acres, more or less. (For the purposes of this description the Westerly Line of Coventry Third Addition is assumed to bear South 02° 30' 26" East).

The City Plan and Zoning Commission accepted the findings and forwards Case No. REZ14-11 to the City Council for approval subject to the following conditions:

1. Access to Crow Creek Road should be limited to the existing median cross over locations.
2. The existing storm water detention ponds must either be protected or relocated along with the construction of any additional stormwater requirements needed for new development.

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.

December 10, 2014

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.

Approved December 10, 2014

William E. Gluba
Mayor

Attest: Jackie E. Holecek, MMC
Deputy City Clerk

The following ordinance was adopted on second consideration, upon suspension of the rules, and passage onto third consideration: for Case No. REZ14-12 being a rezoning of 3.09 acres, more or less of real property from "R-3" Moderate Density Dwelling District and "PDD" Planned Development District to all "PDD" Planned Development District. The property is located at the northeast corner of North Elsie Ave and West Kimberly Road and the purpose of the rezoning is to facilitate the development of the property as medical office (Genesis Health Systems, petitioner), 423.

ORDINANCE NO. 2014-423

An Ordinance for the rezoning of 3.09 acres, more or less of real property from "R-3" Moderate Density Dwelling District and "PDD" Planned Development District to all "PDD" Planned Development District. The property is located at the northeast corner of North Elsie Ave and West Kimberly Road and the purpose of the rezoning is to facilitate the development of the property as medical office (Genesis Health Systems, petitioner). [2nd Ward]

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

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

Lot 2 of Harmsen's Second Addition to the City of Davenport, Iowa together with the following described parcel:

Lot 9 and part of Lots 10 and 11 in Georgetown Square Replat 2 and part of the Northwest Quarter of Section 16, Township 78 North, Range 3 East of the 5th Principal Meridian, in the City of Davenport, County of Scott, State of Iowa, more particularly described as follows;

Beginning at the at the southwest corner of Lot 2 in Harmsen's Second Addition to the City of Davenport, Iowa; thence South 87 degrees 41 minutes 06 seconds West along the north right of way line of West Kimberly Road, a distance of 214.73 feet to the easterly right of way line of North Elsie Avenue; thence northwesterly 79.15 feet along said easterly right of way line and the arc of a curve to the right having a radius of 50.00 feet, a chord bearing of North 46 degrees 57 minutes 47 seconds West, and a chord distance of 71.14 feet; thence North 02 degrees 00 minutes 49 seconds West along said easterly right of way line, a distance of 13.91 feet; thence northerly 90.50 feet along said easterly right of way line and the arc of a curve to the left, having a radius of 990.04 feet, a chord bearing of North 05 degrees 02 minutes 05 seconds West, and a chord distance of 90.47 feet to the southerly line of said Lot 9; thence South 82 degrees 20 minutes 47 seconds West along said southerly line, a distance of 5.00 feet to the westerly line of said Lot 9; thence northerly 68.98 feet along said westerly line and the arc of a curve to the left, not tangent to the last described course, having a radius of 985.04 feet, a chord bearing of North 09 degrees 39 minutes 35 seconds West, and a chord distance of 68.96 feet to the northerly line of said Lot 9; thence North 81 degrees 58 minutes 12 seconds East along said northerly line, a distance of 124.15 feet to the east line of said Lot 9; thence South 02 degrees 23 minutes 37 seconds East along said east line, a distance of 14.44 feet; thence North 87 degrees 29 minutes 54 seconds East, a distance of 158.46 feet to the west line of said Lot 2 in Harmsen's Second Addition; thence South 02 degrees 30 minutes 06 seconds East along said west line, a distance of 221.26 feet to the Point of Beginning. the above described parcel contains 59,870 square feet or 1.37 acres, more or less as shown by the attached Plat of Survey.

For the purpose of this description North is based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (1997 Adjustment).

Said tract contains 3.09 acres, more or less.

The City Plan and Zoning Commission accepts the listed findings and forwarded Case No. REZ14-12 to the City Council with a recommendation for approval subject to the following conditions:

1. That the proposed use of the property be limited to a medical office and ancillary medical uses;
2. That the development of the property be in general accordance with the adopted Land Use Plan;

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3. That Development Plan approval be obtained pursuant to Chapter 17.32 of the Davenport Municipal Code prior to the construction of any of the improvements depicted on the approved Land Use Plan;
4. That a final plat for the reconfiguration of the property be approved and recorded prior to the construction of any of the improvements depicted on the approved Land Use Plan;
5. That the development of the property be subject to the Highway Corridor Overlay District pursuant to Chapter 17.41 and 17.45 of the Davenport Municipal Code;
6. That the parking area adjacent to the proposed north property line adjacent to the Grace Brethren Church of Davenport achieve consistency with the required 25 foot setback or a hardship variance be obtained to reduce this setback;
7. That the building achieve consistency with required additional setback for buildings over 25 feet in height or a hardship variance be obtained to reduce this setback
8. That a dedicated pedestrian sidewalk be provided from the West Kimberly Road sidewalk to the entrance of the proposed building;
9. That all building mounted and parking lot lighting be completely shielded so that the emitted light source cannot be seen from the adjacent residential properties to west, north and east;
10. That a three foot high berm be constructed within a 30 foot wide landscape buffer along the north line adjacent to the residences; and
11. That the location, amount and type of landscaping be reviewed in conjunction with the Development Plan to ensure that it adequately mitigates the negative impacts of commercial development with the surrounding residential properties to the north.

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.

William E. Gluba, Mayor

Attest: Jackie E. Holecek, MMC
Deputy City Clerk

December 10, 2014

The following ordinance moved to second consideration: for Case ROW14-06 for the right-of-way vacation (abandonment) of 7000 square feet, more or less, of public right-of-way located south of Rockingham Road and west of Stark Street.

The following ordinance moved to third consideration, upon suspension of the rules and passage of first and second considerations: amending Chapter 2.12 of the Municipal Code of Davenport, Iowa entitled "Department of Finance", by amending various sections thereto addressing purchasing procedures.

The following ordinance moved to second consideration: for Case No. ROW14-04 being the petition to vacate (abandon) 2,368 square feet, more or less, of a utility easement located within Lot 1 of Cheddar's First Addition, also known as 1225 East Kimberly Road. The property is proposed for redevelopment and this easement is no longer needed.(KwikTrip,Inc, petitioner), Ald. Matson voting naye.

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

Public Safety Committee: The following motion was passed: approving all submitted beer and liquor license applications, 424.

Public Works Committee: The following ordinance moved to third consideration: amending Chapter 15.16 The National Electrical Code, Title 15 of the Davenport Municipal Code.

The following resolutions were adopted: approving the plans, specifications, form of contract, and estimate of the cost for the Modern Woodmen Park Concourse Deck Expansion (Ald. Dunn and Matson voting naye), 425; accepting the Locust Street Hilltop sidewalk project, CIP Project #10129, 426; accepting the W. 59th St. Sump Pump Drainage Relief Project CIP# Project #10545, 427; authorizing the Mayor to execute a permanent railroad roll and hold easement allowing SIR Properties Trust access across city property located at 601 Blackhawk Trail Road, Eldridge, IA, 428; granting permission to Geneseo Communications to install a buried communications system within the City Right-of-Way along Utica Ridge Road from Crow Creek Road to 53rd Street, 53rd Street to Victoria Avenue and Victoria Avenue to 56th Street, 429; approving change order #1 reducing the contract

cost by \$(-)416,625.34 for Phase III of the West Side Diversion Tunnel Project, CIP Project #10477, 430; approving the plan of Veterans Memorial Park, Phase II as submitted SmithGroup-JJR of Madison, CIP Project #10473, 431.

Finance Committee: The following resolutions were adopted: authorizing the conveyance of Lot 2 in Prairie Heights Commercial First Addition to the City of Davenport, Scott County, Iowa to KRE, L.L.C. (Petitioner), 432; adopting Supplements 31-34 to the Municipal Code of Davenport, Iowa, 433.

The following motions were passed: awarding the contract for the lecture hall and interior build-out project at the Davenport Police Department to Estes Construction of Davenport in the amount of \$528,000, 434; authorizing the approval of contracts for the Modern Woodmen Park carousel foundation project with Big Dog Construction of Davenport, IA and Interstate Fence and Construction of Geneseo, IL in the total amount of \$49,999, 435; approving the sole source purchase of a control system and upgrades for the heating, ventilation and air conditioning systems (HVAC) at City Hall and the Police Department from Trane U.S. Inc. of Davenport in the amount of \$98,604, 436; awarding the purchase of a combination sewer jetter/vacuum truck to Municipal Pipe Tool Company, LLC of Hudson, IA in the amount of not to exceed \$380,000, 437.

Other Ordinances, Resolutions and Motions: On motion by Ald. Boom, second by Ald. Barnhill with all aldermen voting aye, the following Ordinance was added to the agenda and adopted: for Case No. REZ 14-10 being the petition of Naval Station LLC/Richard Davidson for a rezoning of 1.29 acres, more or less, of real property known as 2104 West 6th Street from "R-4" Moderate Density Dwelling District to "R-5M" Medium Density Dwelling District. The rezoning is to facilitate the conversion of a former two-story school building to 18 senior housing apartment units, 438.

The following Civil Service Certification lists were received and filed: Claims Analyst/Adjuster: Kelley Shook, Julie Mueller, Amanda Bohannon, Victoria Ward; Police Officer: Dustin Garner, Charles Robertson, Samantha Deney, Brett Digman, Ali Mayfield, Sade Pointer, Aaron Askam, Joseph Dortson, Randy Hegg, Austin Ryckeghem, Heather Dockins, Thomas Samansky, Jonathon McClendon, 439.

On motion Council adjourned at 7:12 p.m.

December 10, 2014

A handwritten signature in black ink that reads "Jackie E. Holecek". The signature is written in a cursive style with a large, stylized initial "J".

Jackie E. Holecek, MMC
Deputy City Clerk

City of Davenport

Committee: Council
Department: City Clerk
Contact Info: Jackie Holecek x6163
Wards: All

Action / Date
1/14/2015

Subject:
Report of the January 7, 2015 Meeting

Relationship to Goals:

Background:

ATTACHMENTS:

Type	Description
▣ Cover Memo	COW Report January 7, 2015

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, January 7, 2015---The Council observed a moment of silence. Pledge of Allegiance. The Council met in Committee of the Whole at 5:30 PM with Mayor Gluba presiding and all alderman present. The following Public Hearings were held: Public Works Committee: on the plans, specifications, form of contract, and estimate of cost for Junior Theater's Nighswander Theater Electrical Upgrades, CIP Project #10514; amending ordinance 16.28.060(A) entitled "Improvements-Sewers" of the Municipal Code of Davenport, Iowa to establish the authority to allow the City to collect compensation for televising services performed in the process of sanitary sewer acceptance. The following Presentations were given: Swearing In of Officer Brenton Joyce; Firefighter Swearing In. The following Proclamation was issued: National Law Enforcement Appreciation Day, January 9th, 01. The Committee of the Whole recessed to the Standing Committees at 6:00 p.m.: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development Committee: Ald. Boom called the meeting to order with all members present. On motion by Ald. Gordon, second by Ald. Meeker item 1 moved to the Discussion Agenda with a recommendation for suspension of the rules and passage on 2nd consideration; all other items moved to the Consent Agenda. The Committee adjourned at 6:16 p.m. Public Safety Committee: Ald. Matson called the meeting to order and all members were present. On motion by Ald. Tompkins, second by Ald. Barnhill the agenda was approved and item 1 moved to the Discussion Agenda with a recommendation for suspension of the rules and passage on 2nd consideration, all other items moved to the Consent Agenda. The Committee adjourned at 6:19 p.m. Public Works Committee: Ald. Ambrose called the meeting to order and all members were present. On motion by Ald. Edmond, second by Ald. Meeker the agenda was approved and all items moved to the Consent Agenda. Committee Action Only: The following motions were passed: accepting streets constructed for Harmsen's 2nd Widening Lane of West Kimberly Road; accepting paving of Jersey Farms 10th addition; accepting sanitary sewers for Jersey Farms 10th addition; accepting storm sewers for Jersey Farms 10th addition; accepting sanitary sewers constructed for Eastern Avenue Farms III; accepting storm sewers constructed for Eastern Avenue Farms III; accepting sanitary sewers constructed for Prairie Heights Commercial 1st addition; accepting storm sewers for Harmsen's 2nd Widening Lane of West Kimberly Road; accepting storm sewers constructed for Davenport Municipal Airport Runway; accepting storm sewers constructed in conjunction with the St. Ambrose Storm Sewer between Locust Street and Lombard Street. The Committee adjourned at 6:25 p.m. Finance Committee: Ald. Justin called the meeting to order and all members were

present. On motion by Ald. Boom, second by Ald. Barnhill adding to the agenda a resolution requesting the Mayor use his executive power to appoint a task force to study and make recommendations regarding the ongoing partnership between the City and Figge. On motion by Ald. Edmond, second by Ald. Boom the agenda was approved and all items moved to the Consent Agenda. Committee Action Only: The following motion was passed: amending the management agreement between the City of Davenport and First Transit, Inc. by extending the term one year ending September 30, 2016 and increasing the annual fee by \$69,500. The Committee adjourned at 6:33 p.m. Ald. Barnhill moved, second by Ald. Boom to approve the Discussion and Consent Agendas as recommended by the Standing Committees (all Aldermen voting aye). Council adjourned at 6:34 p.m.

City of Davenport

Committee: Council
Department: Office of the Mayor
Contact Info: William Gluba, Mayor
Wards: All

Action / Date
1/14/2015

Subject:
Affirmative Action Advisory Commission

Marilyn Quijas
Xavier Q. Keen

Relationship to Goals:

Background:

City of Davenport

Committee: Committee of the Whole
Department: Office of the Mayor
Contact Info: Kim Hatfield x7701
Wards: All

Action / Date
1/14/2015

Subject:
Mentoring Month in Davenport

Relationship to Goals:

Background:

City of Davenport

Committee: Council
Department: City Clerk
Contact Info: Jackie Holecek x6163
Wards: All

Action / Date
1/14/2015

Subject:
Hurt Norton Update on Rock Island Arsenal Support by Bill Takakoshi

Relationship to Goals:

Background:

City of Davenport

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

Action / Date
12/3/2014

Subject:

Second Consideration: Ordinance for Case No. ROW14-04 being the petition to vacate (abandon) 2,368 square feet, more or less, of a utility easement located within Lot 1 of Cheddar's First Addition, also known as 1225 East Kimberly Road. The property is proposed for redevelopment and this easement is no longer needed.(KwikTrip,Inc, petitioner) *[7th Ward]*

**THE COMMITTEE RECOMMENDS SUSPENSION OF THE RULES AND PASSAGE ON
SECOND CONSIDERATION**

- 1. MOTION FOR SUSPENSION OF THE RULES.**
- 2. MOTION FOR PASSAGE OF THIRD CONSIDERATION.**

Relationship to Goals:
Neighborhood Improvement

Background:

The developer is proposing this easement vacation (abandonment) to accommodate redevelopment of the site. The proposed convenience store will be located further to the south on the property (located behind the existing restaurant building). This location places the building on the easement and hence the request to vacate the easement. Mid-American Energy has indicated that if new utility services require easement they will be obtained as part of the building review process.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
❑ Ordinance	Ordinance
❑ Backup Material	P&Z Letter
❑ Backup Material	P&Z vote record
❑ Backup Material	Easement vacation plat
❑ Backup Material	staff report

ORDINANCE NO.

An Ordinance for Case No. ROW14-04 being the petition of Kwik Trip, Inc, contract purchasers, to vacate (abandon) 2,368 square feet, more or less, of a utility easement located within Lot 1 of Cheddar's First Addition, also known as 1225 East Kimberly Road. The property is proposed for redevelopment and this easement is no longer needed. [7th Ward]

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

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

Part of the Southeast Quarter of Section 13 - Township 78 North – Range 3 East of the 5th P.M. being more particularly described as follows:

Part of a Utility Easement within the boundary of Lot 1 as shown on the Final Plat for Cheddar's First Addition in the City of Davenport, County of Scott, State of Iowa, more particularly described as follows, the Final Plat for Cheddar's First Addition is recorded as Document No. 19592-91 in the Scott County Recorder's Office;

Commencing at the southeast corner of said Lot 1; Thence North 02 degrees 08 minutes 38 seconds West along the east line of said Lot 1, a distance of 80.97 feet to the southwesterly line of said Utility Easement and the Point of Beginning; Thence North 44 degrees 16 minutes 39 seconds West along said southwesterly line, a distance of 129.42 feet to the northwesterly line of said Utility Easement; Thence North 45 degrees 43 minutes 21 seconds East along said northwesterly line, a distance of 20.00 feet to the northeasterly line of said Utility Easement; Thence South 44 degrees 16 minutes 39 seconds East along said northeasterly line, a distance of 107.32 feet to the east line of said Lot 1; Thence South 02 degrees 07 minutes 41 seconds East along said east line, a distance of 29.80 feet to the Point of Beginning.

The above described parcel contains 2,368 square feet or 0.05 acres, more or less as shown by the attached Utility Easement Vacation Plat. For the purpose of this description North is based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (1997 Adjustment).

The Plan and Zoning Commission accepts the findings and forward Case No. ROW14-04 to the City Council for approval.

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 _____

William E. Gluba
Mayor

Attest: _____
Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____

November 20, 2014

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

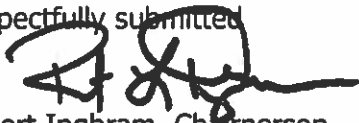
At its regular meeting of November 18, 2014, the City Plan and Zoning Commission considered Case No. ROW14-04 being the petition of Kwik Trip, Inc, contract purchasers, to vacate (abandon) 2,368 square feet, more or less, of a utility easement located within Lot 1 of Cheddar's First Addition, also known as 1225 East Kimberly Road. The property is proposed for redevelopment and this easement is no longer needed.

Findings:

- This easement is not needed for redevelopment of the property.
- The vacation (abandonment of the easement will facilitate redevelopment of the property.

The Plan and Zoning Commission accepts the findings and forwards Case No. ROW14-03 to the City Council for approval.

Respectfully submitted



Robert Inghram, Chairperson
City Plan and Zoning Commission



		APPROVED	APPROVED	APPROVED					
Name:	Roll Call	ROW14-04 KWIK TRIP EASEMENT	ROW14-05 CITY/LAFFREDO SHERIDAN CUL-DE-SAC	ROW14-06 KC PROPERTIES E-W ALLEY					
Cartee	A								
Connell	P	Y	Y	Y					
D'Autremont	P	Y	Y	Y					
Elgatian	P	Y	Y	N					
Gere	EX								
Inghram	P								
Kelling	P	Y	Y	N					
Lammers	P	Y	Y	N					
Martin	P	Y	Y	Y					
Martinez	P	Y	Y	Y					
Tallman	P	Y	Y	Y					
		8-YES 0-NO 0-ABSTAIN	8-YES 0-NO 0-ABSTAIN	5-YES 3-NO 0-ABSTAIN					

UTILITY EASEMENT VACATION
PART OF LOT 1 AS SHOWN ON THE FINAL PLAT OF
CHEDDAR'S FIRST ADDITION TO THE CITY OF
DAVENPORT, COUNTY OF SCOTT, STATE OF IOWA

THIS PLAT PREPARED FOR:

Kwik Trip, Inc.

P.O. Box 2107

La Crosse, WI 54602

Attn: Brad Fry

(608) 793-6414

NORTH IS BASED ON THE
NORTH AMERICAN DATUM OF 1983,
IOWA STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE (1997 ADJUSTMENT)

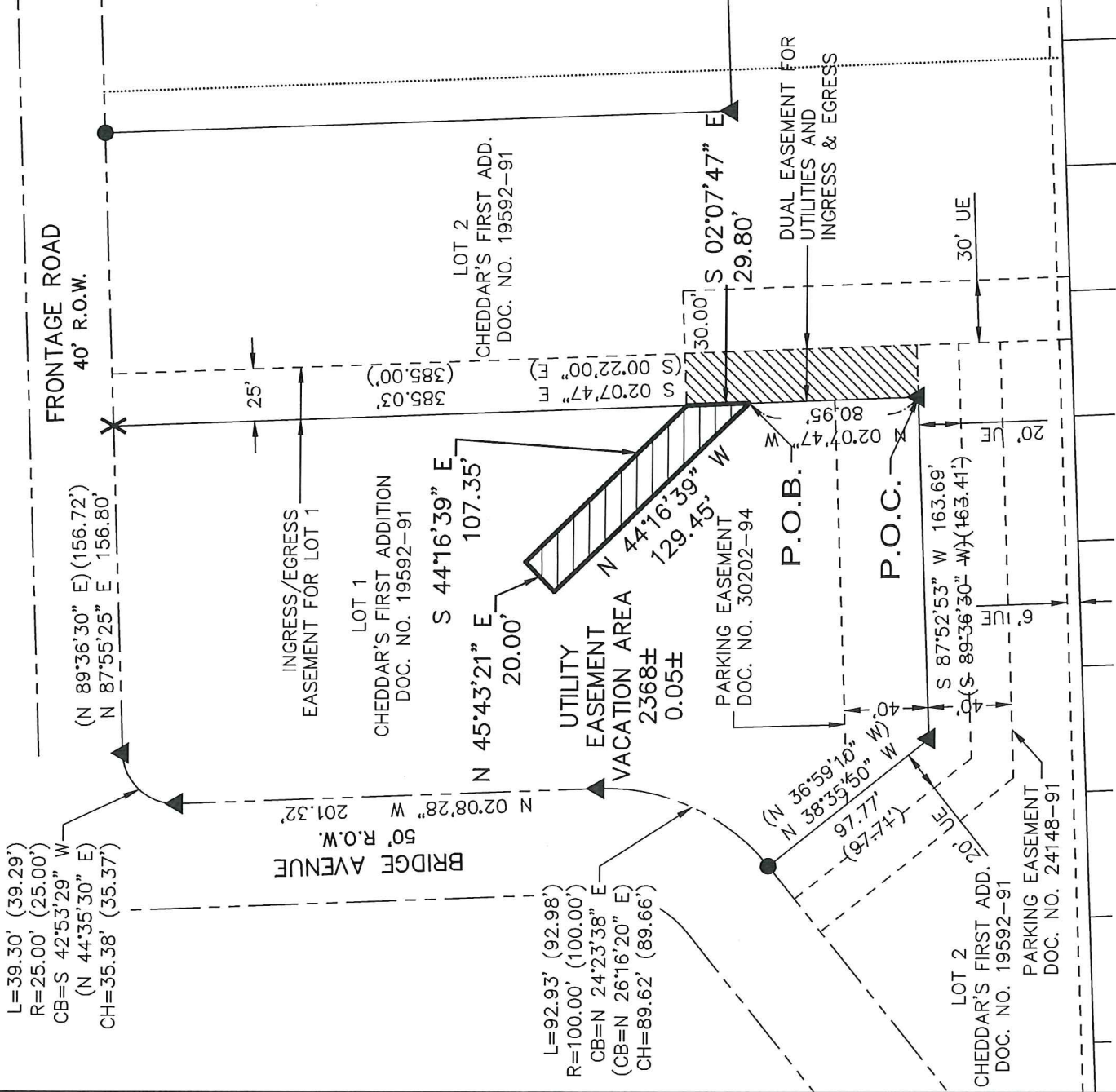


0 75'

LEGEND SCALE: 1" = 75'

- REBAR, FOUND
- X CHISELED "X" IN CONC. FOUND
- ▲ REBAR WITH CAP FOUND
- 100.00' MEASURED DIMENSION
- (100.00') RECORDED DIMENSION
- LINE CONTINUATION
- BOUNDARY OF VACATED EASEMENT
- LOT LINE
- UNDERLYING LOT LINE
- - - EASEMENT LINE
- - - R.O.W. LINE

KIMBERLY ROAD



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

Daryl A. Brickner, PLS No. 13581
My license renewal date is December 31, 2015
No. of sheets covered by this seal: 2

Missman Project No: C14S017		REVISIONS	
File Name: C14S017-Easement Vacat		DESCRIPTION	
© COPYRIGHT 2014 ALL RIGHTS RESERVED		DATE	
Field Book No:			
Drawn By: DAB			
Checked By: DAB			
Date: 9/25/2014			
Sheet 1 of 1			

LOT 1 CHEDDAR'S FIRST ADDITION
DAVENPORT, IOWA

Utility Easement Vacation Plat



Rock Island, IL • Bettendorf, IA • Davenport, IA • Des Moines, IA
(319) 788-7874 • (515) 745-5543
www.missman.com



PLAN AND ZONING COMMISSION

Meeting Date: November 18, 2014 (tabled from 11-04-14 meeting)
Request: Utility Easement Vacation 2,30.75 acre, more or less, of former 2nd Street
Location: Lot 1 of Cheddar's First Addition also known as 1225 East Kimberly Road
Case No.: ROW14-04
Applicant: Kwik Trip, Inc

Recommendation:

Staff recommends the Plan and Zoning Commission accept the finding(s) and forward Case No. ROW14-04 to the City Council for approval subject to the listed condition(s).

INTRODUCTION:

The petitioner is seeking to vacate (abandon) this easement to accommodate redevelopment of this site for a Kwik Star convenience store and gas station. The subject easement apparently provided electrical service to the transformer at the rear of the restaurant building.

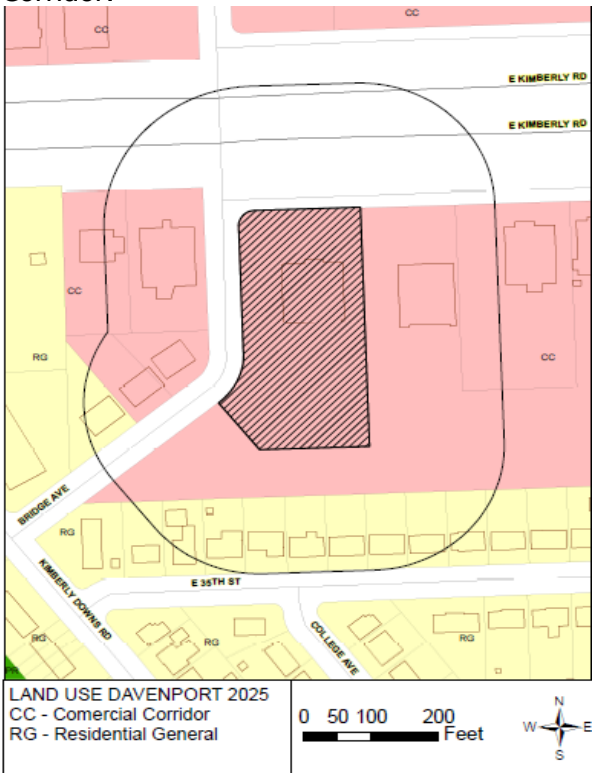
Aerial Photo (2009)



BACKGROUND:

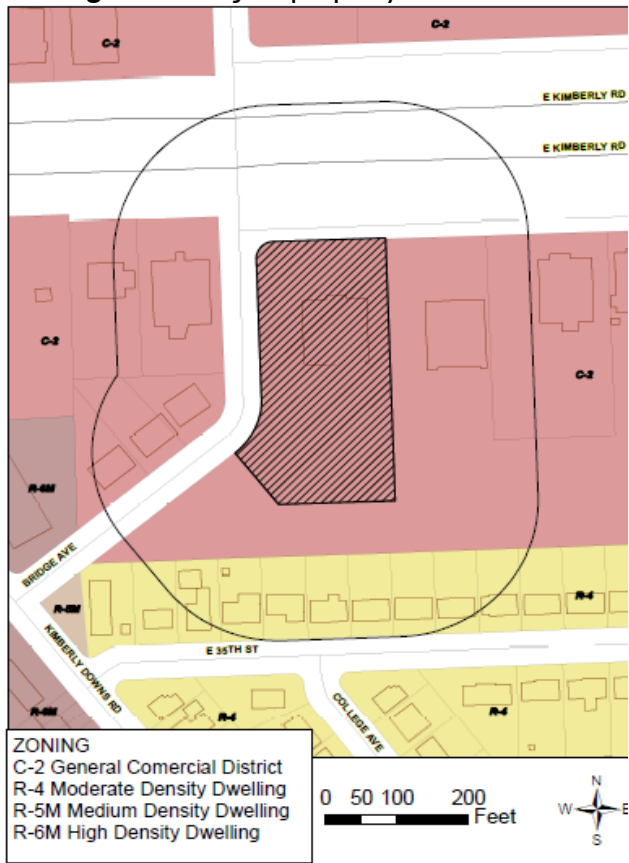
Comprehensive Plan: Within Urban Service Area: Yes

Land Use: The subject property is designated Commercial Corridor.



Commercial Corridor (CC) identifies areas which are a) generally commercial in nature, b) oriented toward a major corridor, c) more intense than CN-Commercial Neighborhood, and d) less intense than CR-Commercial Retail. This category can be considered a transition between a residential corridor and a commercial district. Higher density commercial uses are allowed with limited residential uses.

Zoning: The subject property is zoned "C-2 General Commercial District.



Technical Review:

Streets: The subject property is located in the southeast corner of the intersection of East Kimberly Road and Bridge Avenue. Access is from the frontage road along Kimberly Road and Bridge Avenue. This easement has no impact on the public streets or access to the property.

Storm Water: Storm sewer is located in Bridge Avenue. This easement has no impact on this storm sewer.

Sanitary Sewer: Sanitary sewer is also located in Bridge Avenue. This easement has no impact on this sanitary sewer.

Other Utilities: This is an urban area and all utilities are present. As the site is redeveloped other utility services may require the necessary easements.

Emergency Services: The property is located approximately 1-1/4 mile from Fire Station #3 at 3506 Harrison Street. The easement has no impact on emergency services. As stated previously the easement has no impact on the public streets.

Parks / Open Space: The vacation (abandonment) will have no effect on park and open space areas.

Public Input:

The public hearing notice is attached. The easement is internal to the property and does not impact adjacent property.

Discussion:

The developer is proposing this easement vacation (abandonment) to accommodate redevelopment of the site. The proposed convenience store will be located further to the south on the property (located behind the existing restaurant building). This location places the building on the easement and hence the request to vacate the easement. If new utility services require easement they will be obtained as part of the building review process.

Staff Recommendation:**Findings:**

- This easement is not needed for redevelopment of the property.
- The vacation (abandonment of the easement will facilitate redevelopment of the property.

Recommendation:

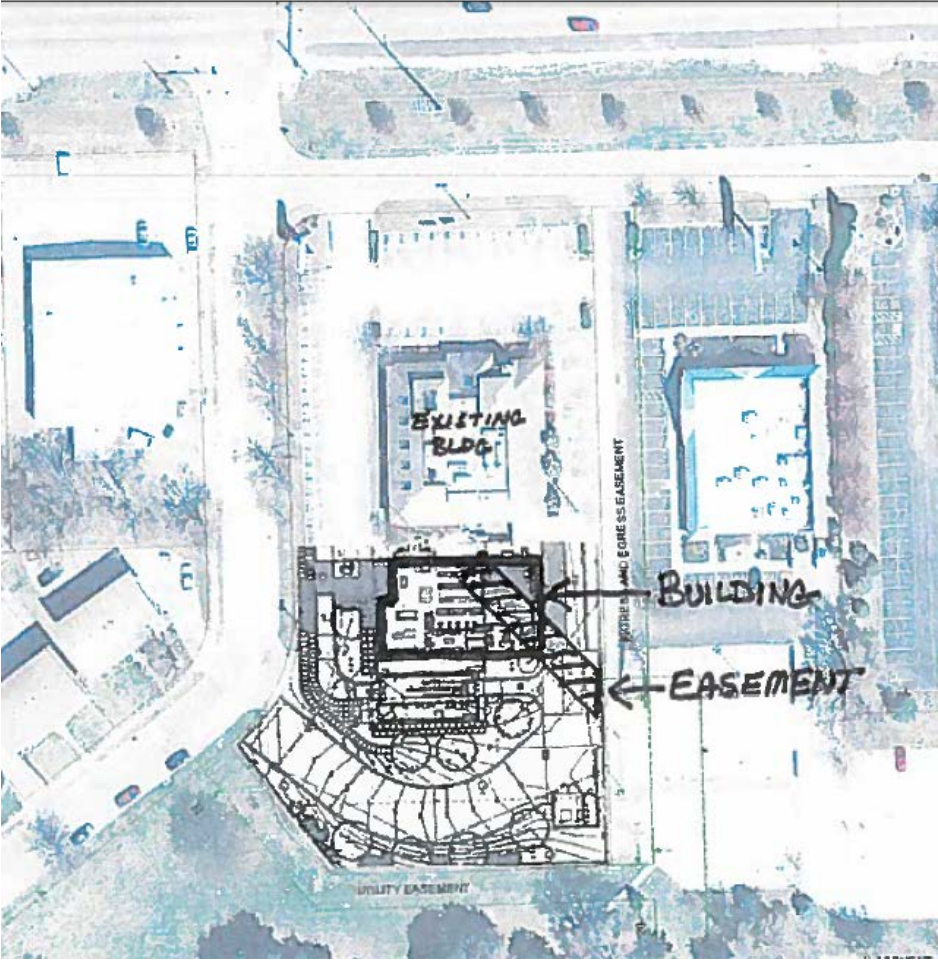
Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. ROW14-03 to the City Council for approval.

Prepared by:

Wayne Wille, CFM
Planner II

Attachments: easement exhibits, public hearing notice

Easement location with respect to proposed building



Existing easement on existing site



September 26, 2014

Quad City Times
Legal Notices
124 West 2nd Street
Davenport, IA 52801

Dear Sir or Madam:

Please publish the following legal notice in the earliest edition of the Quad City Times. The P.O. number for this notice is [PO# 1504972](#)

I would appreciate having the notice billed to this office and receiving the proof of publication prior to the public hearing that is scheduled for Tuesday, October 14, 2014.
Thank you.

Respectfully,
Wayne Wille, Planner II

NOTICE
PUBLIC HEARING
TUESDAY – OCTOBER 14, 2014 - 5:00 P.M.
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4th STREET – DAVENPORT, IOWA

There is on file in the office of Community Planning, on behalf of the City Plan and Zoning Commission, the following petition:

Case No. ROW14-04: Petition of Kwik Trip, Inc., contract purchasers, to vacate (abandon) 2,368 square feet, more or less, of a utility easement located within Lot 1 of Cheddar's First Addition, also known as 1225 East Kimberly Road. The property is proposed for redevelopment and this easement is no longer needed.

Public hearings on the above matters are scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, October 14, 2014 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). [PO# 1504972](#)

Department of Community Planning & Economic Development
Phone: (563) 326-7765 FAX: (563) 328-6714 E-MAIL: planning@ci.davenport.ia.us

PO1504972 C-Ped

COPY OF NOTICE
EXHIBIT "A"

AFFIDAVIT OF PUBLICATION

NOTICE
PUBLIC HEARING
TUESDAY - OCTOBER 14, 2014
5:00 P.M.
COUNCIL CHAMBERS
DAVENPORT CITY HALL
226 WEST 4TH STREET
DAVENPORT IOWA

THERE is on file in the office of Community Planning, on behalf of the City Plan and Zoning Commission, the following petition:

Case No. ROW14-04: Petition of Kirk Trip, Inc. contract purchasers, to vacate (abandon) 2,368 square feet, more or less, of a utility easement located within Lot 1 of Cheddar's First Addition, also known as 1225 East Kimberly Road. This property is proposed for redevelopment and this easement is no longer needed. Public hearings on the above matters are scheduled for 5:00 p.m. or as soon thereafter as possible on Tuesday, October 14, 2014 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa. It is your privilege to submit written comments on the above item(s) or to attend the public hearing to express your views, or both. Any written comments to be reported at the public hearing should be received in the Department of Community Planning & Economic Development, at the above address, no later than 12:00 noon on the day of the public hearing(s). PO# 1504972

Department of Community Planning & Economic Development
Phone: (563) 326-7786
FAX: (563) 326-4714
E-MAIL: planning@ci.davenport.iowa.us

STATE OF IOWA }
SCOTT COUNTY, } ss.

The undersigned, being first duly sworn, on oath does say that he/she is an authorized employee of THE QUAD-CITY TIMES, morning edition, a daily newspaper printed and published by Lee Enterprises, Incorporated, in the City of Davenport, Scott County, Iowa, and that a notice, a printed copy of which is hereto annexed as Exhibit "A" and made a part of this affidavit, was published in said THE QUAD-CITY TIMES, on the following dates:

10-4

The affiant further deposes and says that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.

Kim Cooper

Subscribed and sworn to before me by said affiant this

4th

day of

October

20

14



STEPHEN H. THOR
Commission Number 168839
My Commission Expires
3-24-15

Stephen H Thor

Notary Public in and for Scott County, Iowa

Committee: Public Safety
Department: Public Safety
Contact Info: Gary Statz; (563) 326-7754
Wards: 3

Action / Date
12/3/2014

Subject:

Second Consideration: Ordinance amending Schedule XII of Chapter 10.96 entitled "Angle Parking" by adding Pershing Avenue along the west side from 4th Street north 150 feet.

THE COMMITTEE RECOMMENDS SUSPENSION OF THE RULES AND PASSAGE ON SECOND CONSIDERATION.

- 1. MOTION FOR SUSPENSION OF THE RULES.**
- 2. MOTION FOR PASSAGE OF THIRD CONSIDERATION.**

Relationship to Goals:

Revitalized Neighborhoods and Corridors

Background:

Additional parking is needed on this block in order to accommodate the increase in residential units in this area. The street is 54 feet wide, so there is room for 45-degree angle parking on one side of the street and parallel parking on the other side of the street.

ATTACHMENTS:

Type	Description
 Cover Memo	PS_ORD Pershing Ave angle parking_STATZ Page 2.doc

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE XII OF CHAPTER 10.06 ENTITLED "ANGLE PARKING" BY ADDING PERSHING AVENUE ALONG THE WEST SIDE FROM 4TH STREET NORTH 150 FEET.

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

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

Pershing Avenue along the west side from 4th Street north 150 feet.

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 _____

William E. Gluba
Mayor

Attest: _____
Jackie Holecek, CMC
Deputy City Clerk

City of Davenport

Committee: Community Development
Department: Community Planning and Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 1st

Action / Date
12/3/2014

Subject:

Second Consideration: Ordinance for Case ROW14-06 for the right-of-way vacation (abandonment) of 7000 square feet, more or less, of public right-of-way located south of Rockingham Road and west of Stark Street. (K.C. Properties, LLC, petitioner) [Ward 1]. **CITY PLAN & ZONING COMMISSION & STAFF RECOMMEND DENIAL.**

Relationship to Goals:

- Added emphasis on economic development.
- Neighborhood improvements

Background:

The petitioner is seeking this right-of-way vacation to possibly expand its business on the property. Currently a fence encroaches on this alley. It is hard surfaced but unlikely that the City has ever constructed any improvements itself.

The property owner to the west and contract purchaser of property to the south (same individual) opposed the vacation as it may impact future development decisions.

The Commission and staff concur that vacation may be supported in the future, it is premature at this time.

Public Input:

Notices were sent to property owners within 200 feet of the subject property prior to the Plan and Zoning Commission and City Council public hearings. As mentioned, one property owner has objected.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
☐ Cover Memo	Ordinance
☐ Cover Memo	Commission Letter to Council
☐ Cover Memo	Plan and Zoning Commission Report
☐ Cover Memo	Neighbor Letter
☐ Cover Memo	Notification Map
☐ Cover Memo	Neighbor List

ORDINANCE NO.

AN ORDINANCE for Case ROW14-06 for the right-of-way vacation (abandonment) of 7000 square feet, more or less, of public right-of-way located south of Rockingham Road and west of Stark Street. (K.C. Properties, LLC, petitioner) [Ward 1].

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 vacated (abandoned). The property has the following legal description:

Part of the Northeast Quarter of Section 5 – Township 77 North – Range 3 East of the 5th Principal Meridian being more particularly described as follows:

Beginning at a point in the Southeast Corner of Lot 7 of Block 2 of Harvest Acres an addition to the City of Davenport, Iowa, said point also being in the West Line of Stark Street and the North Line of a twenty-foot wide east-west alley; thence West along the South Line of Lots 7 through 1 of Block 2 of said Harvest Acres a distance of 350 feet to the Southwest Corner of Lot 1 of Block 2 of said Harvest Acres, said point also being in the west line of said Harvest Acres; thence South 20 feet along the west line of said Harvest Acres to the Northwest Corner of Lot 1 of Block 3 of said Harvest Acres; thence East a distance of 350 feet along the North Line of Lot 1 of Block 3 of said Harvest Acres to the Northeast Corner of Lot 1 of Block 3 of said Harvest Acres said point also being in the West Line of Stark Street; thence North 20 feet to the point of Beginning. The above described tract contains 7,000 square feet, more or less.

At its November 18, 2014 meeting, the City Plan and Zoning Commission voted 5-3 to recommend denial of the proposed Right-of-Way vacation.

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 _____

William E. Gluba
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the Quad City Times on _____



**Plan and Zoning Commission
City of Davenport**

November 19, 2014

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

Subject: ROW14-06

Dear Mayor Gluba and Council Members:

At its November 18, 2014 meeting, the Plan and Zoning Commission voted 5-yes (Tallman, d'Auermont, Connel, Matinez, Martin) 3-no (Elgation, Lamers, Kelling) to recommend the City Council deny Case No. ROW14-06, the proposed Right-of-Way vacation of 7000 square feet of alley located south of Rockingham Road and west of Stark Street.

Sincerely,

Bob Ingram, Chair
Davenport Plan and Zoning Commission



PLAN AND ZONING COMMISSION

Meeting Date: November 19, 2014
Request: Right-of-Way Vacation of 5,000 square feet of property
Location: Alley south of 3911 Rockingham Rd, west of Stark St.
Case No.: ROW14-06
Applicant: K.C. Properties, LLC

Contact: Matthew G. Flynn, AICP
Senior Planning Manager
mflynn@ci.davenport.ia.us
563-326-7743

Recommendation:

Staff recommends Case No. ROW14-06 be forwarded to the City Council with a recommendation for denial.

Introduction:

The petitioner is seeking a Right-of-Way Vacation of approximately 5000 feet of land originally platted as an alley. Currently, a fence encroaches on the alley. The new owner of the property to the north has requested the vacation in order to clean up and expand the business (Jaguar Alley).



Background:**Comprehensive Plan:**

Within Urban Service Area: Yes

Zoning:**Technical Review:**

A 10 inch sanitary sewer exists within the right-of-way, as well as some overhead utilities. Therefore, if the alley is ultimately vacated, a public utility easement should be established on the entire property.

Public Input:

A public hearing for the Right-of-Way vacation will occur at the November 4, 2014 Plan and Zoning Commission Hearing. 13 property owners within 200 feet have been notified. The property owner to the west of the proposed vacation opposes the request.

Discussion:

The proposed alley vacation originated as a result of complaint that the business was using the right-of-way as storage for vehicles. The owner submitted an application when it was informed of the situation.

The property owner to the west has expressed opposition to the vacation. She has also presented a signed offer to purchase the property to the south. She is exploring development options for this property and cannot support the vacation without developing her plans more.

Staff Recommendation:

While it is apparent that the City will not be improving this alley in the near future, if ever, staff cannot support its vacation while an adjacent property owner objects. Both neighbor and applicant have interest in improving their properties. Vacating the alley may make sense in the future, but for now would be beneficial for both parties to work together in finding a mutual solution. With this uncertainty, staff recommends denial of the request.

October 22, 2014

Dear Property Owner:

The City of Davenport has received a request to vacate right-of-way located south of 3911 Rockingham Road and west of Stark Street (see attached map).

A public hearing will be held before the Plan and Zoning Commission on Tuesday, November 4, 2014 at 5:00 pm in the Council Chambers of City Hall, 226 West 4th Street. At the public hearing, all interested persons will be given the opportunity to speak in favor or against the proposed right-of-way vacation.

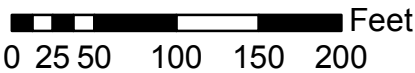
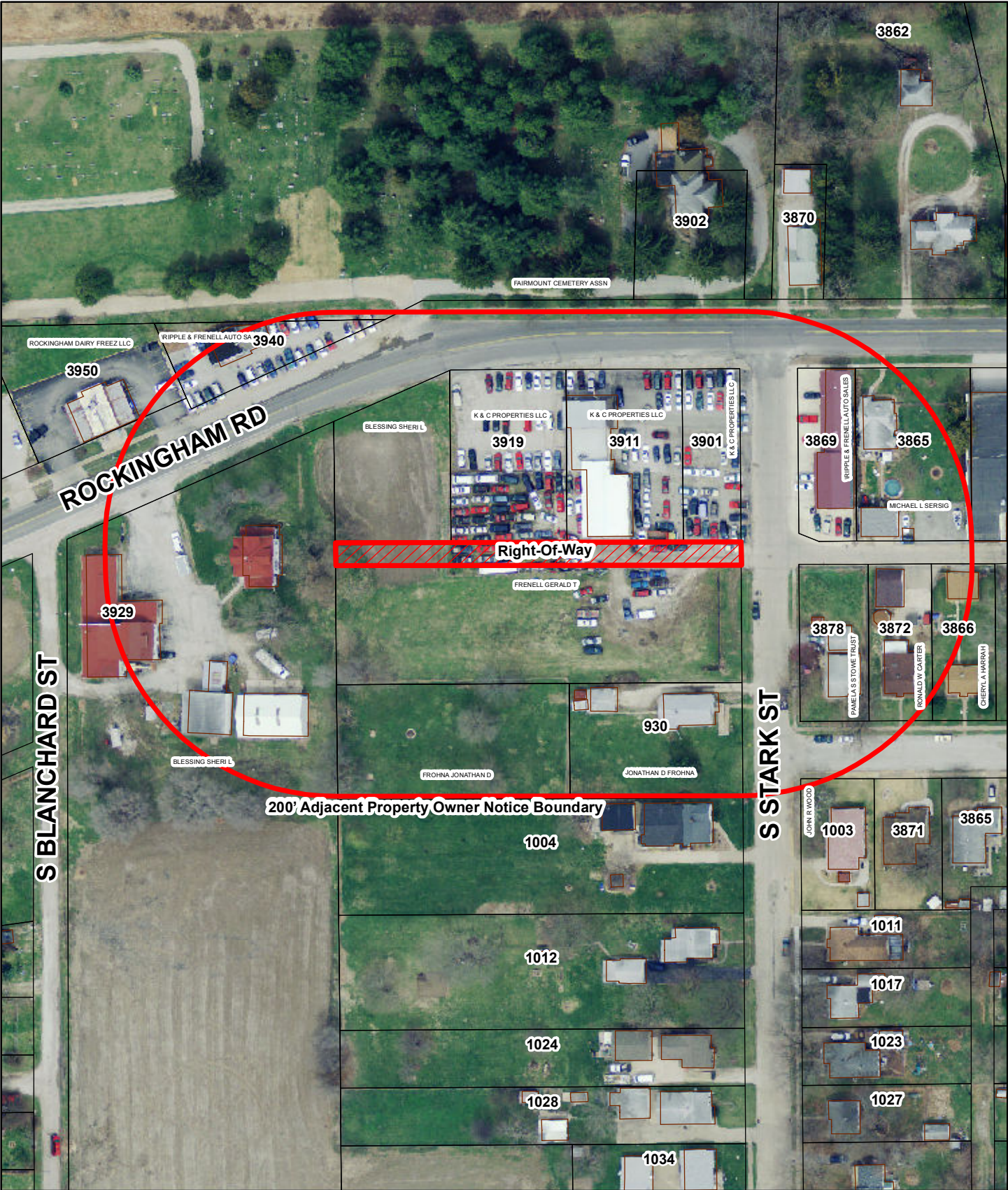
Following the Plan and Zoning Commission's recommendation, the City Council will take action on the proposal at a later time.

If you have questions, or would like to express your views without attending the hearing, please contact me no later than November 3, 2014.

Sincerely,

Matthew G. Flynn, AICP
Senior Planning Manager
5653-326-7743
mflynn@ci.davenport.ia.us

Plan & Zoning Commission: Adjacent Property Owner Notice Area



Davenport.369.1.ROW14-06_Adjacent_Owner_Notice_Area.xlsx

Parcel#	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner:	RIPPLE & FRENELL AUTO	3911 ROCKINGHAM RD	DAVENPORT IA 52802	
Ward/Ald:	1st Ward	Alderman Dunn		Notices Sent: 13
R0506-07		BLESSING SHERI L	3929 ROCKINGHAM RD	DAVENPORT IA 52802
R0506-08A	3929 ROCKINGHAM RD	BLESSING SHERI L		
R0507-24	3866 JOHNSON AV	CHERYL A HARRAH	3866 JOHNSON AV	DAVENPORT IA 52802
R3242-01		FAIRMOUNT CEMETERY ASSN	3902 ROCKINGHAM RD	DAVENPORT IA 52802
R0507-03		FRENELL GERALD T	3911 ROCKINGHAM RD	DAVENPORT IA 52802
R0507-04B		FROHNA JONATHAN D	1004 S STARK ST	DAVENPORT IA 52802
R0507-12	1003 S STARK ST	JOHN R WOOD	1003 S STARK ST	DAVENPORT IA 52802
R0507-04A	930 S STARK ST	JONATHAN D FROHNA	1004 S STARK ST	DAVENPORT IA 52802
R0506-06	3919 ROCKINGHAM RD	K & C PROPERTIES LLC	12996 S UTAH AV	DAVENPORT IA 52804
R0507-01	3911 ROCKINGHAM RD	K & C PROPERTIES LLC		
R0507-02	3901 ROCKINGHAM RD	K & C PROPERTIES LLC		
R0507-28	3865 ROCKINGHAM RD	MICHAEL L SERSIG	3865 ROCKINGHAM RD	DAVENPORT IA 52802
R0507-26	3878 JOHNSON AVE	PAMELA S STOWE TRUST	1819 OAK ST	BETTENDORF IA 52722
R0506-05	3940 ROCKINGHAM RD	RIPPLE & FRENELL AUTO SALES	3911 ROCKINGHAM RD	DAVENPORT IA 52802
R0507-27A	3869 ROCKINGHAM RD	RIPPLE & FRENELL AUTO SALES		
R0506-04	3950 ROCKINGHAM RD	ROCKINGHAM DAIRY FREEZ LLC	3950 ROCKINGHAM RD	DAVENPORT IA 52802
R0507-25	3872 JOHNSON AV	RONALD W CARTER	3872 JOHNSON	DAVENPORT IA 52802

City of Davenport

Committee: Community Development Committee
Department: Community Planning and Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 8th

Action / Date
12/3/2014

Subject:

First Consideration: Ordinance for Case No. ROW14-05 being the petition of the City of Davenport for the right-of-way vacation (abandonment) 9,942 square feet, more or less, of a cul-de-sac at the terminus of Sheridan Street located north of 55th Street to be incorporated into the development of the adjacent property. (City of Davenport, petitioner) *[8th Ward]*

Relationship to Goals:

Neighborhood Improvement

Background:

The Laffredo development surrounds two-thirds of this cul-de-sac and the accompanying subdivision plat, Welcome Way Commercial Park Sixth Addition states in the "Notes" that the Right-of-way is to be vacated. The City is proposing this right-of-way vacation (abandonment) to provide assurance that the vacation will occur. An alternative exists to the vacating of the right-of-way which would be licensing the right-of-way for use by the developer however due to the increased truck traffic within the cul-de-sac the City maintenance costs would likely be higher than normal.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
☐ Ordinance	ROW14-05 Ordinance
☐ Backup Material	PZ Letter
☐ Backup Material	PZ vote record
☐ Backup Material	Staff report
☐ Backup Material	Protest letters

ORDINANCE NO.

An Ordinance for Case No. ROW14-05 being the petition of the City of Davenport for the right-of-way vacation (abandonment) 9,942 square feet, more or less, of a cul-de-sac at the terminus of Sheridan Street located north of 55th Street to be incorporated into the development of the adjacent property. [8th Ward]

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

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

Part of the Northwest Quarter of Section 11 - Township 78 North – Range 3 East of the 5th P.M. being more particularly described as follows:

Beginning at a point in the Southeast Corner of Lot 1 of Welcome Way Commercial Park Fifth Addition to the City of Davenport, Iowa, said point also being the west line of Sheridan Street; thence North 00°-02'-22" West along said west line of Sheridan Street 80.30 feet; thence in a Northeasterly direction along the arc of a curve concave Southeasterly with a radius of 50.00 feet, with a chord bearing of North 18°-58'-00" East and a chord distance of 32.57 feet, for a distance of 33.17 feet; thence continuing in a Northeasterly direction along the arc of a curve concave Southerly with a radius of 50.00 feet, with a chord bearing of North 85°-32'-54" East and a chord distance of 73.28 feet, for a distance of 83.04 feet; thence continuing in a Southerly direction along the arc of a curve concave Westerly with a radius of 50.00 feet, with a chord bearing of South 14°-52'-17" West and a chord distance of 88.09 feet, for a distance of 107.77 feet; thence continuing in a Southerly direction along the arc of a curve concave Southeasterly with a radius of 15.00 feet, with a chord bearing of South 38°-17'-22" West and a chord distance of 18.61 feet, for a distance of 20.07 feet; thence South 00°-02'-22" East a distance of 16.46 feet to the Southwest Corner of Lot 3 of said Welcome Way Commercial Park Fifth Addition; thence South 89°-16'-33" West a distance of 50.00 feet to the point of beginning. The above described tract of land contains 9,942 sq. ft., more or less.

The City Plan and Zoning Commission accepted the listed findings and forwards Case No. ROW14-05 to the City Council for approval subject to the following:

1. That a perpetual public access easement be maintained over the pavement area of the cul-de-sac which would include City vehicle turn-around for snow and waste removal; and

2. That an easement be retained for existing and future utilizes with the area of the current cul-de-sac right-of-way.

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 _____

William E. Gluba
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____



November 20, 2014

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of November 18, 2014 the City Plan and Zoning Commission considered Case No. ROW14-05 being the petition of the City of Davenport for the right-of-way (abandonment) of 9,942 square feet, more or less, of a cul-de-sac at the terminus of Sheridan Street located north of 55th Street to be incorporated into the development of the adjacent property.

Findings:

- The vacation would likely reduce ongoing (& likely increased) maintenance costs to the City.
- The proposed perpetual access easement should satisfy the City's and adjacent owner's needs.

The Plan and Zoning Commission accept the listed finding(s) and forward Case No. ROW14-05 to the City Council for approval subject to the following condition(s):

1. That a perpetual public access easement be maintained over the pavement area of the cul-de-sac which would include City vehicle turn-around for snow and waste removal; and
2. That an easement be retained for existing and future utilizes with the area of the current cul-de-sac right-of-way.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission



		APPROVED	APPROVED	APPROVED					
Name:	Roll Call	ROW14-04 KWIK TRIP EASEMENT	ROW14-05 CITY/LAFFREDO SHERIDAN CUL-DE-SAC	ROW14-06 KC PROPERTIES E-W ALLEY					
Cartee	A								
Connell	P	Y	Y	Y					
D'Autremont	P	Y	Y	Y					
Elgatian	P	Y	Y	N					
Gere	EX								
Inghram	P								
Kelling	P	Y	Y	N					
Lammers	P	Y	Y	N					
Martin	P	Y	Y	Y					
Martinez	P	Y	Y	Y					
Tallman	P	Y	Y	Y					
		8-YES 0-NO 0-ABSTAIN	8-YES 0-NO 0-ABSTAIN	5-YES 3-NO 0-ABSTAIN					



PLAN AND ZONING COMMISSION

Meeting Date: November 18, 2014

Request: Right-of-Way Vacation 0.22 acre, more or less, a cul-de-sac terminus of Sheridan Street

Location: Cul-de-sac terminus of Sheridan Street north of 55th Street in Welcome Way Commercial Park Fifth Addition

Case No.: ROW14-05

Applicant: City of Davenport

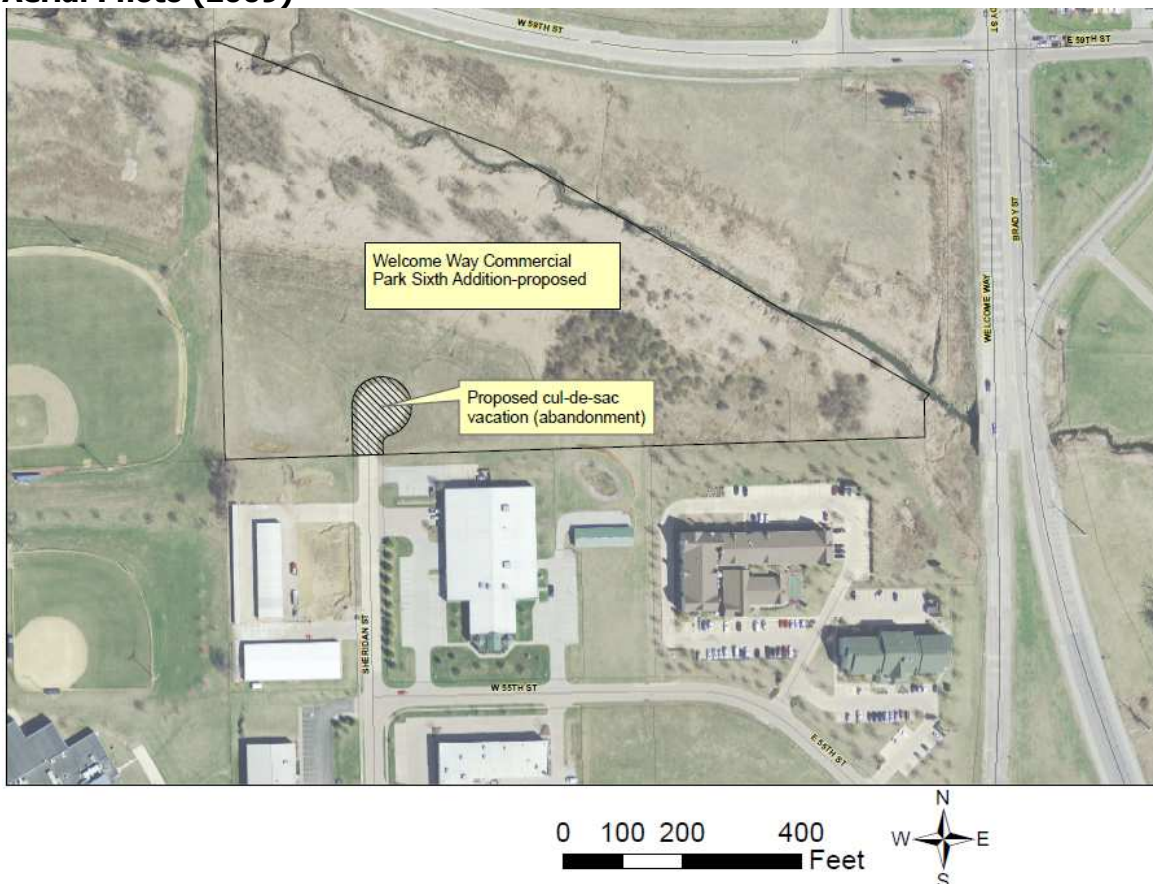
Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed finding(s) and forward Case No. ROW14-05 to the City Council for approval subject to the listed condition(s).

INTRODUCTION:

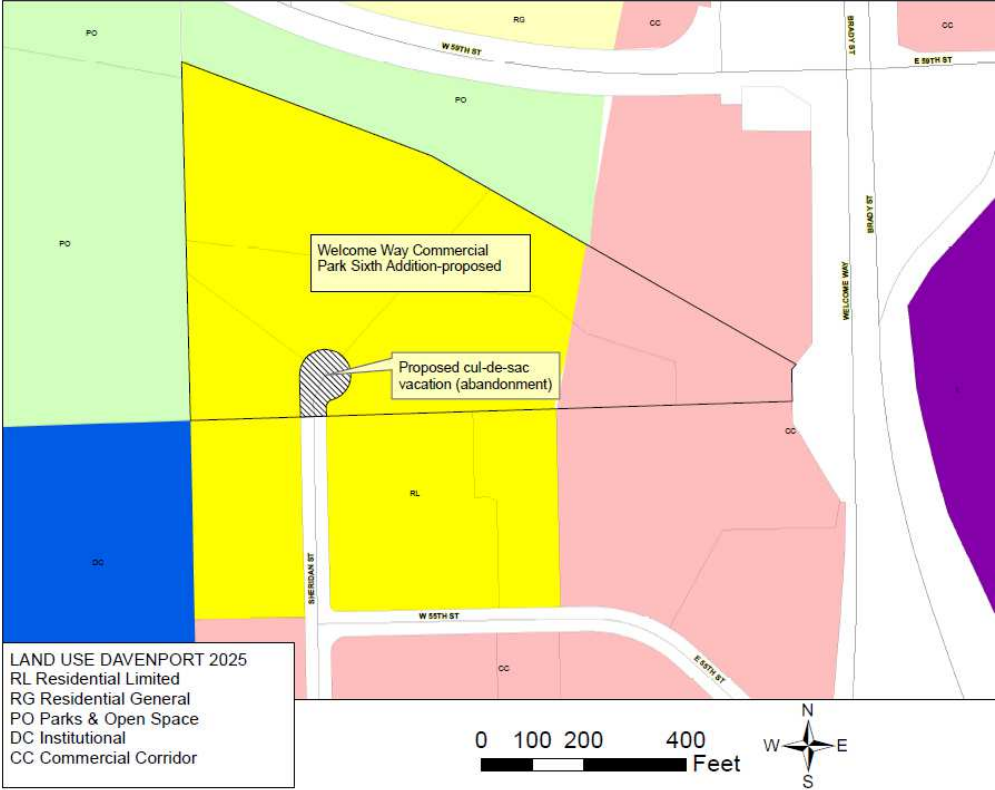
The petitioner is seeking a Right-of-Way Vacation of 0.22 acre (9,940 sqft), more or less, of property known as the cul-de-sac terminus at the end of Sheridan Street north of 55th Street located in Welcome Way Commercial Park Fifth Addition. The cul-de-sac is being incorporated into the Laffredo warehouse development.

Aerial Photo (2009)

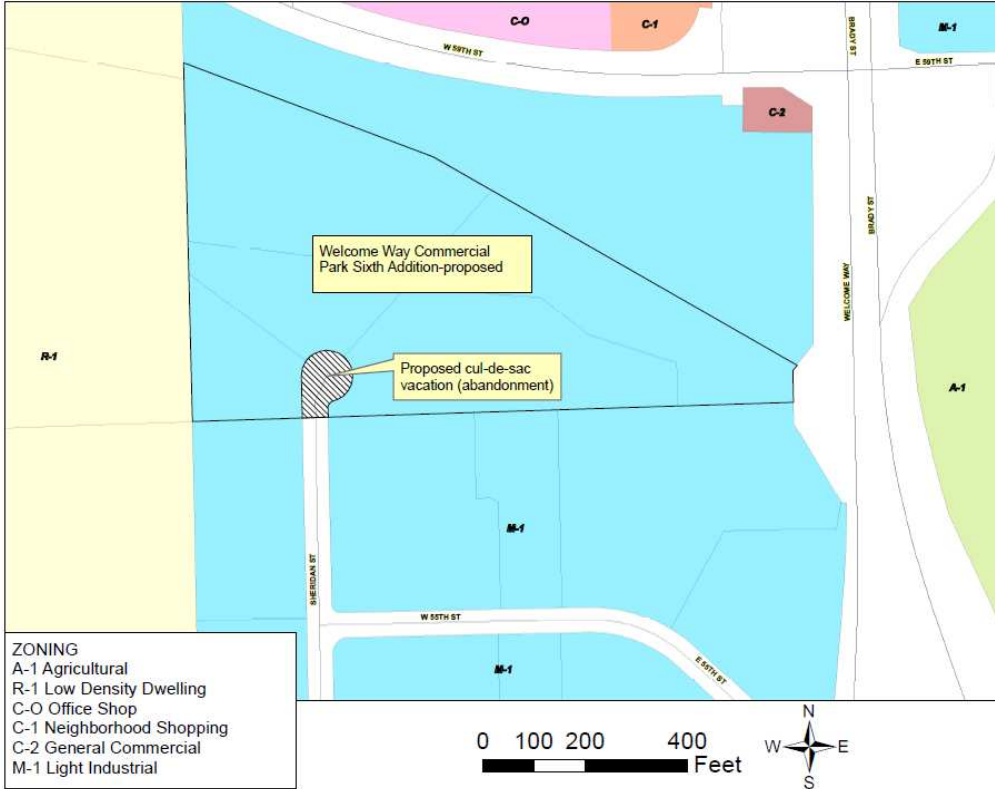


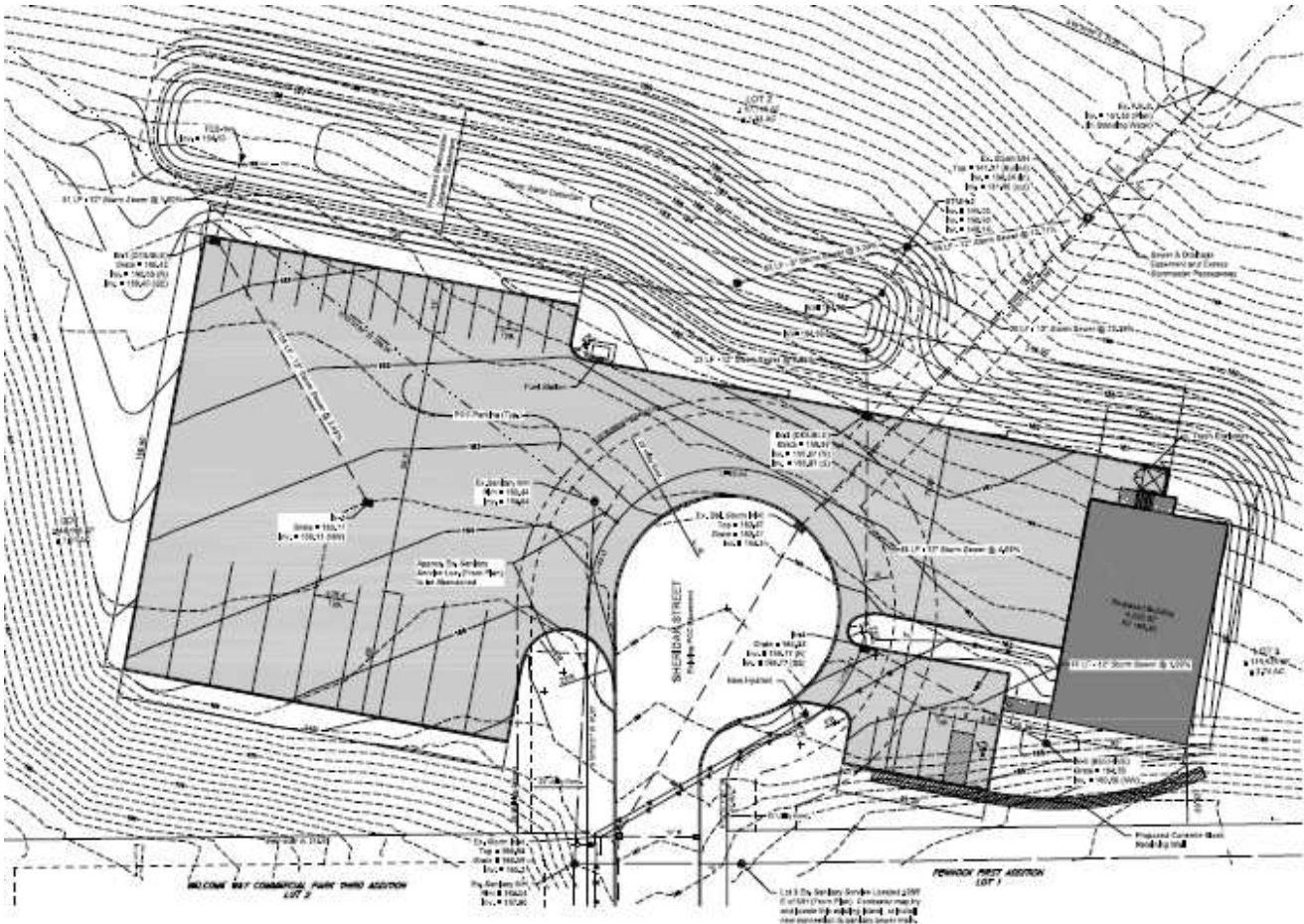
BACKGROUND:
Comprehensive Plan: Within Urban Service Area: Yes

Land Use: The surrounding land is designated Commercial Neighborhood to the north and west; and Parks & Recreation to the south along the Mississippi River



Zoning: The subject and surrounding properties are zoned "C-4 Central Business District and "M-2" Heavy Industrial District.





Technical Review:

Streets: The subject property is known as Sheridan Street and is the cul-de-sac terminus of said Sheridan Street north of 55th Street. There is a proposed development being the Loffredo warehouse facility that is proposed for the area. The development would utilize the cul-de-sac as a significant entrance to the facility. Over one-half the cul-de-sac would be used as a curb cut or drive-way access. Please see the site plan exhibit later in this report. Connectivity has not been compromised by the pavement removal.

Storm Water: A 12-inch storm sewer is located within the right-of-way. An easement will need to include this sewer.

Sanitary Sewer: Sanitary sewer is located to the south of the cul-de-sac.

Other Utilities: Other utilities including electric and water may need additional easements. Water currently ends short of the cul-de-sac however a new hydrant will be required within the property.

Emergency Services: The cul-de-sac will act as the property's driveway entrance. Access to the property will be maintained as normal.

Parks / Open Space: The vacation (abandonment) will have no effect on the adjacent park and open space areas.

Public Input:

Notice has been sent to the three (3) abutting owners within 200 feet of the subject property. Two protests have been received. The concerns of the two protests are snow removal and the use of the cul-de-sac for existing truck turning/backing movements.

Discussion:

The accompanying subdivision plat, Welcome Way Commercial Park Sixth Addition states in the "Notes" that the Right-of-way is to be vacated. The City is proposing this right-of-way vacation (abandonment) to provide assurance that the vacation will occur. An alternative exists to the vacating of the right-of-way which would be licensing the right-of-way for use by the developer however due to the increased truck traffic within the cul-de-sac the City maintenance costs would likely be higher than normal. An easement for City vehicle turn-around for snow and waste removal would be required. In addition easements for utilities currently located of proposed for the cul-de-sac area will be required.

Following the public hearing the developer's representative met with the one protester and indicated that a "perpetual" access easement across the cul-de-sac for general traffic and utility purposes which would include public and private vehicle turn-around, snow removal, solid waste collection, street cleaning, etc. as well as utility services maintenance, etc. would be acceptable to the developer. This perpetual easement should also allay the fears of the adjacent owners regarding the developer or a future user blocking access to the cul-de-sac. To remove (vacate) the perpetual easement would require a public hearing and ordinance process similar to the current right-of-way vacation (abandonment) process.

Staff Recommendation:**Findings:**

- The vacation would likely reduce ongoing (& likely increased) maintenance costs to the City.
- The proposed perpetual access easement should satisfy the City's and adjacent owner's needs.

Recommendation:

Staff recommends the Plan and Zoning Commission accept the listed finding(s) and forward Case No. ROW14-05 to the City Council for approval subject to the following condition(s):

1. That a perpetual public access easement be maintained over the pavement area of the cul-de-sac which would include City vehicle turn-around for snow and waste removal; and
2. That an easement be retained for existing and future utilizes with the area of the current cul-de-sac right-of-way.

Prepared by:

Wayne Wille, CFM
Planner II

Wille, Wayne

From: Butch Pennock <butchpenn@gmail.com>
Sent: Friday, October 31, 2014 4:40 PM
To: Planning Division – CPED
Subject: Case # ROW14-05 (Right-of-Way (adandonment) at 55th Street
Attachments: 10-31-14.pdf

Attached is a copy of my signed "Public Hearing Notice" concerning Case # ROW14-05. Please be advised that at this time I am opposed to this right-of-way to be incorporated into the development of the property.

My concerns and opposition are as follows:

1. If this is incorporated into the new property it basically becomes a private drive, which means the owner of the property, could at any given time install a gate a cable or any other restrictive device closing off access to the cul-de-sac. Doors Inc. the occupants of the building located at 110 West 55th Street, is bringing their product into their building via over the road type semis, some as long as eighty (80) feet in length, some may even be longer. The semis drive North down Sheridan Street past the loading dock drive way and then back their rigs into the Doors loading dock driveway. If the cul-de-sac was to be closed off at any given time any semis delivering material to Doors Inc. would have to back down Sheridan all the way from 55th Street, costing time, money and safety. At times there are vehicles parked on both sides of Sheridan Street, making it almost impossible to do this.
2. If at any time the cul-de-sac was closed off, all traffic would have to turn around at the property line, including city snow removal vehicles. They would have to turn around using the far North driveway of the Doors property, a driveway that is not constructed/designed for heavy vehicles. The other option would be to drive through the existing parking lot of Doors Inc., a parking lot that is also not constructed to carry heavy vehicles and or traffic. This option would certainly cause a safety issue.
3. I am also concerned with snow removal. As shown on the Landscape Plan (9.9.2014) the majority of the property is a concrete parking lot. Where will they push their snow? I would think that the city would not want the occupants to push their snow on to a city street.

If the city could write in to this agreement that the cul-de-sac would remain open to all public transportation, at all times, no gates, cables or any other type of restrictions for the use of the cul-de-sac, and a snow removal plan that could be enforced, I would rethink my position.

55th Street Investments, Inc.

L.W. (Butch) Pennock
5761 Eagle Ridge Road
Bettendorf, Iowa 52722
563 355-6780 Home
563 340-5557 Cell
Butchpenn@gmail.com



This email is free from viruses and malware because [avast! Antivirus](#) protection is active.

TO: Planning@ci.davenport.ia.us

Subject: Case # ROW14-05 (Right-of-Way (abandonment) at 55th Street

I am writing to submit my opposition to Case # ROW14-05. It was my intent to be at the meeting on November 4th, but circumstances prevented my attendance. Therefore, I had not sent in my letter stating this opposition.

I have spoken with the management of Doors Inc. who did attend and found out that the City of Davenport is willing to "give" the cul-de-sac at the end of Sheridan to the "new" property owners.

My opposition is twofold:

1. The possibility of the elimination of snow removal and maintenance of the upper end of Sheridan. At the very least, a hindrance of being able to remove the snow.
2. The loss of the area for large trucks to be able to maneuver turns into either of our businesses.

I have owned A+ Self Storage for four years. The first two years the snow removal on Sheridan was nearly non-existent. An occasional swipe did help out. I called and wrote letters and suggested that the crews push the snow to the end of the cul-de-sac and over the edge. I did get a response in the form of an email "that's a good idea." And ever since, the streets have been cleared.

You may not think this is a big deal; BUT, there is a small incline in the exact area that both Doors and A+ driveways connect to. Without proper snow removal, no one can make it up the hill. In addition, anyone coming down the hill can have a hard time stopping safely.

Our back drive is **always** used for large moving trucks and regularly utilized by most of our tenants. We pay dearly every season to have our drives cleared. This will be of little relevance if our tenants cannot get to the driveway because the streets are impassable. Our facility is already feeling the effects of Menard's changing their old building to a self-storage. To render us inaccessible only adds to the problem.

Should our opposition be ignored and this part of our street becomes private property, what is to stop the new owners from putting up a fence or gate across that section. Then the problem will be, where is the wiggle room for trucks to make turns either for business or for city services?

I find it **extremely** unfair that the city could even consider granting such a concession to a new property owner when two long-time, well established businesses have paid their appropriate monies for years to receive the services and consideration they are due.

Joyce O'Rourke
A+ Self Storage
5510 Sheridan St.
Davenport, Iowa
309-944-3757 Home
309-714-0474 Cell

City of Davenport

Committee: Community Development
Department: Community Planning and Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 3rd

Action / Date
1/7/2015

Subject:

Resolution setting a public hearing to convey 510 West 6th Street to Richard A. Stone *[3rd Ward]*

Relationship to Goals:

Revitalized Neighborhoods and Corridors.

Background:

The City acquired this abandoned, historic property on October 9, 2014 to intervene on a willful demolition through neglect. This is one of the most significant properties within the Historic Hamburg District based on its association with prominent citizens, its architectural style and the architect who designed the building.

During the months of October and November, the City inspected the property to determine if it was safe and hired a contractor to dispose of refuse. To date, the City has spent or is committed to spending \$38,082.75 to acquire, gain entry and dispose of refuse.

The City issued a Request for Proposals (RFP 15-67) in late November for the purchase and rehabilitation of the property. The City received a response to the RFP from Richard Stone who wishes to rehabilitate the property for use as his primary residence. The response indicates that Mr. Stone would purchase the property from the City for \$38,000. Additionally, it estimates that the rehabilitation would cost \$300,000 over a period of three years.

Approval of this resolution would authorize staff to publish a notice advertising a public hearing to be held at the January 21 Committee-of-the-Whole meeting.

ATTACHMENTS:

Type	Description
❏ Cover Memo	Resolution
❏ Backup Material	Response to RFP
❏ Backup Material	Response to RFP - Cost Estimate
❏ Backup Material	Response to RFP - Bank Letter
❏ Backup Material	Response to RFP - Rehabilitation Schedule

Resolution No. _____

Resolution offered by Alderman Boom

Resolved by the City Council of the City of Davenport.

Resolution setting a public hearing to convey 510 West 6th Street (Lambrite-Iles-Petersen House) to Richard A. Stone [3rd Ward]

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

Parcel G0053-04, which is also described as Lot 4, Block 35 and the east 40 feet of Lot 3, Block 35 of the Original Town of Davenport; and

Whereas, the Lambrite-Iles-Petersen House is one of the most significant properties within the Historic Hamburg District based on its association with prominent citizens, its architectural style and the architect who designed the building; and

Whereas, the City of Davenport acquired the Lambrite-Iles-Petersen House to convey it to an entity for the purpose of rehabilitating the property; and

Whereas, the conveyance and rehabilitation of the property would generate additional tax revenue; and

Whereas, a public hearing on the conveyance is required by law;

Now, therefore, be it resolved by the by the City Council of the City of Davenport, Iowa, that a public hearing shall be held on the proposed conveyance of this real estate to Richard A. Stone on Wednesday, January 21, 2015, at 5:30 PM in the Council Chambers of City Hall and notice of said hearing shall be published in the manner prescribed by law.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

510 West 6th Street – Lambrite-Iles-Petersen House Property
Purchase and Building and Site Rehabilitation – RFP #15-67



December 5, 2014

Submitted by:

Richard A. Stone

2638 Seven Oaks Park

Muscatine, IA 52761

6034stone@gmail.com

563-264-6073

510 West 6th Street – Lambrite-Iles-Petersen House Property Purchase and Building and Site Rehabilitation – RFP #15-67

Principals and Key Persons

Richard A Stone - A resident of Muscatine, IA for the past 15 years. Recently retired as the Engineering Manager for H J Heinz Co. I was responsible for the engineering, maintenance, purchasing and 3rd party services for the company. This included management of capital and maintenance projects to support the operation. These projects ranged from small to over \$30MM. The job included much interaction with regulatory organizations, contractors and equipment vendors, as well as, local, state and federal governments.

Prior to Heinz, I worked for Nestle, Gerber, and State of Minnesota in the engineering or research fields. I received BS and MS degrees in Engineering from the University of Michigan in Ann Arbor, MI.

I have always had an interest in historical buildings and an advocate for restoration of buildings rather than tearing them down or letting them deteriorate. I have completed the following building or rehabilitation projects:

Fremont, MI – Built a 3-bedroom house where I served not only as the project manager but did over 80% of the labor myself.

Kankakee, IL – Rehabilitation of a flood damaged home on the Kankakee River.

Waverly, IA – Restoration and rehabilitation of an 1890's Victorian home (Orlando Babcock) that I converted back to a single family home from 3 apartments. The building had also sustained some damage from a fire.

Muscatine, IA – Rehabilitation of 4 bedroom home after water damage from improper winterization of a vacant home.

Linda Stone – Wife of Richard, Linda has worked as a biologist and as a food technologist. She has also served on the boards of non-profit organizations and foundations. She attended Central Michigan University in Mt. Pleasant, MI.

510 West 6th Street – Lambrite-Iles-Petersen House Property Purchase and Building and Site Rehabilitation – RFP #15-67

Rebecca McCarley - SPARK Consulting, 17 Oak Lane, Davenport, IA, 52803,
Phone: (563) 324-9767

Rebecca McCarley lives in Davenport, Iowa, where she has worked as an architectural historian and historic preservation consultant since 2003.

Through her business, SPARK Consulting, she offers a variety of services, including architectural surveys, National Register of Historic Places nominations, grant applications, and historic preservation tax credit applications. She has completed several preservation projects in eastern Iowa over the last decade, working with local historic preservation commissions, Main Street boards, and property owners. Additionally, she serves on the Design Review Board for the City of Davenport. She holds a Master of Science in Historic Preservation from Ball State University, and she meets the federal professional qualifications for both a historian and architectural historian.

David Arbogast - Architectural Conservator, 1803 Pineacre Avenue, Davenport, IA 52803, Phone: (563) 355-1553

David is self-employed and his firm is titled, David Arbogast, Architectural Conservator. He performs mortar, plaster, stucco and paint/finishes analysis; historic architectural cell phone tower surveys; National Register of Historic Places Nominations (both individual historic structures and historic districts), architectural assessments, and all other professional services related to the field of historic architectural conservation and preservation. He also teach four courses at the Campbell Center for Historic Preservation Studies in Mount Carroll, Illinois. These include Introduction and Overview of Historic Preservation Theory, Preservation Maintenance, Historic Structures Reports, and Historic Paint Analysis. W. W. Norton has published a book, How to Write Historic Structures Reports. He is skilled and experienced in preparing measured drawings of historic buildings and designing additions and alterations to historic structures. He has broad experience in working for government agencies (federal, state, and local), architects, general contractors, masons, and painting contractors. He has two websites - mortaranalysis.biz and paintanalysis.biz.

510 West 6th Street – Lambrite-Iles-Petersen House Property Purchase and Building and Site Rehabilitation – RFP #15-67

Richard Carlson -Office of the State Archaeologist, 700 Clinton St. Building, Iowa City, IA 52242, Phone: (319) 384-0727

Richard's skills are in History and Architectural History

Mike Dorbeck – Principal, East Moline Sheet Metal and Glass

Dan Bradley – Project Manager, East Moline Sheet Metal and Glass, 3001 48th Ave, Moline 61265, Phone: (309) 755-9100

Experienced in the installation of “turned” metal roofing, installation of glass and restoration of windows and architectural metals.

Gateway Redevelopment Group – 732 Gaines Street, Davenport, IA 52802

This group has already shown itself to be a very valuable assets for this project. I would continue to tap into its wealth of knowledge and passion for preservation of the neighborhood.

510 West 6th Street – Lambrite-Iles-Petersen House Property Purchase and Building and Site Rehabilitation – RFP #15-67

Historic Preservation

If this proposal is accepted I would plan to hire the following consultants to utilize their experience and qualifications in the field of historic preservation. I have discussed the project with the individuals and they are all familiar with the project and have very impressive resumes in this area. Their contact information and work summaries are listed in the key persons section above. They have indicated that would be glad to work on the project although since the bid has not been accepted it would be dependent on their work schedules and availability.

Rebecca McCarley - SPARK Consulting, 17 Oak Lane, Davenport, IA, 52803,
Phone: (563) 324-9767

Rebecca would provide services for National Register of Historic Places nominations and historic preservation tax credit applications. In addition she has completed several preservation projects in eastern Iowa over the last decade, working with local historic preservation commission. She also serves on the Design Review Board for the City of Davenport. The following link contains a list of project completed. www.facebook.com/sparkconsulting

David Arbogast - Architectural Conservator, 1803 Pineacre Avenue, Davenport, IA 52803, Phone: (563) 355-1553

David would provide services in preparing measured drawings of historic buildings and designing additions and alterations to historic structures. Additionally he would conduct architectural survey and assessment which would be used to generate Historic Structures Reports. I would also plan to tap into his experience with government agencies and contractors. He also performs paint and plaster/mortar analyses. A comprehensive list of his completed projects are in his attached resume. The list includes the following projects in the Quad City area: The Kautz Residence (Bellevue) and Stein Residence in Muscatine, Iowa. The Renwick Building, the Henry Lischer Home, Palmer Mansion, Palmer Chiropractic University and the Peterson Residence in Davenport, Iowa.

510 West 6th Street – Lambrite-Iles-Petersen House Property Purchase and Building and Site Rehabilitation – RFP #15-67

Richard Carlson -Office of the State Archaeologist, 700 Clinton St. Building, Iowa City, IA 52242, Phone: (319) 384-0727

Richard would provide historical and architectural history information on the style of the house and finishes for the period. He can conduct searches for missing information through utilization of State of Iowa records and files.

510 West 6th Street – Lambrite-Iles-Petersen House Property Purchase and Building and Site Rehabilitation – RFP #15-67

Project Schedule

A proposed project schedule showing various tasks and estimated start and finish dates for each task is in a separate attached document (510 W 6th Street Rehabilitation Schedule). It is in both excel and pdf formats. This schedule assumes the purchase of the property and building would take place in January 2015. Projected completion date is September 2017. Due to the RFP schedule and the lack of opportunity to obtain actual bids, the timelines will likely be altered to meet availability of materials, labor or approval of plans. We would plan to keep the schedule updated and break down into further details once more information is able to be gathered.

510 West 6th Street – Lambrite-Iles-Petersen House Property Purchase and Building and Site Rehabilitation – RFP #15-67

Preliminary Budget and Funding

The estimated costs for the project are shown on the attached document (510 W 6th Street Rehabilitation Estimated Costs) in both excel and pdf formats. The total estimated cost of the project including building and property purchase is projected to be \$348,000. A rough breakdown by category is shown on the attachment.

It should be noted that because of time constraints, inability to access all areas of rehabilitation and no actual quotes for work, the numbers will change as more information is gathered about the scope of the rehabilitation. This estimate should show that we understand the breadth and scope of the work.

Attached is a letter from Central State Bank in Muscatine stating that they have reviewed our credit reports and unverified income and we will qualify for a home improvement or construction loan to finance the rehabilitation. They also stated that we have the financial capacity to complete the rehabilitation. I have also attached a document (Confidential Account Information) showing other personal accounts that we have that I would ask to be confidential. These demonstrate our financial capacity to fund this project.

510 West 6th Street – Lambrite-Iles-Petersen House Property Purchase and Building and Site Rehabilitation – RFP #15-67

Construction methods and techniques

The rehabilitation would be done by a process that would accurately reveal, recover or represent the building as it appeared in the 1850-1860 period. The work would also reverse the decay and alterations made to the building. Every effort will be made to follow the Secretary of Interior Standards of Rehabilitation during the process. These standards define "Rehabilitation" as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." These repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

Repair of historic materials will be done wherever possible but when deterioration has made the historic material unusable replacement would be done with materials the same as original. New construction would be undertaken in such a manner that the essential form and integrity of the historic property and its environment would be unimpaired. Any new construction or alterations would not destroy historic materials that characterize the property. Installation of new mechanical systems, if required, would be done so it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to the historic building materials.

510 West 6th Street – Lambrite-Iles-Petersen House Property Purchase and Building and Site Rehabilitation – RFP #15-67

Agency Reviews and Code Issues

Since the project is to be conducted as an Iowa Historic Tax Credit Project it will require the State Historic Preservation Office (SHPO) plan approval and project review along with adherence to the Secretary of Interior's Standards for Rehabilitation. The City will also require that all rehabilitation and slope stabilization of the site be reviewed and approved by the SHPO. The City also requires that the local Historic Preservation Commission review and approve any rehabilitation of the interior or exterior of the building as well as the site. The City also requires that a historic preservation agreement with the City be in effect during the rehabilitation period. They also encourage that an individual National Register of Historic Places nomination be prepared and submitted to the SHPO.

The City of Davenport Public Works Department will require permits for Building, Electrical, Plumbing and Mechanical work. Inspections/reviews are typically required for service, cover and final phases.

Codes are adopted by ordinance and codified in Davenport City Code. The following codes have been adopted for building, electrical, plumbing and mechanical work.

- Building: Currently adopted International Building Code
- Electrical: The state and locally amended 2011 National Electrical Code
- Plumbing: The 2012 Uniform Plumbing Code as adopted by the State of Iowa
- Mechanical: the 2009 International Mechanical Code

In instances where code or building issues conflict with historical preservation guidelines I would call upon the expertise of my historical consultants, the SHPO and Historic Preservation Commission to help work out a resolution.

510 West 6th Street – Lambrite-Iles-Petersen House Property Purchase and Building and Site Rehabilitation – RFP #15-67

Purchase Price

We would offer to purchase the property, building and all of the contents on and within the building for \$38,000. This should allow the City to recuperate its cost to acquire and clean up the property.

Estimated Costs by Category

<u>Category</u>	<u>Estimated Cost</u>
Structural Repair	\$40,000
Plumbing	\$15,000
Electrical	\$10,000
Roofing	\$25,000
Exterior Wood	\$10,000
Heating	\$10,000
Windows	\$18,000
Historic Tax Credit Consultant	\$6,000
Architectural fees	\$12,000
Landscaping	\$20,000
Bathrooms	\$24,000
Kitchen	\$15,000
Painting	\$25,000
Permits, etc.	\$5,000
Plastering	\$30,000
Millwork	\$15,000
Carriage House/Garage	\$20,000
Fireplaces/Chimney	\$10,000
Rehabilitation Total	\$310,000
Cost of Property and House	\$38,000
Total Project Cost	\$348,000



Member FDIC

Dawn Sturms Dodds

Mortgage Originator

(563) 262-3152

dawn.sturmsdodds@centralstate.com

December 1, 2014

Richard & Linda Stone
2638 Seven Oaks Park
Muscatine, IA 52761

To Whom It May Concern:

After review of Richard & Linda's credit report and unverified income, they will qualify for a home improvement or construction loan originated by Central State Bank. They have the financial capacity to complete the rehabilitation on 510 West 6th Street, Davenport, IA. This pre-qualification does not constitute commitment to rate, fees or terms.

Sincerely,

A handwritten signature in blue ink that reads "Dawn Sturms Dodds".

Dawn Sturms Dodds, NMLS #1007051
Mortgage Loan Originator
Dawn.Sturmsdodds@centralstate.com
Phone: 563-262-3152
Fax: 263-0148

510 W 6th Street Rehabilitation Schedule

Task	Description
Pre construction activities	- Inventory and document contents on property and within building - Remove or relocate contents to allow for allow necessary access to evaluate building condition - Clean up debris from deteriorated area - Conduct asbestos sampling and testing - complete asbestos abatement - complete property survey if one not available
Historic Tax Credits	- Select consultant for historic preservation tax credit (State and Federal) applications and individual National Register of Historic Places nominations - SHPO plan review and approval
Architectural	- Select architect for floor plan drawing w/dimensions and elevations - Conduct architectural survey and report for significant interior finishes and recommended treatments - Evaluate removal of sunrooms and porch additions - Complete structural evaluation of deteriorated areas of house - Develop plan for bathrooms, laundry and necessary plumbing. Includes code compliance
City of Davenport	- Historical Preservation Commission review and approval of any rehabilitation and building (interior and exterior) and site - Execute a historical preservation agreement to be in effect during rehabilitation period. - Obtain building permits - Conduct regulatory reviews (as needed) - Meet necessary housing and other code issues (as needed) - Execute purchase of property, building and contents
Utilities	- Audit electrical service and distribution, changes needed for code compliance - develop drawings and scope of work for electrical service and distribution - obtain quotes - complete electrical work

Audit natural gas service and distribution, changes needed for code compliance

develop drawings and scope of work for natural gas service and distribution
obtain quotes

complete natural gas work

Audit plumbing, including hot and cold water, DWV and changes needed for code compliance

develop drawings and scope of work for plumbing

obtain quotes

complete plumbing work

Audit heating system including radiators and distribution and changes needed for code compliance

develop drawings and scope of work for heating system

obtain quotes

complete heating work

Roofing

Prepare specifications for turned metal roofing and rain gutters and downspouts for two story portion of house and belvedere

Replace and repair eaves and woodwork on two story portion of house and belvedere

Remove existing roofing and repair decking as needed

installation of new roof and rain gutters and downspouts

Prepare specifications for turned metal roofing and rain gutters and downspouts for one story rear portion of house

Replace and repair eaves and woodwork on one story rear portion of house

Remove existing roofing and repair decking as needed

installation of new roof and rain gutters and downspouts

Remove existing roofing for sunrooms/porches and return to original

Structural Rehabilitation

Complete structural evaluation of deteriorated areas of house

Develop plan and drawings for remediation

Obtain quotes to complete rehabilitation

Structural rehabilitation work

Windows/Doors

Repair of glass and sashes and make windows operational

Storms and screens - evaluate and make

Repair of glass and make exterior doors operational

Fireplaces/Chimneys

Inspect and identify work needed to make functional

Develop scope of work and obtain quotes

complete necessary work

Plaster

- Complete plaster/mortar analysis
- Develop scope of work and specifications
- Obtain quotes from qualified plasterers
- Complete plaster work
- Complete fresco work

Painting

- complete paint analysis (interior and exterior)
- Develop scope of work and specifications (interior and exterior)
- Obtain quotes from qualified painter for exterior work
- Complete exterior painting
- Obtain quotes from qualified painter for interior work
- Complete interior painting
- Complete interior wood finishes

Landscaping

- Identify scope of work and obtain quotes
- Front stone retaining wall
- Stone stair case
- Rear retaining wall with buttresses
- Terraces of lawn, etc.

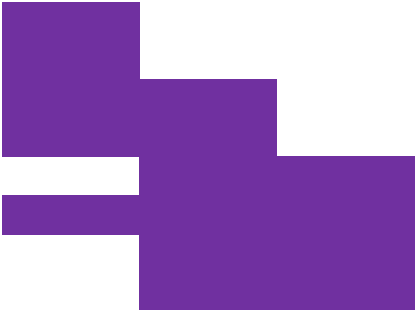
Carriage House/Garage

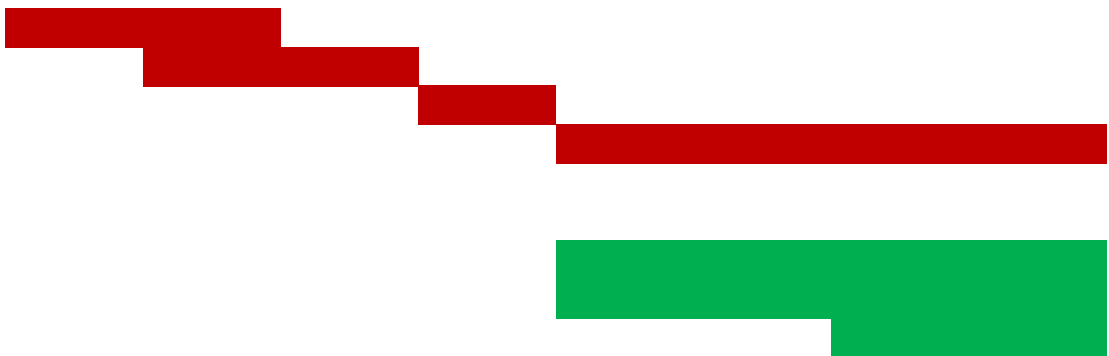
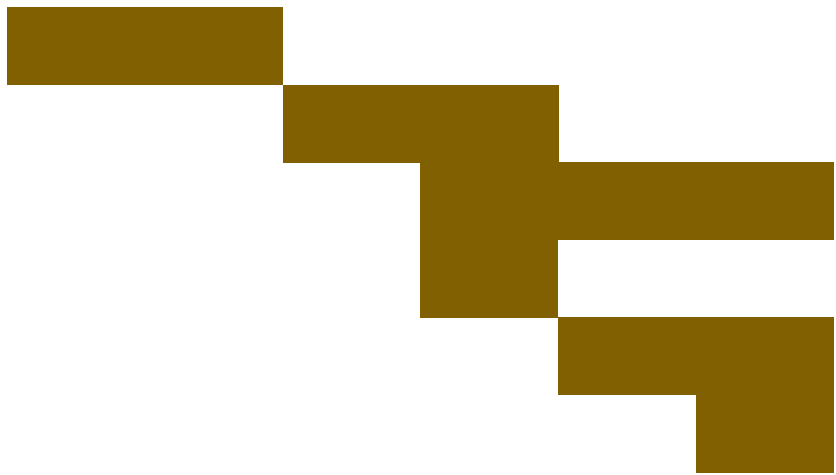
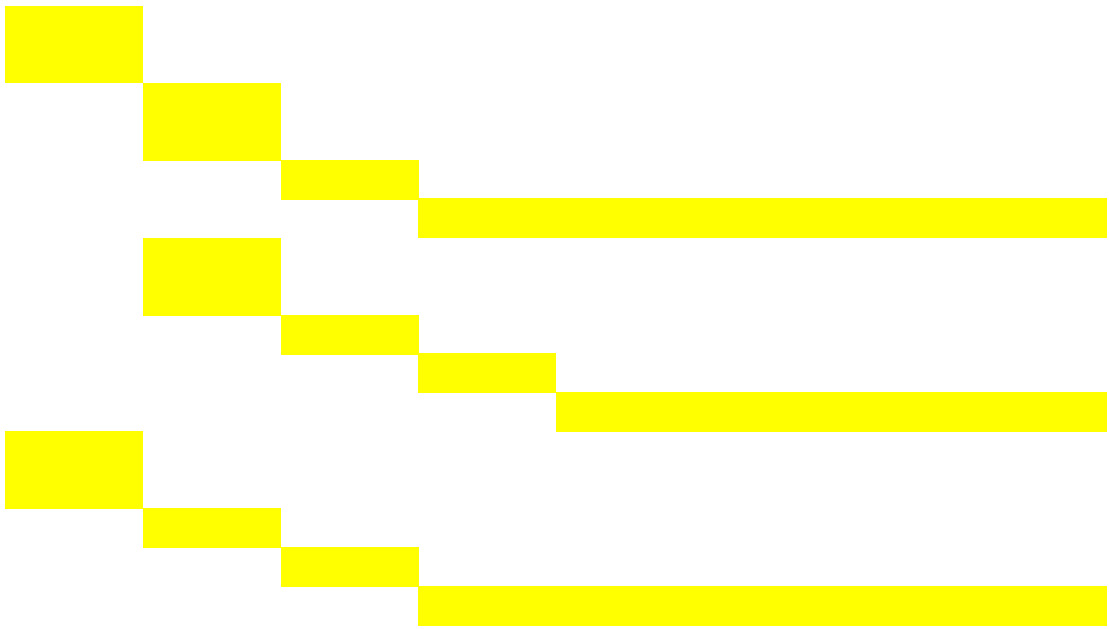
- Research period buildings and develop plans
- Prepare specifications and obtain quotes
- Build garage

Millwork/woodwork

- Identify deteriorated wood for repair or replacement with original wood.
(Exterior and interior)
- Complete exterior wood repair and replacement
- Complete interior wood repair and replacement

Jan-15 Feb-15 Mar-15 Apr-15 May-15 Jun-15 Jul-15 Aug-15 Sep-15







Oct-15 Nov-15 Dec-15 Jan-16 Feb-16 Mar-16 Apr-16 May-16 Jun-16

Yellow bar

Yellow bar

Brown bar

Brown bar

Brown bar

Red bar

Green bar

Green bar

Green bar

Green bar

Jul-16 Aug-16 Sep-16 Oct-16 Nov-16 Dec-16 Jan-17 Feb-17 Mar-17



Gray bar 1 (left)

Gray bar 2 (left)

Gray bar 3 (right)

Orange bar 1 (center)

Orange bar 2 (right)

Apr-17 May-17 Jun-17 Jul-17 Aug-17 Sep-17 Oct-17 Nov-17 Dec-17



City of Davenport

Committee: CD
Department: CPED
Contact Info: Bruce Berger
Wards: 1

Action / Date
1/7/2015

Subject:

Resolution providing preliminary approval for economic development assistance to Alter Trading Corporation for a new building and purchase of machinery and equipment.

Relationship to Goals:

Added emphasis on economic development.

Background:

Founded in 1898, Alter Trading Corporation, a privately owned, fourth generation company is one of the largest scrap processors in the United States. Alter Trading is planning a \$660,000 new building with estimated site prep \$1.2 million and over \$4 million in equipment expansion at their location on 987 South Farragut Street. The project involves the expansion of their metals recoveries plant and would improve the recycling of these materials. A total of 13 new full time jobs and 4 full time retained jobs are expected. In support of the project, the City will be offering partial tax exemption through the Urban Revitalization Tax Exemption Program (URTE). Alter Trading is also seeking assistance from the State of Iowa High Quality Jobs Program. The approval of this resolution documents the following items:

1. City Council's preliminary approval of City participation in the project in support of the Alter Trading's application of the Iowa Economic Development Authority for financial assistance and serves as the proposed source of any State required local match.
2. Authorizes the Mayor to sign documents as related to the project.

ATTACHMENTS:

Type	Description
□ Resolution Letter	Resolution Alter Trading Corporation

Resolution No. _____

Resolution offered by Alderman Meeker.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION providing preliminary approval for economic development assistance to Alter Trading Corporation for a new building and purchase of machinery and equipment.

WHEREAS, in the City of Davenport, an urban revitalization plan under the provisions of Urban Renewal has been in effect since 1980; and

WHEREAS, this plan has been amended from time to time and provides incentives in the form of property tax exemption for both new construction and rehabilitation in order to encourage private investment and to help reverse the trend towards disinvestment; and

WHEREAS the tax exemption programs, used together with other economic development program of the City, have been used to increase assistance for projects which otherwise may not occur.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, that the City Council does hereby provide preliminary approval through the Urban Revitalization Tax Exemption Program and supports seeking financial and/or economic development assistance through the State of Iowa.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

Committee: Community Development
Department: Community Planning and Economic Development
Contact Info: Matt Flynn, 326-7743
Wards: 6th

Action / Date
1/7/2015

Subject:

Resolution approving Case No. FDP14-08: Petition of Elmore Storage, LLC for a final development plan to allow the construction of a self-storage facility on approximately 13.00 acres, located north and east of Cross Creek Apartments on Elmore Avenue.

Relationship to Goals:

Added Emphasis on Economic Development

Background:

Self-storage facilities provide an essential service for households and residences alike. Often, they can be found in industrial or mixed business areas. However, with the proper land use controls, they can also be compatible in commercial centers such as the Elmore Corridor. In this case, the proposed facility is sited off of Elmore Avenue, reserving the Elmore frontage for retail and other businesses that need greater visibility and access. At the same time, a quality fence and ample screen will soften the impact this use will have on the adjacent apartment complex and future businesses along the corridor.

ATTACHMENTS:

Type	Description
☐ Cover Memo	Resolution
☐ Cover Memo	P&Z Letter
☐ Cover Memo	P&Z Final Staff Report and Attachments

Resolution No. _____

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. FDP14-08 being the final development plan for Elmore Storage LLC, located south of Veteran's Memorial Parkway and west of Interstate 74, for the purpose of building a self-storage facility. [6th Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final development plan for Elmore Storage LLC, is hereby approved and accepted subject to all the conditions as stated in the Commission's letter dated December 18, 2014 and as follows:

(Non-Standard Conditions)

1. That the property be bound by an ornamental wrought-iron style fence six feet (6') high with stone or brick columns spaced no less than fifty feet (50') on center.
2. That the property be bound by twenty-five foot (25') landscape Class E buffer yard (2 canopy trees, 6 understory trees and 9 shrubs per 100' of frontage).

Note that standard conditions 1 and 2 listed on the Commission's June 18, 2014 letter (included in background information) are established requirements of City Ordinances and not repeated here; and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution upon said plat as required by law.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

December 18, 2014

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

At its regular meeting of December 17, 2014, the City Plan and Zoning Commission considered Case No. FDP14-08 being the Final Development Plan for Elmore Storage, LLC.

The Commission voted unanimously (8-0) to forward Case No. FDP14-08 to the City Council with a recommendation for approval, including the following finding and conditions:

Finding:

1. The use is consistent with the Comprehensive Plan, Zoning Ordinance, and Concept Plan as a "similar and compatible facility".

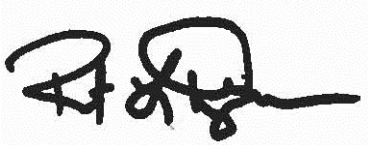
Standard Conditions:

1. That the developer comply with all applicable standards contained in Chapter 17.56 of the Davenport Municipal Code (Zoning, Site Plans)
2. That the developer comply with all applicable standards contained in Title 13 of the Davenport Municipal Code (Public Systems).

Non-Standard Conditions:

1. That the property be bound by an ornamental wrought-iron style fence six feet (6') high with stone or brick columns spaced no less than fifty feet (50') on center.
2. That the property be bound by twenty-five foot (25') landscape Class E buffer yard (2 canopy trees, 6 understory trees and 9 shrubs per 100' of frontage).

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission



PLAN AND ZONING COMMISSION

Meeting Date: December 16, 2014
Request: Request for a Final Plat for Commercial Development
Location: Elmore Avenue north and west of Cross Creek Apartments, south of Veteran's Memorial Parkway
Case No.: Case No. F14-08
Applicant: Elmore Storage LLC
Staff Contact: Matthew G. Flynn, AICP
Senior Planning Manager
mflynn@ci.davenport.ia.us
563-326-7743

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. F14-08 to the City Council for approval, including the conditions found in this staff report.

Introduction:

Case No. F14-14: Petition of Elmore Storage, LLC for a seven lot final plat to allow the construction of a self- storage facility and additional commercial development on approximately 98.49 acres, located north and east of Cross Creek Apartments on Elmore Avenue.

Background:

Comprehensive Plan: Property is within the Urban Service Area and is designated CR, Commercial Retail east of future Elmore Avenue, extended and RG, Residential General west of future Elmore Avenue, extended. CN, Commercial Neighborhood and RC, Residential Corridor exists along the Veteran's Memorial Parkway Corridor.

Zoning: Property is zoned PDD. The existing concept for the area, adopted in Ordinance 2004-234, calls for a mix of commercial and residential uses for this area. Staff's opinion is that the proposed subdivision and associated self-storage facility development is consistent with the existing concept plan.

Technical Review.

Streets. Elmore Avenue, to be contained within a 120 foot right-of-way, extends through the plat. Several conditions addressing access are included with the recommendation. Access to Veteran's Memorial Parkway, while not expressly prohibited, will be extremely limited, if allowed at all. Determinations will be made in conjunction with future development proposals.

Sanitary Sewer. Sewer connections will be made into the existing 15 and 24 inch interceptor sewers located within the Pheasant Creek watershed.

Stormwater Management. The Environmental Division seeks additional protection for the Pheasant Creek watershed, located at the west boundary of the subdivision. This may take the form of a

conservation easement, or splitting off property from the proposed Lot 1 for that purpose. A condition is included that will require satisfaction of this concern before a building permit is issued for this lot.

Other Utilities. No issues noted.

Emergency Response. Fire Station 8 is located approximately one mile from the property.

Public Input:

No notification is given for final plats.

Discussion:

This plat creates seven new lots for development. It provides for the extension of Elmore Avenue from its current terminus north to Veteran's Memorial Parkway. Additional subdividing and dedication of local streets is anticipated in the future.

Staff Recommendation:

Staff findings:

1. The final plat is consistent with the Comprehensive Plan, zoning, and adopted concept plan for the property.

Recommendation: Staff recommends the Plan and Zoning Commission forward Case No. F14-08 to the City Council for approval, including the following conditions:

(Standard Conditions)

1. The surveyor signs the plat.
2. The utility companies sign the plat when their easement needs have been met.

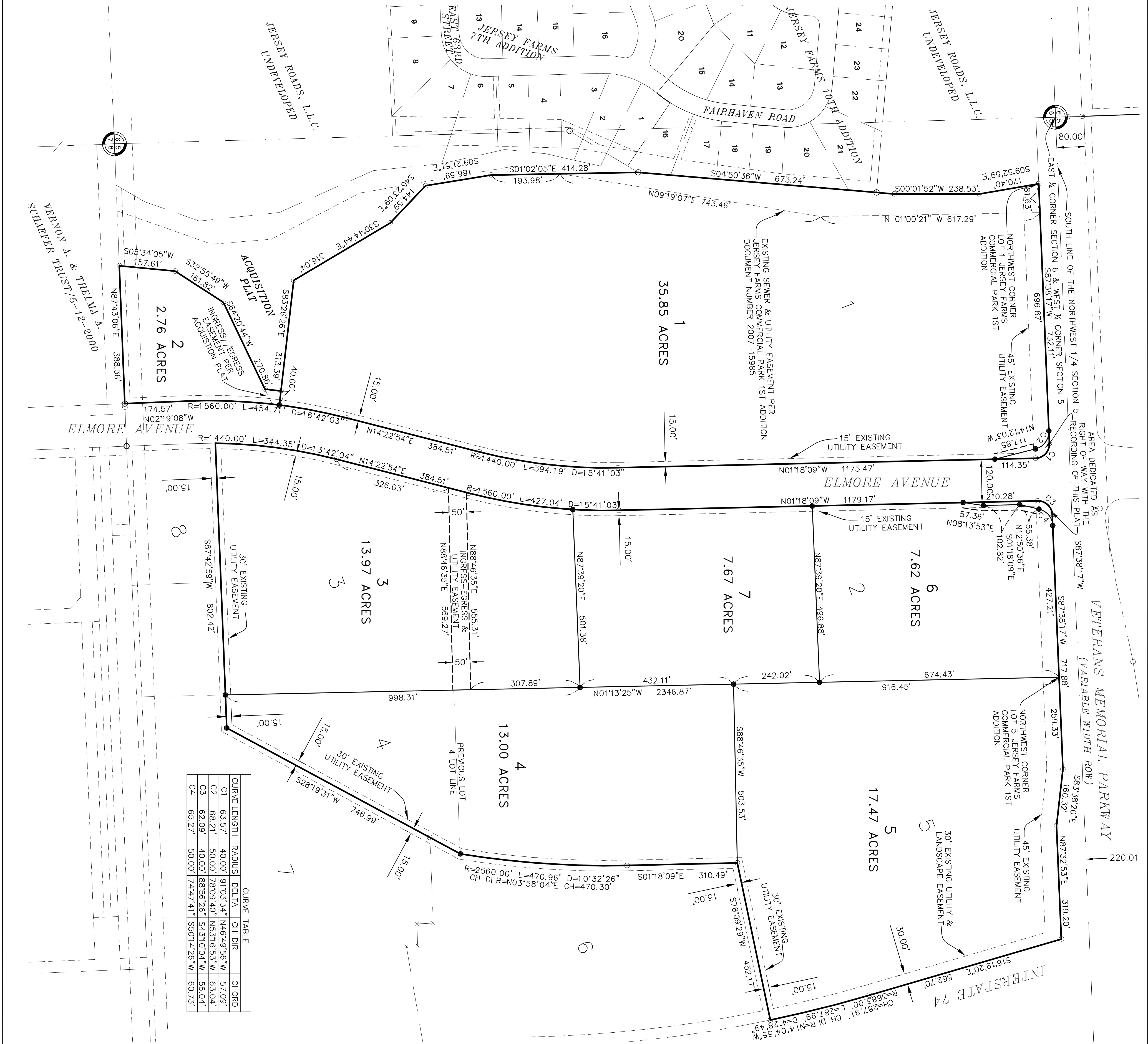
(Non-Standard Conditions)

1. That no building permits be issued for Lot 1 until provisions are made with the Public Works Department Natural Resources Division to protect the Pheasant Creek tributary located adjacent to the west boundary of said lot.
2. All right-of-way, permanent and temporary easements necessary for the Veterans Memorial Parkway Paving Project are to be dedicated with this plat. Adjustments need to be made in this regard.
3. A note is to be added to the plat stating that each development within the platted area will trigger a traffic review by the City Traffic Engineer. The cost of designing and constructing additional turn lanes and or traffic signals on Elmore Avenue deemed to be needed shall be borne by the developer and or property owner. Additional right-of-way needed for these improvements shall be dedicated to the City.
4. A note is to be added to the plat stating that the Elmore Avenue access location for each development shall be reviewed and approved by the City Traffic Engineer. In no case shall access points be closer than 350 feet centerline to centerline. The closest access point to Veterans Memorial Parkway shall be 460 feet centerline to centerline.
5. A note is to be added to the plat stating that Lot 3 shall have access to Elmore Avenue only thru the access easement shown.
6. Said "Ingress-Egress" easement through Lot 3 shall be re-labeled as "Ingress-Egress and General Utility Easement"

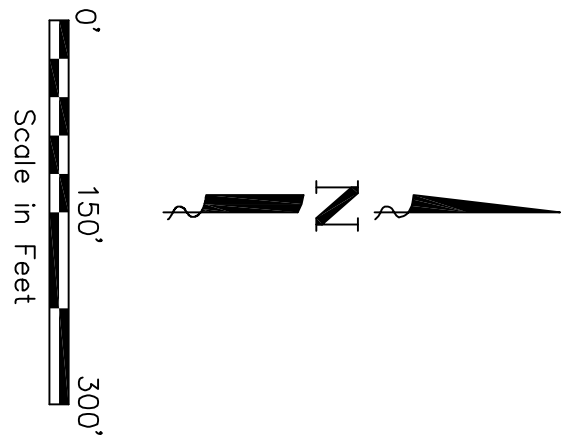
Prepared by:

A handwritten signature in black ink, appearing to read 'Matthew G. Flynn', written in a cursive style.

Matthew G. Flynn, AICP
Senior Planning Manager



CURVE TABLE			
CURVE LENGTH	RADIUS	DELTA	CH DIR
C1	63.57	40.00	97.0334
C2	68.21	50.00	78.0940
C3	62.09	40.00	88.5626
C4	65.27	50.00	74.4741



LEGEND

- BOUND 5/8" IRON ROD
- (100') DEED OR PLATTED DISTANCE
- 100' MEASURED DISTANCE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING RIGHT OF WAY LINE
- SET 5/8" IRON ROD
- W/GRANGE PLASTIC CAP 22228

ZONING AND LOT INFORMATION

ZONING PDD
TOTAL NUMBER OF LOTS: 7
TOTAL AREA: 98.49 ACRES

PDD SETBACK REQUIREMENTS:

- FRONT YARD BUILDING SETBACK: 25' + 1' FT FOR EVERY FOOT OF BUILDING HEIGHT
- SIDE YARD BUILDING SETBACK: 10' + 1' FT FOR EVERY FOOT OF BUILDING HEIGHT (ADJACENT TO COMMERCIAL)
- 25' AND VARIES + 1' FT FOR EVERY FOOT OF BUILDING HEIGHT (ADJACENT TO RESIDENTIAL)
- REAR YARD BUILDING SETBACK: 25' + 1' FT FOR EVERY FOOT OF BUILDING HEIGHT (ADJACENT TO RESIDENTIAL)
- NONE ADJACENT TO COMMERCIAL

Lots 1, 2, 3, 4 & 5
OWNER/DEVELOPER

JERSEY FARMS LLC
2000 EAST 50TH COURT
DAVENPORT, IOWA 52807

ATTORNEY
THOMAS PASTIRNAK
513 WEST THIRD STREET
DAVENPORT, IOWA 52801
563-323-7737

Lot 6 & 7
OWNER/DEVELOPER

OG LAND DEVELOPMENT LLC
852 MIDDLE ROAD
BETTENDORF, IA 52722
563-344-3935

ATTORNEY
LANE & WATERMAN
220 N. MAIN STREET, SUITE 600
DAVENPORT, IOWA 52801
563-324-3246

FINAL PLAT
of
JERSEY FARMS COMMERCIAL
PARK SECOND ADDITION

BEING A REPLAT OF LOTS 1-5 IN JERSEY FARMS COMMERCIAL PARK FIRST ADDITION DOCUMENT
NUMBER 2007-15985, IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA

NOTES:

- 1.) RIGHT OF WAY FOR ROADWAY AND UTILITY PURPOSES SHALL BE DEDICATED AS SHOWN.
- 2.) STORMWATER DETENTION IS REQUIRED FOR THIS ADDITION PER CITY CODE SECTION 13.34 AND WILL BE LOCATED WITHIN THE PORTION OF LOT 1, JERSEY FARMS COMMERCIAL PARK FIRST ADDITION DESIGNATED AS STORMWATER MANAGEMENT AND DETENTION AS NOTED ON ACQUISITION PLAT BY THE CITY.
- 3.) A BLANKET UTILITY, SEWER AND ACCESS EASEMENT SHALL BE PROVIDED WITHIN THE STORMWATER DETENTION EASEMENT AREA.
- 4.) SIDEWALKS SHALL BE CONSTRUCTED ALONG THE PUBLIC RIGHT OF WAY PRIOR TO ISSUANCE OF OCCUPANCY PERMITS.
- 5.) THE LOCATION OF ALL ACCESS POINTS TO VETERANS MEMORIAL PARKWAY AND ELMORE AVENUE SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER. THERE SHALL BE NO CROSSING OF THE CENTERLINE OF THE INTERSECTION OF VETERANS MEMORIAL PARKWAY AND ELMORE AVENUE.
- 6.) ANY OCCUPANCY PERMIT SHALL NOT BE ISSUED UNTIL THIS PLAT IS RECORDED.

MID-AMERICAN ENERGY COMPANY

BY: _____
DATE: _____
Approved subject to encumbrances of record by Mid-American Energy Co.

MEDIACOM

BY: _____
DATE: _____

CENTURY LINK

BY: _____
DATE: _____

IOWA-AMERICAN WATER COMPANY

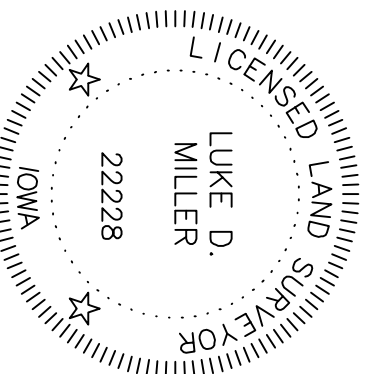
BY: _____
DATE: _____

PLANNING AND ZONING COMMISSION

BY: _____
DATE: _____

DAVENPORT CITY COUNCIL

BY: _____
DATE: _____
ATTEST: _____



I hereby certify that this land surveying document was prepared and my professional seal was paid that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
Signature: _____ Luke D. Miller
Date: _____ Reg. No. 22228
My license renewal date is December 31, 2016.
Pages or sheets covered by this seal: _____
THIS SHEET ONLY.

PLAT of SUBDIVISION

JERSEY FARMS COMMERCIAL PARK SECOND ADDITION DAVENPORT, IOWA
FILE NAME: T:\AD\14-134\DWG\14-134-SUBDIVISION PLAT -FGP2ND.dwg JOB NUMBER: 01-15-14-134

Barter Construction Co. LLC
3225 Ave. N, Fort Madison, IA 52627

REVISIONS	
NO.	ITEM

PLOTTING SCALE:	1" = 1'
DRAWN BY:	LJM/ALR
CHECKED BY:	LJM/BGM
DATE:	11/24/2014

4700 Kennedy Drive
(309) 792-9350
Copyright 2014 By McClure Engineering Associates, Inc.

East Moline, Illinois 61244
Fax (309) 792-8974

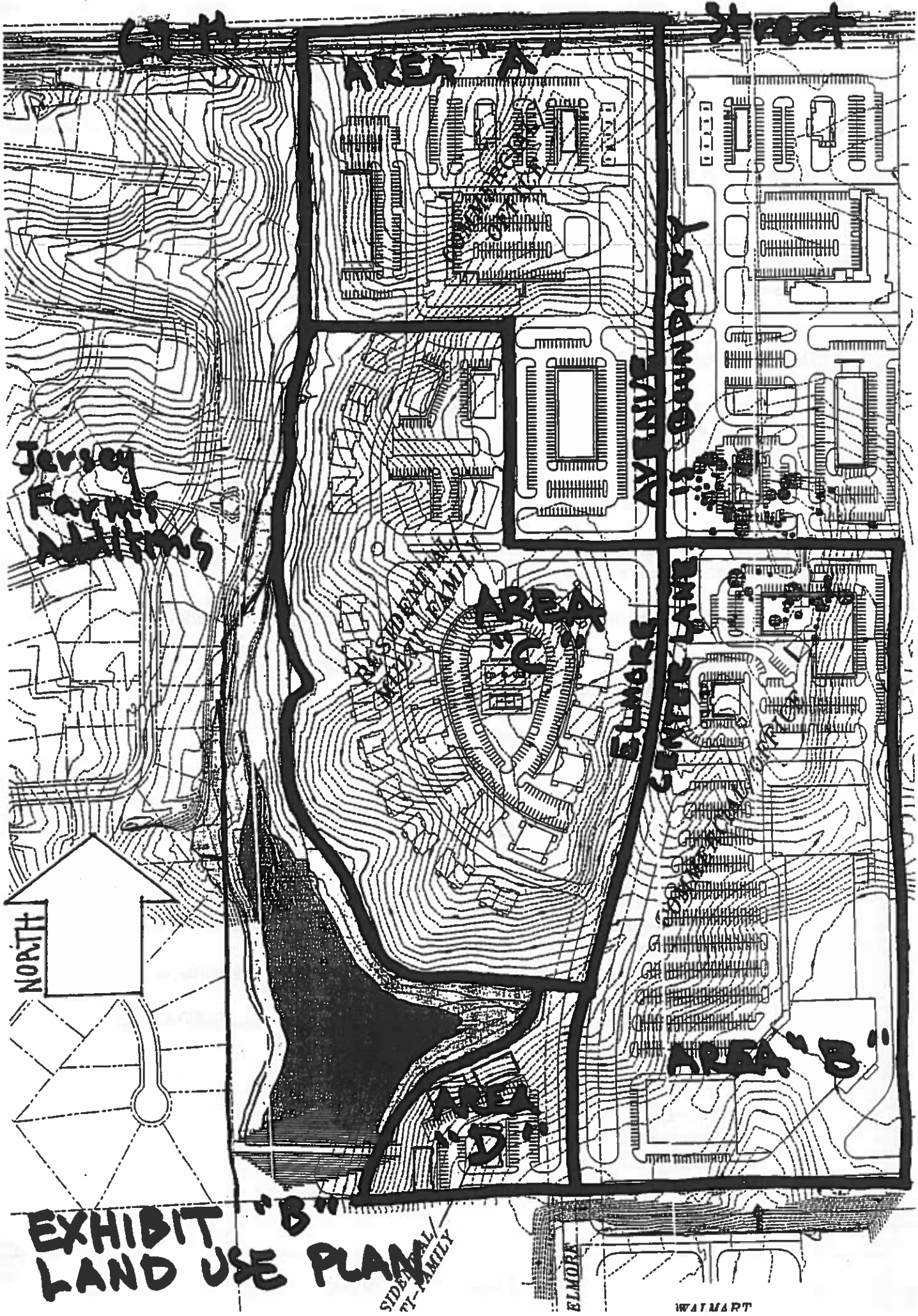


EXHIBIT "B"
LAND USE PLAN

SIDEWALK/
FAMILY

ELMORE

WALMART

City of Davenport

Committee: Community Development
Department: Community Planning and Economic Development
Contact Info: Matt Flynn, 326-7743
Wards: 6th

Action / Date
1/7/2015

Subject:

Resolution approving Case No. F14-14, being the Final Plat for Jersey Farms Commercial Park, Second Addition, located south of Veterans Memorial Parkway and west of Interstate 74. *[6th Ward]*

Relationship to Goals:

Added Emphasis on Economic Development

Background:

This final plat prepares seven lots for commercial development.

ATTACHMENTS:

Type	Description
☐ Cover Memo	Resolution
☐ Cover Memo	PZ Letter
☐ Cover Memo	P&Z Final Report Plus Attatchments

Resolution No. _____

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. F14-14 being the final plat of Jersey Farms Commercial Park Second Addition, located south of Veteran's Memorial Parkway and west of Interstate 74, containing seven lots for commercial development. [6th Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final plat of Jersey Farms Commercial Park Second Addition, is hereby approved and accepted subject to all the conditions as stated in the Commission's letter dated December 18, 2014 and as follows:

Non-Standard Conditions:

1. That no building permits be issued for Lot 1 until provisions are made with the Public Works Department Natural Resources Division to protect the Pheasant Creek tributary located adjacent to the west boundary of said lot.
2. All right-of-way, permanent and temporary easements necessary for the Veterans Memorial Parkway Paving Project are to be dedicated with this plat. Adjustments need to be made in this regard.
3. A note is to be added to the plat stating that each development within the platted area will trigger a traffic review by the City Traffic Engineer. The cost of designing and constructing additional turn lanes and or traffic signals on Elmore Avenue deemed to be needed shall be borne by the developer and or property owner. Additional right-of-way needed for these improvements shall be dedicated to the City.
4. A note is to be added to the plat stating that the Elmore Avenue access location for each development shall be reviewed and approved by the City Traffic Engineer. In no case shall access points be closer than 350 feet centerline to centerline. The closest access point to Veterans Memorial Parkway shall be 460 feet centerline to centerline.
5. A note is to be added to the plat stating that Lot 3 shall have access to Elmore Avenue only thru the access easement shown.
6. Said "Ingress-Egress" easement through Lot 3 shall be re-labeled as "Ingress-Egress and General Utility Easement" (Non-Standard Conditions)

Note that standard conditions 1 and 2 listed on the Commission's December 18, 2014 letter (included in background information) are established requirements of City Ordinances and not repeated here; and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution upon said plat as required by law.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

December 18, 2014

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

At its regular meeting of December 17, 2014, the City Plan and Zoning Commission considered Case No. F14-14 being the Final Plat for Jersey Farms Commercial Park.

The Commission voted unanimously (8-0) to forward Case No. F14-14 to the City Council with a recommendation for approval, including the following finding and conditions:

Findings:

1. The final plat is consistent with the Comprehensive Plan, zoning, and adopted concept plan for the property.

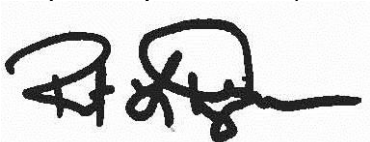
Standard Conditions:

1. The surveyor signs the plat.
2. The utility companies sign the plat when their easement needs have been met.

Non-Standard Conditions:

1. That no building permits be issued for Lot 1 until provisions are made with the Public Works Department Natural Resources Division to protect the Pheasant Creek tributary located adjacent to the west boundary of said lot.
2. All right-of-way, permanent and temporary easements necessary for the Veterans Memorial Parkway Paving Project are to be dedicated with this plat. Adjustments need to be made in this regard.
3. A note is to be added to the plat stating that each development within the platted area will trigger a traffic review by the City Traffic Engineer. The cost of designing and constructing additional turn lanes and or traffic signals on Elmore Avenue deemed to be needed shall be borne by the developer and or property owner. Additional right-of-way needed for these improvements shall be dedicated to the City.
4. A note is to be added to the plat stating that the Elmore Avenue access location for each development shall be reviewed and approved by the City Traffic Engineer. In no case shall access points be closer than 350 feet centerline to centerline. The closest access point to Veterans Memorial Parkway shall be 460 feet centerline to centerline.
5. A note is to be added to the plat stating that Lot 3 shall have access to Elmore Avenue only thru the access easement shown.
6. Said "Ingress-Egress" easement through Lot 3 shall be re-labeled as "Ingress-Egress and General Utility Easement"

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission



PLAN AND ZONING COMMISSION

Meeting Date: December 16, 2014
Request: Request for a Final Plat for Commercial Development
Location: Elmore Avenue north and west of Cross Creek Apartments, south of Veteran's Memorial Parkway
Case No.: Case No. F14-08
Applicant: Elmore Storage LLC
Staff Contact: Matthew G. Flynn, AICP
Senior Planning Manager
mflynn@ci.davenport.ia.us
563-326-7743

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. F14-08 to the City Council for approval, including the conditions found in this staff report.

Introduction:

Case No. F14-14: Petition of Elmore Storage, LLC for a seven lot final plat to allow the construction of a self- storage facility and additional commercial development on approximately 98.49 acres, located north and east of Cross Creek Apartments on Elmore Avenue.

Background:

Comprehensive Plan: Property is within the Urban Service Area and is designated CR, Commercial Retail east of future Elmore Avenue, extended and RG, Residential General west of future Elmore Avenue, extended. CN, Commercial Neighborhood and RC, Residential Corridor exists along the Veteran's Memorial Parkway Corridor.

Zoning: Property is zoned PDD. The existing concept for the area, adopted in Ordinance 2004-234, calls for a mix of commercial and residential uses for this area. Staff's opinion is that the proposed subdivision and associated self-storage facility development is consistent with the existing concept plan.

Technical Review.

Streets. Elmore Avenue, to be contained within a 120 foot right-of-way, extends through the plat. Several conditions addressing access are included with the recommendation. Access to Veteran's Memorial Parkway, while not expressly prohibited, will be extremely limited, if allowed at all. Determinations will be made in conjunction with future development proposals.

Sanitary Sewer. Sewer connections will be made into the existing 15 and 24 inch interceptor sewers located within the Pheasant Creek watershed.

Stormwater Management. The Environmental Division seeks additional protection for the Pheasant Creek watershed, located at the west boundary of the subdivision. This may take the form of a

conservation easement, or splitting off property from the proposed Lot 1 for that purpose. A condition is included that will require satisfaction of this concern before a building permit is issued for this lot.

Other Utilities. No issues noted.

Emergency Response. Fire Station 8 is located approximately one mile from the property.

Public Input:

No notification is given for final plats.

Discussion:

This plat creates seven new lots for development. It provides for the extension of Elmore Avenue from its current terminus north to Veteran's Memorial Parkway. Additional subdividing and dedication of local streets is anticipated in the future.

Staff Recommendation:

Staff findings:

1. The final plat is consistent with the Comprehensive Plan, zoning, and adopted concept plan for the property.

Recommendation: Staff recommends the Plan and Zoning Commission forward Case No. F14-08 to the City Council for approval, including the following conditions:

(Standard Conditions)

1. The surveyor signs the plat.
2. The utility companies sign the plat when their easement needs have been met.

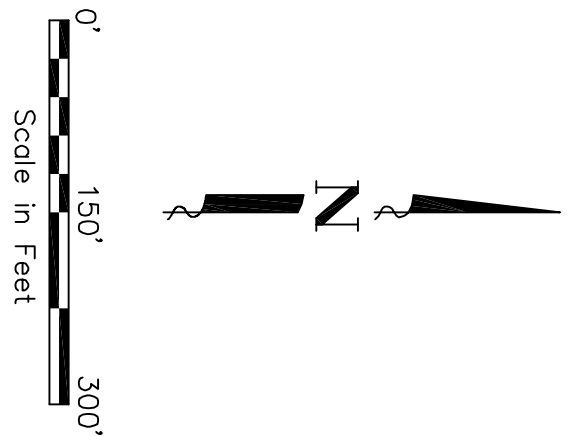
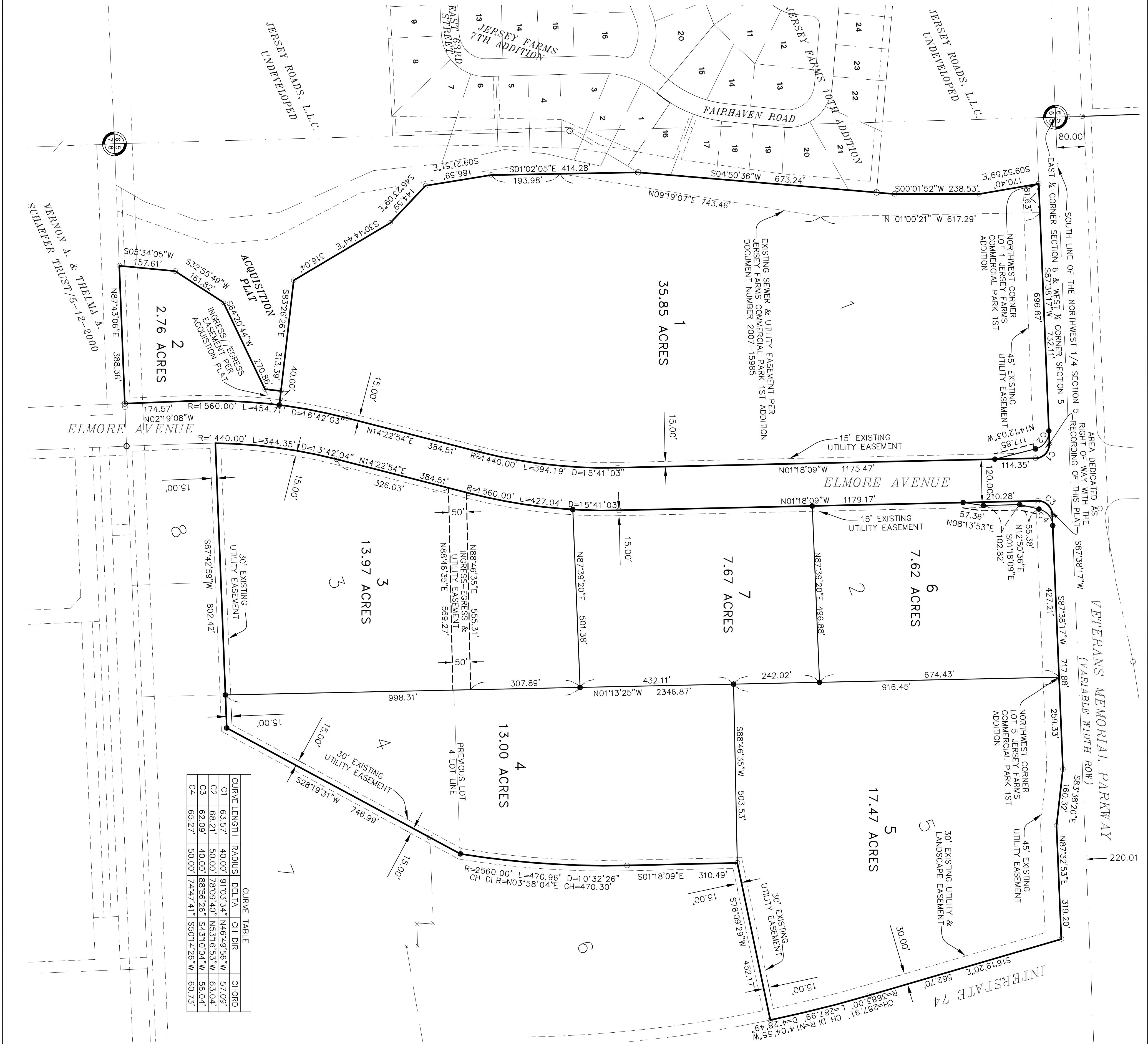
(Non-Standard Conditions)

1. That no building permits be issued for Lot 1 until provisions are made with the Public Works Department Natural Resources Division to protect the Pheasant Creek tributary located adjacent to the west boundary of said lot.
2. All right-of-way, permanent and temporary easements necessary for the Veterans Memorial Parkway Paving Project are to be dedicated with this plat. Adjustments need to be made in this regard.
3. A note is to be added to the plat stating that each development within the platted area will trigger a traffic review by the City Traffic Engineer. The cost of designing and constructing additional turn lanes and or traffic signals on Elmore Avenue deemed to be needed shall be borne by the developer and or property owner. Additional right-of-way needed for these improvements shall be dedicated to the City.
4. A note is to be added to the plat stating that the Elmore Avenue access location for each development shall be reviewed and approved by the City Traffic Engineer. In no case shall access points be closer than 350 feet centerline to centerline. The closest access point to Veterans Memorial Parkway shall be 460 feet centerline to centerline.
5. A note is to be added to the plat stating that Lot 3 shall have access to Elmore Avenue only thru the access easement shown.
6. Said "Ingress-Egress" easement through Lot 3 shall be re-labeled as "Ingress-Egress and General Utility Easement"

Prepared by:

A handwritten signature in black ink, appearing to read 'Matthew G. Flynn', written in a cursive style.

Matthew G. Flynn, AICP
Senior Planning Manager



LEGEND

- BOUND 5/8" IRON ROD
- (100') DEED OR PLATTED DISTANCE
- 100' MEASURED DISTANCE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING RIGHT OF WAY LINE
- SET 5/8" IRON ROD
- W/GRANGE PLASTIC CAP 22228

ZONING AND LOT INFORMATION

ZONING PDD
TOTAL NUMBER OF LOTS: 7
TOTAL AREA: 98.49 ACRES

PDD SETBACK REQUIREMENTS:

- FRONT YARD BUILDING SETBACK: 25' + 1' FT FOR EVERY FOOT OF BUILDING HEIGHT
- SIDE YARD BUILDING SETBACK: 10' + 1' FT FOR EVERY FOOT OF BUILDING HEIGHT (ADJACENT TO COMMERCIAL)
- 25' AND VARIES + 1' FT FOR EVERY FOOT OF BUILDING HEIGHT (ADJACENT TO RESIDENTIAL)
- REAR YARD BUILDING SETBACK: 25' + 1' FT FOR EVERY FOOT OF BUILDING HEIGHT (ADJACENT TO RESIDENTIAL)
- NONE ADJACENT TO COMMERCIAL

Lots 1, 2, 3, 4 & 5
OWNER/DEVELOPER

JERSEY FARMS LLC
2000 EAST 50TH COURT
DAVENPORT, IOWA 52807

ATTORNEY
THOMAS PASTIRNAK
513 WEST THIRD STREET
DAVENPORT, IOWA 52801
563-323-7737

Lot 6 & 7
OWNER/DEVELOPER

OG LAND DEVELOPMENT LLC
852 MIDDLE ROAD
BETTENDORF, IA 52722
563-344-3935

ATTORNEY
LANE & WATERMAN
220 N. MAIN STREET, SUITE 600
DAVENPORT, IOWA 52801
563-324-3246

FINAL PLAT
of
JERSEY FARMS COMMERCIAL
PARK SECOND ADDITION

BEING A REPLAT OF LOTS 1-5 IN JERSEY FARMS COMMERCIAL PARK FIRST ADDITION DOCUMENT
NUMBER 2007-15985, IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA

NOTES:

- 1.) RIGHT OF WAY FOR ROADWAY AND UTILITY PURPOSES SHALL BE DEDICATED AS SHOWN.
- 2.) STORMWATER DETENTION IS REQUIRED FOR THIS ADDITION PER CITY CODE SECTION 13.34 AND WILL BE LOCATED WITHIN THE PORTION OF LOT 1, JERSEY FARMS COMMERCIAL PARK FIRST ADDITION DESIGNATED AS STORMWATER MANAGEMENT AND DETENTION AS NOTED ON ACQUISITION PLAT BY THE CITY.
- 3.) A BLANKET UTILITY, SEWER AND ACCESS EASEMENT SHALL BE PROVIDED WITHIN THE STORMWATER DETENTION EASEMENT AREA.
- 4.) SIDEWALKS SHALL BE CONSTRUCTED ALONG THE PUBLIC RIGHT OF WAY PRIOR TO ISSUANCE OF OCCUPANCY PERMITS.
- 5.) THE LOCATION OF ALL ACCESS POINTS TO VETERANS MEMORIAL PARKWAY AND ELMORE AVENUE SHALL BE APPROVED BY THE CITY ENGINEER. THERE SHALL BE NO CROSSING OF THE CENTERLINE OF THE INTERSECTION OF VETERANS MEMORIAL PARKWAY AND ELMORE AVENUE.
- 6.) ANY OCCUPANCY PERMIT SHALL NOT BE ISSUED UNTIL THIS PLAT IS RECORDED.

MID-AMERICAN ENERGY COMPANY

BY: _____
DATE: _____
Approved subject to encumbrances of record by Mid-American Energy Co.

MEDIACOM

BY: _____
DATE: _____

CENTURY LINK

BY: _____
DATE: _____

IOWA-AMERICAN WATER COMPANY

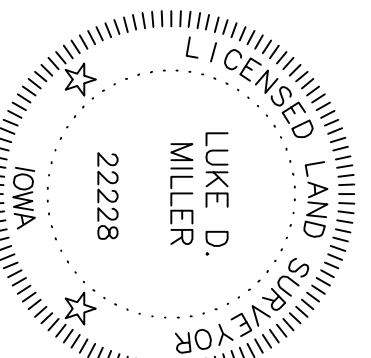
BY: _____
DATE: _____

PLANNING AND ZONING COMMISSION

BY: _____
DATE: _____

DAVENPORT CITY COUNCIL

BY: _____
DATE: _____
ATTEST: _____



I hereby certify that this land surveying document was prepared and my professional seal was paid that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
Signature: _____ Luke D. Miller
Date: _____ Reg. No. 22228
My license renewal date is December 31, 2016.
Pages or sheets covered by this seal: _____
THIS SHEET ONLY.

PLAT of SUBDIVISION

JERSEY FARMS COMMERCIAL PARK SECOND ADDITION
DAVENPORT, IOWA
FILE NAME: T:\AD\14-134\DWG\14-134-SUBDIVISION PLAT -JFG290.dwg
JOB NUMBER: 01-15-14-134

Barter Construction Co. LLC
3225 Ave. N, Fort Madison, IA 52627

REVISIONS	
NO.	ITEM

NO.	DATE

NO.	DATE

McClure Engineering Associates, Inc.
4700 Kennedy Drive
(309) 792-9350
East Moline, Illinois 61244
Fax (309) 792-8974
Copyright 2014 By McClure Engineering Associates, Inc.

JERSEY FARMS COMMERCIAL PARK SECOND ADDITION
DAVENPORT, IOWA
FILE NAME: T:\AD\14-134\DWG\14-134-SUBDIVISION PLAT -JFG290.dwg
JOB NUMBER: 01-15-14-134

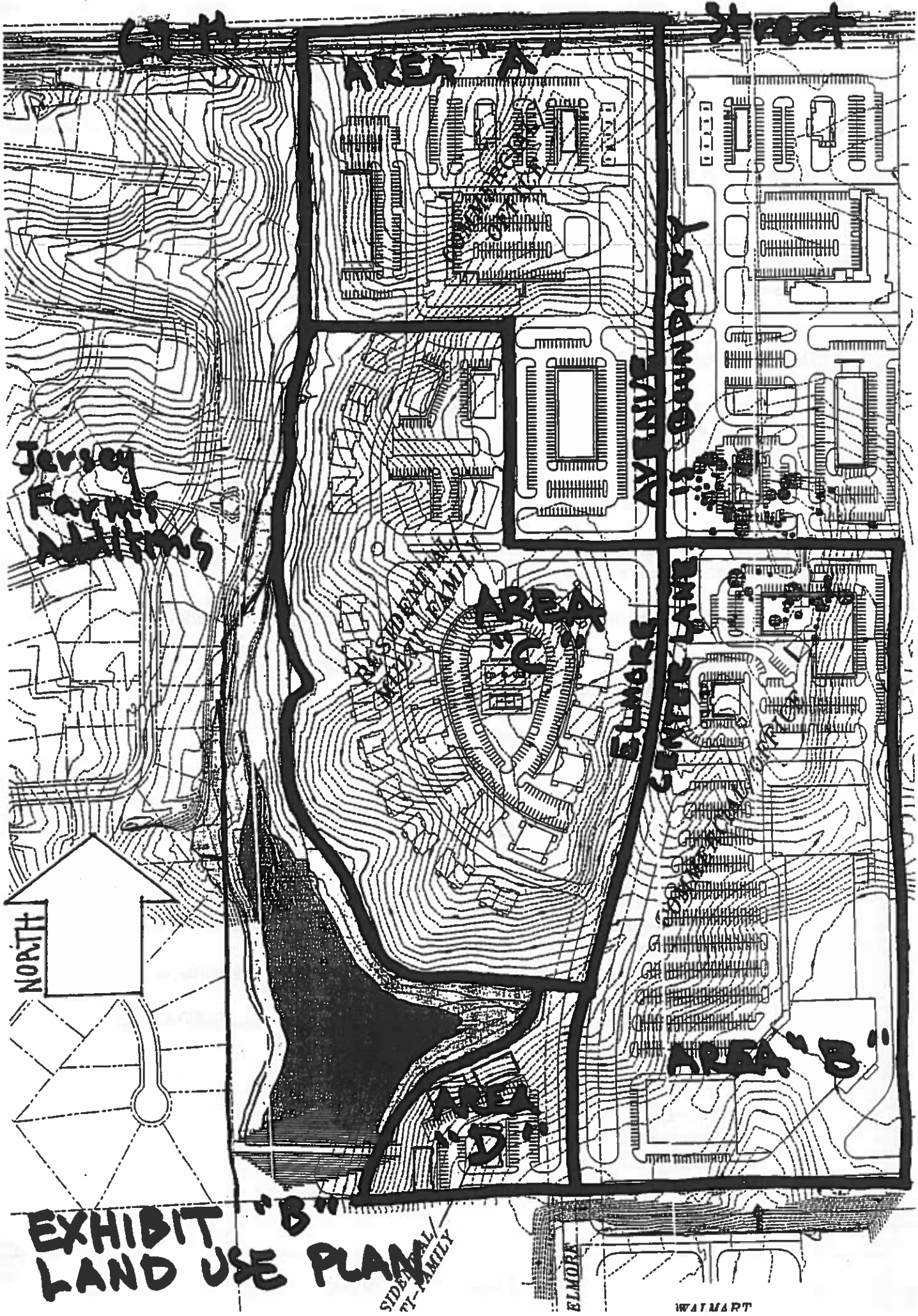


EXHIBIT "B"
LAND USE PLAN

SIDEWALK/
CY-FAMILY

ELMORE

WALMART

City of Davenport

Committee: Community Development
Department: CPED
Contact Info: Bruce Berger
Wards: 3

Action / Date
1/7/2015

Subject:

Resolution supporting the Gold Coast Housing project in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Gold Coast Housing, LLC, petitioner).

Relationship to Goals:

Revitalized Neighborhoods and Corridors

Background:

The State of Iowa, through its Historic Preservation Office, accepts applications annually for Historic Preservation Tax Credits. Projects must involve the rehabilitation of an historic building. Through recent changes in the program, it is anticipated that the State will score projects higher if they receive a Resolution of Support.

The Gold Coast Housing project (proposed by Chris Ales) involves the adaptive re-use of the former Kahl (nursing) Home at 1101 W. 9th Street. A total of 57 market rate units for seniors are proposed. The total project cost is estimated to cost \$16 million, with equity from Historic Credits totaling \$6 million.

Applications will be accepting starting January 26. If awarded, the developer hopes to begin as soon as possible and finish by the end of 2015.

ATTACHMENTS:

Type	Description
☐ Cover Memo	Kahl photo
☐ Cover Memo	Kahl Home Resolution



Resolution No. _____

Resolution offered by Alderman Boom.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION supporting the Gold Coast Housing project in applying for the Iowa Historic Preservation Tax Credit Program (Gold Coast Housing, LLC, petitioner).

WHEREAS, the State of Iowa, through its Historic Preservation Office, accepts applications annually for Historic Preservation Tax Credits; and

WHEREAS, through recent changes in the program, it is anticipated that the State will score projects higher if they receive a Resolution of Support; and

WHEREAS, the Gold Coast Housing project involves the adaptive re-use of the former Kahl (nursing) Home at 1101 W. 9th Street into 57 market rate units for seniors; and

WHEREAS, the property has been vacant for several years and is a critical property in this Davenport neighborhood; and

WHEREAS, the property is within the City's Urban Revitalization Tax Exemption (URTE) area, has applied for benefits through this program in 2015, and is eligible for the 10 year, 100% exemption schedule; and

WHEREAS, while the specific value of this URTE commitment cannot be estimated in advance, similar projects in the past have averaged a tax savings of \$144,500 over 10 years per \$1 million invested in the project; and

WHEREAS, the total project is estimated to cost \$16 million, with equity from Historic Credits totaling approximately \$6 million.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Gold Coast Housing project is approved for URTE benefits as a high priority initiative for future development and is fully supported in applying for the Iowa Historic Preservation Tax Credit Program.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, MMC, City Clerk

City of Davenport

Committee: Community Development
Department: CPED
Contact Info: Bruce Berger
Wards: 3

Action / Date
1/7/2015

Subject:

Resolution supporting the Andresen Lofts project in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Joe Erenberger, petitioner).

Relationship to Goals:

Revitalized Neighborhoods and Corridors.

Background:

The State of Iowa, through its Historic Preservation Office, accepts applications annually for Historic Preservation Tax Credits. Projects must involve the rehabilitation of an historic building. Through recent changes in the program, it is anticipated that the State will score projects higher if they receive a Resolution of Support.

The Andresen Lofts project (proposed by Joe Erenberger) involves the rehabilitation of the Andresen Building located at 602 W. 3rd Street. A total of 25 market rate units, mostly 1-bedrooms, are proposed. The total project is estimated to cost \$2.7 million, with equity from Historic Credits totaling \$1.2 million. Applications will be accepting starting January 26. The developer has already begun work and expects to finish in July 2015.

ATTACHMENTS:

Type		Description
☐	Cover Memo	Andresen photo
☐	Cover Memo	Resolution



Resolution No. _____

Resolution offered by Alderman Boom.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION supporting the Andresen Lofts project in applying for the Iowa Historic Preservation Tax Credit Program (Joe Erenberger, petitioner).

WHEREAS, the State of Iowa, through its Historic Preservation Office, accepts applications annually for Historic Preservation Tax Credits; and

WHEREAS, through recent changes in the program, it is anticipated that the State will score projects higher if they receive a Resolution of Support; and

WHEREAS, the Andresen Lofts project involves the rehabilitation of an existing apartment building at 602 W. 3rd Street into 25 market rate units; and

WHEREAS, the property has fallen into disrepair and is located on a prominent commercial corridor downtown; and

WHEREAS, the property is within the City's Urban Revitalization Tax Exemption (URTE) area, has applied for benefits through this program in 2015, and is eligible for the 10 year, 100% exemption schedule; and

WHEREAS, while the specific value of this URTE commitment cannot be estimated in advance, similar projects in the past have averaged a tax savings of \$144,500 over 10 years per \$1 million invested in the project; and

WHEREAS, the total project is estimated to cost \$2.7 million, with equity from Historic Credits totaling approximately \$1.2 million.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Andresen Lofts project is approved for URTE benefits as a high priority initiative for future development and is fully supported in applying for the Iowa Historic Preservation Tax Credit Program.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, MMC, City Clerk

City of Davenport

Committee: Community Development
Department: CPED
Contact Info: Bruce Berger
Wards: 3

Action / Date
1/7/2015

Subject:

Resolution supporting the Continental Lofts project in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Dan Dolan, petitioner).

Relationship to Goals:

Revitalized Neighborhoods and Corridors

Background:

The State of Iowa, through its Historic Preservation Office, accepts applications annually for Historic Preservation Tax Credits. Projects must involve the rehabilitation of an historic building. Through recent changes in the program, it is anticipated that the State will score projects higher if they receive a Resolution of Support.

The Continental Lofts project (proposed by Dan Dolan Homes) involves the adaptive re-use of the former Hostess Wonderbread bakery at 1034 E. River Drive. A total of 47 market rate units, 1- and 2-bedrooms, are proposed, along with 6,000 sq. ft. of office, storage, and restaurant use. The total project is estimated to cost \$14 million, with equity from Historic Credits totaling \$4.5 million.

Applications will be accepting starting January 26. If awarded, the developer hopes to begin in February 2015 and finish in January 2016.

ATTACHMENTS:

Type	Description
☐ Cover Memo	Resolution
☐ Cover Memo	Continental Lofts rendering

Resolution No. _____

Resolution offered by Alderman Boom.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION supporting the Continental Lofts project in applying for the Iowa Historic Preservation Tax Credit Program (Dan Dolan Homes, petitioner).

WHEREAS, the State of Iowa, through its Historic Preservation Office, accepts applications annually for Historic Preservation Tax Credits; and

WHEREAS, through recent changes in the program, it is anticipated that the State will score projects higher if they receive a Resolution of Support; and

WHEREAS, the Continental Lofts project involves the adaptive re-use of the former Hostess Wonderbread bakery at 1034 E. River Drive into 47 market rate units, along with up to 6,000 sq. ft. for office, storage, and/or restaurant use; and

WHEREAS, the property has been vacant for several years on this eastern corridor into the downtown and key property along the Davenport riverfront; and

WHEREAS, the property is within the City's Urban Revitalization Tax Exemption (URTE) area, has applied for benefits through this program in 2015, and is eligible for the 10 year, 100% exemption schedule; and

WHEREAS, while the specific value of this URTE commitment cannot be estimated in advance, similar projects in the past have averaged a tax savings of \$144,500 over 10 years per \$1 million invested in the project; and

WHEREAS, the total project is estimated to cost \$14 million, with equity from Historic Credits totaling approximately \$4.5 million.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Continental Lofts project is approved for URTE benefits as a high priority initiative for future development and is fully supported in applying for the Iowa Historic Preservation Tax Credit Program.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, MMC, City Clerk



City of Davenport

Committee: Community Development
Department: CPED
Contact Info: Bruce Berger
Wards: 3

Action / Date
1/7/2015

Subject:

Resolution supporting the First Federal Bank Building project in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Restoration St. Louis, Inc., petitioner).

Relationship to Goals:

Revitalized Neighborhoods and Corridors.

Background:

The State of Iowa, through its Historic Preservation Office, accepts applications annually for Historic Preservation Tax Credits. Projects must involve the rehabilitation of an historic building. Through recent changes in the program, it is anticipated that the State will score projects higher if they receive a Resolution of Support.

The First Federal Bank Building is part of the consolidation of Scott Community College's Downtown Campus project (proposed by Restoration St. Louis) and involves the adaptive re-use of 131 W. 3rd Street. Once completed, this building would create roughly 50,000 sq. ft. of classroom, lab, and office space. This component of the project is estimated to cost \$15.5 million, with equity from Historic Credits totaling approximately \$5 million.

The developer will not be ready to apply in January; however, they anticipate making application in July, with this Resolution of Support still being valid for that round. If successful, the developer would then begin work on this project in 2016 with completion anticipated in early 2017.

ATTACHMENTS:

Type	Description
▣ Cover Memo	First Federal Resolution
▣ Cover Memo	First Federal rendering

Resolution No. _____

Resolution offered by Alderman Boom.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION supporting the First Federal Bank Building project in applying for the Iowa Historic Preservation Tax Credit Program (Restoration St. Louis, Inc., petitioner).

WHEREAS, the State of Iowa, through its Historic Preservation Office, accepts applications annually for Historic Preservation Tax Credits; and

WHEREAS, through recent changes in the program, it is anticipated that the State will score projects higher if they receive a Resolution of Support; and

WHEREAS, the First Federal Bank Building is part of a Master Plan for the consolidation of the Downtown Campus for Scott Community College; and

WHEREAS, this component of the project involves the adaptive re-use of this former bank building at 131 W. 3rd Street into roughly 50,000 sq. ft. of classroom, lab, and office space; and

WHEREAS, this property has been vacant and under-used in the downtown core for a number of years; and

WHEREAS, the property is within the City's Urban Revitalization Tax Exemption (URTE) area, has applied for benefits through this program in 2015, and is eligible for the 10 year, 100% exemption schedule; and

WHEREAS, while the specific value of this URTE commitment cannot be estimated in advance, similar projects in the past have averaged a tax savings of \$144,500 over 10 years per \$1 million invested in the project; and

WHEREAS, the overall College Campus Plan is estimated to cost approximately \$50 million, this component of the project is anticipated to cost \$15.5 million with equity from Historic Credits totaling approximately \$5 million.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the First Federal Bank Building project is approved for URTE benefits as a high priority initiative for future development and is fully supported in applying for the Iowa Historic Preservation Tax Credit Program.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, MMC, City Clerk

SCC 8/12/2014

VISIONING FOR BUILDING UPON COMPLETION



CITY SQUARE

BRADY STREET

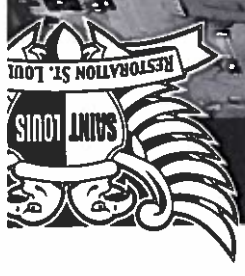
SCC



CURRENT BUILDING



FIRST FEDERAL BANK



City of Davenport

Committee: Community Development
Department: CPED
Contact Info: Bruce Berger
Wards: 3

Action / Date
1/7/2015

Subject:

Resolution supporting the Halligan Coffee & Tea Building project in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Y & J Properties LLC, petitioner).

Relationship to Goals:

Revitalized Neighborhoods and Corridors.

Background:

The State of Iowa, through its Historic Preservation Office, accepts applications annually for Historic Preservation Tax Credits. Projects must involve the rehabilitation of an historic building. Through recent changes in the program, it is anticipated that the State will score projects higher if they receive a Resolution of Support.

The Halligan Coffee Building project (proposed by Joe Erenberger) involves the adaptive re-use of the building located at 402 E. 4th Street. A total of 45 market rate units, mostly 2-bedrooms, are proposed. The total project is estimated to cost \$6.5 million, with equity from Historic Credits totaling approximately \$2.9 million. Applications will be accepting starting January 26. The developer began this project in 2013 and plans to complete work in March 2015.

ATTACHMENTS:

Type		Description
☐	Cover Memo	Halligan Coffee photo
☐	Cover Memo	Resolution



Y & J Properties LLC

HALLIGAN'S COFFEE BUILDING

Crescent Warehouse Historic District

South Elevation
Not To Scale

402 East 4th Street Davenport, IOWA

Resolution No. _____

Resolution offered by Alderman Boom.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION supporting the Halligan Coffee & Tea Building project in applying for the Iowa Historic Preservation Tax Credit Program (Y & J Properties LLC, petitioner).

WHEREAS, the State of Iowa, through its Historic Preservation Office, accepts applications annually for Historic Preservation Tax Credits; and

WHEREAS, through recent changes in the program, it is anticipated that the State will score projects higher if they receive a Resolution of Support; and

WHEREAS, the Halligan Coffee & Tea Building project involves the adaptive re-use of this building 402 E. 4th Street into 45 market rate units; and

WHEREAS, the property is one of the few remaining large structures in Davenport's Historic Crescent Warehouse district and a key property along a commercial corridor downtown; and

WHEREAS, the property is within the City's Urban Revitalization Tax Exemption (URTE) area, has applied for benefits through this program in 2015, and is eligible for the 10 year, 100% exemption schedule; and

WHEREAS, while the specific value of this URTE commitment cannot be estimated in advance, similar projects in the past have averaged a tax savings of \$144,500 over 10 years per \$1 million invested in the project; and

WHEREAS, the total project is estimated to cost \$6.5 million, with equity from Historic Credits totaling approximately \$2.9 million.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Halligan Coffee & Tea Building project is approved for URTE benefits as a high priority initiative for future development and is fully supported in applying for the Iowa Historic Preservation Tax Credit Program.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, MMC, City Clerk

City of Davenport

Committee: Community Development
Department: CPED
Contact Info: Bruce Berger
Wards: 3

Action / Date
1/7/2015

Subject:

Resolution supporting the Harborview project in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Y & J Properties LLC, petitioner).

Relationship to Goals:

Revitalized Neighborhoods and Corridors.

Background:

The State of Iowa, through its Historic Preservation Office, accepts applications annually for Historic Preservation Tax Credits. Projects must involve the rehabilitation of an historic building. Through recent changes in the program, it is anticipated that the State will score projects higher if they receive a Resolution of Support.

The Harborview project (proposed by Joe Erenberger) involves the adaptive re-use of several buildings located in the vicinity of 736 Federal Street. A total of 130 market rate housing units, along with 80,000 sq. ft. of commercial space would be included in the project. The total project is estimated to cost \$22.5 million, with equity from Historic Credits totaling \$8-9 million.

Applications will be accepting starting January 26. The developer expects to begin this project by Fall 2015 with completion anticipated in 2018.

ATTACHMENTS:

Type		Description
☐	Cover Memo	Resolution
☐	Cover Memo	Harborview photo

Resolution No. _____

Resolution offered by Alderman Boom.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION supporting the Harborview project in applying for the Iowa Historic Preservation Tax Credit Program (Y & J Properties LLC, petitioner).

WHEREAS, the State of Iowa, through its Historic Preservation Office, accepts applications annually for Historic Preservation Tax Credits; and

WHEREAS, through recent changes in the program, it is anticipated that the State will score projects higher if they receive a Resolution of Support; and

WHEREAS, the Harborview project involves the adaptive re-use of several buildings in the area of 736 Federal Street into 130 market rate units, along with 80,000 sq. ft. of commercial space; and

WHEREAS, this historic area marks the east entrance into the downtown and prominent along the River Drive corridor; and

WHEREAS, the property is within the City's Urban Revitalization Tax Exemption (URTE) area, has applied for benefits through this program in 2015, and is eligible for the 10 year, 100% exemption schedule; and

WHEREAS, while the specific value of this URTE commitment cannot be estimated in advance, similar projects in the past have averaged a tax savings of \$144,500 over 10 years per \$1 million invested in the project; and

WHEREAS, the total project is estimated to cost \$22.5 million, with equity from Historic Credits totaling approximately \$8-9 million.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Harborview project is approved for URTE benefits as a high priority initiative for future development and is fully supported in applying for the Iowa Historic Preservation Tax Credit Program.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, MMC, City Clerk



32' 9 11/16" 11/16"

City of Davenport

Committee: Community Development
Department: CPED
Contact Info: Bruce Berger
Wards: 3

Action / Date
1/7/2015

Subject:

Resolution supporting the Kahl Building/Capitol Theatre project in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Restoration St. Louis, Inc., petitioner).

Relationship to Goals:

Revitalized Neighborhoods and Corridors.

Background:

The State of Iowa, through its Historic Preservation Office, accepts applications annually for Historic Preservation Tax Credits. Projects must involve the rehabilitation of an historic building. Through recent changes in the program, it is anticipated that the State will score projects higher if they receive a Resolution of Support.

The Kahl Building/Capitol Theatre project (proposed by Restoration St. Louis) involves the adaptive re-use of 320-336 W. 3rd Street. A total of 84 market rate housing units, along with the Capitol Theatre and an additional 10,500 sq. ft. of other commercial space on the first floor would be included in the project. The total project is estimated to cost \$29 million, with equity from Historic Credits totaling approximately \$11 million. The developer will not be ready to apply in January; however, they anticipate making application in July, with this Resolution of Support still being valid for that round. If successful, the developer would then begin work on this project in 2016 with completion anticipated in early 2017.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Resolution
▣ Cover Memo	Kahl Building rendering

Resolution No. _____

Resolution offered by Alderman Boom.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION supporting the Kahl Building/Capitol Theatre project in applying for the Iowa Historic Preservation Tax Credit Program (Restoration St. Louis, Inc., petitioner).

WHEREAS, the State of Iowa, through its Historic Preservation Office, accepts applications annually for Historic Preservation Tax Credits; and

WHEREAS, through recent changes in the program, it is anticipated that the State will score projects higher if they receive a Resolution of Support; and

WHEREAS, the Kahl Building/Capitol Theatre project involves the adaptive re-use of this former office building at 320-336 W. 3rd Street into 84 market-rate housing units, primarily for students, as well as renovating the Capitol Theatre into a single-screen movie theater and retaining roughly 10,500 sq. ft. of commercial/retail space; and

WHEREAS, this property has most recently housed part of the Scott Community College downtown campus and will be vacated as part of their consolidation to the half block with the First Federal Bank Building; and

WHEREAS, the property is within the City's Urban Revitalization Tax Exemption (URTE) area, has applied for benefits through this program in 2015, and is eligible for the 10 year, 100% exemption schedule; and

WHEREAS, while the specific value of this URTE commitment cannot be estimated in advance, similar projects in the past have averaged a tax savings of \$144,500 over 10 years per \$1 million invested in the project; and

WHEREAS, the project is estimated to cost approximately \$29 million with equity from Historic Credits totaling approximately \$11 million.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Kahl Building/Capitol Theatre project is approved for URTE benefits as a high priority initiative for future development and is fully supported in applying for the Iowa Historic Preservation Tax Credit Program.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, MMC, City Clerk

SCOTT COMMUNITY COLLEGE : URBAN CAMPUS PLAN : KAHL BUILDING RENDERING



SCG 8/15/2014

City of Davenport

Committee: Community Development
Department: CPED
Contact Info: Bruce Berger
Wards: 3

Action / Date
1/7/2015

Subject:

Resolution supporting The Lofts at Pershing Hill project (Crescent Electric Company Building) in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Pershing Hill Lofts, LLC, petitioner).

Relationship to Goals:

Revitalized Neighborhoods and Corridors.

Background:

The State of Iowa, through its Historic Preservation Office, accepts applications annually for Historic Preservation Tax Credits. Projects must involve the rehabilitation of an historic building. Through recent changes in the program, it is anticipated that the State will score projects higher if they receive a Resolution of Support.

The Lofts at Pershing Hill project (proposed by John Carroll) involves the adaptive re-use of two adjacent buildings located 511 Pershing and 312 E. 5th Streets. The State requires a separate Resolution for each building in this case. A total of 56 market rate housing units are proposed, with 43 units in this building. The total project is estimated to cost \$10.5 million, with this building accounting for \$7 million. Equity from Historic Credits for this portion of the project is estimated at approximately \$2.5 million.

Applications will be accepting starting January 26. The developer expects to begin this project by Feb. 2015 and complete work by the end of 2015.

ATTACHMENTS:

Type	Description
☐ Cover Memo	Crescent photo
☐ Cover Memo	Resolution



Resolution No. _____

Resolution offered by Alderman Boom.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION supporting the Lofts at Pershing Hill (Crescent Electric Company Building) project in applying for the Iowa Historic Preservation Tax Credit Program (Pershing Hill Lofts LLC, petitioner).

WHEREAS, the State of Iowa, through its Historic Preservation Office, accepts applications annually for Historic Preservation Tax Credits; and

WHEREAS, through recent changes in the program, it is anticipated that the State will score projects higher if they receive a Resolution of Support; and

WHEREAS, the Lofts at Pershing Hill (Crescent Electric Company Building) involves the adaptive re-use of two adjacent industrial/warehouse structures at 511 Pershing Avenue and 312 E. 5th Street into 56 market rate units; and

WHEREAS, this Resolution is in support of the first of the two buildings, Crescent Electric Company Building) at 511 Pershing Avenue, which will convert the former warehouse into 43 units at a projected cost of approximately \$7 million; and

WHEREAS, the structure has been vacant and/or under-used for several years reflecting a lack of maintenance and investment in Davenport's Crescent Warehouse District; and

WHEREAS, the property is within the City's Urban Revitalization Tax Exemption (URTE) area, has applied for benefits through this program in 2015, and is eligible for the 10 year, 100% exemption schedule; and

WHEREAS, while the specific value of this URTE commitment cannot be estimated in advance, similar projects in the past have averaged a tax savings of \$144,500 over 10 years per \$1 million invested in the project; and

WHEREAS, the total project is estimated to cost \$10.5 million with equity from Historic Credits totaling approximately \$4 million and this building's portion of the total cost will be roughly \$7 million with equity from Historic Credits estimated at \$2.5 million.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Lofts at Pershing Hill (Crescent Electric Company Building) project is approved for URTE benefits as a high priority initiative for future development and is fully supported in applying for the Iowa Historic Preservation Tax Credit Program.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, MMC, City Clerk

City of Davenport

Committee: Community Development
Department: CPED
Contact Info: Bruce Berger
Wards: 3

Action / Date
1/7/2015

Subject:

Resolution supporting The Lofts at Pershing Hill project (Sieg Iron Company Building) in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Pershing Hill Lofts, LLC, petitioner).

Relationship to Goals:

Revitalized Neighborhoods and Corridors.

Background:

The State of Iowa, through its Historic Preservation Office, accepts applications annually for Historic Preservation Tax Credits. Projects must involve the rehabilitation of an historic building. Through recent changes in the program, it is anticipated that the State will score projects higher if they receive a Resolution of Support.

The Lofts at Pershing Hill project (proposed by John Carroll) involves the adaptive re-use of two adjacent buildings located 511 Pershing and 312 E. 5th Streets. The State requires a separate Resolution for each building in this case. A total of 56 market rate housing units are proposed, with 19 units in this building. The total project is estimated to cost \$10.5 million, with this building accounting for \$3.5 million. Equity from Historic Credits for this portion of the project is estimated at approximately \$1.5 million.

Applications will be accepting starting January 26. The developer expects to begin this project by Feb. 2015 and complete work by the end of 2015.

ATTACHMENTS:

Type	Description
☐ Cover Memo	Resolution
☐ Cover Memo	Sieg photo

Resolution No. _____

Resolution offered by Alderman Boom.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION supporting the Lofts at Pershing Hill (Sieg Iron Company Building) project in applying for the Iowa Historic Preservation Tax Credit Program (Pershing Hill Lofts LLC, petitioner).

WHEREAS, the State of Iowa, through its Historic Preservation Office, accepts applications annually for Historic Preservation Tax Credits; and

WHEREAS, through recent changes in the program, it is anticipated that the State will score projects higher if they receive a Resolution of Support; and

WHEREAS, the Lofts at Pershing Hill (Sieg Iron Company Building) involves the adaptive re-use of two adjacent industrial/warehouse structures at 511 Pershing Avenue and 312 E. 5th Street into 56 market rate units; and

WHEREAS, this Resolution is in support of the second of the two buildings, Sieg Iron Company Building) at 312 E. 5th Street, which will convert the former warehouse into 19 units at a projected cost of approximately \$3.5 million; and

WHEREAS, the structure has been vacant and/or under-used for several years reflecting a lack of maintenance and investment in Davenport's Crescent Warehouse District; and

WHEREAS, the property is within the City's Urban Revitalization Tax Exemption (URTE) area, has applied for benefits through this program in 2015, and is eligible for the 10 year, 100% exemption schedule; and

WHEREAS, while the specific value of this URTE commitment cannot be estimated in advance, similar projects in the past have averaged a tax savings of \$144,500 over 10 years per \$1 million invested in the project; and

WHEREAS, the total project is estimated to cost \$10.5 million with equity from Historic Credits totaling approximately \$4 million and this building's portion of the total cost will be roughly \$3.5 million with equity from Historic Credits estimated at \$1.5 million.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Lofts at Pershing Hill (Sieg Iron Company Building) project is approved for URTE benefits as a high priority initiative for future development and is fully supported in applying for the Iowa Historic Preservation Tax Credit Program.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, MMC, City Clerk



City of Davenport

Committee: Community Development
Department: CPED
Contact Info: Bruce Berger
Wards: 3

Action / Date
1/7/2015

Subject:

Resolution supporting the Buchanan School project in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Naval Station, LLC, petitioner).

Relationship to Goals:

Revitalize Neighborhoods and Corridors.

Background:

The State of Iowa, through its Historic Preservation Office, accepts applications annually for Historic Preservation Tax Credits. Projects must involve the rehabilitation of an historic building. Through recent changes in the program, it is anticipated that the State will score projects higher if they receive a Resolution of Support.

The Buchanan School project, aka Naval Station (proposed by Chris Ales) involves the adaptive re-use of the former school at 2104 W. 6th Street. A total of 18 mixed-income units for seniors are proposed. The total project is estimated to cost \$5.4 million, with equity from Historic Credits totaling approximately \$2 million. Applications will be accepting starting January 26. If awarded, the developer hopes to begin this spring and finish by the end of 2015.

ATTACHMENTS:

Type		Description
☐	Cover Memo	Buchanan School photo
☐	Cover Memo	Resolution



Resolution No. _____

Resolution offered by Alderman Boom.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION supporting the Buchanan School project (aka Naval Station) in applying for the Iowa Historic Preservation Tax Credit Program (Naval Station, LLC, petitioner).

WHEREAS, the State of Iowa, through its Historic Preservation Office, accepts applications annually for Historic Preservation Tax Credits; and

WHEREAS, through recent changes in the program, it is anticipated that the State will score projects higher if they receive a Resolution of Support; and

WHEREAS, the Buchanan School project involves the adaptive re-use of the former school and Naval Station building located at 2104 W. 6th Street into 18 mixed-income units for seniors; and

WHEREAS, the property is currently un-/under-used and has a blighting impact on the surrounding neighborhood; and

WHEREAS, the property is within the City's Urban Revitalization Tax Exemption (URTE) area, has applied for benefits through this program in 2015, and is eligible for the 10 year, 100% exemption schedule; and

WHEREAS, while the specific value of this URTE commitment cannot be estimated in advance, similar projects in the past have averaged a tax savings of \$144,500 over 10 years per \$1 million invested in the project; and

WHEREAS, the total project is estimated to cost \$5.4 million, with equity from Historic Credits totaling approximately \$2 million.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Buchanan School project is approved for URTE benefits as a high priority initiative for future development and is fully supported in applying for the Iowa Historic Preservation Tax Credit Program.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, MMC, City Clerk

City of Davenport

Committee: PS
Department: Legal
Contact Info: T Warner 7735
Wards: All

Action / Date
1/7/2015

Subject:

First Consideration: Ordinance amending subsection 5.10.105(C) of the Davenport Municipal Code to exempt neighborhood markets from the distance separation requirements

Relationship to Goals:

Background:

A growing national trend exists for small grocery stores to service nearby neighborhoods. These neighborhood markets are generally 5000 square feet or more and carry a slightly less varied product line than the prototypical grocery store, but the neighborhood market carries more variety of items than a convenience store.

The proposed ordinance exempts neighborhood markets from the alcoholic beverage distance separation requirements, so in the future these markets will be treated like grocery stores.

ATTACHMENTS:

Type	Description
☐ Cover Memo	Ord Neighborhood Market

ORDINANCE NO. _____

Ordinance amending subsection 5.10.105(C) of the Davenport Municipal Code to exempt neighborhood markets from the distance separation requirements

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

Section 1. That Subsection 5.10.105(C) of the Davenport Municipal Code is hereby amended to be read as follows:

C. A neighborhood market, grocery store or supermarket licensed for off-site consumption only shall not be subject to the limitations contained in subsections A and F of this section. A neighborhood market, grocery store or supermarket shall be generally defined as a business that offers for sale a wide variety of goods including, but not limited to, foodstuff, meat, dairy, eggs, fresh produce, fresh baked goods, drinks, pharmaceuticals, health care and hygienic products, and other household products that are regularly used in the home by consumers. A neighborhood market is the smallest of the exempt stores and has the least variety of product selections amongst the exempt stores. A convenience store, which is subject to the limitations contained in subsections A and F, is by contrast, a smaller store or shop of less than 4500 square feet with less product selection than a grocery store, generally accessible business hours, often located alongside busy roads. A convenience store can take the form of a gas station supplementing its income with retail goods or a retail store that has added gas to the list of goods it has to offer. Size of the facility and limited product selection are key differences between a neighborhood market/grocery store/supermarket and a convenience store; another would be supermarket customers frequently shop by putting their product selections into a shopping cart or basket.

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 _____

William E. Gluba
Mayor

Attest: _____
Jackie Holecek, CMC
Deputy City Clerk

Published in the Quad City Times on _____

City of Davenport

Committee: Public Works
Department: Public Works
Contact Info: John Claeys; (563) 327-5713
Wards: All

Action / Date
12/3/2014

Subject:

Third Consideration: Ordinance amending Chapter 15.16 The National Electrical Code, Title 15 of the Davenport Municipal Code. *[All Wards]*

Relationship to Goals:

Davenport - The Choice Community for Living.

Background:

A brief summary of changes is as follows:

Revision to the City Davenport Electrical Code Ordinance

1. 15.16.015: "National Electric Code 2011" is replaced with "National Electrical Code 2014".
2. 15.16.050(D): Add "(4) Types I and II construction where installed within raceways permitted in Types I and II construction."
3. 15.16.070: Change "2011 National Electrical Code" to "2014 National Electrical Code".

ATTACHMENTS:

Type	Description
☐ Resolution Letter	ORD ELECTRICAL PW PG2

ORDINANCE NO.

AN ORDINANCE TO REPEAL CHAPTER 15.16 OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, ENTITLED "ELECTRICAL CODE" AND ENACT AS A REPLACEMENT AND A NEW CHAPTER 15.16 ENTITLED "ELECTRICAL CODE".

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

Section 1. That Chapter 15.16 of the Municipal Code of Davenport Iowa, be and the same is hereby repealed in its entirety and replaced by a new Chapter 15.16 as follows:

Chapter 15.16 ELECTRICAL CODE
Construction Rules and Regulations for the City of Davenport

Sections:

15.16.010	Adoption by reference.
15.16.015	The National Electrical Code.
15.16.020	Additions, deletions and amendments.
15.16.030	Chapter 1, modified.
15.16.040	Chapter 2, modified.
15.16.050	Chapter 3, modified.
15.16.060	Chapter 7, modified.
15.16.070	Chapter 10 "Rewires" added.

15.16.010 Adoption by reference.

The specifications and regulations which are mentioned by title and date below are hereby adopted and declared to be a part of this title when not in conflict with a specific statement contained herein.

15.16.015 The National Electrical Code.

The National Electrical Code, 2014 Edition as published by the National Fire Protection Association, Inc. is hereby adopted by reference as the electrical code for the City of Davenport, with the following revisions and amendments.

15.16.020 Additions deletions and amendments.

Annex H entitled "Administration and Enforcement", is hereby deleted and replaced by Chapter 15.08 of the Davenport Municipal Code.

15.16.030 Chapter 1, modified.

Delete Paragraph 1 10.8 "Wiring Methods", in its entirety and in lieu thereof a new paragraph as follows:

1 10.8 "Wiring Methods"

Only wiring methods recognized as suitable and as recognized by N.F.P.A. are included in this Code. The recognized methods of wiring shall be permitted to be installed in any type of building or occupancy, except as otherwise provided in this Code. When any additions, alterations or renewals to existing electrical equipment lawfully installed prior to the adoption of the present code have been made, any portion of the installation which is presently added, altered, or

renewed, shall conform to the regulations now in effect. See Section 15.16.070 pertaining to rewires.

15.16.040 Chapter 2, modified.

(A) Add to Article 215 "Feeders" a new paragraph as follows:

215.13 "Conductors Within Buildings"

Feeder conductors within dwellings shall be installed within an approved raceway.

Type AC and type MC cable are not approved for this application. EXCEPTION: Where feeder conductors originate and terminate within a dwelling unit.

(B) Modify Article 220.18 "Maximum Loads", by adding as follows:

(D) Residential circuits shall be calculated as follows:

(1) Duplex receptacles (general) 10 per circuit

(2) Counter top receptacles 2 per circuit.

(C) Delete Article 230.43 "Wiring Methods for 600 Volts Nominal Or Less" in its entirety and enact in lieu thereof a new Article as follows:

Article 230.43 "Wiring Methods for 600 Volts Nominal, Or Less"

Service-entrance conductors shall be installed in accordance with the applicable requirements of this Code covering the type of wiring method used and limited to the following methods:

(1) open wiring on insulators; (2) Type IGS cable; (3) rigid metal conduit; (4) intermediate metal conduit; (5) electrical metallic tubing; (6) wire ways; (7) busways; (8) auxiliary gutters; (9) rigid nonmetallic conduit; (9) cablebus; (10) mineral- insulated, metal sheathed cable; (11) High Density Polyethylene Conduit (HDPE); (12) Nonmetallic Underground Conduit with Conductors (NUCC); (13) Reinforced Thermosetting Resin Conduit (RTRC).

15.16.050 Chapter 3, modified.

(A) Delete Table 310.106(A) in its entirety and enact in lieu thereof a new Table 310.106 (A) as follows:

Table 310.5

Voltage Rating of Conductor - Volts	Minimum Conductor Size-AWG
0 to 200	12 Copper
	10 Aluminum or Copper Clad Aluminum
2001 to 5000	8
5001 to 8000	6
8001 to 15000	2
15001 to 28000	1
28001 to 35000	1/0

(B) Delete Article 320. 108 "Grounding", in its entirety and enact in lieu thereof a new paragraph as follows:

320. 108 "Grounding"

Type AC cable shall be required to have a grounding conductor sized in accordance with Article 250.122.

(C) Modify Article 330. 10(A)(1) General Uses, as follows:

330.10(A) General Uses.

Type MC cable shall be permitted as follows:

- (1) For feeder and branch circuits.

(D) Delete Article 334. 10 "Uses Permitted", in its entirety and enact in lieu thereof a new paragraph as follows:

334.10 "Uses Permitted"

Type NM, Type NMC, and Type NMS cable shall be permitted to be used:

(1) In one and two-family dwellings and their attached or detached garages, and their storage buildings.

(2) Multiple family dwellings permitted to be of Type III, IV, and V construction, except as prohibited in Section 334.12.

Informational Note No. 1: Types of building construction and occupancy classifications are defined in NFPA 220-2006, "Standard on Types of Building Construction", or the applicable building code, or both.

Informational Note No. 2: See Annex E for determination of building types [NFPA 220, Table 3-1].

- (3) Cable trays in structures permitted to be Types III, IV, or V where cables are identified for the use.

Informational Note: See Section 310. 115(A)(3) for temperature limitations of conductors.

- (4) Types I and II construction where installed within raceways permitted to be installed in Types I and II construction.

(A) Type NM. Type NM cable shall be permitted as follows:

- (1) For both exposed and concealed work in normally dry locations.
- (2) To install or fish Type NM cable in air voids in masonry block or tile walls.

(B) Type NMC cable shall be permitted as follows:

- (1) For both exposed and concealed work in dry, moist, damp, or corrosive locations, except as prohibited by 334.10(3).
- (2) In outside and inside walls of masonry block or tile;
- (3) In a shallow chase in masonry, concrete or adobe protected against nails or screws by a steel plate at least 1/16 inch (1.59 mm) thick and covered with plaster, adobe, or similar finish.

(C) Type NMS cable shall be permitted as follows:

- (1) For both exposed and concealed work in normally dry locations except as prohibited by 334.10(3)
- (2) To be installed or fished in air voids in masonry block or tile walls.

(E) Delete Paragraph 334.15 "Exposed Work - General" in its entirety and enact in lieu thereof a new paragraph as follows:

334. 15 "Exposed Work - General"

In exposed work, except as provided in sections 300.11 (A), the cable shall be installed as specified in (a), (b), and (c) below.

- a.) To Follow Surface. Cable shall closely follow the surface of the building surface or of

running boards.

b.) Protection From Physical Damage. Cable shall be protected from physical damage to a height of 8 feet (2.44 meters) from the floor by rigid metal conduit, electrical metallic tubing, Schedule 80 PVC rigid nonmetallic conduit, Type RTRC marked with suffix -XW, or other approved means.

c.) In Unfinished Basements. Where the cable is run at right angles with the joist in unfinished basements, the cable shall be installed through bored holes in the joist. Nonmetallic-sheathed cable installed on a wall of an unfinished basement shall be permitted to be installed in a listed conduit or tubing or shall be protected in accordance with 300.4. Conduit or tubing shall be provided with a suitable insulating bushing or adapter at the point the cable enters the raceway. The sheath of the nonmetallic -sheathed cable shall extend through the conduit or tubing and into the outlet or device box not less than 6 mm (1/4 in.). The cable shall be secured within 300 mm (12 in.) of the point where the cable enters the conduit or tubing. Metal conduit and tubing and metal outlet boxes shall be connected to an equipment grounding conductor complying with the provisions of 250.86 and 250.148.

(F) Delete Paragraph 334.40(B) "Devices of Insulating Material", in its entirety and enact in lieu thereof a new paragraph as follows:

334.40(B) "Devices of Insulating Material"

All switches, outlets, and tap devices must terminate in an outlet box complying with the requirements of Article 314 of the National Electrical Code.

(G) Add to Article 314 "Outlet, Device, Pull and Junction Boxes, Conduit Bodies, and Fittings", a new paragraph as follows:

314.17(E) Insulated Throats.

All fittings for use with EMT conduit, flexible metallic tubing and flexible metallic conduit shall utilize insulated throats.

15.16.060 Chapter 7, modified.

Add to Article 760, "Fire Protection Systems", a new paragraph as follows:

760. 16, "Protection of Fire Alarm Circuit in Hallways and other Public Areas".

All exposed fire alarm and signal wiring in any building shall be installed in raceways or approved metal-clad type cable so as to make the wiring tamper-resistant. Wiring installed 10 feet above finished floor shall be considered tamper resistant by location.

15.16.070 Chapter 10 "Rewires" added.

The 2014 National Electrical Code is hereby amended by adding a new Chapter 10 entitled "Rewires", as follows:

Chapter 10 "Rewires".

When there is an increase in the service entrance ampacity in existing structures, the following minimum requirements shall be conformed to:

(1) All electrical equipment, wiring and appliances shall be installed and maintained in a safe manner in accordance with all applicable laws and shall be of an approved type.

(2) Every habitable room shall contain at least two receptacle outlets.

(3) Habitable rooms shall contain at least one light fixture controlled by a wall switch or a wall switch controlling one of the receptacle outlets.

(4) Every water closet room, bathroom, laundry room, furnace room, and public hallway shall contain at least one light fixture.

(5) All exposed wiring shall comply with Section 15.16.050.

- (6) A duplex receptacle outlet shall be installed at each kitchen wall counter space that is 24 inches or wider.
- (7) Ground fault protected receptacles shall be required as specified in 210.8 and 210.52(E).
- (8) Bathrooms are to have at least one receptacle outlet as specified in 210.52(D).

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 _____

William E. Gluba
Mayor

Attest: _____
Jackie Holecek, CMC
Deputy City Clerk

Published in the Quad City Times on _____

City of Davenport

Committee: Public Works
Department: Public Works
Contact Info: Ron Hocker; 563-327-5169
Wards: All

Action / Date
1/7/2015

Subject:

First Consideration: Ordinance amending Chapter 16.28.060(A) entitled "Improvements - Sewers" of the Municipal Code of Davenport, Iowa, by amending Section 16.28.060(A) thereto establishing the authority to allow the City to collect compensation for televising services performed in the process of sanitary sewer acceptance. *[All Wards]*

Relationship to Goals:

Financially Responsible City Government.
Upgraded City Infrastructure & Public Facilities.

Background:

New sanitary sewers are routinely constructed as part of private developments throughout the City. Before these sewers are accepted as part of the City's collection system, the Sewer Division uses CCTV cameras to inspect the lines to identify any defects, which must then be repaired prior to acceptance. While such inspection is necessary to ensure that the construction complies with plans and specifications, there is currently no fee charged for this service. The recently passed Storm Water Management Ordinance (Chapter 13.34) provides the statutory authority for the city council to establish fees for the televised inspection of storm sewers. The proposed change to the ordinance will provide the same authority for the televised inspection of sanitary sewers.

ATTACHMENTS:

Type	Description
Backup Material	Ordinance

ORDINANCE NO.

ORDINANCE amending Chapter 16.28.060(A) entitled "Improvements - Sewers" of the Municipal Code of Davenport, Iowa, by amending Section 16.28.060(A) thereto establishing the authority to allow the City to collect compensation for televising services performed in the process of sanitary sewer acceptance.

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

That Chapter 16.28.060(A) entitled "Improvements - Sewers" is hereby amended to read as follows:

Where a public sanitary sewer is reasonably accessible, the subdivider shall connect or provide for the connection with such sanitary sewer and shall provide within the subdivision the sanitary sewer system required to make the sewer accessible to each lot in his subdivision. Sewers on public property or easements shall have the approval of the Iowa State Board of Health. Adequate provision shall be made for the disposal of stormwater, subject to the approval of the city engineer and the city council. Prior to acceptance of sanitary sewer installed by private contractor, the City of Davenport Sewer Division must televise the lines to ensure that they meet acceptable city standards. Fees for this service shall be set from time to time by city council resolution and will be billed to the developer or property owner and must be paid before the system will be accepted and released for further development.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained not illegal or void provisions.

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

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

First Consideration_____

Second Consideration_____

Approved_____

William E. Gluba
Mayor

Attest: _____
Jackie Holecek, CMC
Deputy City Clerk

Published in the Quad City Times on

City of Davenport

Committee: Public Works
Department: Public Works
Contact Info: Tom Leabhart (563) 327-5155
Wards: 2, 3, 5, & 6

Action / Date
1/7/2015

Subject:

Resolution approving plans, specifications, form of contract and estimated cost for the FY15 Bituminous Fog Seal Program, CIP Program #10517. *[Wards 2, 3, 5 & 6]*

Relationship to Goals:

Upgraded city infrastructure & public facilities.

Background:

Pavement preservation represents a proactive approach in maintaining our existing parking lots. It will reduce future costly, time consuming rehabilitation and reconstruction

With this program, a Gilsonite modified bituminous pavement sealer and rejuvenator will be applied directly to the surface of an asphalt parking lot that has been recently resurfaced. This is typically completed on pavements that have been resurfaced less than three (3) years. This product is ideal to fend off the oxidation that starts immediately after the construction process and extends the life of the pavement by maintaining the flexibility of the asphalt.

Funds are programmed in the FY15 CIP #10517 for Park Parking Lot Maintenance and the Facilities Maintenance Budgets for Annie Wittenmyer, Heritage Highrise and City Hall for \$73,000. A copy of the list of parking lots and recreational trail to be completed under this program is attached.

ATTACHMENTS:

Type	Description
☐ Resolution Letter	Fog Seal Resolution
☐ Backup Material	Fog Seal Special Conditions Pt1
☐ Backup Material	Fog Seal Special Conditions Pt 2
☐ Backup Material	Fog Seal Bid Tab

Resolution No. _____

RESOLUTION offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving plans, specifications, form of contract and estimated cost for the FY15 Bituminous Fog Seal Program.

WHEREAS, plans, specifications, form of contract and an estimate of cost were filed with the Deputy City Clerk of Davenport, Iowa, for the FY15 Bituminous Fog Seal Program within the City of Davenport, Iowa; 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 said project.

Passed and approved the 14th day of January, 2015.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, Deputy City Clerk

Fog Seal List:

Duck Creek – 3,327 SY



An aerial photograph showing a property outlined in red. The property is situated at the intersection of E 29th St and Bridge Ave. It features a large paved area with several parked cars and a small building. To the left of the property is a baseball field, and to the right is a residential area with houses and trees. The street names "E 29TH ST" and "BRIDGE AVE" are visible on the image.

Marquette Park – 920 SY

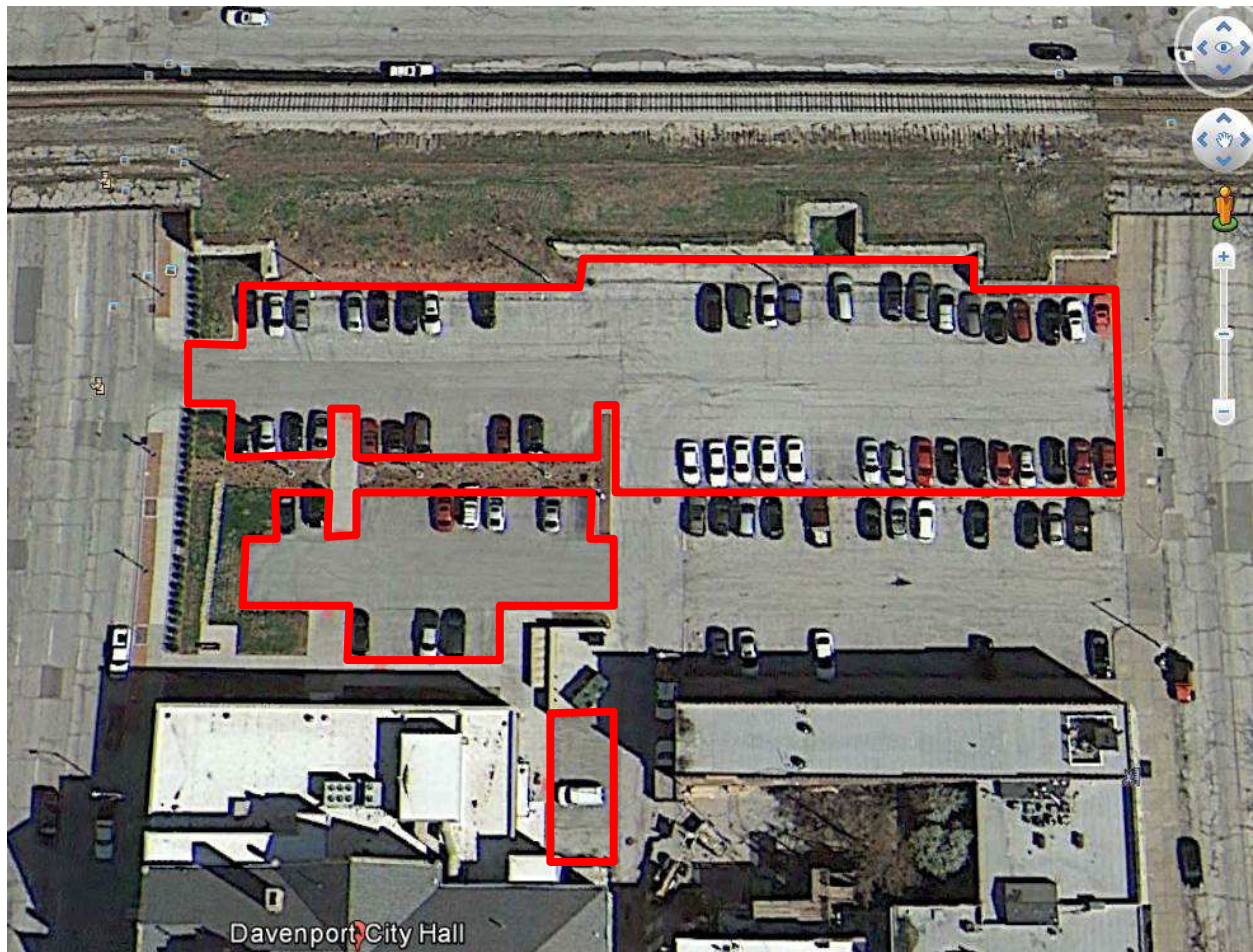


Marquette Bike Path – 3,500 SY

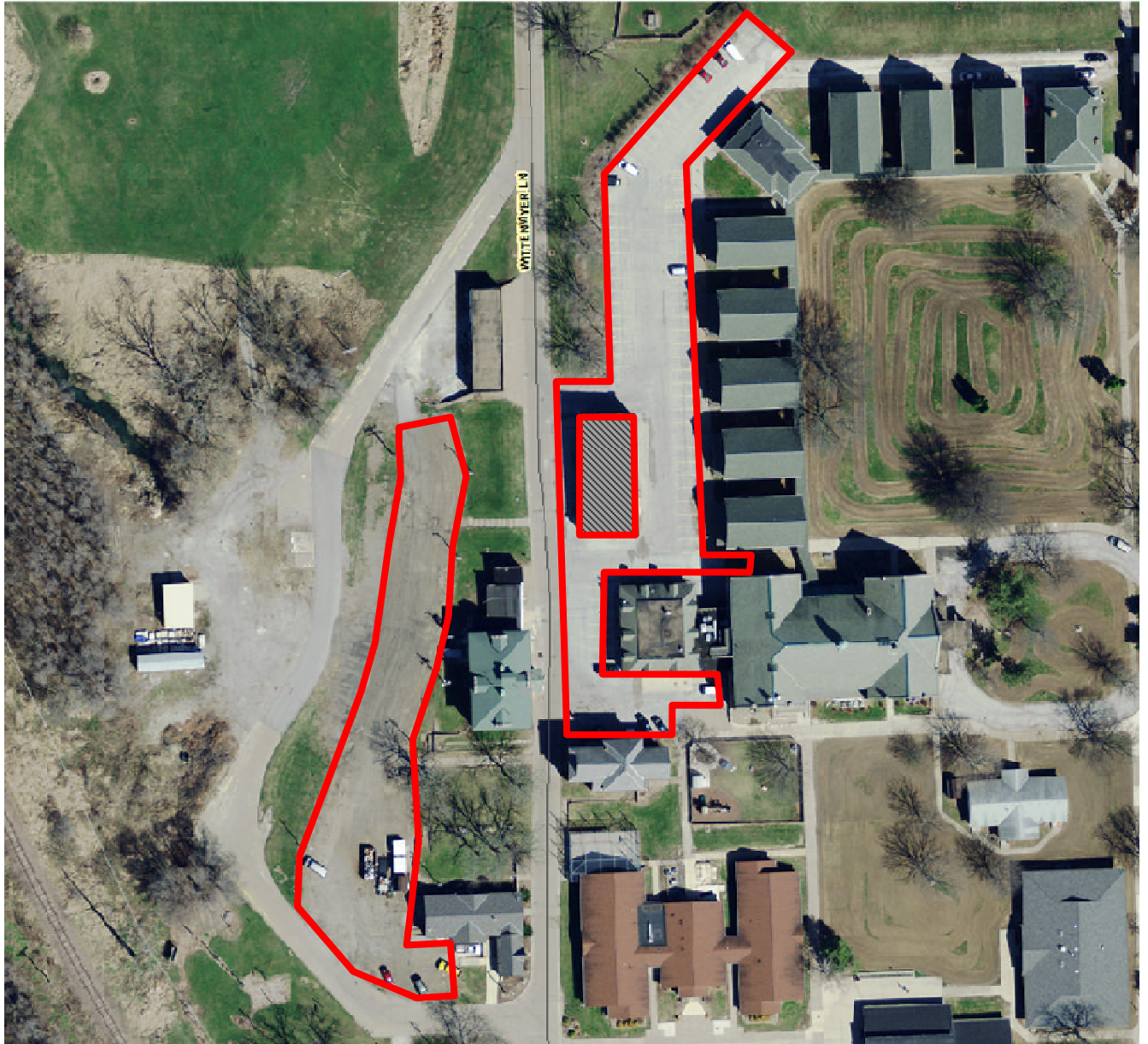


Fog Seal List Part 2:

City Hall Parking Lot – 3,165 SY



Annie Wittenmyer Complex – 7,034 SY



Heritage Highrise – 1,739 SY





PROJECT: <u>FY 2015 Bituminous Fog Seal Program</u>			
AT: <u>City of Davenport Public Works Facility</u>			
ITEM NO.	ITEM DESCRIPTION	UNITS	QUANTITY
1.	Bituminous Fog Seal	SY	23,365
2.	Pavement Markings - 4" Equiv	LF	10,001
3.	Pavement Markings - Symbols	EA	18
9.	Traffic Control	LS	1



PROJECT: FY 2015 Bituminous Fog Seal Program
 AT: City of Davenport Public Works Facility

NO.	LOCATION	STRIPING LF	SYMBOL QTY	SYMBOL TYPE
1	Duck Creek	3,090	9	Parking Lines, Accessibility Parking Space
2	Garfield Park	1,486	5	Parking Lines, Turn Arrow
3	Marquette Park	1,304	2	Parking Lines
4	Marquette Park - Bike Path	101		Broken Yellow Line - Shared Use Path
5	City Hall	1,748		Parking Lines
6	Annie Wittenmyer	1,514	2	Parking Lines, Accessibility Parking Space
7	Heritage Highrise	758		Parking Lines
	Total:	10,001	18	

City of Davenport

Committee: Public Works
Department: Public Works
Contact Info: Tom Leabhart; (563) 326-7729
Wards: All

Action / Date
1/7/2015

Subject:

Resolution approving Contract for the 2015 I & I Projects Investigation to McClure Engineering Company, of North Liberty, Iowa in the amount Not-To-Exceed \$253,445.00; CIP Projects - #10216 - McManus Creek Area Inflow Investigation; #10542 – Future Growth Areas Sanitary Sewer Capabilities Investigative Metering; #01091 – Sanitary Sewer Relief 7th & Division; #00680 – Vine Alley Storm Sewer Relocation *[All Wards]*.

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities.

Background:

The project includes investigation of Sanitary and Storm sewers using cleaning & televising of sewer pipe as well as temporary metering to determine flows. The Consultant will prepare final reports with recommendations to Engineering Division. As a result of Consultant recommendations, further investigation may be required prior to implementing repairs/improvements. This project scope is for investigations to determine future course of action for reducing I & I and providing future development area infrastructure capabilities. McClure Engineering Company was selected as a result of their expertise and experience with this type of project. The Scope of work is for McClure Engineering Company to provide engineering services to the City for the 2015 I & I Projects designated in the FY 2015 CIP. This resolution is the approval of the contract award and is within the budget. The scope of work addresses the recommendations from the Stanley Consultants Wastewater Master Plan, the Fejevary Area Sanitary Sewer I & I Investigation Study and recommendations from Public Works Sewer Division. Previous studies provided recommendations that proposed further investigations to identify sources of I & I in the Sanitary Sewer System and plan for infrastructure requirements for future growth areas. Funds for the 2015 I & I Projects Investigation are budgeted in CIP Projects #10216; #10542; #01091; #00680 for a total Not-To-Exceed \$253,445.00.

ATTACHMENTS:

Type	Description
❏ Backup Material	PW_RES_APPR 2015 I&I PROJECTS MCMANUS CREEK Pg 2
❏ Backup Material	PW_RES_APPR 2015 I&I PROJECTS MCMANUS CREEK PDF

Resolution No. _____

Resolution offered by Alderman Ambrose

Resolved by the City Council of the City of Davenport.

Resolution approving Contract for the 2015 I & I Projects Investigation to McClure Engineering Company, of North Liberty, Iowa in the amount Not-To-Exceed \$253,445.00; CIP Projects - #10216 - McManus Creek Area Inflow Investigation; #10542 – Future Growth Areas Sanitary Sewer Capabilities Investigative Metering; #01091 – Sanitary Sewer Relief 7th & Division; #00680 – Vine Alley Storm Sewer Relocation.

.

Whereas, the City of Davenport previously completed studies of the sanitary/storm sewers in the project areas;

Whereas, as a result of the Studies, recommendations were made to further investigate I & I sources and infrastructure requirements for future growth areas;

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

Now, therefore, be it resolved, by the City Council of the City of Davenport, Iowa: that the Contract is hereby approved, and the Public Works Director is hereby authorized to execute said document.

Passed and approved this 14th day of January, 2015

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, Deputy City Clerk

**AGREEMENT FOR ENGINEERING SERVICES
2015 I&I PROJECTS
DAVENPORT, IOWA**

This Agreement is made on the _____ day of _____, 2014, by and between **McClure Engineering Company, of North Liberty, Iowa** (herein referred to as "**Engineer**") and the **City of Davenport, Iowa** (hereinafter referred to as "**Owner**"). Services shall be performed per the fees, terms and conditions outlined in this Agreement and/or the Hourly Rate Schedule established in Exhibit 'A'. The **Engineer** shall provide services for the Project which consists of the services listed in Exhibit 'B'. The Project shall be described as:

PROJECT DESCRIPTION:

**2015 I&I PROJECTS
DAVENPORT, IOWA**

1. The **Owner** shall provide information, which shall set forth the **Owner's** objectives, schedule, constraints, budget with reasonable contingencies and other applicable criteria. (See Exhibit 'C' for **Owner's** Responsibilities).
2. The **Engineer** shall provide the services marked "included" as follows:

ITEM	INCLUDED	NOT INCLUDED
<u>PHASE I – McMANUS CREEK AREA INFLOW INVESTIGATION (CIP 10216)</u>		
1.1 FLOW MONITORING, HYDRAULIC ANALYSIS AND FIELD INVENTORY 1. Project Administration 2. Mobilization 3. Manhole Inspections / Inventory (Top Side) 4. Manhole Inspections / Inventory (Full Entry) 5. Flow Meter Installation / Removal 6. Flow Meter Rental (12 Weeks) 7. Flow Meter Maintenance (12 Weeks) 8. Rainfall Gauge Rental (12 Weeks) 9. Rainfall Gauge Maintenance (12 Weeks) 10. Flow Downloads / Analysis 11. Field Surveys / Inventory / Mapping 12. Flow Data Inputs and Model Calibration 13. Capacity Analysis 14. Alternatives / Cost Effective Analysis / Recommendations	☒ ☒ ☐ ☐ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☐ ☒ ☐	☐ ☐ ☒ ☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☒ ☐ ☒
1.2 UNIT PRICE ITEMS 1. GIS Data Migration 2. Smoke Testing 3. Rainfall Simulation (Storm Sewer Flooding) 4. Cleaning/Televising (Bid to Vendor) 5. Video Inspection and Analysis	☒ ☐ ☐ ☐ ☐	☐ ☒ ☒ ☒ ☒
1.3 REPORT PREPARATION / MEETINGS 1. Kick-off Meeting 2. Draft Report 3. Review Meeting (1 Assumed) 4. Final Report and Deliverables	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐

ITEM	INCLUDED	NOT INCLUDED
PHASE II – SANITARY SEWER INVESTIGATIVE METERING – FUTURE GROWTH AREAS (CIP 10542)		
2.1 FLOW MONITORING, HYDRAULIC ANALYSIS AND FIELD INVENTORY 1. Project Administration 2. Mobilization 3. Manhole Inspections / Inventory (Top Side) 4. Manhole Inspections / Inventory (Full Entry) 5. Flow Meter Installation / Removal 6. Flow Meter Rental (12 Weeks) 7. Flow Meter Maintenance (12 Weeks) 8. Rainfall Gauge Rental (12 Weeks) 9. Rainfall Gauge Maintenance (12 Weeks) 10. Flow Downloads / Analysis 11. Field Surveys / Inventory / Mapping 12. Flow Data Inputs and Model Calibration 13. Capacity Analysis 14. Alternatives / Cost Effective Analysis / Recommendations	☒ ☒ ☐ ☐ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☐ ☒ ☐	☐ ☐ ☒ ☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☒ ☐ ☒
2.2 UNIT PRICE ITEMS 1. GIS Data Migration 2. Smoke Testing 3. Rainfall Simulation (Storm Sewer Flooding) 4. Cleaning/Televsioning (Bid to Vendor) 5. Video Inspection and Analysis	☒ ☐ ☐ ☐ ☐	☐ ☒ ☒ ☒ ☒
2.3 REPORT PREPARATION / MEETINGS 1. Kick-off Meeting 2. Draft Report 3. Review Meeting (1 Assumed) 4. Final Report and Deliverables	☒ ☒ ☒ ☒	☐ ☐ ☐ ☐
PHASE III – SANITARY SEWER RELIEF – 7TH AND DIVISION (CIP 01091)		
3.1 FLOW MONITORING, HYDRAULIC ANALYSIS AND FIELD INVENTORY 1. Project Administration 2. Mobilization 3. Manhole Inspections / Inventory (Top Side) 4. Manhole Inspections / Inventory (Full Entry) 5. Flow Meter Installation / Removal 6. Flow Meter Rental (12 Weeks) 7. Flow Meter Maintenance (12 Weeks) 8. Rainfall Gauge Rental (12 Weeks) 9. Rainfall Gauge Maintenance (12 Weeks) 10. Flow Downloads / Analysis 11. Field Surveys / Inventory / Mapping 12. Flow Data Inputs and Model Calibration 13. Capacity Analysis 14. Alternatives / Cost Effective Analysis / Recommendations	☒ ☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☒ ☐ ☐ ☐	☐ ☐ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☐ ☒ ☒ ☒

ITEM	INCLUDED	NOT INCLUDED
<u>PHASE III – SANITARY SEWER RELIEF – 7TH AND DIVISION (CIP 01091) – CONTINUED</u>		
3.2 UNIT PRICE ITEMS 1. GIS Data Migration 2. Smoke Testing 3. Rainfall Simulation (Storm Sewer Flooding) 4. Cleaning/Televising (Bid to Vendor) 5. Video Inspection and Analysis	☒ ☐ ☐ ☒ ☒	☐ ☒ ☒ ☐ ☐
3.3 REPORT PREPARATION / MEETINGS 1. Kick-off Meeting 2. Draft Report 3. Review Meeting (1 Assumed) 4. Final Report and Deliverables	☒ ☒ ☐ ☒	☐ ☐ ☒ ☐
<u>PHASE IV – VINE ALLEY STORM SEWER RELOCATION (CIP 00680)</u>		
4.1 FLOW MONITORING, HYDRAULIC ANALYSIS AND FIELD INVENTORY 1. Project Administration 2. Mobilization 3. Manhole Inspections / Inventory (Top Side) 4. Manhole Inspections / Inventory (Full Entry) 5. Flow Meter Installation / Removal 6. Flow Meter Rental (12 Weeks) 7. Flow Meter Maintenance (12 Weeks) 8. Rainfall Gauge Rental (12 Weeks) 9. Rainfall Gauge Maintenance (12 Weeks) 10. Flow Downloads / Analysis 11. Field Surveys / Inventory / Mapping 12. Flow Data Inputs and Model Calibration 13. Capacity Analysis 14. Alternatives / Cost Effective Analysis / Recommendations	☒ ☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☒ ☐ ☐ ☐	☐ ☐ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☒ ☐ ☐ ☒ ☒
4.2 UNIT PRICE ITEMS 1. GIS Data Migration 2. Smoke Testing 3. Rainfall Simulation (Storm Sewer Flooding) 4. Cleaning/Televising (Bid to Vendor) 5. Video Inspection and Analysis	☒ ☐ ☐ ☒ ☒	☐ ☒ ☒ ☐ ☐
4.3 REPORT PREPARATION / MEETINGS 1. Kick-off Meeting 2. Draft Report 3. Review Meeting (1 Assumed) 4. Final Report and Deliverables	☒ ☒ ☐ ☒	☐ ☐ ☒ ☐

3. For the work described in Exhibit 'B', payment to the **Engineer** shall be made monthly as the work progresses, due within 30 days of the Invoice for work completed to date, as per the following basis and shall include all out-of-pocket expenses.

PHASE 1 - McMANUS CREEK AREA INFLOW INVESTIGATION (CIP 10216)

- ☒ 1.1 Flow Monitoring, Hydraulic Analysis and Field Inventory Unit Price \$77,720¹
- ☒ 1.2 Unit Price Items (if required or requested) Unit Price \$1,000¹
- ☒ 1.3 Report Preparation / Meetings Lump Sum \$10,500¹

PHASE 2 – SANITARY SEWER INVESTIGATIVE METERING – FUTURE GROWTH AREAS (CIP 10542)

- ☒ 2.1 Flow Monitoring, Hydraulic Analysis and Field Inventory Unit Price \$94,140¹
- ☒ 2.2 Unit Price Items (if required or requested) Unit Price \$1,125¹
- ☒ 2.3 Report Preparation / Meetings Lump Sum \$10,500¹

PHASE 3 – SANITARY SEWER RELIEF – 7TH & DIVISION (CIP 01091)

- ☒ 3.1 Flow Monitoring, Hydraulic Analysis and Field Inventory Unit Price \$5,130¹
- ☒ 3.2 Unit Price Items (if required or requested) Unit Price \$22,290¹
- ☒ 3.3 Report Preparation / Meetings Lump Sum \$6,500¹

PHASE 4 – VINE ALLEY STORM SEWER RELOCATION (CIP 00680)

- ☒ 4.1 Flow Monitoring, Hydraulic Analysis and Field Inventory Unit Price \$4,800¹
- ☒ 4.2 Unit Price Items (if required or requested) Unit Price \$13,250¹
- ☒ 4.3 Report Preparation / Meetings Lump Sum \$6,500¹

¹ Fee shall be per unit prices provided in Fee Table within Exhibit B.

4. Past due amounts owed shall accrue interest at 1.5% per month from the 30th day. If the **Owner** fails to make monthly payments due the **Engineer**, the **Engineer** may, after giving (7) days written notice to the **Owner**, suspend services under this Agreement.
5. This Agreement is subject to the Terms and Conditions attached to this Agreement.
6. If additional work is requested by the **Owner**, beyond the scope of this Agreement, fees will be negotiated on a *Lump Sum* basis or on an *hourly basis* per the rates on Exhibit 'A'.
7. This Agreement represents the entire and integrated agreement between the **Owner** and the **Engineer** and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the **Owner** and the **Engineer**.

8. The following Exhibits are attached to this Agreement:

Exhibits		Included	Not Included
Exhibit 'A'	Hourly Rate Schedule	☒	☐
Exhibit 'B'	Preliminary Project Scope	☒	☐
Exhibit 'C'	Owner's Responsibilities	☒	☐

SPECIAL INSTRUCTIONS:

OWNER: CITY OF DAVENPORT, IOWA

ENGINEER: McCLURE ENGINEERING COMPANY
NORTH LIBERTY, IOWA

By: _____

By: _____
Joseph M. (Mike) Starkey, P.E.

Title: _____

Title: _____
Senior Project Engineer

McCLURE ENGINEERING COMPANY STANDARD TERMS AND CONDITIONS

ACCESS TO SITE: The Engineer shall at all times have access to the site to complete his Work.

INFORMATION PROVIDED BY OTHERS: The Engineer shall be entitled to rely upon the accuracy and completeness of data provided by the Owner and shall not assume liability for such data. The Engineer does not practice law, insurance or financing, therefore, the Owner shall furnish all legal, accounting and insurance counseling services as may be necessary to protect themselves at any time warrant the Project. Owner shall hold Engineer harmless from damages that may arise as a result of inaccuracies of information or data supplied by Owner or others to Engineer.

ADDITIONAL SERVICES: As an Additional Service in connection with changes in the scope of the Engineer's work by the Owner, the Engineer shall prepare Drawings, Specifications and other documentation and data, evaluate Contractor's proposal and provide any other services made necessary by such Change Orders and Construction Change Directives. The Engineer will be entitled to additional compensation to coordinate such changes and schedules shall be adjusted accordingly.

OWNERSHIP AND REUSE OF DOCUMENTS: All reports, plans, specifications, field data and other documents written and/or electronic, prepared by Engineer in doing work on the project, shall remain the property of the Engineer. The documents prepared by the Engineer for this Project are for use solely with respect to this Project. The Engineer's Drawings, Specifications or other documents shall not be used by the Owner on other projects or for additions to this Project, except by agreement in writing and with appropriate compensation to the Engineer.

OPINIONS OF PROBABLE COSTS: It is recognized that neither the Engineer nor the Owner has control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, the Engineer cannot and does not warrant or represent that bids or negotiated prices will not vary from any estimate of costs or evaluation prepared or agreed to by the Engineer.

DISPUTE RESOLUTION: Claims, disputes or other matters, involving a value less than \$200,000.00, in question between the parties to this Agreement arising out of or relating to this Agreement or breach thereof shall be subject to mediation unless each of the parties mutually agrees otherwise. No mediation arising out of or relating to this Agreement shall include, by consolidation, joinder or in any other manner, an additional person or entity not a party to this Agreement, except by written consent containing a specific reference to this Agreement signed by the Owner, Engineer, and any other person or entity sought to be joined. In no event shall the demand for mediation be made after the date when the institution of legal or equitable proceedings based upon such claim would be barred by the applicable statute of limitations. The award rendered in the mediation shall be non-binding.

TERMINATION: This Agreement may be terminated by either party upon not less than seven days written notice should the other party fail substantially to perform in accordance with the terms of the Agreement through no fault of the party initiating the termination. This Agreement may be terminated by the Owner upon not less than seven days' written notice to the Engineer in the event the Project is permanently abandoned.

Failure of the Owner to make payments to the Engineer in accordance with the Agreement shall be considered substantial non-performance and cause for termination. If the Owner fails to make payment when due the Engineer for services, the Engineer may, upon seven days' written notice to the Owner, suspend performance of services under this Agreement. Unless payment in full is received by the Engineer within seven days of the date of the notice, the suspension shall take effect without further notice. In the event of a suspension of services, the Engineer shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services.

In the event of termination not the fault of the Engineer, the Engineer shall be compensated for services performed prior to termination and all termination expenses. Termination expenses are in addition to compensation for *Basic and Additional Services*, and include expenses which are directly attributable to termination.

CONTRACTOR MATTERS: The Engineer has no control over the Contractor's means, methods, schedule, costs, quality control, workmanship, on-site storm water runoff/erosion control, or project safety measures. For this reason, the Engineer shall not be responsible for or assume liability for the same.

UNDERGROUND UTILITIES: Information for location of underground utilities may come from the Owner, third parties, and/or research performed by the Engineer or its subcontractors. Unfortunately, the information the Engineer must rely on from various utilities and other records may be inaccurate or incomplete. Therefore, the Owner agrees to indemnify and hold harmless the Engineer for all claims, losses, costs and damages arising out of the location of underground utilities provided by the Engineer under this Agreement.

SHOP DRAWING REVIEW: If, as part of this Agreement Engineer reviews Contractor submittals, such as shop drawings, product data, samples and other data, as required by Engineer, these reviews and approvals shall be only for the limited purpose of checking for conformance with the design concept and the information expressed in the contract documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the Contractor. Engineer shall not be responsible for any deviations from the contract documents not brought to the attention of Engineer in writing by the contractor. Engineer shall not be required to review partial submissions or those for which submissions of correlated items have not been received.

CONSTRUCTION OBSERVATION: If, as part of this Agreement, Engineer is providing construction observation services, Engineer shall visit the project at appropriate intervals during construction to become generally familiar with the progress and quality of the Contractor's work and to determine if the work is preceding in general accordance with the Contract Documents. Unless otherwise specified in this Agreement, the Owner has not retained the Engineer to make detailed inspections or to provide exhaustive or continuous project review and observation services. Engineer does not guarantee the performance of, and shall have no responsibility for, the acts or omissions of any contractor, subcontractor, supplier or any other entity furnishing materials or performing any work on the project.

HAZARDOUS MATERIALS – INDEMNIFICATION: The Engineer is not in the business of making environmental site assessments for purposes of determining the presence of any toxic, hazardous or other environmental damaging substances. The purpose of this provision is to be certain that the Owner is aware of the potential liability if toxic, hazardous or environmental damaging substances are found on or under the property. Engineer makes no representations regarding an environmental site assessment, relies upon Owner to have fully investigated the need and/or scope of such assessment and assumes no responsibility for the determination to make an environmental site assessment on the subject property.

PAYMENT: Amounts unpaid 30 days after invoice date shall bear interest from the date payment is due at a rate of 1.5% per month compounded and shall include costs for attorney fees and other collection fees related to collecting fees for service.

LIMITATION OF LIABILITY: The Engineer's liability shall be limited to \$1,000,000.00 as indicated on the certificate of insurance, or as specifically agreed to by separate agreement.

WAIVERS: The Owner and the Engineer waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, but only to the extent covered by property insurance during construction. The Owner and Engineer each shall require similar waivers from their contractors, consultants and agents.

ASSIGNMENT: The Owner and Engineer, respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party to this Agreement and to the partners, successors, assigns and legal representatives of such other party with respect to all covenants of this Agreement. Neither Owner nor Engineer shall assign this Agreement without the written consent of the other.

GOVERNING LAW: Unless otherwise provided, the Agreement shall be governed by the law of the principal place of business of the Engineer.

COMPLETE AGREEMENT: This Agreement represents the entire and integrated agreement between the Owner and Engineer and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Engineer. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Owner or Engineer.

McCLURE ENGINEERING COMPANY
(Effective through December 31, 2014)

<u>PERSONNEL</u>	<u>HOURLY RATE</u>
Administrative	\$60.00
Senior Administrative	\$75.00
Staff Engineer.....	\$98.00
Project Engineer	\$115.00
Senior Project Engineer	\$158.00
Project Manager	\$145.00
Principal	\$175.00
Senior Principal	\$195.00
Engineering Technician (ET)	\$90.00
Registered Land Surveyor.....	\$145.00
On-Site Representative (OSR)	\$80.00
Senior On-Site Representative (OSR).....	\$90.00
Crew Chief (CC).....	\$85.00
Crew Member (CM).....	\$70.00
Intern Crew Member	\$55.00

MISCELLANEOUS EXPENSES

Survey Vehicle Mileage	\$0.75/Mile
Automobile Mileage	\$0.55/Mile
Plans	\$0.12/Sq. Ft.
Vellums.....	\$0.50/Sq. Ft.
Out-of-Pocket Expenses (Meals, Hotels, etc.)	At Cost + 10%
Large Format Color Prints	\$5.00/Sq. Ft



EXHIBIT 'B'
2015 I&I PROJECTS
DAVENPORT, IOWA
SCOPE OF SERVICES

PHASE I - McMANUS CREEK AREA INFLOW INVESTIGATION (CIP 10216)

Flow Monitoring, Hydraulic Analysis and Field Inventory

Project Administration

Project Administration includes schedule development, coordination with City staff and emergency departments, and one (1) public information meeting, if required.

Mobilization

Mobilization includes the preparation of staff, materials, and equipment to commence work according to the agreed upon implementation schedule for all activities identified in the contract. Also included are internal and external safety meetings to ensure that OSHA certifications have been obtained by field personnel and that safety procedures are in place for all elements of the work program.

Flow Meter Installation/Removal

Eight (8) individual flow meters (Sigma 910 AV, or an approved equal) shall be installed in locations throughout the basin to provide data on the quantity of sanitary and extraneous water being produced in the basin. The Consultant will remove all monitors at the conclusion of the monitoring period.

Industry standard OSHA, NIOSH, OSDH and NASSCO confined space entry policies and practices shall be followed to promote safe entry and egress of confined spaces.

Flow Meter Rental & Maintenance

Flow monitors shall remain in place for a continuous 12-week base period or until good dry weather and wet weather data is retrieved. The flow monitors shall be maintained on a weekly basis. Maintenance shall include cleaning the meters' sensors, uploading the flow data, meter re-calibration (as needed), and other diagnostics checks.

Rain Gauge Rental & Maintenance

A total of one (1) continuous recording, electronic tipping-bucket style rain gauge will be installed throughout the basin to collect rainfall data during the flow monitoring study throughout the same 12-week period. The rainfall gauge will be maintained and periodically calibrated as necessary.

Flow Data Analysis

Data obtained from the flow meters and rainfall gauges will be analyzed to evaluate the level of base flow, infiltration, and inflow for each monitored basin. The level of inflow and rainfall-induced infiltration will be correlated to the intensity and quantity of rainfall.

Field Surveys/Inventory/Mapping (AS NEEDED BASIS)

If existing GIS data is insufficient or requires field verification, as to complete the Capacity Analysis, MEC shall complete limited field survey(s) of the appropriate structures within the sewer system on a T&M basis. This work would be completed on an as needed basis and only upon receiving approval of the Owner. Global positioning equipment will be utilized to record the northing, easting, and rim elevation of the sanitary manholes throughout the sanitary sewer system. In addition, the characteristics of the sanitary sewer mains in between the manholes, such as diameter, slope, length, will be recorded. Data gathered would be provided to the City to improve the overall inventory of the sanitary sewer system within the project boundaries.

Capacity Analysis

Sewer sizes, slopes and length data obtained from existing GIS data shall be utilized in conjunction with the flow data to determine the approximate capacity of the trunk sewer within each basin. An evaluation of the capacity compared to the base flow, infiltration, and inflow shall be completed for each basin.

Unit Price Items

GIS Data Migration

Flow data collected for each flow meter shall be compiled into an up-loadable format (tied to each manhole) for integration into the City's current GIS software upon completion of the project.

Report Preparation & Meetings

Draft Report

A draft report of the complete Flow Monitoring Study including findings, conclusions, and recommendations will be completed. In particular, the report will include the following sections; (a) executive summary, (b) introduction, (c) flow and rainfall monitoring results, (d) recommendations, (e) recommended future sewer system evaluation tasks, (f) capital improvement program with detailed cost estimates, (g) long range implementation plan, and (h) appendices.

Kick-off and Review Meetings

A kick-off and review meeting will be conducted with the City's staff. These meetings will include one (1) kick-off meeting and at least one (1) specific review meeting following the submittal of the draft report. This review meeting will allow interested parties to discuss any report modifications and/or additions. Written meeting minutes of each meeting will be completed for follow-up distribution.

Final Report & Deliverables

Following completion of the draft report and review meetings, a final report with all deliverables will be submitted to the City.

PHASE II – SANITARY SEWER INVESTIGATIVE METERING – FUTURE GROWTH AREAS (CIP 10542)

Flow Monitoring, Hydraulic Analysis and Field Inventory

Project Administration

Project Administration includes schedule development, coordination with City staff and emergency departments, and one (1) public information meeting, if required.

Mobilization

Mobilization includes the preparation of staff, materials, and equipment to commence work according to the agreed upon implementation schedule for all activities identified in the contract. Also included are internal and external safety meetings to ensure that OSHA certifications have been obtained by field personnel and that safety procedures are in place for all elements of the work program.

Flow Meter Installation/Removal

Nine (9) individual flow meters (Sigma 910 AV, or an approved equal) shall be installed in locations throughout the basin to provide data on the quantity of sanitary and extraneous water being produced in the basin. The Consultant will remove all monitors at the conclusion of the monitoring period.

Industry standard OSHA, NIOSH, OSDH and NASSCO confined space entry policies and practices shall be followed to promote safe entry and egress of confined spaces.

Flow Meter Rental & Maintenance

Flow monitors shall remain in place for a continuous 12-week base period or until good dry weather and wet weather data is retrieved. The flow monitors shall be maintained on a weekly basis. Maintenance shall include cleaning the meters' sensors, uploading the flow data, meter re-calibration (as needed), and other diagnostics checks.

Rain Gauge Rental & Maintenance

A total of one (1) continuous recording, electronic tipping-bucket style rain gauge will be installed throughout the basin to collect rainfall data during the flow monitoring study throughout the same 12-week period. The rainfall gauge will be maintained and periodically calibrated as necessary.

Flow Data Downloads

Data from flow monitors shall be uploaded on weekly basis for a continuous 12-week base period or until good dry weather and wet weather data is retrieved.

Field Surveys/Inventory/Mapping (AS NEEDED BASIS)

If existing GIS data is insufficient or requires field verification, as to complete the Capacity Analysis, MEC shall complete limited field survey(s) of the appropriate structures within the sewer system on a T&M basis. This work would be completed on an as needed basis and only upon receiving approval of the Owner. Global positioning equipment will be utilized to record the northing, easting, and rim elevation of the sanitary manholes throughout the sanitary sewer system. In addition, the characteristics of the sanitary sewer mains in between the manholes, such as diameter, slope, length, will be recorded. Data gathered would be provided to the City to improve the overall inventory of the sanitary sewer system within the project boundaries.

Capacity Analysis

Sewer sizes, slopes and length data obtained from existing GIS data shall be utilized in conjunction with the flow data to determine the approximate capacity of the sewer. Data obtained from the flow meters and rainfall gauges will be analyzed to evaluate the level of base flow, infiltration, and inflow for each monitored basin.

Unit Price Items

GIS Data Migration

Flow data collected for each flow meter shall be compiled into an up-loadable format (tied to each manhole) for integration into the City's current GIS software upon completion of the project.

Report Preparation & Meetings

Draft Report

A draft report of the complete Flow Monitoring Study including findings, conclusions, and recommendations will be completed. In particular, the report will include the following sections; (a) executive summary, (b) introduction, (c) flow and rainfall monitoring results, (d) estimated capacity of basin for expansion, (e) recommended future sewer system evaluation tasks, (f) long range implementation plan, and (g) appendices.

Kick-off and Review Meetings

A kick-off and review meeting will be conducted with the City's staff. These meetings will include one (1) kick-off meeting and at least one (1) specific review meeting following the submittal of the draft report. This review meeting will allow interested parties to discuss any report modifications and/or additions. Written meeting minutes of each meeting will be completed for follow-up distribution.

Final Report & Deliverables

Following completion of the draft report and review meetings, a final report with all deliverables will be submitted to the City.

PHASE III – SANITARY SEWER RELIEF – 7TH AND DIVISION (CIP 01091)

Flow Monitoring, Hydraulic Analysis and Field Inventory

Project Administration

Project Administration includes schedule development, coordination with City staff and emergency departments, and one (1) public information meeting, if required.

Mobilization

Mobilization includes the preparation of staff, materials, and equipment to commence work according to the agreed upon implementation schedule for all activities identified in the contract. Also included are internal and external safety meetings to ensure that OSHA certifications have been obtained by field personnel and that safety procedures are in place for all elements of the work program.

Field Surveys/Inventory/Mapping

Global positioning equipment will be utilized to record the northing, easting, and rim elevation of the sanitary manholes throughout the sanitary sewer system. In addition, the characteristics of the sanitary sewer mains in between the manholes, such as diameter, slope, length, will be recorded to provide the City with a comprehensive inventory of the sanitary sewer system within the project boundaries.

Unit Price Items

GIS Data Migration

Field data collected during field inventories, inspections, and mapping would be entered into an electronic database. The database software chosen shall be compatible with the City's GIS current software (CASS Works), to allow full integration following completion of the project.

Cleaning & Televising

The identified sewer shall be cleaned and televised by an outside vendor. MEC shall develop a Request for Quotation and ascertain costs from multiple vendors. Upon cursory review of the project area and sewer lengths/sizes, MEC has included an anticipated unit cost per lineal foot for cleaning and televising the sewer. Payment to the selected vendor shall be made by MEC upon receiving payment by the City. The payment shall be on a "pass-through" basis with no mark-up provided by MEC. The unit cost carried at this time is anticipated to be conservative with any unused fee remaining unbilled for this item; however, final costs shall not be known until the formal quotes are received. Closed circuit television (CCTV) evaluation shall be completed according to Pipeline Assessment and Certification Program (PACP).

Televising Video Inspection & Analysis

Comprehensive review and analysis of the sewer main televising shall be completed to verify initial findings and recorded information, along with quantifying the amount of inflow and infiltration identified in the videos. Identified defects and extraneous water shall be electronically recorded in the database for later use in prioritizing sewer rehabilitation schedules. Video records will be delivered to the City at the conclusion of the study in an electronic format compatible with the City's GIS current software (CASS Works), to allow full integration following completion of the project.

Report Preparation & Meetings

Kick-off Meeting

A kick-off will be conducted with the City's staff. Written meeting minutes of each meeting will be completed for follow-up distribution.

Draft Report

A draft report of the complete Flow Monitoring Study including findings, conclusions, and recommendations will be completed. In particular, the report will include the following sections; (a) executive summary, (b) introduction, (c) televising results, (d) recommended future sewer system evaluation tasks, (f) capital improvements with detailed cost estimates, (g) long range implementation plan, and (h) appendices.

Final Report & Deliverables

Following completion of the draft report and review meetings, a final report with all deliverables will be submitted to the City.

PHASE IV – SANITARY SEWER RELIEF – 7TH AND DIVISION (CIP 01091)

Flow Monitoring, Hydraulic Analysis and Field Inventory

Project Administration

Project Administration includes schedule development, coordination with City staff and emergency departments, and one (1) public information meeting, if required.

Mobilization

Mobilization includes the preparation of staff, materials, and equipment to commence work according to the agreed upon implementation schedule for all activities identified in the contract. Also included are internal and external safety meetings to ensure that OSHA certifications have been obtained by field personnel and that safety procedures are in place for all elements of the work program.

Field Surveys/Inventory/Mapping

Global positioning equipment will be utilized to record the northing, easting, and rim elevation of the sanitary manholes throughout the storm sewer system. In addition, the characteristics of the storm sewer mains in between the manholes, such as diameter, slope, length, will be recorded to provide the City with a comprehensive inventory of the sanitary sewer system within the project boundaries.

Unit Price Items

GIS Data Migration

Field data collected during field inventories, inspections, and mapping would be entered into an electronic database. The database software chosen shall be compatible with the City's GIS current software (CASS Works), to allow full integration following completion of the project.

Cleaning & Televising

The identified sewer shall be cleaned and televised by an outside vendor. MEC shall develop a Request for Quotation and ascertain costs from multiple vendors. Upon cursory review of the project area and sewer lengths/sizes, MEC has included an anticipated unit cost per lineal foot for cleaning and televising the sewer. Payment to the selected vendor shall be made by MEC upon receiving payment by the City. The payment shall be on a "pass-through" basis with no mark-up provided by MEC. The unit cost carried at this time is anticipated to be conservative with any unused fee remaining unbilled for this item; however, final costs shall not be known until the formal quotes are received. Closed circuit television (CCTV) evaluation shall be completed according to Pipeline Assessment and Certification Program (PACP).

Televising Video Inspection & Analysis

Comprehensive review and analysis of the sewer main televising shall be completed to verify initial findings and recorded information, along with quantifying the amount of inflow and infiltration identified in the videos. Identified defects and extraneous water shall be electronically recorded in the database for later use in prioritizing sewer rehabilitation schedules. Video records will be delivered to the City at the conclusion of the study in an electronic format compatible with the City's GIS current software (CASS Works), to allow full integration following completion of the project.

Report Preparation & Meetings

Kick-off Meeting

A kick-off will be conducted with the City's staff. Written meeting minutes of each meeting will be completed for follow-up distribution.

Draft Report

A draft report of the complete Flow Monitoring Study including findings, conclusions, and recommendations will be completed. In particular, the report will include the following sections; (a) executive summary, (b) introduction, (c) televising results, (d) recommended future sewer system evaluation tasks, (f) capital improvements with detailed cost estimates, (g) long range implementation plan, and (h) appendices.

Final Report & Deliverables

Following completion of the draft report and review meetings, a final report with all deliverables will be submitted to the City.

ANTICIPATED PROJECT SCHEDULE

The anticipated schedule for completion of the above referenced work is provided on the following page.

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2015 I&I PROJECTS - DAVENPORT, IOWA
PHASE I - McMANUS CREEK AREA INFLOW INVESTIGATION (CIP 10216)
Preliminary Scope of Work and Budget
November 25, 2014

Item/Description		Quantity	Units	Rate	Total Contract	MEC	Vendor
1.1 FLOW MONITORING, HYDRAULIC ANALYSIS & FIELD INVENTORY							
1	Project Administration	1	LS	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ -
2	Mobilization	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -
3	Manhole Inspections / Inventory (Top Side)	-	Each	N/A	N/A	N/A	\$ -
4	Manhole Inspections / Inventory (Full Entry)	-	Each	N/A	N/A	N/A	\$ -
5	Flow Meter Installation/Removal	8	Meter Site	\$ 700.00	\$ 5,600.00	\$ 5,600.00	\$ -
6	Flow Meter Rental (12 weks)	96	Meter-Weeks	\$ 330.00	\$ 31,680.00	\$ 31,680.00	\$ -
7	Flow Meter Maintenance (12 weeks)	96	Meter-Weeks	\$ 105.00	\$ 10,080.00	\$ 10,080.00	\$ -
8	Rainfall Gauge Rental (12 weeks)	12	Weeks	\$ 70.00	\$ 840.00	\$ 840.00	\$ -
9	Rainfall Gauge Maintenance (12 weeks)	12	Weeks	\$ 85.00	\$ 1,020.00	\$ 1,020.00	\$ -
10	Flow Downloads / Analysis	96	Meter-Weeks	\$ 125.00	\$ 12,000.00	\$ 12,000.00	\$ -
11	Field Surveys/Inventory/Mapping (As Needed)	1	T&M (allowance)	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -
12	Flow Data Inputs and Model Calibration	-	LS	N/A	N/A	N/A	\$ -
13	Capacity Analysis	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -
14	Alternatives/ Cost Effect. Analy / Recommendations	-	LS	N/A	N/A	N/A	\$ -
Subtotal Flow Monitoring					\$ 77,720.00	\$ 77,720.00	\$ -
1.2 UNIT PRICE ITEMS (AS REQUIRED OR REQUESTED)							
1	GIS Data Migration	8	Meter Site	\$ 125.00	\$ 1,000.00	\$ 1,000.00	\$ -
2	Smoke Testing	-	LF	N/A	N/A	N/A	N/A
3	Rainfall Simulation (Storm Sewer Flooding)	-	SITES	N/A	N/A	N/A	N/A
4	Cleaning/Televising (Bid to Vendor)	-	LF	N/A	N/A	N/A	N/A
5	Video Inspection & Analysis	-	LF	N/A	N/A	N/A	N/A
Subtotal Unit Price Items (as required)					\$ 1,000.00	\$ 1,000.00	\$ -
1.3 REPORT PREPARATION / MEETINGS							
1	Draft Report	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -
2	Kick-Off Meeting	1	Each	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ -
3	Review Meetings	1	Each	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ -
4	Final Report and Deliverables	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -
Total Report Preparation (Lump Sum)					\$ 10,500.00	\$ 10,500.00	\$ -
Total Budget					\$ 89,220.00	\$ 89,220.00	\$ -
% of Total Budget					100.00%	100.00%	0.00%

2015 I&I PROJECTS - DAVENPORT, IOWA

PHASE II - SANITARY SEWER INVESTIGATIVE METERING - FUTURE GROWTH AREAS (CIP 10542)

Preliminary Scope of Work and Budget

November 25, 2014

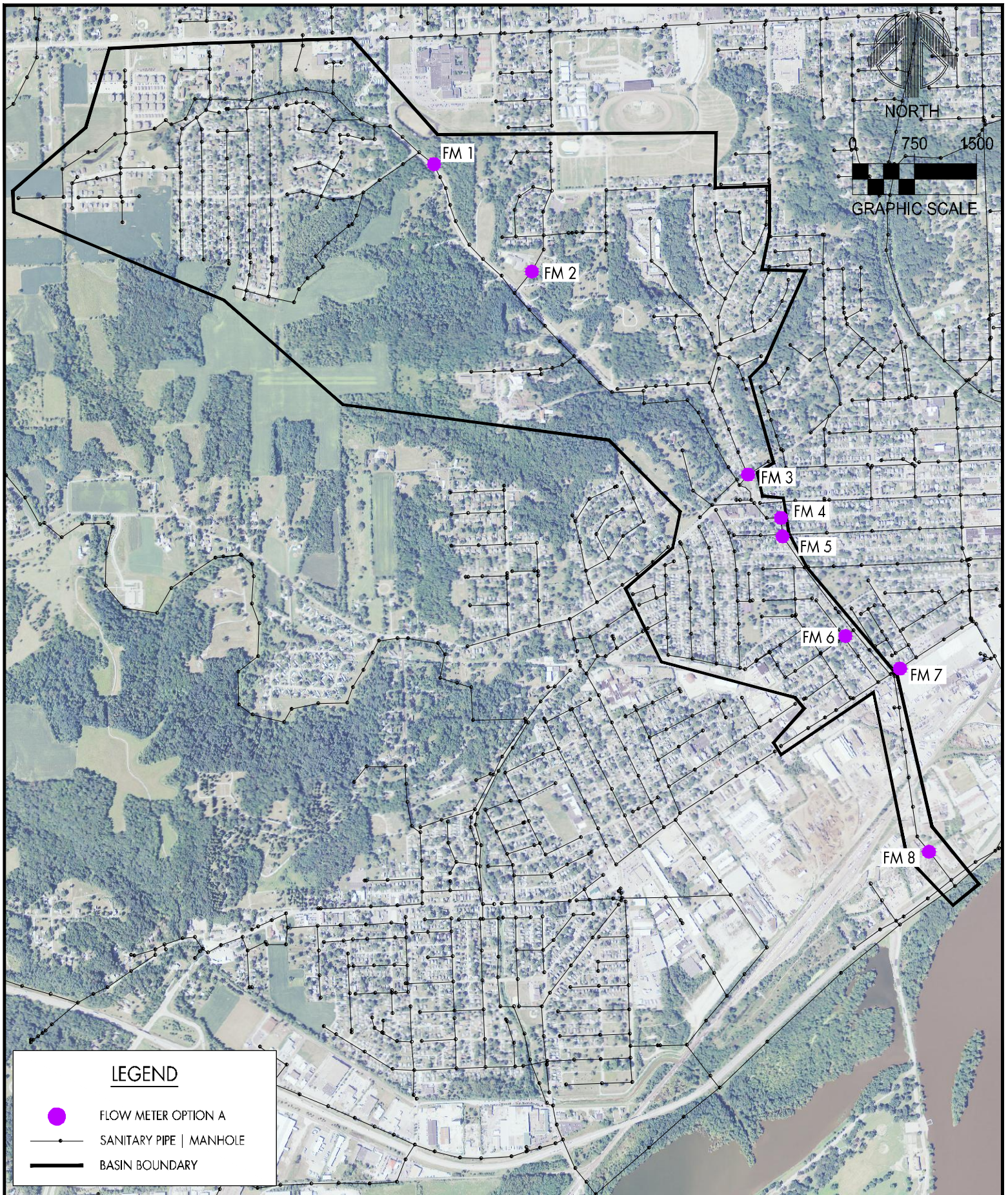
Item/Description		Quantity	Units	Rate	Total Contract	MEC	Vendor
2.1 FLOW MONITORING, HYDRAULIC ANALYSIS & FIELD INVENTORY							
1	Project Administration	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ -
2	Mobilization	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -
3	Manhole Inspections / Inventory (Top Side)	-	Each	N/A	N/A	N/A	\$ -
4	Manhole Inspections / Inventory (Full Entry)	-	Each	N/A	N/A	N/A	\$ -
5	Flow Meter Installation/Removal	9	Meter Site	\$ 700.00	\$ 6,300.00	\$ 6,300.00	\$ -
6	Flow Meter Rental (12 weks)	108	Meter-Weeks	\$ 330.00	\$ 35,640.00	\$ 35,640.00	\$ -
7	Flow Meter Maintenance (12 weeks)	108	Meter-Weeks	\$ 105.00	\$ 11,340.00	\$ 11,340.00	\$ -
8	Rainfall Gauge Rental (12 weeks)	12	Weeks	\$ 70.00	\$ 840.00	\$ 840.00	\$ -
9	Rainfall Gauge Maintenance (12 weeks)	12	Weeks	\$ 85.00	\$ 1,020.00	\$ 1,020.00	\$ -
10	Flow Downloads / Analysis	108	Meter-Weeks	\$ 125.00	\$ 13,500.00	\$ 13,500.00	\$ -
11	Field Surveys/Inventory/Mapping (As Needed)	1	T&M (allowance)	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -
12	Flow Data Inputs and Model Calibration	-	LS	N/A	N/A	N/A	\$ -
13	Capacity Analysis	1	LS	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ -
14	Alternatives/ Cost Effect. Analy / Recommendations	-	LS	N/A	N/A	N/A	\$ -
Subtotal Flow Monitoring					\$ 94,140.00	\$ 94,140.00	\$ -
2.2 UNIT PRICE ITEMS (AS REQUIRED OR REQUESTED)							
1	GIS Data Migration	9	Meter Site	\$ 125.00	\$ 1,125.00	\$ 1,125.00	\$ -
2	Smoke Testing	-	LF	N/A	N/A	N/A	N/A
3	Rainfall Simulation (Storm Sewer Flooding)	-	SITES	N/A	N/A	N/A	N/A
4	Cleaning/Televising (Bid to Vendor)	-	LF	N/A	N/A	N/A	N/A
5	Video Inspection & Analysis	-	LF	N/A	N/A	N/A	N/A
Subtotal Unit Price Items (as required)					\$ 1,125.00	\$ 1,125.00	\$ -
2.3 REPORT PREPARATION / MEETINGS							
1	Draft Report	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ -
2	Kick-Off Meeting	1	Each	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ -
3	Review Meetings	1	Each	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ -
4	Final Report and Deliverables	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -
Total Report Preparation (Lump Sum)					\$ 10,500.00	\$ 10,500.00	\$ -
Total Budget					\$ 105,765.00	\$ 105,765.00	\$ -
% of Total Budget					100.00%	100.00%	0.00%

2015 I&I PROJECTS - DAVENPORT, IOWA
PHASE III - SANITARY SEWER RELIEF - 7TH & DIVISION (CIP 01091)
Preliminary Scope of Work and Budget
November 25, 2014

Item/Description		Quantity	Units	Rate	Total Contract	MEC	Vendor
3.1 FLOW MONITORING, HYDRAULIC ANALYSIS & FIELD INVENTORY							
1	Project Administration	1	LS	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ -
2	Mobilization	1	LS	\$ 500.00	\$ 500.00	\$ 500.00	\$ -
3	Manhole Inspections / Inventory (Top Side)	-	Each	N/A	N/A	N/A	\$ -
4	Manhole Inspections / Inventory (Full Entry)	-	Each	N/A	N/A	N/A	\$ -
5	Flow Meter Installation/Removal	-	Meter Site	\$ 700.00	\$ -	\$ -	\$ -
6	Flow Meter Rental (12 wks)	-	Meter-Weeks	\$ 330.00	\$ -	\$ -	\$ -
7	Flow Meter Maintenance (12 weeks)	-	Meter-Weeks	\$ 105.00	\$ -	\$ -	\$ -
8	Rainfall Gauge Rental (12 weeks)	-	Weeks	\$ 70.00	\$ -	\$ -	\$ -
9	Rainfall Gauge Maintenance (12 weeks)	-	Weeks	\$ 85.00	\$ -	\$ -	\$ -
10	Flow Downloads / Analysis	-	Meter-Weeks	\$ 125.00	\$ -	\$ -	\$ -
11	Field Surveys/Inventory/Mapping	3,625	LF	\$ 0.45	\$ 1,631.25	\$ 1,631.25	\$ -
12	Flow Data Inputs and Model Calibration	-	LS	N/A	N/A	N/A	\$ -
13	Capacity Analysis	-	LS	N/A	N/A	N/A	\$ -
14	Alternatives/ Cost Effect. Analy / Recommendations	-	LS	N/A	N/A	N/A	\$ -
Subtotal Flow Monitoring					\$ 5,131.25	\$ 5,131.25	\$ -
3.2 UNIT PRICE ITEMS (AS REQUIRED OR REQUESTED)							
1	GIS Data Migration	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -
2	Smoke Testing	-	LF	N/A	N/A	N/A	\$ -
3	Rainfall Simulation (Storm Sewer Flooding)	-	SITES	N/A	N/A	N/A	\$ -
4	Cleaning/Televising (Bid to Vendor)	3,625	LF	\$ 2.40	\$ 8,700.00	\$ -	\$ 8,700.00
4a	Additional Mobilization/Unknown Costs related to Railroad	1	LS	\$ 10,000.00	\$ 10,000.00	\$ -	\$ 10,000.00
5	Video Inspection & Analysis	3,625	LF	\$ 0.30	\$ 1,087.50	\$ 1,087.50	\$ -
Subtotal Unit Price Items (as required)					\$ 22,287.50	\$ 3,587.50	\$ 18,700.00
3.3 REPORT PREPARATION / MEETINGS							
1	Draft Report	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -
2	Kick-Off Meeting	1	Each	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ -
3	Review Meetings	-	Each	N/A	N/A	N/A	\$ -
4	Final Report and Deliverables	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -
Total Report Preparation (Lump Sum)					\$ 6,500.00	\$ 6,500.00	\$ -
Total Budget					\$ 33,918.75	\$ 15,218.75	\$ 18,700.00
% of Total Budget					100.00%	44.87%	55.13%

2015 I&I PROJECTS - DAVENPORT, IOWA
PHASE IV - VINE ALLEY STORM SEWER RELOCATION (CIP 00680)
Preliminary Scope of Work and Budget
November 25, 2014

Item/Description		Quantity	Units	Rate	Total Contract	MEC	Vendor
4.1 FLOW MONITORING, HYDRAULIC ANALYSIS & FIELD INVENTORY							
1	Project Administration	1	LS	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ -
2	Mobilization	1	LS	\$ 500.00	\$ 500.00	\$ 500.00	\$ -
3	Manhole Inspections / Inventory (Top Side)	-	Each	N/A	N/A	N/A	\$ -
4	Manhole Inspections / Inventory (Full Entry)	-	Each	N/A	N/A	N/A	\$ -
5	Flow Meter Installation/Removal	-	Meter Site	\$ 700.00	\$ -	\$ -	\$ -
6	Flow Meter Rental (12 wks)	-	Meter-Weeks	\$ 330.00	\$ -	\$ -	\$ -
7	Flow Meter Maintenance (12 weeks)	-	Meter-Weeks	\$ 105.00	\$ -	\$ -	\$ -
8	Rainfall Gauge Rental (12 weeks)	-	Weeks	\$ 70.00	\$ -	\$ -	\$ -
9	Rainfall Gauge Maintenance (12 weeks)	-	Weeks	\$ 85.00	\$ -	\$ -	\$ -
10	Flow Downloads / Analysis	-	Meter-Weeks	\$ 125.00	\$ -	\$ -	\$ -
11	Field Surveys/Inventory/Mapping	5,120	LF	\$ 0.45	\$ 2,304.00	\$ 2,304.00	\$ -
12	Flow Data Inputs and Model Calibration	-	LS	N/A	N/A	N/A	\$ -
13	Capacity Analysis	-	LS	N/A	N/A	N/A	\$ -
14	Alternatives/ Cost Effect. Analy / Recommendations	-	LS	N/A	N/A	N/A	\$ -
Subtotal Flow Monitoring					\$ 4,804.00	\$ 4,804.00	\$ -
4.2 UNIT PRICE ITEMS (AS REQUIRED OR REQUESTED)							
1	GIS Data Migration	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -
2	Smoke Testing	-	LF	N/A	N/A	N/A	\$ -
3	Rainfall Simulation (Storm Sewer Flooding)	-	SITES	N/A	N/A	N/A	\$ -
4	Cleaning/Televising (Bid to Vendor)	5,120	LF	\$ 1.80	\$ 9,216.00	\$ -	\$ 9,216.00
5	Video Inspection & Analysis	5,120	LF	\$ 0.30	\$ 1,536.00	\$ 1,536.00	\$ -
Subtotal Unit Price Items (as required)					\$ 13,252.00	\$ 4,036.00	\$ 9,216.00
4.3 REPORT PREPARATION / MEETINGS							
1	Draft Report	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -
2	Kick-Off Meeting	1	Each	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ -
3	Review Meetings	-	Each	N/A	N/A	N/A	\$ -
4	Final Report and Deliverables	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -
Total Report Preparation (Lump Sum)					\$ 6,500.00	\$ 6,500.00	\$ -
Total Budget					\$ 24,556.00	\$ 15,340.00	\$ 9,216.00
% of Total Budget					100.00%	62.47%	37.53%



LEGEND



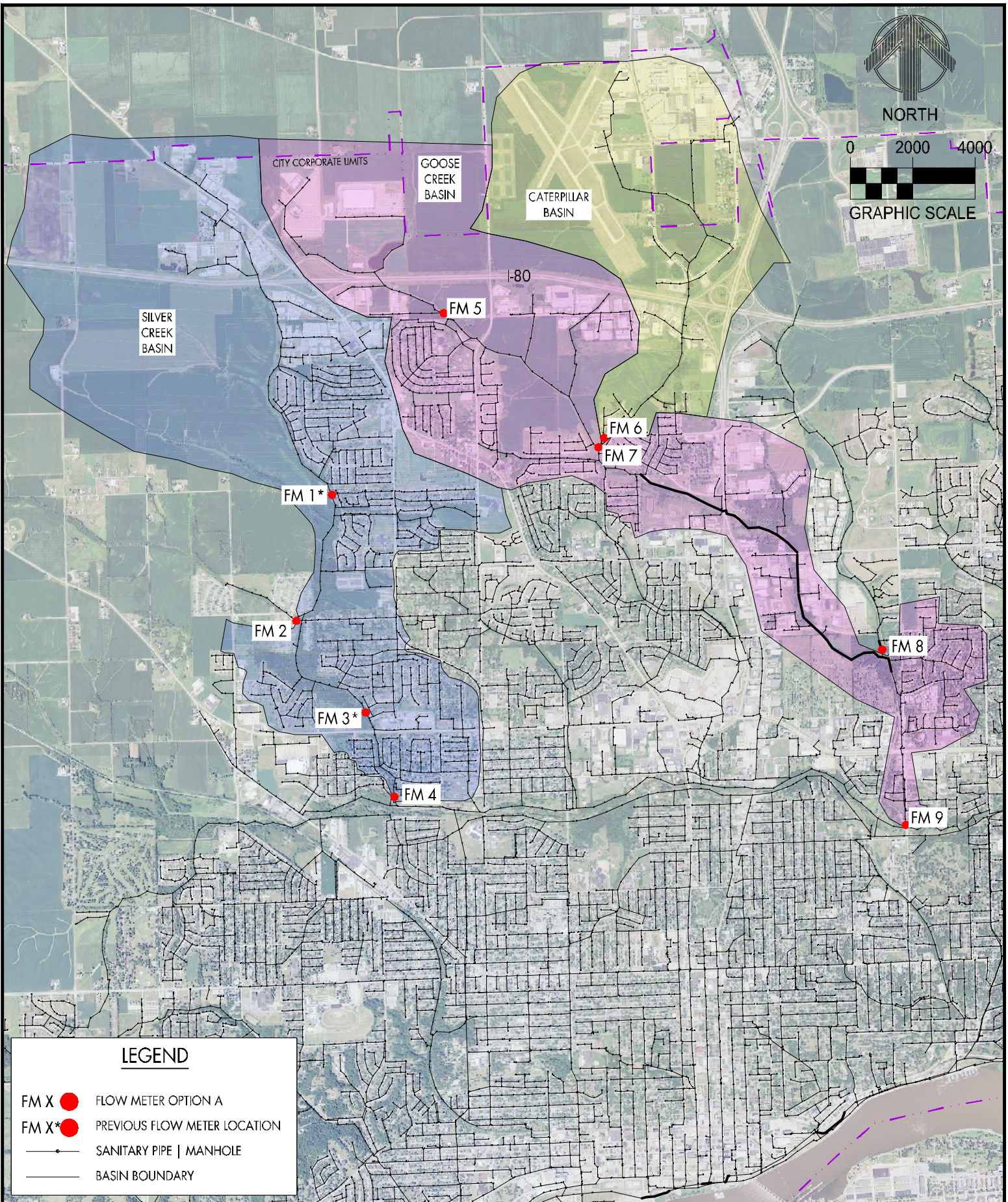
FLOW METER OPTION A



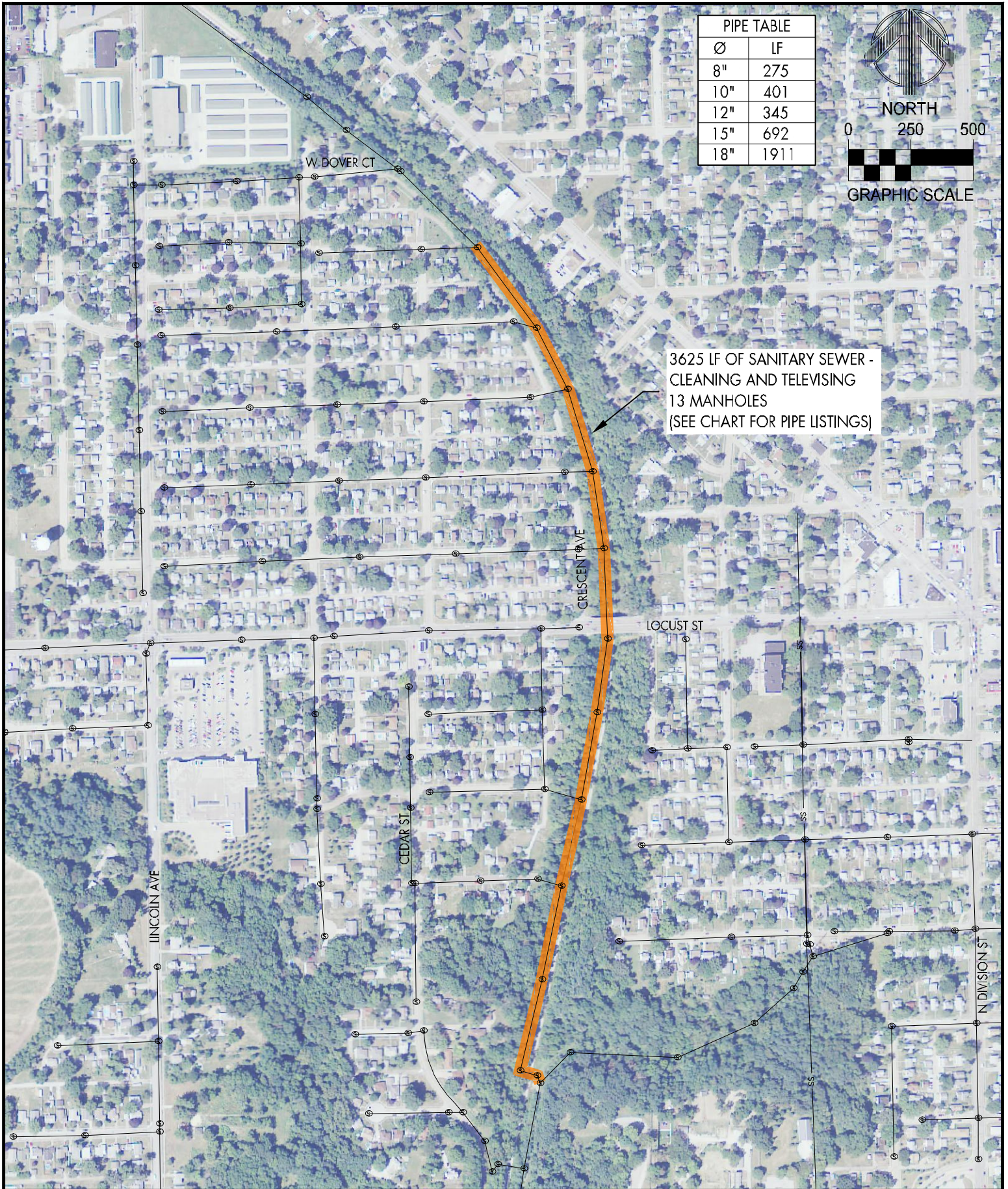
SANITARY PIPE | MANHOLE



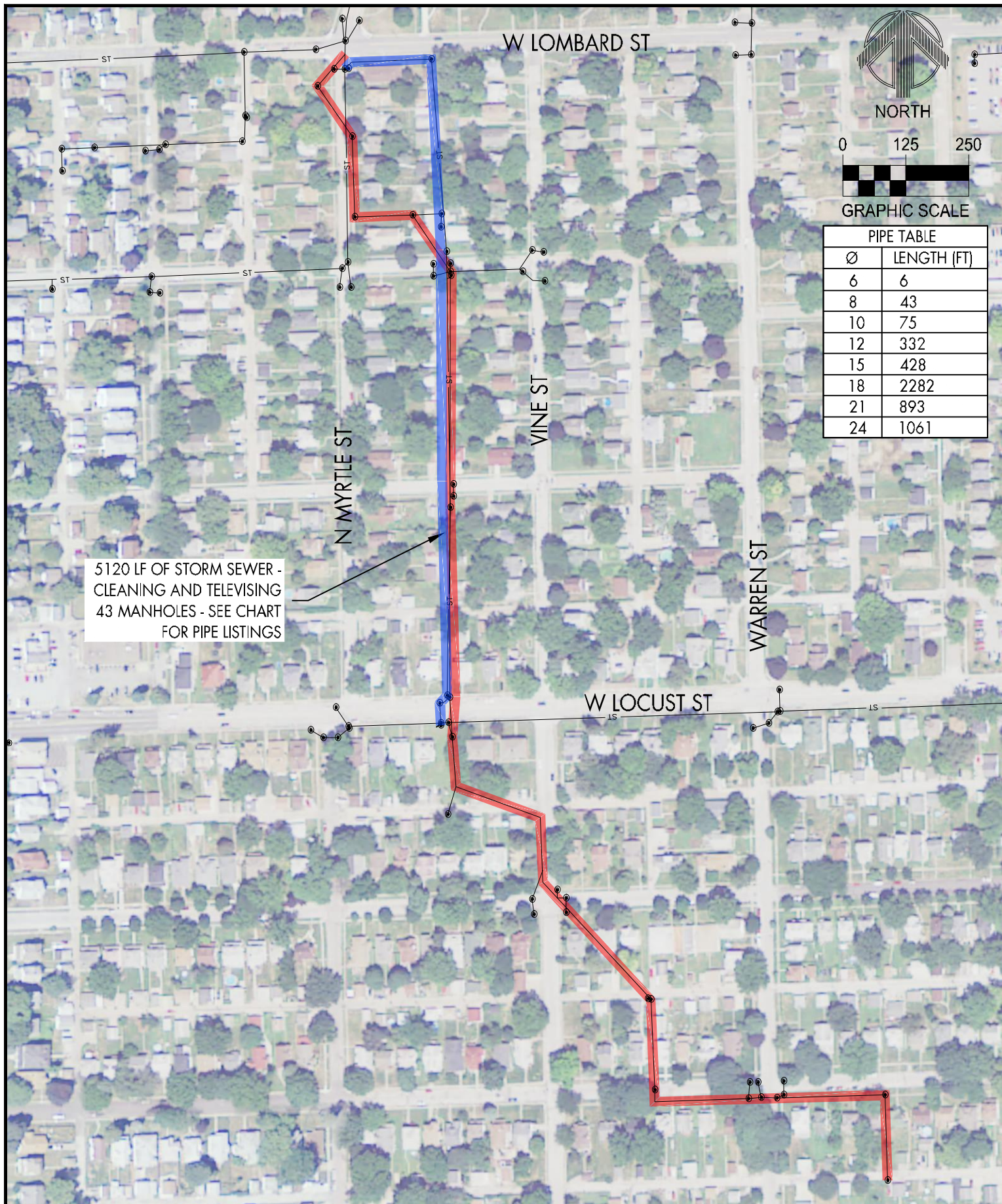
BASIN BOUNDARY



Phase II - Future Growth Area Sanitary Sewer Investigative Flow Metering Exhibit
(CIP 10542)



Phase III- Sanitary Sewer Relief - 7th and Division Exhibit
(CIP 01091)
(Fejervary Park)



PIPE TABLE	
Ø	LENGTH (FT)
6	6
8	43
10	75
12	332
15	428
18	2282
21	893
24	1061

EXHIBIT 'C'

OWNER'S RESPONSIBILITIES

OWNER shall do the following in a timely manner so as not to delay the services of the ENGINEER.

1. Designate in writing a person to act as OWNER'S representative with respect to the services to be rendered under this Agreement. Such person shall have complete authority to transmit instructions, receive information, interpret and define OWNER'S policies and decisions with respect to ENGINEER'S services for the project.
2. Provide all criteria and full information as to OWNER'S requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expendability, and any budgetary limitations; and furnish copies of all design and construction standards, which OWNER will require to be included in the drawings and specifications.
3. Assist ENGINEER by placing at ENGINEER'S disposal all available information pertinent to the Project, including previous reports and any other data relative to design or construction of the Project.
4. Arrange for access to make all provisions for the ENGINEER to enter upon public and private property as required for the ENGINEER to perform services under this Agreement.
5. Examine all studies, reports, sketches, drawings, specifications, proposals and other documents presented by the ENGINEER, obtain advice of an attorney, insurance counselor and other consultants as OWNER deems appropriate for such examination and render in writing decisions pertaining thereto within a reasonable time so as not to delay the services of the ENGINEER.
6. Furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary completion of the Project.
7. Attend the Prebid Conference, Bid opening, Preconstruction Conferences, Construction Progress Meetings and other job related meetings and Substantial Completion Inspection and Final Payment Inspection.
8. Give prompt written notice to the ENGINEER whenever the OWNER observes or otherwise becomes aware of any development that affects the scope or timing of the ENGINEER'S services, or any defect or non-conformance in the work of any Contractor.
9. Pay invoices for services rendered on time.

City of Davenport

Committee: Public Works
Department: Public Works
Contact Info: Tom Leabhart; (563) 326-7729
Wards: 2, 7 & 8

Action / Date
1/7/2015

Subject:

Resolution of acceptance for the 2013 Permanent Flow Meters Project, CIP Project #02166. *[Wards 2, 7 & 8]*

Relationship to Goals:

Upgraded city infrastructure & public facilities.

Background:

This project installed six permanent sanitary sewer permanent flow meters at locations along the Joint-Use Cities Riverfront Sanitary Sewers. The permanent flow meter data software is located at WPCP. WPCP monitors flow data for managing WPCP operations. Work has been satisfactorily completed by Hagerty Earthworks, LLC, Muscatine, Iowa. The final cost for this project is \$358,575.00 funded from Sanitary Sewer Bonds.

ATTACHMENTS:

Type	Description
❏ Backup Material	PW_RES_ACPT 2013 Permanent Flow Meter Project Pg 2 DORAN
❏ Backup Material	Engineering Memo
❏ Backup Material	Memo

Resolution No. _____

Resolution offered by Alderman Ambrose

Resolved by the City Council of the City of Davenport.

Resolution of acceptance for the 2013 Permanent Flow Meters Project, CIP Project #02166.

Whereas, the engineers have duly filed a certificate in accordance with Section 384.58 of the Code of Iowa, 2013, as amended, showing that they have inspected the completed work for the 2013 Permanent Flow Meters Project and that the same has been performed in compliance with the terms of the contract and showing the total cost thereof;

Now, therefore, be it resolved, by the City Council of the City of Davenport that

Section 1. That it is hereby found and determined that 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 the same is hereby accepted and approved.

Section 2. That it is hereby found and determined that the total construction cost of said project is in the total amount of \$358,575.00.

Section 3. That except for Pay Estimate Number Three(3) – Final and the retainage held by the City pursuant to Chapter 563 of the Code of Iowa, which shall be paid to the contractor not less than thirty (30) days after the acceptance of the work, the amount due the contractor is hereby ordered paid by the issuance to the contractor of anticipatory warrant or warrants, in accordance with Section 384.57 of the Code of Iowa, 2013, as amended, or from such other fund or funds as may be available for that purpose, such warrant or warrants and amounts paid from any such fund or funds to be paid and replaced to the extent possible from the proceeds of special assessments and the sale of special assessment bonds.

Section 4. That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, to the extent of such conflict.

Passed and approved this 14th day of January, 2015.

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

ENGINEER'S CERTIFICATE OF COMPLETION

2013 Permanent Flow Meters Project

I, Tom Leabhart, P.E., hereby certify that I acted as engineer on behalf of the City of Davenport, Iowa, in connection with the above titled project; and that I have made a final inspection of the completed project and have found it to be in reasonable compliance with all terms and particulars of the contract between the City of Davenport and Hagerty Earthworks, LLC., dated February 27th, 2013, with the following listed exceptions:

None

In addition, I have determined the total cost of said improvement to be \$358,575.00



Tom Leabhart, Chief of Design
Engineering Division
Public Works Department
City of Davenport, Iowa

Memorandum

Public Works Department

To: Jackie Holecek, Deputy City Clerk
Date: January 14, 2015
Re: 2013 Permanent Flow Meters Project

From: Tom Leabhart, PE
Engineering Chief of Design

Please file in your office the attached Engineer's Certificate of Completion which pertains to the referenced project.

TL/cj
Attach.
Cc: file

City of Davenport

Committee: Public Works
Department: Public Works
Contact Info: Eric Gravert (563) 327-5125
Wards: 5

Action / Date
1/7/2015

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost of Junior Theatre's Nighswander Theatre Electrical Upgrades, CIP Project #10514. *[Ward 5]*

Relationship to Goals:

Upgraded city infrastructure & public facilities.

Background:

This project updates the electrical, data, and audio systems for Junior Theatre's Nighswander Theatre. This work will upgrade the theatre's ability to adapt to new technologies, centralize the location to power lighting and sound equipment, run conduit for data cabling necessary for lighting and sound technologies, address any non-code compliant areas, and expand access to electrical outlets throughout the theatre.

Program management will be completed by the Engineering Division Staff.

Funds are budgeted in CIP Project #10514 at \$78,000.

ATTACHMENTS:

Type	Description
❏ Backup Material	Junior Theaters Nighswander Electric Upgrade Page 2

Resolution No. _____

RESOLUTION offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for Junior Theatre's Nighswander Theatre Electrical Upgrades, CIP Project #10514.

WHEREAS, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for Junior Theatre's Nighswander Theatre Electrical Upgrades within the City of Davenport, Iowa; 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 said Junior Theatre's Nighswander Theatre Electrical Upgrades.

Passed and approved this 14th day of January, 2015.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

Committee: Public Works
Department: Public Works
Contact Info: Ron Hocker; 563-327-5169
Wards: All

Action / Date
1/7/2015

Subject:

Resolution establishing the fee for closed circuit televising of newly constructed sanitary and storm sewers prior to acceptance by the City. *[All Wards]*

Relationship to Goals:

Financially Responsible City Government.
Upgraded City Infrastructure & Public Facilities.

Background:

New sanitary sewers are routinely constructed as part of private developments throughout the City. Before these sewers are accepted as part of the City's collection system, the Sewer Division uses CCTV cameras to inspect the lines to identify any defects, which must then be repaired prior to acceptance. While such inspection is necessary to ensure that the construction complies with plans and specifications, there is currently no fee charged for this service. Davenport Municipal Code Chapter 13.34.130(D) and the proposed amendment to Chapter 16.28.060(A) establish the statutory authority for the City of Davenport to charge private entities a fee for sewer televising services associated with the acceptance process, a common practice throughout the state of Iowa. This resolution would establish the rate of this fee at \$1.25 per lineal foot of sewer inspected, equal to the established FEMA rate for this service as of March 17, 2010.

ATTACHMENTS:

Type	Description
 Resolution Letter	PW_RES pg2 Inspection Fee Rate

Resolution No. _____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION establishing the fee for closed circuit televising of newly constructed sanitary and storm sewers prior to acceptance by the City.

WHEREAS, The City of Davenport Municipal Code Chapter 13.34.130 establishes the authority for fee-based televising inspection service for storm sewer systems; and

WHEREAS, The City of Davenport Municipal Code Chapter 16.28.060 establishes the authority for fee-based televising inspection service for sanitary sewer systems; and

WHEREAS, The aforementioned chapters of the Davenport Municipal Code provide for the City Council to set the fee for such televising services:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said fee be established at one dollar and twenty-five cents (\$1.25) per lineal foot of storm or sanitary sewer pipe inspected via closed circuit television.

Passed and approved this 14th day of January, 2015.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Committee: PUBLIC WORKS
Department: Finance - Revenue
Contact Info: LISA HEBER - X7737
Wards: ALL

Action / Date
1/7/2015

Subject:

Resolution assessing the cost of weed cutting at various lots and tracts of real estate.

Relationship to Goals:

Revitalized Neighborhoods & Corridors

Background:

The weeds were cut at various lots and tracts of real estate and were billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
☐ Cover Memo	Resolution - Weed Cutting
☐ Cover Memo	Assessment Report

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of weed cutting at various lots and tracts of real estate.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of weed cutting on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit.

LISTING IS AVAILABLE IN CITY COUNCIL'S OFFICE.

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

Weed Cutting Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
000001743	DIAZ, LORENZO N	H0045-08A	01306722	\$216.00
120237866	JOHNSON, WILLIAM L	H0063-04	01306723	\$216.00
120233698	OLKA, BARBARA A	G0012-31	01306725	\$216.00
000047918	AURELIO, ELIAH	G0020-20	01306726	\$216.00
800000758	HABITAT FOR HUMANITY	H0042-18	01306727	\$126.00
000049651	FRIEDEN PROPERTY MANAGEMENT	G0043-27	01306728	\$216.00
120136461	WYATT, DARIN A	G0043-25	01306729	\$216.00
300263245	JBB ENTERPRISES LLC	G0037-07	01306730	\$216.00
120112792	BROWNER, JOHN A	G0037-06	01306731	\$216.00
120236886	MCCLANAHAN, LELA J	H0006-16	01306732	\$216.00
000151877	KEPHART, RICKEY D	H0027-16	01306733	\$216.00
000053216	TRAN, DUNG	X0251B05	01306734	\$216.00
000043229	COBERLY, ELIJAH J	G0046-28	01306753	\$216.00
120225147	NORWOOD, MARION	G0046-26	01306755	\$216.00
000036331	MCCRACKEN, DEBORAH M	G0046-25	01306756	\$216.00
000036331	MCCRACKEN, DEBORAH M	G0046-24	01306757	\$216.00
000047936	MAX VENTURES	G0046-23	01306758	\$216.00
000015549	HIBBS, MICHAEL A	G0035-11	01306759	\$216.00
000015549	HIBBS, MICHAEL A	G0035-12	01306760	\$216.00
000015549	HIBBS, MICHAEL A	G0035-10	01306761	\$216.00
000047828	JBB HD ONE LLC	G0021-11	01306762	\$165.00
120091704	TEEL, MARY M	G0021-12	01306763	\$216.00
000151725	STEVERSON, MARVELL	G0043-28	01306764	\$216.00
000043595	JP MORGAN	H0009-11	01306765	\$216.00
120182252	GOMEZ, EFREN P	M1513B02	01306767	\$216.00
120233698	OLKA, BARBARA A	G0012-31	01306768	\$216.00
300240712	BROOKE, CHARLES	D0043-08	01306770	\$216.00
120124559	S S D CORP INC	P1309A15	01306772	\$216.00
300197169	GOODALL, JOEL	G0001-06	01306773	\$216.00
800002555	SHOOK, CORY K	G0003-08	01306775	\$216.00
300023148	WRIGHT, JOHN E	G0005-11	01306776	\$216.00
000053220	HABITAT FOR VINE	G0018-17	01306777	\$216.00
000008168	FISHER, MICHAEL	F0044-30	01306786	\$216.00
000009717	KELLING, RONALD F	H0009-14	01306827	\$216.00
000015380	SNYDER CONSTRUCTION LLC	M1033-01F	01306828	\$216.00
000020802	SCENIC CONSTRUCTION LLC	X0235D33	01306831	\$216.00
000048053	BOSSEN, LEE	P1110D11	01306832	\$216.00
000026163	STUBLER, ERICA	O1601C46	01306833	\$216.00
000047983	CARLSON, BRYAN L	G0008-17	01306834	\$216.00
000015549	HIBBS, MICHAEL A	G0046-44	01306835	\$216.00
000022645	SUN TRUST MORTGAGE INC	K0032-07	01306837	\$216.00
000005254	BRANNAM, SCOTT P	H0056-25	01306838	\$216.00
120214048	WYATT FOUNDATION INC	H0022-08	01306840	\$216.00
000023032	LONG, AMY JO	J0029-19	01306841	\$216.00
300256358	ARCHWAY, LLC	H0059-18A	01306842	\$216.00
000036296	SCHULZ, THOMAS A	J0023-01	01306843	\$216.00

000150516	MAY, THIRI	H0054-01	01306844	\$216.00
000152222	FREEMAN, NORMAN N	G0012-15	01306845	\$216.00
000051597	US BANK TRUST NA	G0018-06	01306846	\$216.00
000015022	US BANK NATIONAL ASSC	C0038-05	01306847	\$216.00
300074503	BRIDGE, TRACY M	P1305B06	01306849	\$216.00
120237345	KINNAIRD, JEFFERSON L	G0036-15	01306850	\$216.00
000015549	HIBBS, MICHAEL A	G0045-39	01306851	\$216.00
300252289	GARCIA, MICHELLE M	G0051-48	01306852	\$216.00
000029216	AVARELLO, JENNIFER	G0051-44	01306853	\$216.00
300223402	WINTERS, FRANCIS E	F0011-03	01306857	\$216.00
120193550	MEYERS, LYNN M	C0028-11	01306858	\$216.00
000035480	WARNER, TERRY W	C0028-12	01306859	\$216.00
120237339	MITCHELL, ISABEL	C0055-04	01306860	\$216.00
120241471	GARVIN ENTERPRISES INC	F0013-08	01306861	\$216.00
120247597	BURROUGHS, MIGNON	F0011-37	01306862	\$216.00
000001438	THOMAS, SHARON C	E0017-28	01306864	\$216.00
120234332	PAI, RACHEL M	E0018-35	01306865	\$216.00
000151389	TL RENTS LLC	G0020-17	01306867	\$216.00
120091704	TEEL, MARY M	G0021-12	01306869	\$216.00
300118262	BROWN, W L	G0027-38	01306870	\$216.00
000043201	PULLEMS, FRED	G0038-17	01306872	\$216.00
120178348	MT OLIVE CHURCH OF GOD	G0038-18	01306873	\$216.00
120178348	MT OLIVE CHURCH OF GOD	G0038-19	01306874	\$216.00
000053248	MUDDY WATER LLC	E0018-03	01306875	\$216.00
000024585	RALEY, DAN O	G0021-06	01306886	\$216.00
120225814	SMITH, MICHAEL J	J0024-26	01306887	\$216.00
300263245	JBB ENTERPRISES LLC	G0021-31	01306888	\$216.00
300205260	KRAUT, JILL	P1402A28	01306889	\$216.00
000003365	FARNSWORTH, DARRELL W	X1103B09	01306890	\$216.00
120111516	ORR, TYRONE	G0027-37	01306891	\$216.00
000037935	BANCROFT, RORY J	O1637B05	01306892	\$216.00
000150441	LITTLE RIVER INVESTMENT GROUP	J0051-20	01306893	\$216.00
000036896	SANDERS, TRACY S	J0037-34	01306894	\$216.00
000026598	DECKLAR, DEBRA L	H0048-24	01306895	\$216.00
300229989	LACY, AUGUSTA	H0048-23	01306896	\$216.00
120240218	COVEY, KELLEY MAC	K0031-01	01306897	\$216.00
300001657	DRAKE, SHARON A	A9993D18	01306898	\$216.00
120242615	DOBBINS, SUSAN K	H0056-58	01306899	\$216.00
120242615	DOBBINS, SUSAN K	H0056-56	01306900	\$216.00
120211282	RPS PROPERTIES LLC	H0056-55	01306901	\$216.00
000011369	BURTON, JEFFREY A	H0054-02	01306902	\$216.00
000150516	MAY, THIRI	H0054-01	01306903	\$216.00
000026760	SULLIVAN, MICHELLE A	B0025-04	01306906	\$216.00
300067032	GOOSSENS, DELORES A	K0001-28	01306907	\$216.00
120100420	LINDSAY, JOSEPH L	E0032-12	01306908	\$216.00
000017373	HICKMAN, ALBERTA	F0037-07	01306910	\$216.00
000026214	DAVIS, GLEN O	F0044-04	01306911	\$216.00
000043327	ROCCO, MARESA	E0017-39	01306913	\$216.00
000033222	SMITH, SONIA	E0017-21	01306915	\$216.00
000053277	PEREZ, JESUS	F0023-11	01306916	\$216.00
120223710	WALKER, MARY L	F0023-23	01306917	\$216.00
400004100	WEILAND, JOHN W	F0023-38	01306918	\$216.00
000043405	LEMBURG, HAROLD	F0040-20	01306919	\$216.00
000053272	FARRAJ, WEDAD M	W0435C05	01306920	\$216.00

000053273	BENNETT, ANGELISA	W0427-07	01306921	\$216.00
000053271	NIMKE, KEVIN R	W0921B12	01306922	\$216.00
000053275	ARLINGTON RENTAL PROPERTIES IN	F0037-08	01306923	\$216.00
000053274	MOCHI LLC	H0048-22	01306924	\$216.00
000053276	JOHNSON, JEREMIAH	F0044-23	01306925	\$216.00
000150566	MTC PROPERTIES LLC SERIES A	O1637D05A	01306926	\$216.00
120154984	LOWERY, CLIFFORD	G0030-30	01306927	\$216.00
000027542	BYERS, MEGAN L	S2921A11	01306929	\$216.00
300150423	FROEHLICH, BRAD R	P1403B25	01306930	\$216.00
300262753	COOK, RYAN	H0010-08	01307005	\$216.00
000020746	WINTERS, DAVID J	J0053-17	01307006	\$216.00
000150516	MAY, THIRI	J0020-11	01307009	\$216.00
000026109	WORRELL, SHELLI E	I0055-23	01307010	\$216.00
000031770	FOX, PHYLLIS J	O2108D12	01307011	\$216.00
000050895	CAUDILL JACOB	W0318-45	01307012	\$216.00
000052371	BENSON, GERALD	B0049-24	01307013	\$216.00
000017445	BLACKHAWK FOUNDRY & MACHINE C	J0037-01	01307015	\$216.00
300206912	FLORES, MARIN	G0013-27	01307016	\$216.00
000011962	COLLINS, SHERLENE E	G0019-20	01307017	\$216.00
000011203	WALKER, EDNA J	G0054-20	01307018	\$216.00
120202197	MORELAND, KENNETH C	H0064-02	01307019	\$216.00
000038670	KIRK, LEE W	J0025-34	01307020	\$216.00
000018008	EWERS, DALE A	W0428-12	01307021	\$216.00
000005150	CAMERON, KENNETH	H0061-31	01307022	\$216.00
000043595	JP MORGAN	A0051-14	01307023	\$216.00
000051505	YOKE JR GLEN	J0037-30	01307024	\$216.00
000005344	JACKSON, CONSTANCE A	H0049-07	01307025	\$216.00
120225814	SMITH, MICHAEL J	J0037-27	01307026	\$216.00
000053248	MUDDY WATER LLC	F0033-20	01307027	\$216.00
000053367	GUSTAFSON, STEVEN C	T2056-06	01307028	\$216.00
000053368	HONTS, JOSEPH D	H0017-15	01307029	\$216.00
120245740	MORGAN, CARRIE L	F0052-35	01307030	\$216.00
120211837	SCHWENN, CHRISTOPHER L	F0051-41	01307032	\$126.00
000037606	CAHILL, CHARLES E	F0051-40	01307033	\$216.00
120117339	GEERTS, ROGER J	F0050-14	01307034	\$216.00
000031877	PIEPER, ETHEL J	K0007-16	01307036	\$216.00
300090764	OHL, MERRILL A	W0905B13	01307037	\$216.00
300265309	DAYE, BARBARA J	M1035-03C	01307038	\$216.00
300001695	SMITH, MILO D	20603-15	01307039	\$216.00
000003487	AMERICAN HOME SOLUTIONS LLC	C0004-57A	01307040	\$216.00
000015412	BEECHUM, JOE L	G0030-32	01307041	\$216.00
800002555	SHOOK, CORY K	G0003-08	01307042	\$216.00
120253646	CARLSON, DUANE A	G0035-16	01307044	\$216.00
120174455	CHAPIN, ALAN	L0002-40	01307045	\$216.00
000019141	REJUVENATE DAVENPORT INC	L0003-34	01307046	\$216.00
000152222	FREEMAN, NORMAN N	G0012-15	01307047	\$216.00
300235391	KEPHART, RICKY D	H0027-16	01307048	\$216.00
000053370	RAY, WILLIAM R	20603-14	01307050	\$216.00
000053371	HEIN, RYAN C	X0253B18	01307051	\$216.00
300201538	GRAVES, TERI	F0005-03A	01307062	\$216.00
300226118	BURNAUGH, DEBORAH	A0062-15	01307063	\$216.00
000053247	MOREHOUSE, JOSHUA	F0024-09	01307064	\$216.00
300219711	BUTLER, RUTHIE	F0013-42	01307065	\$216.00
000014230	QC RENTAL PROPS LLC	F0013-28	01307066	\$216.00

300017447	HAECKER, S ROSS	B0024-03	01307067	\$216.00
000151068	PETRE, JOHN	E0020-45	01307068	\$216.00
120223710	WALKER, MARY L	F0023-23	01307069	\$216.00
300031461	WEILAND, JOHN W	F0023-38	01307070	\$216.00
000011378	BRIBRIESCO, THOMAS J	J0019-30	01307072	\$126.00
000025998	SHEILA M SPEER LIVING TRST	N0709-01A	01307074	\$216.00
000025998	SHEILA M SPEER LIVING TRST	N0709-01B	01307075	\$216.00
000025998	SHEILA M SPEER LIVING TRST	N0709-05E	01307076	\$216.00
300225404	THOMAS, CHRISTOPHER	F0038-24	01307080	\$216.00
300227672	HARTLEY, CHRISTINE	W0422-19	01307082	\$216.00
300026777	DENKLAU, EDWARD A	V0703-19	01307083	\$216.00
300026777	DENKLAU, EDWARD A	V0651-16	01307084	\$216.00
000047819	PIEPER, JULIA	N1809-13	01307085	\$216.00
300127005	MOODY, JESSIE M	H0056-30	01307086	\$216.00
000037930	GRANADA, EMMETT JAMES	G0064-13	01307087	\$216.00
000037930	GRANADA, EMMETT JAMES	G0064-14	01307088	\$216.00
120247594	PEACOCK, GREGORY A	H0037-04	01307089	\$216.00
120228744	ALANIZ, RUDY	H0056-65	01307090	\$216.00
120207186	PARKS, SCOTT	G0045-16	01307091	\$216.00
300204633	REYES, DIANA	J0036-27	01307092	\$216.00
000003929	WAGNER, ROBERT M	M1511B25	01307094	\$216.00
000017445	BLACKHAWK FOUNDRY & MACHINE C	J0037-01	01307095	\$216.00
000034498	CASWELL, BETTY V	C0058-04	01307099	\$216.00
000150707	BURKHART, WAYNE A	C0023-04	01307100	\$216.00
000049651	FRIEDEN PROPERTY MANAGEMENT	A0059-31	01307101	\$216.00
000033372	FLEETWOOD, CLARENCE	H0055-50	01307102	\$216.00
000049651	FRIEDEN PROPERTY MANAGEMENT	G0049-20	01307103	\$216.00
000151725	STEVERSON, MARVELL	G0043-28	01307105	\$216.00
120204501	BENSON, BERNARD B	G0037-24	01307106	\$216.00
120204501	BENSON, BERNARD B	G0037-23	01307108	\$216.00
000053248	MUDDY WATER LLC	G0021-35	01307109	\$216.00
000024585	RALEY, DAN O	G0021-32	01307110	\$216.00
000025832	RALEY, DANNY E	G0021-06	01307111	\$216.00
120202197	MORELAND, KENNETH C	H0064-02	01307113	\$216.00
000049651	FRIEDEN PROPERTY MANAGEMENT	K0017-08	01307114	\$216.00
000030075	JONES, DARIEN A	K0005-45	01307116	\$216.00
000051980	RED BOX DWELL	G0054-13A	01307117	\$216.00
120233698	OLKA, BARBARA A	G0012-31	01307118	\$216.00
000047983	CARLSON, BRYAN L	G0008-17	01307119	\$216.00
300096131	LOPEZ, MARIE A	H0021-42	01307120	\$216.00
000150516	MAY, THIRI	E0003-17	01307121	\$216.00
000010776	PORTER, ANITA S	E0003-13	01307122	\$216.00
000011662	ROSE, LULA	E0019-30	01307123	\$216.00
000150386	JONES, JAMES J	E0014-27B	01307124	\$216.00
300095597	MCPHERSON, RENA K	F0026-08	01307125	\$216.00
300257524	HUSSONG, RANDY K	E0014-29	01307126	\$216.00
000011662	ROSE, LULA	G0037-08	01307127	\$216.00
800002458	ETHRIDGE, SYDNEY	G0037-19	01307128	\$216.00
120225147	NORWOOD, MARION	G0046-26	01307129	\$216.00
120247594	PEACOCK, GREGORY A	F0032-31	01307133	\$216.00
120136461	WYATT, DARIN A	G0043-25	01307134	\$216.00
120237885	HOUSTON, RICHARD W	G0034-25	01307135	\$216.00
000053617	GRAVES, JOHN K	F0052-20	01307136	\$216.00
000012667	HALLMAN, HAZIE M	F0031-38	01307162	\$216.00

300206684	HEIL, LINDA	P1401C12	01307164	\$216.00
300127545	EBERLE, MARILYN A	P1402D31	01307165	\$216.00
120219483	TAYLOR, DEREK	F0007-39	01307166	\$216.00
000015380	SNYDER CONSTRUCTION LLC	M1033-01F	01307167	\$216.00
000003365	FARNSWORTH, DARRELL W	X1103B09	01307169	\$216.00
000021368	HAZELWOOD, CECILIA J	H0062-06	01307170	\$216.00
000051410	B & V PARTNERS	H0050-27	01307172	\$216.00
000036185	REDMAN, JEFF C	W0453C34	01307186	\$216.00
120237339	MITCHELL, ISABEL	C0055-04	01307215	\$216.00
120242609	WHITAKER, SUZANNE L	F0030-25	01307216	\$216.00
120208096	COHEN, JACOB	F0021-07	01307217	\$216.00
000004451	KELLEY, ANTHONY C	W0333C15	01307218	\$216.00
000026163	STUBLER, ERICA	O1601C46	01307219	\$216.00
120219462	ZAMORA, MICHAEL A	O1601C34	01307220	\$216.00
000009717	KELLING, RONALD F	H0009-14	01307221	\$216.00
000043229	COBERLY, ELIJAH J	G0046-28	01307222	\$216.00
120225147	NORWOOD, MARION	G0046-26	01307224	\$216.00
000036331	MCCRACKEN, DEBORAH M	G0046-25	01307225	\$216.00
000035480	WARNER, TERRY W	C0028-12	01307226	\$216.00
000036331	MCCRACKEN, DEBORAH M	G0046-24	01307227	\$216.00
000039582	LLC, FAJRE	P1315B06	01307228	\$216.00
000012667	HALLMAN, HAZIE M	F0031-38	01307229	\$216.00
000053216	TRAN, DUNG	J0047A11	01307230	\$216.00
000008168	FISHER, MICHAEL	H0061-04	01307231	\$216.00
000053248	MUDDY WATER LLC	E0018-03	01307232	\$216.00
300259136	HODGES, GARY	E0016-16	01307233	\$216.00
000043143	AUMILLER, JOSHUA	F0050-13	01307234	\$216.00
300253124	BIERMAN, MARK	F0051-39	01307235	\$216.00
300009912	HOECK, ARTHUR B	K0012-04	01307238	\$216.00
300223954	FARRELL, MARK	O2116B41	01307241	\$96.00
120188485	CYCLONE DEVELOPMENT	H0052-68	01307242	\$216.00
000017373	HICKMAN, ALBERTA	F0037-07	01307243	\$216.00
120187947	TROXEL, GLENDA JEANNE	1846 W 8TH	01307244	\$216.00
000001743	DIAZ, LORENZO N	H0045-08A	01307245	\$216.00
000030938	NGUYEN, THANH VAN	H0052-14	01307247	\$216.00
000024076	THOMPSON, TODD	A0064-15	01307248	\$216.00
000053633	BANK OF AMERICA NA	O1209B42	01307270	\$216.00

Number of Accounts to Levy

245

Total Balance Outstanding:

\$52479.00

City of Davenport

Committee: Public Works
Department: Finance - Revenue
Contact Info: Lisa Heber X7737
Wards: All

Action / Date
1/7/2015

Subject:

Resolution assessing the cost of repairing sewer lateral at various locations.

Relationship to Goals:

Financially Responsible City Government.

Background:

The sewer laterals at the following locations were replaced and billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
☐ Cover Memo	Resolution - Repairing Sewer Lateral
☐ Cover Memo	Assessment Report

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of repairing sewer lateral at various locations.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of repairing sewer lateral on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit.

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

Repair Sewer Lateral Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
300202465	THORNTON, KATHERINE	H0019-12	01306565	\$500.00
000052756	MASTERSON, DAVID L	C0052-03	01306566	\$500.00
000052020	JANECEK, CRAIG	I0040-45	01306568	\$400.00
000052020	JANECEK, CRAIG	I0040-45	01306568	\$4,158.64
300225329	KNUTH, TAMMY	W0317-24	01306569	\$180.00
000043595	JP MORGAN	H0009-11	01306632	\$231.00
000005976	CRACRAFT, JENNIFER LYN	I0005A08	01306717	\$1,359.30
300254525	KREIMEYER, NELINN	E0007-46A	01306718	\$1,107.44
300254525	KREIMEYER, NELINN	E0007-46A	01306718	\$500.00
000052991	BRETT WEST	F0031-10	01307097	\$500.00
300031769	WILMINGTON, JOHNNY	F0020-04	01307098	\$100.00
300244206	ZANK, AMY	P1313C38	01307174	\$1,675.00
Number of Accounts to Levy 12			Total Balance Outstanding:	\$11,211.38

City of Davenport

Committee: Public Workds
Department: Finance - Revenue
Contact Info: Lisa Heber X7737
Wards: All

Action / Date
1/7/2015

Subject:

Resolution assessing the cost of brush and debris removal at various lots and tracts of real estate.

Relationship to Goals:

Revitalized Neighborhoods & Corridors

Background:

The brush and debris was removed at the following locations and were billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Resolution - Brush and Debris
▣ Cover Memo	Assessment Report

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of brush and debris removal at various lots and tracts of real estate.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of brush and debris removal on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit.

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

Brush and Debris Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
300260548	FAISON, JOE	F0027-11	01306376	\$231.00
000036684	LINVILLE, CARRIE A	K0004-09	01306377	\$231.00
300260086	MOCHA MAYA LLC	C0064-33	01306378	\$273.00
300260086	MOCHA MAYA LLC	C0064-34	01306379	\$240.00
000003608	HINKLE JR, DAVID R	A0036-16	01306380	\$223.00
000050997	H L CONSTRUCTION	O2107B10	01306389	\$240.00
120202197	MORELAND, KENNETH C	H0064-39	01306390	\$231.00
120119339	LACY, ELIZABETH	H0064-37	01306391	\$231.00
300256864	HAMMOND, ELIZABETH A	J0043-25	01306392	\$256.00
000151384	QC LIVING LLC	W0331-24	01306395	\$272.00
000016021	HAMILTON, RANDY	W0453C28	01306396	\$206.00
000052026	BANK OF AMERICA NATION	X1103-48	01306397	\$231.00
300263746	ELLIS, ANTHONY	F0052-31	01306398	\$231.00
000021056	OLTMAN, JENNIFER L	G0008-23	01306399	\$231.00
000004462	WEBSTER PROPERTIES LI	G0053-10	01306400	\$223.00
000018085	MURPHY, TAMARA M	W0301-30	01306402	\$281.00
000151860	YOKE, JOYCE E	L0003-07	01306443	\$1151.87
300235306	BOSTIC, JACQUELINE R	F0005-01A	01306467	\$303.00
000016848	RICE, BRADLEY A	F0018-31	01306468	\$219.00
000151141	ANGEL, JUDY L	E0030-11	01306470	\$231.00
120170831	DOI, MICHAEL K	K0006-24	01306471	\$231.00
000004397	BUTLER SR, OLDEN	F0013-42	01306474	\$240.00
000047934	HOME OPPORTUNITY	H0056-27	01306476	\$279.00
000151384	QC LIVING LLC	W0331-24	01306477	\$245.00
120067436	SODEMAN, STEVEN L	J0037-27	01306509	\$240.00
000012570	MORALES, DANNY	F0019-11	01306510	\$231.00
120218634	JUNTO HOLDINGS LLC	F0051-02A	01306511	\$225.00
120237815	SELECT PROPERTIES LC	F0051-07B	01306512	\$240.00
000009422	WEDIG, KENNETH B	F0020-14	01306513	\$240.00
120247594	PEACOCK, GREGORY A	H0037-04	01306514	\$246.00
300264692	LA MILLER & ASSOC	F0015-18	01306557	\$255.00
300260086	MOCHA MAYA LLC	C0064-33	01306558	\$240.00
400004259	VETERANS FOR VETERAN	F0026-46	01306559	\$225.00
000003282	SEARS, NICOLE	H0013-13	01306560	\$223.00
000051597	US BANK TRUST NA	S2921B27	01306561	\$240.00
000047722	WAGNER, KNIGHT	H0005-07	01306562	\$231.00
300173230	BREED, TOM	G0010-50	01306563	\$231.00

000043341	BANK OF AMERICA NA	O2109B42	01306564	\$247.00
300256864	HAMMOND, ELIZABETH A	J0043-25	01306571	\$223.00
300221617	JONES, REBECCA/SHAWN	F0019-20	01306573	\$240.00
000015293	FRANKS JR, WILLIAM	G0018-06	01306576	\$224.00
300188260	ALLEN, MICHELLE	H0052-62	01306583	\$223.00
120202197	MORELAND, KENNETH C	H0064-02	01306584	\$233.00
000001743	DIAZ, LORENZO N	H0045-08A	01306585	\$144.00
000036684	LINVILLE, CARRIE A	K0004-09	01306586	\$223.00
000051599	CIRCELLO, ADAM	F0019-41	01306588	\$273.00
300252863	RASSO, GAIL	F0019-25	01306589	\$264.00
300185831	MOFFIT, TARA A	F0029-27	01306590	\$240.00
000051186	MAYES, LAVERNE L	E0016-29	01306597	\$202.12
000032232	DAVENPORT HOUSING V L	H0028-13	01306637	\$240.00
300263372	CLAUSS, STEPHANIE M	G0037-34	01306638	\$231.00
000017445	BLACKHAWK FOUNDRY & I	J0037-40A	01306639	\$257.00
400003986	JULIUS, JILL	W0905C03	01306640	\$240.00
000039978	COLLIER, KRISTIN	S2921B02	01306641	\$248.00
000050866	SHANE J BEATTY	W0426-52	01306642	\$233.00
300253124	BIERMAN, MARK	F0003-34	01306643	\$231.00
000052866	STEINECKE, JERAMY	J0022-54	01306710	\$223.00
120247594	PEACOCK, GREGORY A	H0037-04	01306711	\$266.00
300163805	MOORE, MITTIE	F0021-04	01306712	\$240.00
300238662	NICHOLSON, JESSICA	F0028-03	01306713	\$225.00
300206839	LUMPKIN, CAROLINE	F0032-01A	01306714	\$276.00
000031222	RAYMOND, RHONDA K	R0419-23	01306715	\$231.00
000003191	DAVENPORT HOUSING II L	H0028-13	01306716	\$223.00
120237815	SELECT PROPERTIES LC	F0051-07B	01306877	\$231.00
120190058	WASHINGTON, LEWIS	G0019-27	01306878	\$223.00
120236886	MCCLANAHAN, LELA J	H0006-16	01306879	\$217.00
000024728	MATTHYS, ANTHONY J	C0052-36	01306880	\$240.00
120140372	NEIGHBORHOOD HOUSINC	C0027-22	01306881	\$225.00
000011962	COLLINS, SHERLENE E	G0019-20	01306882	\$232.00
120237866	JOHNSON, WILLIAM L	H0063-04	01306883	\$223.00
000053265	STEFFEN, MARSHA	F0003-45A	01306885	\$303.00
000053276	JOHNSON, JEREMIAH	F0044-23	01306991	\$252.00
000022809	EBERLE, JAMES A	P1402D31	01306993	\$248.00
120230162	HEISER, PATRICIA N	G0005-28	01306994	\$223.00
000018008	EWERS, DALE A	W0428-12	01306996	\$256.00
300261755	CARROLL, BONNIE	F0016-08	01306998	\$225.00
000022809	EBERLE, JAMES A	P1402D31	01306999	\$223.00
120221894	TYSON, MIKE	F0049-03	01307000	\$368.00
000006164	RIECKE, CINDA	F0017-12	01307146	\$247.00

300217006	LATCHAM, STEPHANIE	F0017-23	01307147	\$240.00
300253992	VOSS, PETER F	F0016-14	01307148	\$225.00
000028776	OHP 65 LLC	G0012-39	01307149	\$231.00
000024585	RALEY, DAN O	G0021-32	01307150	\$223.00
300095597	MCPHERSON, RENA K	F0026-08	01307151	\$282.00
300264692	LA MILLER & ASSOC	G0037-04	01307152	\$264.00
000053619	RED OAK	G0037-04	01307153	\$231.00
000053618	LAMPKIN, WALTER	E0014-36	01307154	\$249.00
000051186	MAYES, LAVERNE L	E0016-29	01307252	\$287.15
Number of Accounts to Levy		88	Total Balance Outstanding:	22,066.14

City of Davenport

Committee: Public Works
Department: Finance - Revenue
Contact Info: Lisa Heber X7737
Wards: All

Action / Date
1/7/2015

Subject:
Resolution assessing the cost of repairing water service at various locations.

Relationship to Goals:
Financially Responsible City Government

Background:
The water service was repaired at the following locations and billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
☐ Cover Memo	Res - Repairing Water Service
☐ Cover Memo	Assessment Report

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of repairing water service at various locations.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of repairing water service on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit.

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

Repair Water Service Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>Balance</u>
300202465	THORNTON, KATHERINE	H0019-12	01306567	\$2516.58
Number of Accounts to Levy			Total Balance Outstanding:	\$2,516.58

City of Davenport

Committee: Public Works
Department: Finance
Contact Info: Lisa Heber X7737
Wards: All

Action / Date
1/7/2015

Subject:

Resolution assessing the cost of snow removal from sidewalks at various lots and tracts of real estate.

Relationship to Goals:

Revitalized Neighborhoods & Corridors

Background:

The snow was removed from sidewalks at various lots and tracts of real estate and was billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
☐ Cover Memo	Resolution - Snow Removal
☐ Cover Memo	Assessment Report

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of snow removal from sidewalks at various lots and tracts of real estate.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of snow removal from sidewalk at various lots and tracts of real estate.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit.

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

Snow Removal Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
000031414	JNJ ENTERPRISES LLC	N1809-20A	01306339	\$90.00
000039978	COLLIER, KRISTIN	S2921B02	01306342	\$90.00
000050192	PROPERTY GROUP LLC	S2905C11	01306346	\$90.00
120243842	ALTMAN, JASON C	O2109A27	01306353	\$90.00
000004638	MORSE, SCOT A	S2921B08	01306354	\$90.00
000043341	BANK OF AMERICA NA	W0319A17	01306357	\$90.00
Number of Accounts to Levy		Total Balance Outstanding:		\$540.00

City of Davenport

Committee: Public Works
Department: Finance
Contact Info: Lisa Heber X7737
Wards: All

Action / Date
1/7/2015

Subject:

Resolution assessing the cost of boarding up building at various lots and tracts of real estate.

Relationship to Goals:

Revitalized Neighborhoods & Corridors

Background:

The buildings were boarded up at the following locations and were billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
☐ Cover Memo	Resolution - Boarding Up Buildings
☐ Cover Memo	Assessment Report

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of boarding up building at various lots and tracts of real estate.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of boarding up building on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit.

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

Board Up Building Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>Balance</u>
120202197	MORELAND, KENNETH C	H0064-39	01306406	\$291.00
120254828	ANGEL, KEITH	E0030-11	01306493	\$198.00
120170840	BACH, TZAN T	F0035-09	01306602	\$150.00
000002889	PORTER, RANDY L	E0003-13	01306603	\$569.00
000043595	JP MORGAN	H0009-11	01306721	\$135.00
120237866	JOHNSON, WILLIAM L	H0063-04	01306735	\$183.00
300251639	SANDERS, TRACY S	J0037-34	01306736	\$322.00
000017445	BLACKHAWK FOUNDRY & I	J0037-40A	01306737	\$183.00
000001743	DIAZ, LORENZO N	H0045-08A	01306738	\$198.00
000011962	COLLINS, SHERLENE E	G0019-20	01306739	\$278.00
000151877	KEPHART, RICKEY D	H0027-16	01306740	\$169.00
120224389	DEBOER, DARLENE M	F0032-03	01307205	\$245.00
000003487	AMERICAN HOME SOLUTIC	O2108B39	01307213	\$215.00
Number of Accounts to Levy		13	Total Balance Outstanding:	\$3,136.00

City of Davenport

Committee: Finance Committee
Department: Finance
Contact Info: Brandon Wright - 7750
Wards: All

Action / Date
12/3/2014

Subject:

Third Consideration: Ordinance amending Chapter 2.12 of the Municipal Code of Davenport, Iowa entitled "Department of Finance", by amending various sections thereto addressing purchasing procedures. *[All Wards]*

Relationship to Goals:

Financially responsible city government.

Background:

Periodically, financial policies are reviewed in an effort to ensure that City finances are effectively and efficiently administered based on present day conditions. The following changes to the City Code regarding the procurement process are recommended by the Finance Department to both increase small business participation in the City's purchasing process and to increase staff efficiency:

1. Increase procurement method thresholds as described in the chart below:

Procurement Method	Current Threshold	Recommended Threshold
No Quotes/Bids	\$999 or less	\$2,999 or less
Verbal Quotes	\$1,000 to \$4,999	\$3,000 to \$9,999
Written Quotes	\$5,000 to \$9,999	\$10,000 to \$49,999
Sealed Bids/RFP	\$10,000 or more	\$50,000 or more

Current procurement method threshold limits have been in place for many years and have not been periodically increased to keep pace with inflation. Over the past year, 26% of all sealed bids processed by the Purchasing Division have been for amounts below \$50,000. Since contracts below this threshold do not have state-required processes, the Finance Department recommends that the City's written quote method be utilized for these purchases with sealed bids and requests for proposal (RFP's) being reserved for purchases of \$50,000 or more.

2. Increase purchase approval threshold amounts for Department Heads and the Finance Director from \$1,000 to \$5,000 and from \$10,000 to \$25,000, respectively. Purchase approval threshold amounts for the City Administrator (currently \$50,000) and the City Council (over \$50,000) will remain at their current levels.
3. Provide greater flexibility to the Finance Department and operating departments when bids or RFP's are received for amounts that exceed budgeted amounts or estimated costs. The recommended changes to Section 2.12.180 would allow the City to reject all bids, accept new bids and quotes, and negotiate pricing with vendors so long as material changes are not made in the scope of the project. This ability would allow the Finance Department to establish maximum cost thresholds for goods and/or services and work with vendors to determine if the project or purchase can be completed within those limits.

ATTACHMENTS:

Type	Description
□ Cover Memo	PURCHASING ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 2.12 OF THE MUNICIPAL CODE OF DAVENPORT, IOWA ENTITLED "DEPARTMENT OF FINANCE", BY AMENDING VARIOUS SECTIONS THERETO ADDRESSING PURCHASING PROCEDURES.

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

Section 1. That section 2.12.070 entitled "Purchasing Provisions" is to read as follows:

2.12.070 Purchasing Provisions

Approval of purchases and bidding procedures shall be subject to the following provisions of this chapter and applicable provisions of state and federal law:

A. Approval Authority.

1. There must exist authorized budget appropriation.
2. For purchases of five thousand dollars or less, the approval of the director of the requesting agency or designee.
3. For purchases in excess of five thousand dollars but not exceeding twenty-five thousand dollars, the approval of the finance director. However, the city administrator is not subject to this provision.
4. For purchases in excess of twenty-five thousand dollars but not exceeding fifty thousand dollars, the approval of the city administrator or designee.
5. Purchases exceeding fifty thousand dollars require city council approval.
6. For change orders to capital projects of five thousand dollars or less, the approval of the project manager.
7. For change orders to capital projects when fifty percent or less of budgeted project funds remain, the approval of the capital improvement program manager or city engineer.
8. For change orders to capital projects not exceeding fifteen thousand dollars, the approval of the public works director.
9. For change orders to capital projects not exceeding twenty-five thousand dollars, the approval of the city administrator.

10. Change orders to capital projects exceeding fifty thousand dollars but less than one hundred thousand dollars require approval of the public works committee of the city council.
 11. Change orders to capital projects exceeding one hundred thousand dollars require the approval
- B. Finance Committee Review. Purchases in excess of ten thousand dollars but not more than fifty thousand dollars that occur between finance committee meetings shall be placed upon the next following finance committee agenda for informational review only.
- C. Competitive Bids.
1. Wherever required by state or federal law, all purchases and contracts for supplies, materials, equipment, public improvements, and contractual services shall be on an equal and competitive basis.
 2. All other purchases and contracts may follow the procedure, which in the judgment of the director of finance, will result in the best value to the city.
 3. All competitively bid acquisitions or purchases are to be based on the lowest responsible bid, determining the lowest responsible bidder in accordance with section 2.12.170 below.

Section 2. That section 2.12.080 entitled "Contracts exempt from competitive bidding" is to read as follows:

2.12.130 Contracts exempt from competitive bidding

When not otherwise required by law, the following shall not be subject to the competitive bidding requirements of this chapter unless otherwise determined by the finance director that competitive bidding is in the public interest:

- A. Contracts which by their nature are not adapted to award by competitive bidding, including but not limited to contracts for the services of individuals possessing a high degree of professional skill where the ability or fitness of the individual plays an important part, and contracts for the disposal of special or hazardous waste materials, where the charge for services cannot be calculated until an analysis of the waste is completed.
- B. Contracts for Utility Services.
- C. Contracts for the repair of equipment and machinery or for repair parts, when required repair parts are available only from a single factory source and are sold through a single area-wide distributor, and competitive bids for such repairs are thus not prospectively obtainable, and the finance director approves the process.
- D. Contracts for the purchase of good or services that are of such a nature that they are the only goods or services which will fit and comply with the required use, or are an integral part of a total system so as to be uniquely compatible with existing city needs, materials or equipment to be cost effective, and the finance director approves the process.
- E. Contracts for the purchase of goods or services through which non-profit associations, established to aid or assist governmental bodies or other governmental agencies, have secured special rates or provisions for the purchase of goods or services for the benefit of governmental bodies or agencies.

- F. Contracts for goods or services procured through a cooperative chapter 28E agreement that were procured by a governmental entity participating in said 28E agreement, provided that the finance director determines that said entity procured the goods or services pursuant to competitive procurement procedures substantially equivalent to those set forth in this division. This provision also applies to purchases through the Bi-State Regional Commission.
- G. Contracts for the purchase of goods, services, or construction involving amounts of fifty thousand dollars or less.
- H. Any procurement from any federal, state, or local government unit or agency thereof surplus machinery, motor vehicles, materials, supplies, commodities, or equipment as may be made available through the operation of any legislation heretofore or hereafter enacted.
- I. Any procurement of machinery, motor vehicles, materials, supplies, commodities, equipment or services from contracts established by the state of Iowa Department of General Services or Department of Transportation pursuant to procedures established by Iowa Code Chapter 18 and rules and regulations promulgated thereunder.
- J. Regular or temporary employment contracts or hiring in the municipal service, whether with respect to the classified service or otherwise.
- K. Any procurement from any federal, state, or local government unit or agency thereof, without conforming to the competitive requirements of this chapter, such machinery, motor vehicles, materials, supplies, commodities, equipment or services as are authorized by the finance director, provided that the purchasing division determines that such machinery, motor vehicles, materials, supplies, commodities, equipment or services were competitively procured by such unit or agency pursuant to competitive procurement procedures substantially equivalent to those set forth in this chapter, and can be purchased without mark-up from such other federal, state, or local government unit or agency.
- L. Procurement of equipment pursuant under contracts that have been competitively established through the Western States Contracting Alliance and other cooperative group contracting consortiums for state government departments, institutions, agencies and political subdivisions, without conforming to the competitive bidding requirements of this division.
- M. Where service or parts must be obtained from original equipment contractor in order to maintain equipment operation and warranty.
- N. The city council may on a case by case basis, upon the recommendation of the finance director and for good cause shown, exempt contracts for the provision of goods and/or services from the competitive bidding requirements not otherwise exempted by this section.

Section 3. *That section 2.12.180 entitled "No bids within budgeted amount" is to read as follows:*

2.12.180 No bids within budgeted amount

If, after competitive bidding procedures have been completed pursuant to this chapter, the finance director determines that no bid received for the purchase of equipment, materials, construction, supplies or services is within the amount budgeted for the project or varies significantly from estimated costs. City personnel may reject all bids and accept new bids and quotes and may negotiate with vendors for the purchase of such equipment, materials, construction, supplies or services so long as the negotiations do not result in a material change in the scope of the project. If a material change is required to bring the bid within budget then the project must be rebid.

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 _____

City of Davenport

Committee: Finance
Department: Finance
Contact Info: Brandon Wright 326-7750
Wards: All

Action / Date
1/7/2015

Subject:
Resolution adopting the Internal Revenue Service mileage rate when reimbursing employees for use of a personal vehicle.

Relationship to Goals:
Financially Responsible City Government

Background:
Chapter 70A.9 of the Code of Iowa requires the local governing body to approve the mileage reimbursement rate paid to employees who use their personal vehicles for City business/travel. The IRS has increased the mileage reimbursement rate from \$.56 per mile to \$.575 per mile.

ATTACHMENTS:

Type	Description
☐ Cover Memo	2015 MILEAGE RATE RESOLUTION

Resolution No. _____

Resolution offered by Alderman Justin:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION adopting the Internal Revenue Service mileage rate when reimbursing employees for use of a personal vehicle.

WHEREAS, Chapter 70A.9 of the Code of Iowa requires that the local governing body approve the mileage reimbursement rate paid to employees for the use of a personal vehicle.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Internal Revenue Service mileage rate will be used when reimbursing employees for the use of a personal vehicle.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, MMC, City Clerk

City of Davenport

Committee: Finance
Department: Administration
Contact Info: Craig Malin x6139
Wards: 3rd

Action / Date
1/7/2015

Subject:
Resolution supporting River Action's proposed pedestrian bridge over River Drive and fundraising efforts associated with the project.

Relationship to Goals:
Revitalizing neighborhoods and corridors.

Background:

ATTACHMENTS:

Type	Description
▣ Cover Memo	Resolution

Resolution No. _____

RESOLUTION offered by Alderman Justin

RESOLVED by the City Council of the City of Davenport.

RESOLUTION supporting River Action's proposed pedestrian bridge over River Drive and fundraising efforts associated with the project.

WHEREAS, the original footbridge completed in April 1856 and used until the mid-1860s had great historical significance in Davenport; and

WHEREAS, the proposed bridge would tie to an elevated feature in River Heritage Park that would highlight the George Davenport house in Arsenal Island and other nearby historic locations; and

WHEREAS, the proposed bridge would be a junction with the riverfront bike path and lead to downtown Davenport and highlight the future YMCA and the child development center being built at 4th Street and River Drive; and

WHEREAS, the City Council received a briefing on the proposed project on December 15, 2014:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa, that we hereby support the proposed pedestrian bridge project and all associated fundraising efforts.

Passed and approved the 14th day of January, 2015.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Committee: Finance
Department: Legal
Contact Info: T Warner 7735
Wards: All

Action / Date
FIN1/14/2015

Subject:

Resolution requesting the Mayor use his executive power to appoint a task force to study and make recommendations regarding the ongoing partnership between the City and Figge

Relationship to Goals:

Background:

The consensus of a recent Council Worksession was that a mayoral task force composed of city and Figge officials should be created to study and make recommendations regarding how to advance the partnership between the organizations into the future.

ATTACHMENTS:

Type	Description
📎 Cover Memo	FC_Res_Mayor's Figge Task Force

Resolution No. _____

Resolution offered by Alderman Justin

RESOLVED by the City Council of the City of Davenport.

RESOLUTION requesting the Mayor use his executive power to appoint a task force to study and make recommendations regarding the ongoing partnership between the City and Figge

WHEREAS, the City provided an art museum to make the City's collection and other works of art accessible to the community for many decades;

WHEREAS, the Figge Art Center assumed the City's role and expanded the opportunities available for the community; and

WHEREAS, the City and Figge both wish to explore how this partnership moves forward in the future for the betterment of the community;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that the Mayor is hereby requested to use his executive power to formally create a task force with representation from the City and Figge to study and recommend future paths for the partnership.

Attest:

Approved:

Jackie E. Holecek, CMC
Deputy City Clerk

William E. Gluba
Mayor

City of Davenport

Committee: Finance Committee
Department: Finance
Contact Info: Brandon Wright - 7750
Wards: 4th Ward

Action / Date
1/7/2015

Subject:

Motion approving payment of a 50/50 match grant to the Putnam Museum for the museum's roof project in the amount of \$140,982.50 over two fiscal years. *[4th Ward]*

Relationship to Goals:

Financially responsible city government.

Background:

During FY 2015 Budget discussions, the City Council budgeted up to \$150,000 over two fiscal years for a 50/50 grant match to complete a roof repair project at the Putnam Museum. The Putnam agreed to front-fund the entire cost of the project and to receive its 50% match from the City over two fiscal years.

The Putnam Museum has completed the roof repair project and has requested the City's 50% match, a total of \$140,982.50. The amount would be paid in two installments with \$70,491.25 being paid in the current fiscal year and the same amount being paid in FY 2016.

The FY 2015 Budget includes \$75,000 in the Local Option Sales Tax Fund for this grant and another \$75,000 is scheduled in FY 2016.

ATTACHMENTS:

Type	Description
Backup Material	Putnam Letter & Supporting Materials



December 4, 2014

Brandon Wright
Finance Director
City of Davenport

Re: Putnam Museum Roofing Project
City Project #10134

Brandon,

This letter is to serve as a formal request of payment from the City of Davenport for the Putnam Museum and Science Center's roofing project. The amount requested is \$75,000 from the FY 15 Capital Improvement budget.

The Putnam's roof was in need of replacement due to age-related deterioration. Total cost of the project was \$281,965. The City agreed to fund \$150,000 over 2 years provided the Putnam secured matching funds. The Putnam's Board of Trustees voted to use matching funds from the Putnam's Deaccession Fund to pay for the balance of the project.

We have included copies of the contract, original invoice for first installment, application and certification for payment, and check to the vendor, Giese.

Please let me know if you need any additional information to process this request.

A handwritten signature in black ink, appearing to read "Lisa Crews".

Lisa Crews
CFO
Putnam Museum and Science Center

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702 PAGE 1 OF 2 PAGES

TO (OWNER) Putnam Museum
1717 W. 12th Street
Davenport, IA 52804
FROM (CONTRACTOR): Jim Giese Commercial Roofing, Inc.
10410 Silverwood Drive
Dubuque, IA 52003
CONTRACT FOR:

PROJECT: same - areas 1-4
APPLICATION NO.: 1
PERIOD TO: 10/28/14
ARCHITECT'S PROJECT NO.:
DISTRIBUTION TO:
OWNER
ARCHITECT
CONTRACTOR

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL		
Approved this Month		
NUMBER DATE APPROVED		
TOTALS	\$0	\$0
Net change by Change Orders	\$0	\$0

The undersigned Contractor and the individual signing on behalf of the contractor jointly and severally certify that to the best of their knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due. In order to be considered for payment, this application must include the continuation sheet and supplement

CONTRACTOR: Jim Giese Commercial Roofing, Inc.

By: Mike Cota Date: 10/28/14

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contracts Documents, and the Contractor is entitled to payment of the Amount Certified.

Application is made for Payment, as shown below, in connection with the contract. CONTINUATION SHEET, AIA DOCUMENT G703, is attached.

1. ORIGINAL CONTRACT SUM \$281,965
2. Net Change By Change Orders \$0
3. CONTRACT SUM TO DATE (Line 1 +/- 2) \$281,965
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$197,401
5. RETAINAGE: 10% completed work \$19,740 (Column D + E on G703)
- b. % of Stored Material \$0 (Column F on G703)
- Total Retainage (Line 5a+5b or Total in Column I of G703) \$19,740
6. TOTAL EARNED LESS RETAINAGE \$177,661 (Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$0
8. CURRENT PAYMENT DUE \$177,661
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6) \$104,304

STATE OF: Iowa COUNTY OF: Dubuque
Subscribed and sworn to before me this 28th day of October, 2014
Notary Public:
My Commission expires:

Terri Jo Lake



AMOUNT CERTIFIED: \$ (Attach explanation if the amount certified differs from the amount applied for) ARCHITECT:

By: Date: This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Invoice

Remit To:

Jim Giese Commercial Roofing, Inc.
10410 SILVERWOOD DR
DUBUQUE IA 52003
Phone: (563) 556-0646

Bill To:

Putnam Museum 13172
1717 West 12th Street Putnam Museum
Davenport, IA 52804

Date	Invoice Number	Customer Order Number	Customer Number	Net Terms
10/29/2014	JC4669		1569	Net 30 days

Description
Pay App 1

Billing Amount:	177,661.00
Retention Withheld:	0.00
Retention Due:	0.00
Subtotal:	\$177,661.00
Misc:	0.00
Tax:	0.00

Pay this Amount:	\$177,661.00
-------------------------	--------------

37920
GIESE

JIM GIESE COMMERCIAL ROOFING

11/25/2014

Invoice	Inv Date	Original Invoice	Amount to Pay	DR/Disc	Net
IC4669	10/29/2014	\$177,661.00	\$177,661.00		\$177,661.00
TOTALS:			\$177,661.00		\$177,661.00

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

87920

PUTNAM MUSEUM
1717 W. 12TH ST. PH: 563-324-1933
DAVENPORT, IA 52804

WELLS FARGO BANK
DAVENPORT, IA 52801

33-22/730

NUMBER
87920

One hundred seventy-seven thousand six hundred sixty-one dollars and no cents

PAY
TO THE
ORDER
OF

JIM GIESE COMMERCIAL ROOFING
10410 SILVERWOOD DRIVE
DUBUQUE, IA 52001

DATE

11/25/2014

AMOUNT

\$177,661.00

PUTNAM MUSEUM

Drue K. Curry
AUTHORIZED SIGNATURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

⑈087920⑈ ⑆073000228⑆ 6401111129⑈

PUTNAM MUSEUM

87920

37920
GIESE

JIM GIESE COMMERCIAL ROOFING

11/25/2014

Invoice	Inv Date	Original Invoice	Amount to Pay	DR/Disc	Net
IC4669	10/29/2014	\$177,661.00	\$177,661.00		\$177,661.00
TOTALS:			\$177,661.00		\$177,661.00

City of Davenport

Committee: Finance
Department: CPED
Contact Info: Bruce Berger 328-6706
Wards: 3

Action / Date
1/7/2015

Subject:

Motion awarding the contract for the rehabilitation work at 1208 Farnam Street to JK Construction of Davenport in the amount of \$158,917.

Relationship to Goals:

Financially Responsible City Government

Background:

A Request for Proposals was issued and sent to 95 vendors on October 16, 2014. Purchasing received and opened one proposal on November 10, 2014.

Through the City's Urban Homestead program, the Community Planning and Economic Development (CPED) Department utilizes a variety of State and Federal housing and stimulus grants to rehabilitate properties with the intention of selling them to income eligible households in Davenport. This program, which has been approved by the City Council as part of the City's CDBG five-year comprehensive and one-year annual plans, enables vacant and dilapidated homes to be returned to the tax rolls and improves the look and feel of neighborhoods while providing families with affordable homeownership opportunities.

While JK Construction was the only firm submitting a proposal, they have performed satisfactory work in the past. Staff has negotiated a contract for \$158,917.

Funding for this contract is from the FY 2015 CDBG Fund, Community Development Block Grant, Account #54551044 520258 BG250 with a current balance of \$1,044,051.

City of Davenport

Committee: Finance
Department: Public Works
Contact Info: Mike Clarke
Wards: All

Action / Date
1/7/2015

Subject:

Motion approving a contract for street micro-surfacing to Missouri Petroleum Products LLC of St. Louis, MO in an amount not-to-exceed \$500,000.

Relationship to Goals:

Financially Responsible City Government

Background:

An Invitation to Bid was issued on October 27, 2014 and send to 45 vendors. On November 25, 2014, the Purchasing Division opened three bids.

This is a CIP program to apply asphalt micro-surfacing to protect the streets from further weathering. This pavement preservation technique will help to keep the streets operating for their intended life span.

Missouri Petroleum Products LLC is the lowest responsive and responsible bidder. A bid tab is attached.

Funding for this contract is from the FY 2015 Street Resurfacing program, account 70014685 530350 10550, with a current balance of \$543,188.72.

ATTACHMENTS:

Type	Description
 Cover Memo	Bid Tab - Street Microsurfacing

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: STREET MICROSURFACING
BID NUMBER: 15-60
OPENING DATE: NOVEMBER 25, 2014
GL ACCOUNT: 70014685 530350 10550 STREET RESURFACING PROGRAM

AWARDED AMOUNT: NOT TO EXCEED \$500,000

RECOMMENDATION: AWARD THE CONTRACT TO MISSOURI PETROLEUM
PRODUCTS LLC OF ST LOUIS, MO.

<u>VENDOR NAME</u>	<u>BID AMOUNT</u>
Missouri Petroleum Products LLC of St. Louis, MO	\$480,041.88
Microsurfacing Contractors LLC of St. Louis, MO	\$491,991.30
A C Pavement Striping Co. of Elgin, IL	\$556,528.74

Prepared By Kristi Keller
Purchasing

Approved By Michael E. Burke
Department Director

Approved By Brandi Coz
Budget/CIP

Approved By Bob
Finance Director

City of Davenport

Committee: Finance
Department: Public Works
Contact Info: Michael Clarke
Wards: 1 and 2

Action / Date
1/7/2015

Subject:

Motion approving the contract for resurfacing of the bike path east of Emeis Park and the Compost Facility parking lot to General Asphalt Construction Company of Davenport in an amount not-to-exceed \$300,000.

Relationship to Goals:

Financially Responsible City Government

Background:

An Invitation to Bid was issued on October 29, 2014 and was sent to 60 contractors. On December 1, 2014, the Purchasing Division opened four responsive and responsible bids.

This work is intended to renew the deteriorated bike path east of Emeis Park and the Compost Facility parking area. The project will include resurfacing and restriping. General Asphalt Construction Company of Davenport is the lowest responsive and responsible bidder. The majority of the intended work will be able to be finished with a not-to-exceed amount of \$300,000. A bid tabulation sheet is attached.

Funding for this work is from two accounts: CIP 74011695 530350 10513 Bike Path Reconstruction account from the sale of general obligation bonds with a balance of \$199,927; and 51151976 530319 Compost Building Maintenance account from Sewer funds with a balance of \$175,000.

ATTACHMENTS:

Type	Description
▣ Backup Material	Bid Tab - Bike Path and Compost Parking Resurfacing

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: DUCK CREEK BIKE PATH AND COMPOST PARKING
RESURFACING

BID NUMBER: 15-61

OPENING DATE: DECEMBER 1, 2014

GL ACCOUNT: 74011695 530350 10513 BIKE PATH RECONSTRUCTION
51151976 530319 COMPOST MAINTENANCE

AWARDED AMOUNT: NOT TO EXCEED \$300,000

RECOMMENDATION: AWARD THE CONTRACT TO GENERAL ASPHALT
CONSTRUCTION COMPANY OF DAVENPORT

<u>VENDOR NAME</u>	<u>BID AMOUNT</u>
General Asphalt Construction Company of Davenport	\$310,368.55
McCarthy Improvement Company of Davenport	\$332,670
Brandt Construction Co. of Milan, IL	\$445,000
Tri City Blacktop Inc. of Bettendorf, IA	\$451,330.10

Prepared By Kristi Keeler
Purchasing

Approved By Mark F. Calk
Department Director

Approved By Mallory Merrett Brandt Coz
Budget/CIP

Approved By BW
Finance Director

City of Davenport

Committee: Finance
Department: Public Works
Contact Info: Michael Clarke
Wards: All

Action / Date
1/7/2015

Subject:

Motion approving a one-year contract, with four one-year extensions, for underground utility location service to USIC Locating Services of Indianapolis, IN, in the amount of \$198,000 per year.

Relationship to Goals:

Financially Responsible City Government

Background:

On November 17, 2014, the Purchasing Division issued a Request for Proposals (RFP) for underground utility location services from Iowa One Call tickets for sewer, traffic, and fiber underground locates. The RFP was sent to 114 vendors. On December 11, 2014, Purchasing opened two proposals.

The City has been using a locate service since 2010. USIC is our current vendor. The departments have had a positive experience with the firm. The benefit of outsourcing this service is a significant cost savings to the City and reduced liability. Since these companies are already going to the same Iowa One Call location to locate for other private utilities (i.e. MidAmerican, CenturyLink, Mediacom, etc.), they can complete our locates for far less than having the City dispatch valuable labor only to duplicate the effort.

This is a one-year contract with four possible one-year renewals if both parties are satisfied with the agreement.

Funding for this service is split as follows: Sewer Division 70%; Traffic Division 20%; IT Department 10%. Current funding is available based on the estimated \$198,000 annual fee.

Funding for outsourcing the locate service will be split as follows: Sewer Division 70%; Traffic Division 20%; IT Department 10%. Current funding is available based on the estimated \$120K annual fee.

ATTACHMENTS:

Type	Description
☐ Cover Memo	Bid Tab - Locate Services Contract

CITY OF DAVENPORT, IOWA
TABULATION OF RFQ

DESCRIPTION: LOCATE SERVICES FIVE YEAR CONTRACT

RFP NUMBER: 15-70

OPENING DATE: DECEMBER 11, 2014

GL ACCOUNT: 70% - 51101810 520217 SEWERS
20% - 54701810 520217 TRAFFIC
10% - 50450530 520226 IT

RECOMMENDATION: AWARD THE CONTRACT TO USIC LOCATING SERVICES LLC
OF INDIANAPOLIS IN

<u>VENDOR NAME</u>	<u>LOCATION</u>
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USIC Locating Services LLC	Indianapolis IN
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Premier Utility Services LLC	Hauppauge NY
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Prepared By Kristen Keller 12/19/14
Purchasing Date

Approved By W. J. [Signature] 19 December 2014 W. J. [Signature] 12-30-14
Department Director Date Chief Information Officer Date

Approved By Mallory Murrill 12/29/2014
Budget/CIP Date

Approved By [Signature] 12-29-2014
Finance Director Date

City of Davenport

Committee: Finance
Department: Library
Contact Info: KennethWayne Thompson
Wards: 3

Action / Date
1/7/2015

Subject:

Motion awarding a contract for the Main Library chiller replacement to Crawford Company of Rock Island, IL in the amount of \$235,500.

Relationship to Goals:

Financially Responsible City Government

Background:

An Invitation to Bid was issued and sent to 45 contractors on November 21, 2014. On December 15, 2014, the Purchasing Division opened two bids.

This work is for the removal and total replacement of the chiller at the Main Library. The current chiller is old and outdated; it does not keep up with the cooling requirements during the summer.

Crawford Company is a responsive and responsible firm that has provided satisfactory work for the City in the past. They were the low bidder. The bid tabulation sheet attached.

Funding for this work is from the CIP account 77013695 530350 10112, Main Library Upgrade, with a current balance of \$470,937. Funding for this account is from the sale of general obligation bonds.

ATTACHMENTS:

Type	Description
Backup Material	Bid Tab - Main Library Chiller Replacement

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: REPLACEMENT OF CHILLER AT MAIN LIBRARY
BID NUMBER: 15-72
OPENING DATE: DECEMBER 15, 2014
GL ACCOUNT: 77013695 530350 10112 MAIN LIBRARY UPGRADES
RECOMMENDATION: AWARD THE CONTRACT TO CRAWFORD COMPANY OF
ROCK ISLAND IL

<u>VENDOR NAME</u>	<u>BID AMOUNT</u>
Crawford Company of Rock Island IL	\$235,500
Hometown Plumbing & Heating Co., Inc. of Davenport	\$249,000

Prepared By Kristi Keller
Purchasing

Approved By [Signature]
Department Director

Approved By Brenli Coy
Budget/CIP

Approved By [Signature] 12-29-2014
Finance Director

City of Davenport

Committee: Finance
Department: Public Works
Contact Info: Michael Clarke
Wards: 7

Action / Date
1/7/2015

Subject:

Motion approving the purchase and installation of two new boilers at the Public Works Center to Hometown Plumbing & Heating Co., Inc. of Davenport in the amount of \$91,309.

Relationship to Goals:

Financially Responsible City Government

Background:

An Invitation to Bid was issued on November 18, 2014 and sent to 81 vendors. On December 8, 2014 the Purchasing Division opened three bids.

Due to the age and unavailability of parts, the boilers at Public Works are becoming obsolete. Newer boilers will run more efficiently and be more economical.

Hometown Plumbing & Heating Co., Inc. has performed satisfactory work in the past for the City. They were the lowest responsive and responsible bidder. The bid tabulation sheet is attached.

Funding for this project is from the CIP account 77021695 530350 10496 with a current balance of \$455,000. The source of funding is from the sale of General Obligation bonds.

ATTACHMENTS:

Type	Description
❏ Cover Memo	Bid Tab - Replacement of 2 Boilers at Public Works Facility

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: REPLACEMENT OF TWO BOILERS AT THE PUBLIC WORKS
CENTER

BID NUMBER: 15-69

OPENING DATE: DECEMBER 8, 2014

GL ACCOUNT: 77021695 530350 10496 PUBLIC WORKS REPAIRS

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

<u>VENDOR NAME</u>	<u>BID AMOUNT</u>
Hometown Plumbing & Heating Co., Inc. of Davenport	\$91,309
Northwest Mechanical Inc. of Davenport	\$95,537
Ragan Mechanical Inc. of Davenport	\$141,785

Prepared By Kristi Keller 12/19/14
Purchasing Date

Approved By Michael E. Drake 19 December 2014
Department Director Date

Approved By Brandi Cous
Budget/CIP Date

Approved By Bob 12-29-2014
Finance Director Date

City of Davenport

Committee: Finance
Department: Public Works
Contact Info: Michael Clarke
Wards: 3

Action / Date
1/7/2015

Subject:

Motion awarding the Construction Management (CMA) contract for the Central Fire Station project to Bush Construction Company, Inc. of Davenport, in an amount not-to-exceed \$750,000.

Relationship to Goals:

Financially Responsible City Government

Background:

A Request for Qualifications (RFQ) was issued on November 3, 2014 and sent to 116 suppliers. On December 12, 2014, the Purchasing Division opened five submissions.

This contract is for the construction management of the Central Fire Station Rehabilitation project that is scheduled to begin in early spring. The construction management team will work closely with the architect and City staff to coordinate different aspects of the construction project.

Suppliers' RFQ submissions were evaluated on the following seven criteria: (1) Vendor team background/resume of the project team to lead this effort - 15%; (2) Vendor delivery experience/either agent experience and/or at-risk experience - 15%; (3) Methods of project control and/or schedule for the project and then project phasing, capabilities of the firm - 15%; (4) Methods or project budget control and cost control - examples of successful projects delivered where savings were captured during the preconstruction project phase, capabilities of firm - 15%; (5) Fee structure and/or percentage, the fee total proposed or not-to-exceed total costs anticipated for the firm's services - 15%; (6) Remodel experience - historically significant structures - 10%; (7) Familiarity with region and the associated trades, suppliers, subcontractors, and the available work force - 10%.

Bush Construction Company, Inc. scored the highest overall after the evaluations and interviews. The evaluation and interview committee consisted of 16 individuals with 6 members of the committee coming from outside of the organization. Bush Construction has successfully worked on projects for the City of Davenport in the past. They were the contractor on the Eastern Avenue Library construction project.

Funding for this project is from the FY 2015 CIP New Central Station Construction, account #78730694 530350 02348. The funding source is from the sale of GO bonds. The current balance in this account is \$1,412,934.

ATTACHMENTS:

Type	Description
❏ Cover Memo	Bid Tab - Construction Mgmt. for Central Fire Station

CITY OF DAVENPORT, IOWA
TABULATION OF RFQ

DESCRIPTION: CONSTRUCTION MANAGEMENT FOR CENTRAL FIRE STATION

RFP NUMBER: 15-62

OPENING DATE: DECEMBER 12, 2014

GL ACCOUNT: 78730694 530350 02348 CENTRAL STATION RENOVATION

RECOMMENDATION: AWARD THE CONTRACT TO BUSH CONSTRUCTION COMPANY INC OF DAVENPORT IA

<u>VENDOR NAME</u>	<u>LOCATION</u>
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Bush Construction Company Inc.

Davenport IA

Estes Construction
Carl A Nelson & Company
CPMI Inc.
Russell Construction Co Inc.

Davenport IA
Burlington IA
Des Moines IA
Davenport IA

Prepared By Kristi Keller 12-19-14
Purchasing Date

Approved By Mark DeLore 18 December 2014 Lynn Hasbrouck 12-23-14
Department Director Date Fire Chief Date

Approved By Brandi Conz
Budget/CIP Date

Approved By BW 12-29-2014
Finance Director Date

City of Davenport

Committee: Finance
Department: Public Works
Contact Info: Kurt Scheible
Wards: All

Action / Date
1/7/2015

Subject:

Motion awarding the contract to prepare a comprehensive operational analysis to Transportation Management & Design, Inc. of Carlsbad, CA in the amount not to exceed \$170,000.

Relationship to Goals:
Financial accountability.

Background:

A request for proposals was issued on October 28, 2014 and was sent to 91 consultants. On November 14, 2014, Purchasing received and opened three proposals. The proposals were evaluated on the following criteria: Demonstrating complete understanding of RFP tasks and goals; Capabilities, experience of staff, and resources; Costs; References; Ability to complete by deadline of August 1, 2015.

The objective of the consulting contract is to determine local values regarding transit service, directly leading to a comprehensive service allocation including policy development for implementation. Additionally, the contractor will evaluate the effectiveness and performance of CitiBus while providing specific and detailed recommendations for both short- and long-term improvements to the existing and expanded route structure. All these recommendations will account for any fiscal constraints, both current and planned.

The funding for this contract will be coming from account number 51352121-520217 which is funded on a 80%/20% grant from the Federal Transit Administration. The available balance in the account is \$188,261. The City will be responsible for 20% of the costs.

ATTACHMENTS:

Type	Description
□ Backup Material	RFP Respondents

CITY OF DAVENPORT, IOWA
PROPOSAL TABULATION

DESCRIPTION: COMPREHENSIVE OPERATIONAL ANALYSIS
RFP NUMBER: 15-61
OPENING DATE: NOVEMBER 14, 2014
RECOMMENDATION: AWARD THE CONTRACT TO TRANSPORTATION
MANAGEMENT & DESIGN, INC OF CARLSBAD, CA

<u>VENDOR NAME</u>	<u>LOCATION</u>
TRANSPORTATION MANAGEMENT & DESIGN, INC	CARLSBAD, CA
NELSON/NYGAARD CONSULTING ASSOCIATES SRF CONSULTING GROUP, INC	SAN FRANCISCO, CA MINNEAPOLIS, MN

Prepared By Cindy Whitaker
Purchasing

Approved By Mark R. LaRue
Department Director

Approved By Mallory Merritt
Budget/CIP

Approved By BR
Finance Director

City of Davenport

Committee: Finance
Department: I.T.
Contact Info: Rob Henry
Wards: All

Action / Date
1/7/2015

Subject:

Motion awarding the purchase and implementation of an upgraded timekeeping system to Kronos of Chelmsford, MA in the initial purchase amount of \$59,393 and annual service fees of approximately \$42,000.

Relationship to Goals:

Financially Responsible City Government

Background:

A request for proposals was issued on October 3, 2014 and sent to 46 vendors. The Purchasing Division received and opened four proposals on October 27, 2014.

The proposals were evaluated on the following criteria: Pricing - 40%; Functionality - 35%; Implementation - 15%; Experiences/References - 10%. After the evaluations were completed, interviews with three of the four firms were conducted. Each of the companies was asked the same series of questions and were allowed time for demonstrations. It was determined that Kronos offered the best solution for the City and is recommended for the contract.

The current timekeeping system is only being supported by software fixes when needed and no new software updates are available. A new system will allow the City to keep up with technology and improve functionality and reporting capabilities.

The initial set up costs includes the timeclock/hardware purchase and the implementation of the new system. A monthly service fee of \$4.00 applies per employee that is run through the system. There will be a minimum base fee of \$2,800 per month (or for 700 employees).

The project will be funded by CIP account 79080691 530350 10090 with an available balance of \$174,562. The source of funds is from the sale of General Obligation bonds.

ATTACHMENTS:

Type	Description
❏ Cover Memo	BIDTAB TIMEKEEPING SYSTEM UPGRADE

CITY OF DAVENPORT, IOWA
PROPOSAL TABULATION

DESCRIPTION: TIMEKEEPING SYSTEM UPGRADE
RFP NUMBER: 15-47
OPENING DATE: OCTOBER 27, 2014
RECOMMENDATION: AWARD THE CONTRACT TO KRONOS INCORPORATED OF
CHELMSFORD, MA

<u>VENDOR NAME</u>	<u>LOCATION</u>
KRONOS INCORPORATED	CHELMSFORD, MA
INTELLITIME SYSTEMS CORPORATION NOVATIME TECHNOLOGY, INC SOMROLI	SANTA ANA, CA DIAMOND BAR, CA SAN JOSE, CA

Prepared By Cindy Whitaker
Purchasing

Approved By Robert J. Henry 12-30-14
Department Director

Approved By Brandi George
Budget/CIP

Approved By BW
Finance Director