

COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, January 6, 2016; 5:30 PM

City Hall, 226 West Fourth Street

I. Moment of Silence

II. Pledge of Allegiance

III. Invocation

IV. Administration of Oaths of Office

The Honorable Thomas D. Waterman, Justice, Iowa Supreme Court

A. Mayor

Frank Klipsch

B. Aldermen

Rick Dunn First Ward

Maria Dickmann Second Ward

William J. Boom Third Ward

Raymond A. Ambrose Fourth Ward

Rita Rawson Fifth Ward

Jeffrey W. Justin Sixth Ward

Mike Matson Seventh Ward

Kerri Tompkins Eighth Ward

Jason Gordon At Large

Kyle Gripp At Large

V. Roll Call

VI. Meeting Protocol and Decorum

VII. City Administrator Update

VIII. Public Hearings

A. Community Development

1. Public Hearing for the Ordinance for Case No. ROW15-10 being the request of the City of Davenport's Office of Assisted Housing for the vacation (abandonment) of the North 121 feet of a 20-foot wide alley located South of West 3rd Street between Scott Street and Western Avenue, adjacent to the west

of 501 West 3rd Street. [Ward 3]

2. Public Hearing for the Ordinance for Case No. ROW15-11: Request of Italo Milani on behalf of Kimberly BMW for the vacation (abandonment) of a 6,860 square foot, more or less, platted utility easement located in Lot 1 of Hilltop Industrial Park Third Additions also known as 625 West Kimberly Road.
[Ward 7]
3. Public Hearing for the Ordinance for Case LL15-03 for the Local Landmark Designation of the First Federal Savings and Loan Association located at 131 West 3rd Street, pursuant to the provisions of Chapter 17.23 of the Municipal code of Davenport, Iowa. The purpose of the petition is to recognize First Federal Savings and Loan Association's historic significance to the City of Davenport (Michael Allen on behalf of North Block LLC, petitioner) [Ward 3].

B. Public Works

1. Public Hearing on the specifications, form of contract and estimate of cost for the Fiscal Year 2017-2018 Contract Sewer Repair Program, CIP Project #30002 and #33001. [All Wards]

IX. Presentations

X. Petitions and Communications from Council Members and the Mayor

XI. Action items for Discussion

COMMUNITY DEVELOPMENT

Bill Boom, Chairman; Kyle Gripp, Vice Chairman

I. COMMUNITY DEVELOPMENT

1. First Consideration: Ordinance for Case No. ROW15-10 being the request of the City of Davenport's Office of Assisted Housing for the vacation (abandonment) of the North 121 feet of a 20-foot wide alley located South of West 3rd Street between Scott Street and Western Avenue, adjacent to the west of 501 West 3rd Street. [Ward 3]
2. First Consideration: Ordinance for Case No. ROW15-11: Request of Italo Milani on behalf of Kimberly BMW for the vacation (abandonment) of a 6,860 square foot, more or less, platted utility easement located in Lot 1 of Hilltop Industrial Park Third Additions also known as 625 West Kimberly Road.
[Ward 7]
3. First Consideration: Ordinance for Case LL15-03 for the Local Landmark Designation of the First Federal Savings and Loan Association located at 131 West 3rd Street, pursuant to the provisions of Chapter 17.23 of the Municipal code of Davenport, Iowa. The purpose of the petition is to recognize First Federal Savings and Loan Association's historic significance to the City of Davenport (Michael Allen on behalf of North Block LLC, petitioner) [Ward 3].
4. Resolution Authorizing the conveyance of vacated public right of way known as Pleasant Street lying East of Clark Street to the East boundary of Ramirez 1st Addition to the City of Davenport. City of Davenport, Iowa, Petitioner.

[Ward 4]

5. Resolution approving Case No. FDP15-05 being the petition of Steve Geifman on behalf of Geifman Food Stores, Inc. for a Final Development Plan approval for a one-story commercial office building located on 1.27 acres, more or less, of property east of Utica Ridge Road between Crow Creek Road and 53rd Street.[Ward 6]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Mike Matson, Chairman; Maria Dickmann, Vice Chairman

III. PUBLIC SAFETY

1. Second Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by adding Brown Street in front of the property at 2104 Brown Street. [Ward 4]
2. Second Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by adding Oklahoma Avenue along both sides from Locust Street north 265 feet. [Ward 1]
3. First Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by adding Farnam Street along the east side from a point 85 feet north of Dover Court, north 25 feet. [Ward 5]
4. First Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by adding Gaines Street along the west side from Spalding Boulevard to Rusholme Street, between the hours of 7 AM and 5 PM on school days. [Ward 4]
5. Motion approving beer and liquor license applications.

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

Ward 3

Daytrotter (Daytrotter Media LLC) - 324 Brady St. - License Type: C Liquor

Ward 5

W-Mart (KHM LLC) - 1205-1207 E Locust St - License Type: E Liquor/C Native Wine/C Beer

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

Ward 1

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

Hy-Vee #1 (Hy-Vee Inc.) - 3019 Rockingham Rd. - License Type: E Liquor / C Beer / B Wine

Jimmie O's Saloon (Oldham Enterprises LLC) - 2735 Telegraph Rd. - License Type: C Liquor

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

Lulac Club (LULAC Council #10 Inc.) - 4224 Ricker Hill Rd. - License Type: C Liquor

Ward 2

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

Ward 3

ATC Liquor (Hina Food and Liquor Inc.) - 214 Myrtle St. - License Type: E Liquor

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

Dam View Inn (VanDamQC LLC) - 410 E 2nd St. - Outdoor Area - License Type: C Liquor

Embers of Phoenix (Jai Mata Lakshmi Inc.) - 111 W 2nd St. - License Type: C Liquor

The River's Edge (City of Davenport) - 700 W River Dr. - License Type: B Beer

Ward 4

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

Firehouse Bar & Grill (Firehouse Bar & Grill Inc.) - 2006 Hickory Grove Rd. - Outdoor Area - License Type: C Liquor

Ward 6

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

Buffalo Wild Wings (Blazin Wings Inc.) - 4860 Utica Ridge Rd. - Outdoor Area - License Type: C Liquor

Granite City Food & Brewery (Granite City Restaurant Operations Inc.) - 5270 Utica Ridge Rd. - Outdoor Area - License Type: C Liquor / Brew Pub / High Proof Brew Pub

Lindsay Park Yacht Club (Lindsay Park Yacht Club Inc.) - 2101 E River Dr. - Outdoor Area - License Type: A Liquor

Ward 8

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

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Ray Ambrose, Chairman; Rick Dunn, Vice Chairman

V. PUBLIC WORKS

1. Resolution awarding the contract to Valley Construction Company of Rock Island, IL for the Veterans Memorial Parkway Paving and Bridge Project from I-74 to Utica Ridge Road in the amount of \$6,028,173. CIP #10556. [Ward 6]
2. Resolution of acceptance for the reconstruction of the Credit Island Lodge completed by Swanson Construction Company of Bettendorf, IA. [Ward 1]
3. Resolution approving Agreement 2016-F1 granting permission to Windstream to install Buried Communications Cable within public right-of-way and easements in the City of Davenport along Elmore Avenue from Jersey Ridge Road to 7077 Elmore Avenue. [Ward 8]
4. Resolution approving Agreement 2015-F14 granting permission to Central Scott Telephone to install Buried Communications Cable within public right-of-way in the City of Davenport along 53rd Street from 1970 53rd Street to Spring Street and along Spring Street to 5345 Spring Street. [Ward 8]
5. Resolution approving the specifications, form of contract and estimate of cost for the Fiscal Year 2017-2018 Contract Sewer Repair Program, CIP Project #30002 and #33001. [All Wards]
6. Motion considering a waiver of sidewalk installation for the Kraft Heinz Company relocation in the Eastern Iowa Industrial Center. [Ward 8]
7. Motion accepting the storm sewer, sanitary sewer, and paving associated with the Eastern Avenue Farms 4th Addition subdivision site improvements. [Ward 8]
8. Motion accepting the sanitary sewer associated with the Kwik Trip Convenience Store #280 (dba Kwik Star) – Main St. & W. Kimberly Rd. [Ward 7]
9. Motion to amend the 2013 amendment to the 2007 lease agreement with Davenport Family Homes at the Annie Wittenmeyer Complex. [Ward 5]
10. Motion awarding the Central Fire Station - Furniture contract to Paragon Commercial Interiors Inc. of Davenport, in the amount of \$127,349.94. [Ward 3]
11. Motion to award the contract for the 5th Street Paver Project to 4Sight Construction Group of Kansas City, MO in the amount of \$305,763. [Ward 3]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

Jason Gordon, Chairman; Kerri Tompkins, Vice Chairman

VII. FINANCE

1. Resolution adopting the FY 2017 Budget Policies.
2. Resolution setting January 20, 2016 as the date for a public hearing on the issuance of not-to-exceed \$15,500,000 General Obligation Refunding Bonds. [All Wards]
3. Motion approving a contract for the purchase of a transit farebox system from BEA Transit Technologies of San Jose, CA in an amount not-to-exceed \$375,000. [All Wards]
4. Motion awarding the purchase of a sewer easement machine to Municipal Pipe Tool Company LLC of Davenport in the amount of \$68,177.
5. Motion awarding the bid for the annual street striping contract to Quality Striping Inc. dba DPLM of Des Moines in the amount of \$201,607.
6. Motion approving the purchase of a used John Deere 544K Endloader from Martin Equipment of Rock Island, IL, in the amount of \$79,500.
7. Motion awarding a two-year contract with possible one-year extension for low-voltage electrical repair services to Tri-City Electric of Davenport, IA. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

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

1. Reynolds Motor Co. - 1/2 Ton Pickup Truck for PW - Amount: \$27,769
2. Reed Construction - Bathroom remodels at MWP - Amount: \$25,414
3. CHS, Inc. - Salt transfer services - Amount: \$24,032
4. Rexroat Sound RS Co. - Temporary light & sound for Festival of Trees - Amount: \$16,878

XIII. Other Ordinances, Resolutions and Motions

1. Motion for suspension of the rules to pass the following motion.
2. Motion approving the Class C liquor license for Daytrotter (Daytrotter Media LLC), 324 Brady Street. (Ward 3)

XIV. Public with Business

XV. Reports of City Officials

XVI. Adjourn

City of Davenport

Agenda Group: Committee of the Whole
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 3

Action / Date
CD1/6/2016

Subject:

Public Hearing for the Ordinance for Case No. ROW15-10 being the request of the City of Davenport's Office of Assisted Housing for the vacation (abandonment) of the North 121 feet of a 20-foot wide alley located South of West 3rd Street between Scott Street and Western Avenue, adjacent to the west of 501 West 3rd Street. [Ward 3]

Recommendation:

Findings

- Complies with the comprehensive plan.
- Enhances the living experience for the tenants of this project.

That the City Plan and Zoning Commission forward Case No. ROW15-10 to the City Council for approval.

The Commission vote was 6-yes and 0-no with 0-abstention.

Relationship to Goals:

Neighborhood Improvement

Background:

The request is to allow the installation of a perimeter fence as approved in the City's Capital Improvement Plan (CIP). The fence would be adjacent to the Heritage high-rise at 501 West 3rd Street and better preserve and delineate the adjacent green space. The design of the fence will need to be approved by the City's Design Review Board. The fence will be the same or similar product that is at Edgewater (former Lend-a-Hand) with a shorter fence along the south side of the sidewalk that runs to the SW corner of the property to make a dog run area for the tenants' pets. There will only be two gates allowing access to the enclosed area: one that will be a double-wide swing gate for mowing equipment to access the space from the SE side by the parking lot, and a 5' wide controlled (fob system) access gate at the top of the pedestrian ramp near the west door of the Heritage. The Davenport Police Department (DPD), Civil Rights, and the Fire Marshall have signed off on our plan.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
□ Backup Material	PH_CD_ROW15-10_CC PH Notice
□ Backup Material	PH_CD_ROW15-10_background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	12/22/2015 - 3:07 PM
Community Development	Berger, Bruce	Approved	12/22/2015 - 3:21 PM

Committee
City Clerk

Admin, Default

Approved

12/28/2015 - 9:54 AM

TO BE PUBLISHED IN THE DECEMBER 30, 2015 ADDITION OF THE QUAD CITY TIMES, HAVING THE NOTICE BILLED TO PO NO. 1609608 AND RECEIVING THE PROOF OF PUBLICATION PRIOR TO THE PUBLIC HEARING

TO WHOM IT MAY CONCERN:

There is on file in the Community Planning and Economic Development Department of the City of Davenport, the following petitions:

Case No. ROW15-10: Request of the City of Davenport – Office of Assisted Housing for the vacation (abandonment) of the North 121 feet of a 20-foot wide North-South of alley located south of West 3rd Street between Scott Street and Western Avenue, adjacent to the west side of the Heritage High Rise at 501 West 3rd Street. This is the undeveloped (unpaved) portion of the alley containing 2,420 square feet, more or less.

The property has the following legal description:

Part of the Northeast Quarter of Section 35, Township 78N, Range 3E of the 5th Principal Meridian in the City of Davenport, County of Scott, State of Iowa being more particularly described as follows:

The North 121 feet of the 20 foot wide North-South alley Right of Way in Block 10 in the Original Town (now City) of Davenport, Scott County, Iowa.

The above described tract of land contains 2,420 square feet, more or less.

The City Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval.

A public hearing on this ordinance will be held before the Committee of the Whole in the Council Chambers, City Hall, Davenport, Iowa on Wednesday, January 06, 2016, at 5:30 p.m. At the hearing interested parties may appear and be heard regarding the proposed ordinances. PO NO. 1609608.

Department of Community Planning & Economic Development
Phone: (563) 326-7765
Email: planning@ci.davenport.ia.us



City of Davenport

226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7711 TDD: 563-326-6145
www.cityofdavenportiowa.com

December 02, 2015

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of December 01, 2015, the City Plan and Zoning Commission considered Case No. ROW15-10 being the request of the City of Davenport's Office of Assisted Housing for the vacation (abandonment) of the North 121 feet of a 20-foot wide alley located South of West 3rd Street between Scott Street and Western Avenue, adjacent to the west of 501 West 3rd Street.

The request is to allow the installation of a perimeter fence as approved in the City's Capital Improvement Plan (CIP). The fence would be adjacent to the Heritage high-rise at 501 West 3rd Street and better preserve and delineate the adjacent green space. The design of the fence will need to be approved by the City's Design Review Board. The fence will be the same or similar product that is at Edgewater (former Lend-a-Hand) with a shorter fence along the south side of the sidewalk that runs to the SW corner of the property to make a dog run area for the tenants' pets. There will only be two gates allowing access to the enclosed area: one that will be a double-wide swing gate for mowing equipment to access the space from the SE side by the parking lot, and a 5' wide controlled (fob system) access gate at the top of the pedestrian ramp near the west door of the Heritage. The Davenport Police Department (DPD), Civil Rights, and the Fire Marshall have signed off on our plan.

Findings

- Complies with the comprehensive plan.
- Enhances the living experience for the tenants of this project.

Recommendation

The City Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission



		APPROVED	APPROVED	APPROVED					
Name:	Roll Call	ROW15-10 City - OAH	F15-15 Villas of Pheasant Creek 1st Revised	F15-19 Halligan Coffee Comp 1st					
Connell	P	Y	Y	Y					
D'Autremont	AB								
Elgatian	P	Y	Y	Y					
Hepner	P	Y	Y	Y					
Inghram	P								
Kelling	P	Y	Y	Y					
Lammers	P	Y	Y	Y					
Maness	EX								
Martin	P	Y	Y	Y					
Martinez	EX								
Tallman	EX								
		6-YES 0-NO 0-ABSTAIN	6-YES 0-NO 0-ABSTAIN	6-YES 0-NO 0-ABSTAIN					



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

PLAN AND ZONING COMMISSION

Meeting Date: December 01, 2015
Request: Right of Way Vacation (Abandonment)
Location: Alley between South of West 3rd Street between Scott Street and Western Avenue – North 121 feet.
Case No.: ROW15-10
Applicant: City of Davenport – Office of Assisted Housing

Recommendation:

The staff would recommend the City Plan and Zoning Commission forward Case No. ROW15-10 to the City Council for approval.

Introduction:

This is a request to vacate the North 121 feet of a 20-foot wide alley located South of West 3rd Street between Scott Street and Western Avenue, adjacent to the west of 501 West 3rd Street.

AREA CHARACTERISTICS:

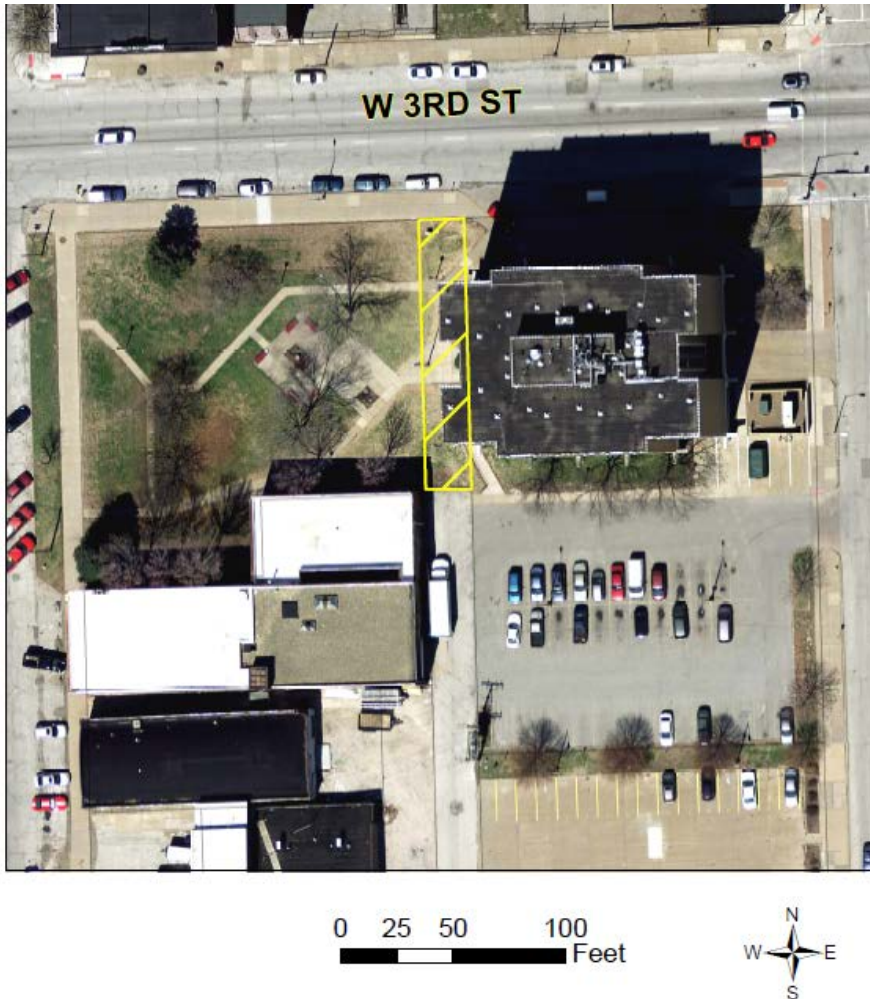
Zoning Map



Land Use Map



Aerial Photo



Background:

Comprehensive Plan:

Within Urban Service Area: Yes

Proposed Land Use Designation: Central Business District (CBD) is truly a mixed-use designation, and includes residential and commercial uses of the highest density.

Relevant Goals to be considered in this Case: Reinforce downtown as the City's recreational, cultural, entertainment and government center – urban greenspaces are vital to downtown housing options.

The proposed use would comply with the Davenport 2025 proposed land use section.

Zoning:

The surrounding properties are zoned to "C-4" Central Business District.

Technical Review:

No comments have been received.

Public Input:

Notices were sent to property owners to property owners within 200 feet of the subject property and no comments were received and no one spoke for or against at the public hearing.

Discussion:

This is a request to vacate the North 121 feet of this North-South alley located South of West 3rd Street between Scott Street and Western Avenue. The request is to allow the installation of a perimeter fence as approved in the City's Capital Improvement Plan (CIP). The fence would be adjacent to the Heritage high-rise at 501 West 3rd Street and better preserve and delineate the adjacent green space. The design of the fence will need to be approved by the City's Design Review Board. Below is the proposal for the location and the likely design of the fence. According to the applicant the type of fence *at a minimum is the normal Echelon (see inset) fence which is the same or similar product that is at Edgewater (former Lend-a-Hand) and then we'd like to do a shorter fence along the south side of the sidewalk that runs to the SW corner of the property to make a dog run area for the tenants' pets. There will only be two gates allowing access to this enclosed... one that will be a double-wide swing gate for mowing equipment to access the space from the SE side by the parking lot, and a 5' wide controlled (fob system) access gate at the top of the pedestrian ramp near the west door of the Heritage. The Davenport Police Department (DPD), Civil Rights, and the Fire Marshall have signed off on our plan.*

**Staff Recommendation:**

The staff would recommend the City Plan and Zoning Commission forward Case No. ROW15-10 to the City Council for approval.

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division

City of Davenport

Agenda Group: Committee of the Whole
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 7

Action / Date
CD1/6/2016

Subject:

Public Hearing for the Ordinance for Case No. ROW15-11: Request of Italo Milani on behalf of Kimberly BMW for the vacation (abandonment) of a 6,860 square foot, more or less, platted utility easement located in Lot 1 of Hilltop Industrial Park Third Additions also known as 625 West Kimberly Road.

[Ward 7]

Recommendation:

Findings

- The vacation of the easement allows added commercial development.
- The request is in compliance with the comprehensive plan.

The Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval subject to the following condition:

1. That the sewer easement that crosses the subject easement remains in place on the plat and enforceable.

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

Relationship to Goals:

Neighborhood Improvement

Background:

This is a request to vacate the 6,860 square foot, more or less, utility easement located along the east line of Lot 1 of Hilltop Industrial Park Third Addition also known as 625 W Kimberly Road. The developer is proposing a building within the easement area.

The developer has forwarded two letters, one from MidAmerican Energy and the other from CenturyLink indicating they have no services in the easement and indicating no objection to the vacation of the easement. So far comments have indicated no concerns regarding vacating this easement. A sewer easement crosses this utility easement, that sewer easement will need to remain in place on the plat and in force.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
□ Backup Material	ROW15-11 public hearing notice
□ Backup Material	ROW15-11 background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	12/22/2015 - 3:10 PM

Community Development Committee	Berger, Bruce	Approved	12/22/2015 - 3:21 PM
City Clerk	Admin, Default	Approved	12/28/2015 - 9:54 AM

TO BE PUBLISHED IN THE DECEMBER 30, 2015 ADDITION OF THE QUAD CITY TIMES, HAVING THE NOTICE BILLED TO PO NO. 1609608 AND RECEIVING THE PROOF OF PUBLICATION PRIOR TO THE PUBLIC HEARING

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Case No. ROW15-11: Request of Italo Milani on behalf of Kimberly BMW for the vacation (abandonment) of a 6,860 square foot, more or less, platted utility easement located in Lot 1 of Hilltop Industrial Park Third Additions also known as 625 West Kimberly Road.

The property has the following legal description:

Part of the Northeast Quarter of the Southwest Quarter of Section 14, Township 78N, Range 3E of the 5th Principal Meridian in the City of Davenport, County of Scott, State of Iowa being more particularly described as follows:

Beginning in the northeast corner of Lot 1 of Hilltop Industrial Park Third Addition to the City of Davenport; thence south along the east line of said Lot 1 a distance of 280 feet to the southeast corner of said Lot 1; thence west along the south line of said Lot 1 a distance of 237 feet, more or less; thence North 21 feet; thence Easterly to a point said point being 25 feet East of the east line and 34 feet North of the south line of said lot 1; thence Northerly to a point on the north line of said Lot 1, said point being 15 feet West of the northeast corner of said Lot 1; thence East 15 feet along the north line of said Lot 1 to the ppoint of beginning. The above described tract contains 6,860 square feet, more or less.

The City Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval subject to the following condition:

1. That the sewer easement that crosses the subject easement remains in place on the plat and enforceable.

A public hearing on these ordinances will be held before the Committee of the Whole in the Council Chambers, City Hall, Davenport, Iowa on Wednesday, January 6, 2016, at 5:30 p.m. At the hearing interested parties may appear and be heard regarding the proposed ordinances. PO NO. 1609608.

Department of Community Planning & Economic Development
Phone: (563) 326-7765
Email: planning@ci.davenport.ia.us



December 16, 2015

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of December 15, 2015, the City Plan and Zoning Commission considered Case No. ROW15-11 being the request of Italo Milani on behalf of Kimberly BMW to vacate the 6,860 square foot, more or less, utility easement located along the east line of Lot 1 of Hilltop Industrial Park Third Addition also known as 625 W Kimberly Road. The developer is proposing a building within the easement area.

Findings

The vacation of the easement allows added commercial development.
The request is in compliance with the comprehensive plan.

The Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval subject to the following condition:

1. That the sewer easement that crosses the subject easement remains in place on the plat and enforceable.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission



		APPROVED	APPROVED						
Name:	Roll Call	FDP15-05 Geifman Food Stores Inc	ROW15-11 Milani & Kimberly BMW						
Connell	P	Y	Y						
D'Autremont	AB	Y	Y						
Elgatian	P	Y	Y						
Hepner	P	Y	Y						
Inghram	P								
Kelling	P	Y	Y						
Lammers	P	Y	Y						
Maness	EX	Y	Y						
Martinez	EX	Y	Y						
Tallman	EX	Y	Y						
		9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN						



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

PLAN AND ZONING COMMISSION

Meeting Date: December 15, 2015
Request: Easement vacation (Abandonment)
Location: Easement located along east line of Lot 1 of Hilltop Industrial Park Third Addition
Case No.: ROW15-11
Applicant: Italo Milani on behalf of Kimberly BMW

Recommendation:

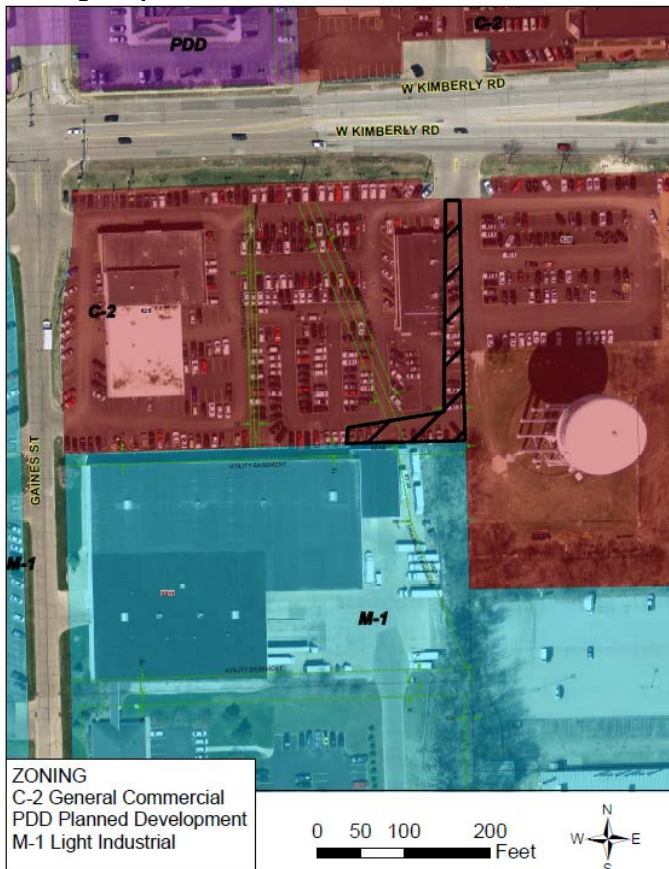
Staff recommends the Plan and Zoning Commission forward Case No. ROW15-10 to the City Council for approval subject to the listed condition.

Introduction:

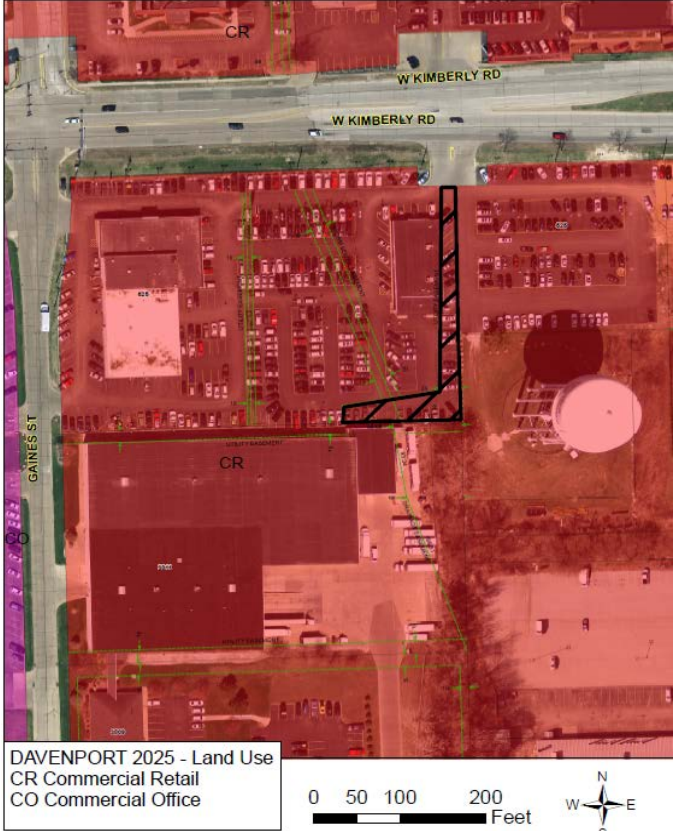
This is a request to vacate the 6,860 square foot, more or less, utility easement located along the east line of Lot 1 of Hilltop Industrial Park Third Addition also known as 625 W Kimberly Road. The developer is proposing a building within the easement area.

AREA CHARACTERISTICS:

Zoning Map



Land Use



Aerial Photo



Background:**Comprehensive Plan:**

Within Urban Service Area: Yes

Proposed Land Use Designation: Commercial Retail (CR) provides for a mixture of commercial uses, primarily retail and can best be described as being the most intense retail development servicing a large metropolitan area.

Relevant Goals to be considered in this Case: Strengthen the built environment through infill and higher intensity development.

The proposed use would comply with the Davenport 2025 proposed land use section.

Zoning:

The surrounding properties are zoned to "C-2" General Commercial District, PDD Planned Development District, and M-1 Light Industrial District.

Technical Review:

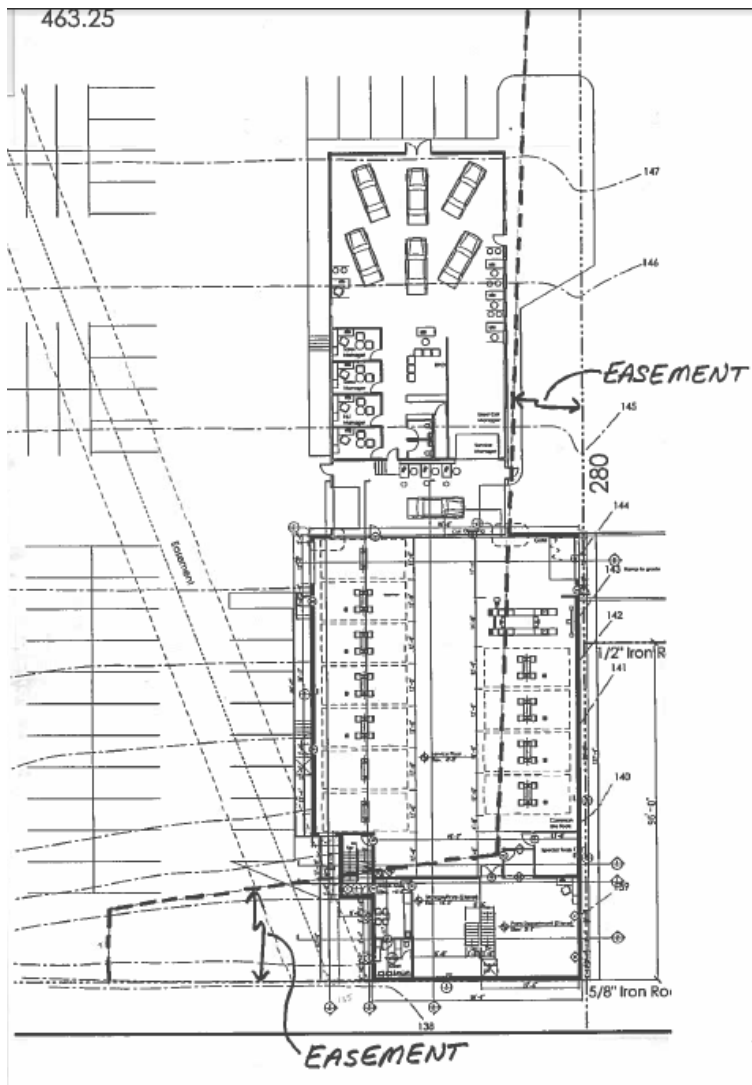
The developer has forwarded two letters, one from MidAmerican Energy and the other from CenturyLink indicating they have no services in the easement and indicating no objection to the vacation of the easement. So far comments have indicated no concerns regarding vacating this easement. A sewer easement crosses this utility easement, that sewer easement will need to remain in place on the plat and in force. No additional comments have been received.

Public Input:

Notices were sent to property owners to property owners within 200 feet of the subject property notifying of them of the December 01, 2015 Plan and Zoning Commission Public Hearing.

Discussion:

This is a request to vacate the 6,860 square foot, more or less, utility easement located along the east line of Lot 1 of Hilltop Industrial Park Third Addition also known as 625 W Kimberly Road. The developer is proposing a building within the easement area.



Findings

The vacation of the easement allows added commercial development.
The request is in compliance with the comprehensive plan.

Staff Recommendation

Staff recommends the Plan and Zoning Commission forward Case No. ROW15-10 to the City Council for approval subject to the following condition:

1. That the sewer easement that crosses the subject easement remains in place on the plat and enforceable.

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division



Joe Hale
CenturyLink
1102 S. 24th St.
Lexington, MO 64067

November 3, 2015

Kimberly Realty
625 W. Kimberly Road
Davenport, IA 52806

***Re: Utility Easement Vacation
Lot 1 Hilltop Industrial Park Third Addition
Davenport, Scott County, Iowa***

Qwest Corporation d/b/a CenturyLink QC has received your request to release or vacate any interest it may have in a Utility Easement on Lot 1 Hilltop Industrial Park Third Addition in Davenport Scott County, Iowa.

Qwest Corporation d/b/a CenturyLink QC does not have any facilities in the Utility Easement as located on easterly portion of said Lot 1 as indicated by the attached Exhibit "A" and therefore has no objection to vacating the utility easement as depicted.

Sincerely

Joe Hale
Real Estate Manager II



MidAmerican Energy Company
106 East Second Street
P.O. Box 8020
Davenport, Iowa 52808

October 22, 2015

Kimberly Realty
625 W. Kimberly Road
Davenport, Iowa 52806

RE: 226-15GR / Utility Easement Vacation
L1 Hilltop Industrial Park Third Addition
SW ¼ S14 T78N R3E, 5th PM, Davenport, Scott County, Iowa
Parcel No. P1410-01B

To whom it may concern:

MidAmerican Energy Company has received your request to release any interest MidAmerican may have in a Utility Easement, over, under, across, and through part of Lot 1 Hilltop Industrial Park Third Addition.

MidAmerican Energy Company does not have electric or gas facilities in the easterly portion of the Utility Easement as generally depicted on Exhibit A, and also attached hereto, and therefore does not object to and with this present letter, states its approval for the proposed vacation.

Sincerely yours,

Jamie Baker
Manager of Right-of-Way Services
MidAmerican Energy Company
Phone: 515-242-3980

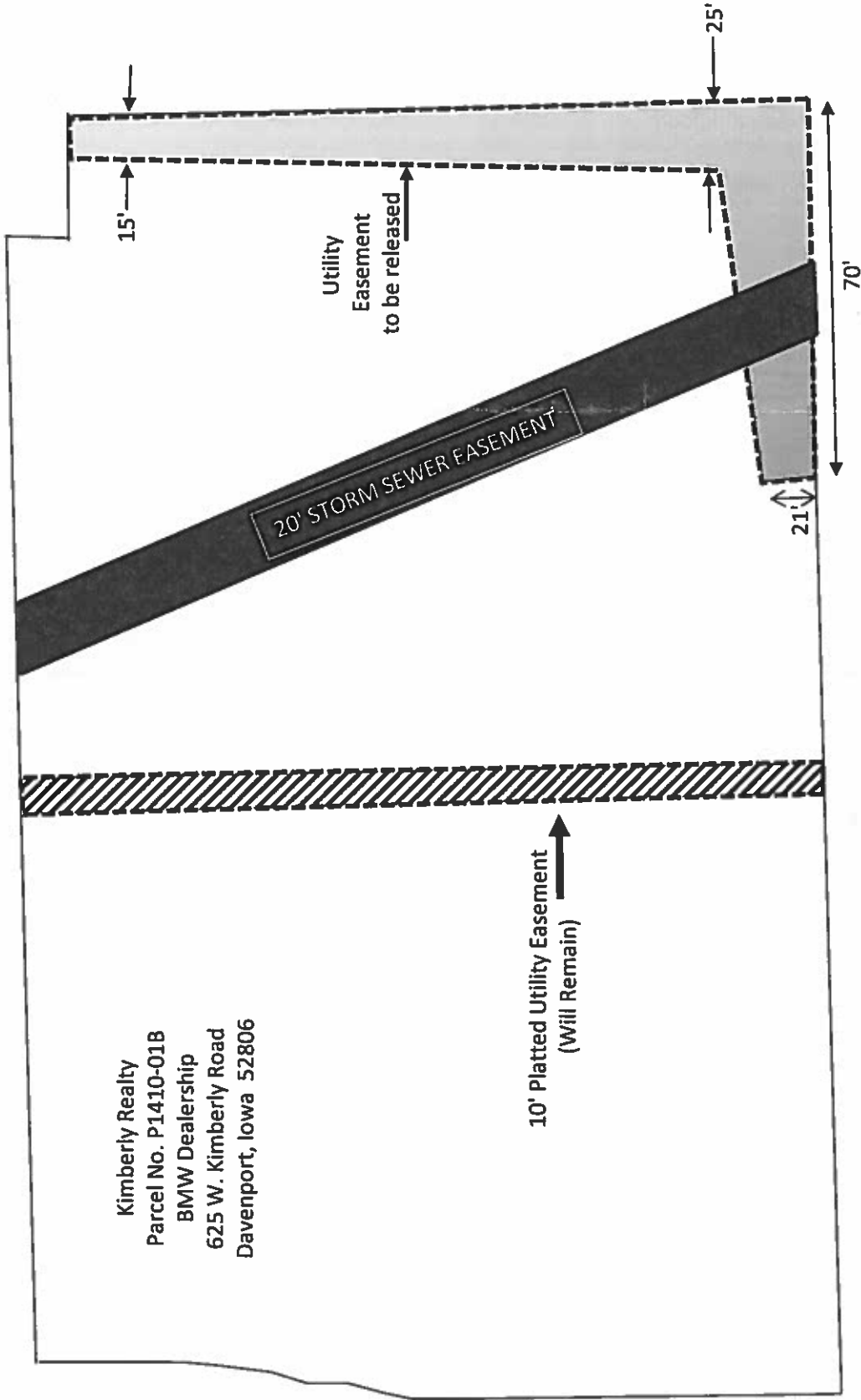


EXHIBIT "A"

W. KIMBERLY ROAD

Kimberly Realty
Parcel No. P1410-018
BMW Dealership
625 W. Kimberly Road
Davenport, Iowa 52806

GAINES STREET



 MidAmerican ENERGY OWNERS: A RELIABLE SOURCE OF POWER	Customer: Kimberly Realty		DR # N/A	
	Address: 625 W. Kimberly Road			
	ROW Agent: DMC	City: Davenport, Iowa 52806	Scale: Not to Scale	
			Folder #: 226-15GR	Sec 14, T 78 N, R 3 E, 5th PM
Job Desc: Release of a Public Utility Easement				

City of Davenport

Agenda Group: Committee of the Whole
Department: Community Planning and Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 3

Action / Date
CD1/6/2016

Subject:

Public Hearing for the Ordinance for Case LL15-03 for the Local Landmark Designation of the First Federal Savings and Loan Association located at 131 West 3rd Street, pursuant to the provisions of Chapter 17.23 of the Municipal code of Davenport, Iowa. The purpose of the petition is to recognize First Federal Savings and Loan Association's historic significance to the City of Davenport (Michael Allen on behalf of North Block LLC, petitioner) [Ward 3].

Recommendation:

The Historic Preservation Commission forwards Case No. LL15-03 to the City Council with a recommendation for approval without any special conditions.

Please refer to the Commission's December 9, 2015 letter.

The Commission vote for approval was 7-yes and 0-no.

Relationship to Goals:

Neighborhood enhancements.

Background:

The First Federal Savings and Loan Association building was constructed in 1965-66 at the prominent downtown Davenport corner of 3rd and Main streets. The modern design stands out as significant historically and architecturally in downtown Davenport. At the time of construction, First Federal Savings and Loan Association was noted as the largest institution of its kind in eastern Iowa and western Illinois, and the modern design by the Bank Building and Equipment Corporation of St. Louis brought national design significance to this improvement undertaken in downtown Davenport. First Federal Savings and Loan Association evolved and eventually closed in the 1990s.

The Historic Preservation Commission agrees with city staff that the property achieves consistency with Section 17.23.060B.A for its significance in the financial history of the community and the 1960s development of Davenport and Section 17.23.060B.B for its architectural design.

Please refer to the Commission's letter and background materials for further information.

ATTACHMENTS:

Type	Description
▣ Ordinance	LL15-03 - Ordinance
▣ Backup Material	LL15-03 - Historic Preservation Commission Letter
▣ Backup Material	LL15-03 - Staff Report
▣ Backup Material	LL15-03 - Public Hearing Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	12/30/2015 - 5:34 PM

ORDINANCE NO. 2016-

AN ORDINANCE for Case LL15-03 for the Local Landmark Designation of the First Federal Savings and Loan Association located at 131 West 3rd Street, pursuant to the provisions of Chapter 17.23 of the Municipal code of Davenport, Iowa. The purpose of the petition is to recognize First Federal Savings and Loan Association's historic significance to the City of Davenport (Michael Allen on behalf of North Block LLC, petitioner) [Ward 3].

WHEREAS, the City of Davenport is one of the oldest Cities in Iowa, and contains many structures of architectural importance; and

WHEREAS, the Local Landmark designation will help document and recognize the individual historical and architectural significance of the property.

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 designated a Local Landmark. The property has the following legal description:

Part of the Northeast Quarter of Section 35, Township 78 North, Range 3 East of the 5th P.M. being more particularly described as follows:

Lots 8, 9 and 10, Block 43 of LeClaire's Addition to the City of Davenport, Scott County, Iowa.

Said tract contains 28,800 square feet more or less.

The Historic Preservation forwarded Case LL15-03 to the City Council with a recommendation for approval without any special conditions.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank J. Klipsch
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____

December 9, 2015

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

At its regular meeting of December 8, 2015, the Historic Preservation considered Case No. LL15-03 being the Local Landmark Designation of the First Federal Savings and Loan Association located at 131 West 3rd Street.

The Historic Preservation Commission forwards Case LL15-03 to the City Council with a recommendation for approval without any special conditions.

Respectfully submitted,



John L. Frueh, Chairperson
Historic Preservation Commission



City of Davenport
HISTORIC PRESERVATION COMMISSION

Community Planning & Economic Development Department
STAFF REPORT

Meeting Date: December 10, 2015
Location: 131 West 3rd Street
Historic Name: First Federal Savings and Loan Association
Case: LL15-03
Applicant: Michael Allen on behalf of North Block LLC.

Introduction:

Staff is in receipt of an application to nominate the First Federal Savings and Loan Association located at 131 West 3rd Street a Local Historic Landmark.

Attachments:

Application

Discussion:

The First Federal Savings and Loan Association building was constructed in 1965-66 at the prominent downtown Davenport corner of 3rd and Main streets. The modern design stands out as significant historically and architecturally in downtown Davenport. At the time of construction, First Federal Savings and Loan Association was noted as the largest institution of its kind in eastern Iowa and western Illinois, and the modern design by the Bank Building and Equipment Corporation of St. Louis brought national design significance to this improvement undertaken in downtown Davenport. First Federal Savings and Loan Association evolved and eventually closed in the 1990s. Various interior remodeling was undertaken from the 1970s to 1990s during its years as a financial institution, with more significant interior remodeling in the 2000s. Mississippi Valley Neighborhood Housing Services completed significant remodeling work throughout the interior of the building to create a new floor plan and build a steel reinforced concrete floor deck across the mezzanine area to create additional floor space on the second story in 2002, and the first story was then remodeled for the Social Security Administration offices in 2004.

Overall, the exterior of the building appears to retain excellent integrity. The overall design concept of the building reflects Modern design ideals, with the strong emphasis on vertical elements particularly emphasized in this building. The white marble exterior cladding for the steel/concrete building and vertical dark windows and panels create vertical lines that are further emphasized with the vertical stone fins on the solid elevator/stair tower on the north side. The rectangular bronze ornaments at the base of the window "columns" and accenting the base of the marble pillars provide minimal accents for this Modern design. The first story retains large dark-trimmed windows and granite cladding that provided openness to connect internal operations to exterior and contrasted with the upper materials. The original "air door" on the north façade was replaced with a glass door with dark trim, and the exit from the internal drive on the east end of the north façade was likewise enclosed with complementary large windows and glass entry door to this section of the building. These first story and upper story features are carried from the main elevation facing 3rd Street to the north around the secondary façade facing Main Street to the west. Vehicular entries to the basement parking and to the drive-through the building to the former drive-up banking windows are found at the south end of the west elevation. In contrast, the south and east walls provide smooth, solid expressions of material. The upper stories on the east and south are clad in solid white marble panels, further emphasizing the solidarity and success of the institution. The brown brick cladding on the first story and southeast corner appear to date to the 1975-76 remodeling to move the drive-through services to the exterior of the east side, with windows incorporated for the five added offices. The first story on the south side is constructed with open square

concrete block between dark granite clad columns. The open block design provides ventilation for the interior drive. With the exception of the rerouted drive-through banking services drive and resulting first story changes on the east elevation and the removed corner sign, the exterior of the building continues to reflect the original design concept for the building.



17.23.060 Commission designation process.

- A. *Application process. The legal owner(s) of record or the commission, may nominate a single structure for designation as a local landmark or an area as a historic district. Upon application, the commission secretary shall inform the applicant of the information needed by the commission to adequately consider the nomination.*

To nominate a district for designation by the legal owners of record, a petition requesting nomination must be signed and submitted by the owners of record representing at least fifty-one percent of the total area of the proposed district, excluding public rights-of-way. After the names on the petition are verified as legal real property owners within the proposed district, the commission secretary shall notify the applicant(s) that the nomination process may continue. A copy of the petition shall also be submitted to the State Historical Society of Iowa for its review and recommendation.

- B. *Designation criteria. The commission shall, after such investigation as it deems necessary, make a recommendation to the city council as to whether a nominated structure or district qualifies for the local register. To qualify, a property must satisfy one or more of the following criteria:*
1. *It is associated with events or persons that have made a significant contribution to the broad patterns of the history of the city, county, state and/or the nation; and/or*
 2. *It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or*
 3. *It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic values.*
- C. *Notification of nomination. Upon receipt of a properly completed application for designation, the commission shall place the nomination on the agenda within sixty calendar days. A notice shall be placed in a newspaper of general circulation not less than four nor more than twenty calendar days prior to the scheduled meeting stating the commission's intent to consider an application for designation. It shall contain, at the minimum, the nominated property's address, legal description and the date, time and location of the public meeting. If a district is nominated, in addition to the published public notice, a letter explaining the proposed designation shall be sent by regular mail to the owner(s) of record of real property within the proposed historic district. The commission's meeting agenda shall also be posted on the first floor city hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting.*
- D. *Designation - public meeting. Upon submittal of a complete application, the commission shall conduct a public meeting to consider the designation of the nominated structure and/or district. Any interested person, group of persons or organization may submit oral and/or written testimony concerning the significance of the nominated property. The commission may also consider staff reports, and request and/or hear expert testimony.*
- E. *Burden of documentation. The nominator(s) shall have the burden of proof to provide sufficient evidence and documentation that the nominated structure and/or district is worthy of local landmark status.*

Pursuant to the City's agreement with the Iowa State Historic Preservation Office (SHPO), staff forwarded the application so it would provide its opinion. SHPO opined that the building would be better suited as a contributing resource in a Historic District. In that light, it does not appear that SHPO supports the nomination.

Recommendation:

Notably, the Historic Preservation Ordinance does not compel the Commission to consider the interior of a building or the age (i.e. at least 50 years old) when making its recommendation to nominate 131 West Third Street a Local Historic Landmark.

It is staff's opinion that the property achieves consistency with Section 17.23.060B.A for its significance in the financial history of the community and the 1960s development of Davenport and Section 17.23.060B.B for its architectural design.

Staff recommends the Historic Preservation Commission forward Case No. LL15-03 to the City Council with a recommendation that the First Federal Savings and Loan Association be designated a Local Historic Landmark.

Prepared by:

A handwritten signature in blue ink, appearing to read "Ryan J. Rusnak", with a stylized flourish at the end.

Ryan J. Rusnak, AICP

Planner III

563-888-2022

rrusnak@ci.davenport.ia.us

Attachments:

Application

Letter from the State Historic Preservation Office (SHPO)



City of Davenport

Nomination No: _____

"INDIVIDUAL PROPERTY" NOMINATION

for the

DAVENPORT REGISTER OF HISTORIC PROPERTIES

Historic Preservation Commission
City of Davenport, Iowa

Please Provide the following information: (Please type or print)

Address of the Property: 131 W. 3RD STREET

Legal Description of the Property: Subdivision Name: LECLAIRE'S 1ST ADD

Block: 043 Lot: 010

Historic Name (or proposed historic name): FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION BUILDING

Date listed on *National Register of Historic Places* (if applicable): N/A

(If listed, NRHP Site No. #82-10-_____)

NRHP Historic District (if applicable): N/A

Who is the PETITIONER for Nomination: Owner(s) of Record: X HPC: _____ (check one)

Owner(s) of Record: NORTH BLOCK LLC

Owner(s) Address: (Name) NORTH BLOCK LLC

(Street) 3701 LINDELL BLVD.

(City, State & ZIP) ST. LOUIS MO 63108

Owner(s) Telecommunications: Work: 314-446-4529 Home: _____ Mobile: _____
Fax: _____ Email: GARY@RESTORATIONSTL.COM

Current Use of the Property: VACANT

Original Function of the Property: FINANCIAL SERVICES

The Petitioner shall submit the following information:

- (1) Four 4" x 6" photographs showing all elevations (These will become part of the Commission's permanent file and cannot be returned.)
- (2) Any historical photographs, if available. (Clear photocopies of the photographs are acceptable at the time of application as long as petitioner brings reprints and/or slides of historical photographs to the meeting for HPC review. These will be returned after consideration of the nomination is complete.)
- (3) Physical Description of the Property: _____ (Applicant may use as many continuation sheets as necessary)

Date of Construction: 1966 Architectural Style: MODERN MOVEMENT
Building Materials: Foundation: CONCRETE Walls: MARBLE, CONCRETE
Roof: FLAT- ASPHALT Other: _____
Distinctive Features: MARBLE CURTAIN WALL

Alterations: 1975- INFILL OF INTERIOR DRIVE-THROUGH

- (4) A narrative describing why the property satisfies the "Designation Criteria" listed in Section 17.23.060(2) of the 1990 Municipal Code. Please describe both the property's present and historic physical appearance as it relates to the definitions of Architectural and Historical significance in contained in Section 17.23.030¹.

The "Designation Criteria" are defined in the 1990 Municipal Code as follows:

Designation Criteria: Section 17.23.060(2). The Commission shall, after such investigation as it deems necessary, make a recommendation to the City Council as to whether a nominated structure or district qualifies for the Local Register. To qualify, a property must satisfy one or more of the following criteria:

- (A) It is associated with events or persons that have made a significant contribution to the broad patterns of history of the city, county, state and/or nation; and/or
- (B) It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or
- (C) It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic, values.

- (5) A list of major bibliographical references.

"I, petitioner for the nomination of the aforementioned property to the Davenport Register of Historic Properties, do hereby state that all the information contained herein is, to the best of my knowledge, accurate and that there are no negligent or fraudulent misrepresentations of fact. I also understand that fraudulent misrepresentations of fact contained in this nomination form shall be sufficient cause to immediately nullify the nomination process.

Owner(s) of Record or Authorized Agent

10/22/2015
Date

MICHAEL ALLEN, DIRECTOR
PRESERVATION RESEARCH OFFICE

¹ Definitions of Architectural and Historical significance can be found in Sections 17.23.030(3) and 17.23.030(19) respectively.

Please return the completed application to the:

Historic Preservation Commission
Community & Economic Development Department
226 W. 4th Street
Davenport, Iowa 52801

Direct your questions to the Commission Secretary at 326-7765.

Your Nomination for Designation will be considered by the Historic Preservation Commission at its public meeting scheduled for:

month day year

All Historic Preservation Commission Public Meetings are held in the City Council Chambers at City Hall on the 2nd Tuesday of every month at 4:30 p.m. unless otherwise notified.

Staff will keep the original signed nomination form and will return to the petitioner a photocopy of the application with staff comments.

PLEASE NOTE: The owner(s) of record, or an agent acting on their behalf (petitioner), should plan to attend the Commission meeting in person. It is important for someone to be present to respond to the Commission's inquiries and comments. If no one is present, the nomination process may be delayed indefinitely.

For Staff Only:

Received by: _____

Commission Secretary or Designee

Date

Is application complete?

Yes

No

If not, explain: _____

Historic Preservation Commission
City of Davenport, Iowa
Nomination for the Davenport Register of Historic Properties

Continuation Sheet:

Davenport Register of Historic Properties
Individual Property Nomination
First Federal Savings and Loan Association Building

3. Physical Description of the Property

The First Federal Savings and Loan Association Building is located at the southeast corner of Main and Third Streets in downtown Davenport, Iowa. The reinforced concrete building is three stories with a flat roof, core stair and elevator tower on its principal elevation, and primary wall cladding of white Vermont marble. The building retains its historic appearance very strongly, with only some exterior modifications apparent.

The primary elevations face Main and Third Streets and repeat the same fenestration on the upper two levels. The base of the building on Third Street is divided into four wide openings glazed with reflective glass, and two recessed entrances. The entrance at the right of the service tower, which has a blind mass, is the main entrance to the lobby. Piers between the openings on the first floor, and cladding on the Main Street elevation, is polished red granite. On Main Street, the first floor presents four paired vertical windows, a lobby entrance and two vehicle bays. The vehicle bay at the south extends through the building.

Above the first floor, the wall system features vertical piers of marble alternating with vertical window bays cased in marble. These bays are divided into floors and spandrels by framing, but are glazed continuous with gray glass. At the base of each window bay is a projecting pyramidal metal spandrel of the same pattern as smaller ornaments at the base of each marble pier. The tower sports ribs that run in pairs to rise above its height on three sides.

The south and east elevations are blind, with grids of marble panels on the upper floors above brick base cladding (the east) and brick piers with runs of patterned concrete block openwork (the south).

The interior of the building reflects some original features, including the basement and first levels. Lobbies at Third Street and Main Street retain primary historic features and finishes, such as marble floor and wall cladding as well as gold elevator doors and trim. Square columns are visible throughout the first floor, but largely finishes reflect a 2004 remodeling by the Social Security Administration. The biggest change in the interior is the 200 construction of a floor across the opening at the center of mezzanine, which terminated the historic visual connection between the first and second floors. Additionally upper floors have had their floor plans changed with the installation of new partitions. Some historic walls and trim remain.

4. Statement on Designation Criteria

The First federal Savings and Loan Association Building, constructed in 1965-66, meets Designation Criteria B for its embodiment of the Modern Movement architectural style associated with the designers of the Bank Building and Equipment Corporation (BBEC). St. Louis-based BBEC was a major national designer of financial architecture with works spanning the period between 1913 and 1991. Between 1950 and 1965, under the direction of chief designers W.A. Sarmiento and later William F. Cann, BBEC produced hundreds of bank and financial services buildings around the nation that were exclusively in Modern Movement styles.¹ BBEC introduced Modern Movement architecture to many towns and cities by persuading financial services companies to embrace its design philosophy. After World War II, banks and saving and loans found assets growing, and sought to build new buildings to both handle and announce growth to customers. By the early 1950s, most new financial services buildings were in the Modern Movement style. In Davenport, the First Federal Savings and Loan Association Building represented the first Modern Movement financial services building built between 1950 and 1970. This building is associated not only with national design trends, but also with a nationally-significant design firm that spread Modern Movement architecture to a breadth of the nation unmatched by most peers.

Davenport's financial services industry was noted as far back as the 1860s, with two banks large enough to build major new buildings in the 1910s and 1920s in downtown. Earlier buildings, the Union Savings Bank Building (229 Brady) and the Scott County Savings Bank (302 Brady), are in classical styles. In 1923, the merger of the First National Bank and the Iowa National bank produced a nine-story neoclassical building designed by Chicago architects Childs & Smith at 201 W. 2nd Street. One year later, the merger of the Union Savings Bank, Davenport Savings Bank and Scott County Savings Bank resulted in the six-story addition atop an earlier bank building at 229 Brady Street. This expanded building demonstrate classical design principles. The German Savings Bank, also absorbing smaller banks, rose to build the tallest building in downtown Davenport in 1927, located at 203 W. 3rd Street.

In 1925, Davenport city directories list 11 financial institutions. Comparatively, Bettendorf had one bank, and Rock Island had two. Circumstances would change drastically during the Great Depression, and many financial institutions in the Quad Cities closed. By the 1930s, Davenport had two banks and two savings and loan associations, making it the financial center of the Quad Cities. Within the Quad Cities, only Rock Island had a bank by 1940. Davenport emerged from the Depression as the leading center of banking and investment in the Quad Cities, and even saw rise to a new bank by the late 1940s. By 1965, Davenport city directories reported four banks and two savings and loan institutions.

Incorporated in December 1933, the First Federal Savings and Loan Association was one of the institutions that emerged during the Great Depression.² First Federal's operating budget soared from \$5,487 in 1935 to \$287,776 in 1941. The savings and loan association was able to purchase the Lane Building at 131 W. 3rd Street by 1939, after having leased in for three years. After World War II, First Federal Savings and Loan Association continued its rise. Assets were

¹ Huffaker, Kirk. *Defining Downtown at Mid-Century: The Architecture of the Bank Building and Equipment Corporation of America*. (<http://www.midcenturybanks.recentpast.org/>) Accessed 22 October 2015.

² "First Federal Benchmarks," *Davenport Times-Democrat*, 16 June 1963.

reported at \$14.8 million in 1947 and \$53.5 million in 1959.³ By 1966, the First Federal Savings and Loan Association had become the largest savings and loan in eastern Iowa and western Illinois, and had financed 24,805 homes in the previous year. First Federal specialized in financing home construction and purchase, aiding in capitalizing Davenport's growth in the mid-twentieth century. First Federal Savings and Loan Association had become testament to Davenport's trajectory out of the Great Depression, as well as to its financial centrality to its region for over a century. Alongside the rise of the institution, Davenport grew as population increased from 66,039 in 1940 to 88,981 in 1960. By 1964, the expenditures for residential construction in Davenport, including that financed by First Federal, reached \$21.9 million.⁴

By the middle of the 1960s, downtown Davenport was amid concerted urban renewal. New construction projects included the Davenport Public Museum, Davenport YMCA, the Lee Building, the Clayton Motor Hotel, Davenport Motor Inn Motel, the Priester Construction Company Building, a new public library building designed by Edward Durrell Stone, two parking garages and many building remodeling projects. Most of the new construction embraced Modern Movement design, which was widely viewed as the appropriate expression of urban "facelift" projects around the country. New interstate highways completed the package, alongside discussions about larger multi-block redevelopment projects.

The directors of the First Federal Savings and Loan Association decided to invest in the renewal of downtown, and purchased two older commercial buildings adjacent to their building in 1963. Here the First Federal Savings and Loan Association would build a new modern headquarters worthy of its stature in Davenport's development as well as in line with the civic redesign of downtown Davenport. The opportunity to design a new building also presented the chance for both First Federal and Davenport to embrace the national trend toward financial services architecture in the Modern Movement style. Construction of the Fifth Avenue Branch of the Manufacturers Hanover Trust in New York City in 1954, designed by Skidmore Owings & Merrill, told the nation that the look of bank architecture had rapidly changed. The Manufacturers Hanover Trust broke from precedents that relied on classical details connoting security and strength, to embrace the International Style. There was no ornament, and no symbolism. Instead the new bank building displayed its structural system beneath glass curtain walls, and the interior had an open floor plan. Architects quickly responded by designing a new generation of Modern Movement banks that embraced open interiors with ample natural light, striking minimalist exteriors and, eventually, drive-though lanes for automobile banking.⁵ The Manufacturers Hanover Trust only gave the movement an icon, and was not the origin of Modern Movement financial architecture; BBEC President Joseph Gander noted that 90 percent of banks were in Modern Movement styles as early as 1953.⁶

When the First Federal Savings and Loan Association turned to BBEC to design its modern building, it was turning to an authority. BBEC was one of only a few architectural firms specializing in financial services architecture, and a leader in innovative thinking about Modern Movement architecture. Although the firm was primarily working on remodeling and recladding existing buildings through 1953, by 1963 it had completed many of its own original works. The

³ Ibid.

⁴ "Interstate Highways will Give Quad Cities Boost," *Davenport Times-Democrat*, 31 December 1964.

⁵ Dyson, Carol and Anthony Rubano. "Banking on the Past: Modernism and the Local Bank," *Preserving the Recent Past 2*. Washington, D.C.: National Park Service, 2000.

⁶ Huffaker.

company's chief architect from 1950 through 1965 was W.A. Sarmiento, a native of Peru who would design some of America's most significant modernist buildings, including Newport Balboa Savings (1954; 1960) in Newport Beach, CA; First Security Bank (1955) in Salt Lake City, UT; Glendale Federal Savings & Loan (1958) in Glendale, CA; Liberty National Bank & Trust in Louisville, KY; and the Phoenix Financial Center (1964; 1970) in Phoenix, AZ. BBEC's other designers, including W.G. Knoebel and William F. Cann, also were talented and well-regarded. While headquartered in St. Louis since its founding in 1913, BBEC was active widely. BBEC also had offices in New York, San Francisco, Atlanta, Chicago, Dallas, Miami and Mexico by 1956.

BBEC emphasized not only the aesthetic distinction off modern architecture, but its cost efficiencies and business effectiveness. BBEC promoted design ideas such as dramatic curtain walls, luxurious interior lobbies (with wall-to-wall carpeting or terrazzo floors, murals, fountains and other features), open floor planning, exterior plazas, and the hint of monumentality in sweeping staircases and material finishes. BBEC broke from the vernacular bank tradition of having a symmetrical, classical composition, in favor of often asymmetrical compositions relying on masonry masses for dramatic effect and glass or glass and metal curtain walls for cladding. Some BBEC banks were clad in stones, especially in larger cities where clients had greater assets. Yet the BBEC design philosophy also embraced mass materiality, so its prowess was rooted in producing striking works of modern design that also were not unrealistically expensive for smaller institutions to build. This BBEC's works were found often in smaller cities and towns where other major modernist designers did not work.

BBEC received several contracts for financial services buildings in Iowa between 1945 and 1970, and designed buildings both large and small depending on the scale of the locality. All of these buildings are in modernist styles. Iowa buildings by BBEC identified so far include: the German Bank Building of Iowa in Walnut (pre 1950); State Savings Bank in Council Bluffs (1946; W.G. Knoebel, lead designer); the Burlington Federal Savings and Loan Association Building in Burlington (1963; William F. Cann, lead designer); the National Building of Waterloo Building in Waterloo (c. 1954); the Union National Bank and Trust Company Building in Ottumwa (c. 1956); and the Clinton National Bank Building in Clinton (1954).⁷

Architect William F. Cann, designer of the First Federal Savings and Loan Association Building, was the principal designer of several works by BBEC in the 1960s. Cann's design for the Burlington Federal Savings and Loan Association Building pre-dated his work for the First Federal Savings and Loan Association Building, but demonstrates similar design principles. The one-story building in Burlington is on a far more modest scale than the larger building in Davenport, but its placement at the street corner gives it similar prominence. The Burlington Federal Savings and Loan Association Building makes use of glass, aluminum, stone panels and brick in geometric contrast, which demonstrates Cann's novel approach to the "bank box."⁸ The smaller building's materials emphasize the creativity inherent in mass-produced materials, while embracing some natural materials like stone that offset the severity of the glass and

⁷ Huffaker, *Defining Downtown*, Iowa Inventory; (<http://www.midcenturybanks.recentpast.org/architecture/featured-buildings/itemlist/category/17-iowa>). Accessed 22 October 2015; also Frevert, Steve, Barb Mackey and Rebecca L. McCarley. *Site Inventory Form: Burlington Federal Savings and Loan Association Building*. State Historical Society of Iowa, 2013.

⁸ Frevert, Mackey and McCarley, p. 3.

aluminum systems.⁹ Other Iowa buildings by the company seem to point the way toward architectural characteristics of the First Federal Savings and Loan Association Building as well. The ribbed curtain walls on the Union National Bank & Trust Company in Ottumwa (1956), for instance, echo Cann's primary elevation patterns in Davenport. The Iowa banks demonstrate BBEC's long-term refinement of modernist design principles, façade treatments and interior organization.

For the \$1.2 million First Federal Savings and Loan Association Building, Cann turned to BBEC's philosophy and created a strongly-articulated three-story modern building. Here Cann delved into a BBEC tendency that actually put it at odds with other modernist designers: the architect concealed the structure beneath a curtain wall of white Vermont marble, a conspicuously heavy material. Above the base of the building, clad in polished granite and storefront glazing, the building's street-facing walls consist of ribbed vertical rises of marble punctuated by recessed vertical window bays glazed with dark glass above pyramidal spandrel panels at the base. The building's visual anchor is the stair and elevator tower, adjacent to the primary entrance. The First Federal Savings and Loan Association Building offers a stark contrast between its open first floor, where much of the envelope is glass on the primary elevation, or broken for windows and the drive-through entrance on the other elevation, and its hermetic upper body. The resulting design emphasizes geometric mass, but also fosters a verticality that belies the relatively low mass. Cann's vertical window lines and tower are monumental features in line with BBEC's philosophy that even small bank buildings should exemplify the stature of the institution.

One innovation that Cann implemented was the bank's first-ever drive-through banking facility. The architect concealed that function completely inside of the building, although a 1975 expansion of office space relegated that function to the exterior at the east. Cann placed an entrance to the drive-through and to enclosed parking at the west of the building. This modern convenience was paired with a spacious, inviting interior lobby, accessed through an "air door" on Third Street where air was temperature controlled around the entrance. Lighting was recessed. The interior provided teller stations, ground-floor offices and an installation of nine marble plaques by local artist Robert Campbell extolling the deeds of significant Davenport historic figures. Floating staircases or three modern elevators led to the mezzanine, where the loan department was located, or the third floor operations area. Red lobby carpeting gave way to charcoal carpeting above, to differentiate the functional use of each floor. The exterior was accented with a corner time/temperature sign, lighting and BBEC-designed sidewalk heating.

Upon completion of the building in 1966, Cann stated that his design attempted to deploy a design philosophy rooted in the concept of "form follows function." The architect stated that he chose materials that allowed design freedom, and give the building a "dynamic image" without being "flamboyant."¹⁰ Cann believed that the street elevations were a "face" for the building and needed to be as modern and inviting as the interior. The architect already had dealt with the challenge of building the new building in two phases to allow for continued operation in the old building during construction.

⁹ Ibid.

¹⁰ "Functional Aspects and 'Merchandising' Chief Consideration of First Federal Architecture," Davenport Times-Democrat, 16 June 1966.

The First Federal Savings and Loan Association Building project came at the end of BBEC's embrace of modernism, and its later designs were far less stylistically interconnected. Cann took over the role of chief designer in 1965, after Sarmiento's famous reign and at the end of the strongest influence of the International Style on American architects. When Davenport's next modern financial services building would rise in 1967, when the First National Bank built a facility at 1606 Brady Street designed by local architects Stewart-Robinson-Laffan, the influence of the First Federal Savings and Loan Association Building was apparent. The later Davenport Bank and Trust Company Building (1971-2) at 229 W. 3rd Street shows continued influence of Cann's design. However, the late 1960s proved to have only a brief modernist era in financial architecture in Davenport. When the Citizen Federal Savings and Loan building was completed at 101 W. 3rd Street in 1975, less than ten years after the First Federal Savings and Loan Association Building, a new era of stylistic influence was evident.

The First Federal Savings and Loan Association closed in 1990. After the closure, the building's later users modified the interior to some extent, but no to the point where many of Cann's features can still be seen. The exterior of the building remains in nearly original condition, with the exception of some brown brick cladding on the first story that dates to remodeling in 1975-6.

5. Major Bibliographic References

Building permits, City of Davenport, Public Works. Davenport, Iowa.

City directories. Davenport Public Library; Davenport, Iowa.

Dyson, Carol and Anthony Rubano. "Banking on the Past: Modernism and the Local Bank," *Preserving the Recent Past 2*. Washington, D.C.: National Park Service, 2000.

"First Federal Benchmarks," *Davenport Times-Democrat*, 16 June 1963.

Frevert, Steve, Barb Mackey and Rebecca L. McCarley. *Site Inventory Form: Burlington Federal Savings and Loan Association Building*. State Historical Society of Iowa, 2013.

"Functional Aspects and 'Merchandising' Chief Consideration of First Federal Architecture," *Davenport Times-Democrat*, 16 June 1966.

Huffaker, Kirk. *Defining Downtown at Mid-Century: The Architecture of the Bank Building and Equipment Corporation of America*. (<http://www.midcenturybanks.recentpast.org/>) Accessed 22 October 2015.

"Interstate Highways will Give Quad Cities Boost," *Davenport Times-Democrat*, 31 December 1964.









IOWA
ARTS
COUNCIL

PRODUCE
IOWA

STATE HISTORICAL
SOCIETY OF IOWA

STATE HISTORICAL
MUSEUM OF IOWA

STATE HISTORICAL
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STATE
HISTORIC
SITES

STATE HISTORIC
PRESERVATION
OFFICE OF IOWA

IOWA
HISTORICAL
FOUNDATION

December 7, 2015

Mr. Ryan Rusnak, AICP
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52803

Dear Mr. Rusnak,

Thank you for sending the landmark nomination for 131 West 3rd Street to our office for review and comment.

First Federal Savings and Loan Association Building was designed by the Bank Building and Equipment Corporation under the direction of William Cann and constructed in 1966. As such, the building is a good example of Modernism and the work of a major firm specializing in designing facilities for American financial institutions. Additionally, the First Federal Savings and Loan Association Building represents an important chapter in the the story of the Davenport interest in Modernism.

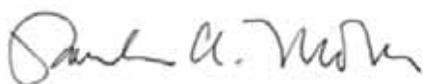
The exterior of the building has experienced alterations most notably the application of brown brick on the east elevation and changes related to the relocation of the drive-through banking services. Unfortunately, the interior integrity is significantly compromised and does not convey the building's original purpose as a financial institution.

While we understand that interior integrity is not a consideration in Davenport's local landmark ordinance, we suggest that a better designation for this building would be as a contributing resource to a larger downtown National Register district. This approach has two advantages: first, making the building eligible for state and federal historic tax credits. Secondly, a district will aid other property owners in accessing financial incentives that in turn support good preservation.

This review does not constitute comment for the purposes of Section 106 of the National Historic Preservation Act, the Historic Preservation and Cultural Entertainment District Tax Credit Program, or the Federal Historic Preservation Tax Incentives Program.

Thank you again for giving us the opportunity to review this landmark nomination.

Sincerely,



Paula A. Mohr, Ph.D.
Architectural Historian
Certified Local Governments Coordinator

TO BE PUBLISHED IN THE DECEMBER 30, 2015 ADDITION OF THE QUAD CITY TIMES, HAVING THE NOTICE BILLED TO PO NO. 1609608 AND RECEIVING THE PROOF OF PUBLICATION PRIOR TO THE PUBLIC HEARING

TO WHOM IT MAY CONCERN:

There is on file in the Community Planning and Economic Development Department of the City of Davenport, the following petitions:

Case No. ROW15-10: Request of the City of Davenport – Office of Assisted Housing for the vacation (abandonment) of the North 121 feet of a 20-foot wide North-South of alley located south of West 3rd Street between Scott Street and Western Avenue, adjacent to the west side of the Heritage High Rise at 501 West 3rd Street. This is the undeveloped (unpaved) portion of the alley containing 2,420 square feet, more or less.

The property has the following legal description:

Part of the Northeast Quarter of Section 35, Township 78N, Range 3E of the 5th Principal Meridian in the City of Davenport, County of Scott, State of Iowa being more particularly described as follows:

The North 121 feet of the 20 foot wide North-South alley Right of Way in Block 10 in the Original Town (now City) of Davenport, Scott County, Iowa.

The above described tract of land contains 2,420 square feet, more or less.

The City Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval.

Case No. ROW15-11: Request of Italo Milani on behalf of Kimberly BMW for the vacation (abandonment) of a 6,860 square foot, more or less, platted utility easement located in Lot 1 of Hilltop Industrial Park Third Additions also known as 625 West Kimberly Road.

The property has the following legal description:

Part of the Northeast Quarter of the Southwest Quarter of Section 14, Township 78N, Range 3E of the 5th Principal Meridian in the City of Davenport, County of Scott, State of Iowa being more particularly described as follows:

Beginning in the northeast corner of Lot 1 of Hilltop Industrial Park Third Addition to the City of Davenport; thence south along the east line of said Lot 1 a distance of 280 feet to the southeast corner of said Lot 1; thence west along the south line of said Lot 1 a distance of 237 feet, more or less; thence North 21 feet; thence Easterly to a point said point being 25 feet East of the east line and 34 feet North of the south line of said lot 1; thence Northerly to a point on

the north line of said Lot 1, said point being 15 feet West of the northeast corner of said Lot 1; thence East 15 feet along the north line of said Lot 1 to the point of beginning.

The above described tract contains 6,860 square feet, more or less.

The City Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval subject to the following condition:

1. That the sewer easement that crosses the subject easement remains in place on the plat and enforceable.

Case No. LL15-03: Request of North Block, LLC for a Local Landmark Designation of the First Federal Savings and Loan Association Building at 131 West 3rd Street. The purpose of the nomination is to recognize the property's individual architectural and historical significance. (North Block, LLC, petitioner LL15-03). [3rd]

The property has the following legal description:

Part of the Northeast Quarter of Section 35, Township 78 North, Range 3 East of the 5th P.M. being more particularly described as follows:

Lots 8, 9 and 10, Block 43 of LeClaire's Addition to the City of Davenport, Scott County, Iowa.

The Historic Preservation Commission unanimously recommended approval of the petition at its December 8, 2015 public hearing.

A public hearing on these ordinances will be held before the Committee of the Whole in the Council Chambers, City Hall, Davenport, Iowa on Wednesday, January 6, 2016, at 5:30 p.m. At the hearing interested parties may appear and be heard regarding the proposed ordinances. PO NO. 1609608.

Department of Community Planning & Economic Development

Phone: (563) 326-7765

Email: planning@ci.davenport.ia.us

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Ron Hocker; (563) 327-5169
Wards: All

Action / Date
PW1/6/2016

Subject:

Public Hearing on the specifications, form of contract and estimate of cost for the Fiscal Year 2017-2018 Contract Sewer Repair Program, CIP Project #30002 and #33001. [All Wards]

Recommendation:

Hold the Hearing.

Relationship to Goals:

Upgraded City Infrastructure and Public Facilities

Background:

Design of the sewer repairs and program management will be completed by the Sewers Division with quality assurance inspections being completed by Engineering Division Staff. Contract awards are proposed for June 2016, contingent on final approval of the FY2017 budget.

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

Contracts will be guaranteed in the amount of \$250,000 for each contractor. The maximum contract value is \$1,550,000. Funds for the FY2017-2018 Contract Sewer Repair Program are projected to be budgeted in CIP Project #30002 and #33001 at \$1,550,000.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	12/30/2015 - 3:00 PM
Public Works Committee	Lechvar, Gina	Approved	12/30/2015 - 3:00 PM
City Clerk	Admin, Default	Approved	12/30/2015 - 3:12 PM

City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 3

Action / Date
CD1/6/2016

Subject:

First Consideration: Ordinance for Case No. ROW15-10 being the request of the City of Davenport's Office of Assisted Housing for the vacation (abandonment) of the North 121 feet of a 20-foot wide alley located South of West 3rd Street between Scott Street and Western Avenue, adjacent to the west of 501 West 3rd Street. [Ward 3]

Recommendation:

Findings

- Complies with the comprehensive plan.
- Enhances the living experience for the tenants of this project.

That the City Plan and Zoning Commission forward Case No. ROW15-10 to the City Council for approval.

The Commission vote was 6-yes and 0-no with 0-abstention

Relationship to Goals:

Neighborhood Improvement

Background:

The request is to allow the installation of a perimeter fence as approved in the City's Capital Improvement Plan (CIP). The fence would be adjacent to the Heritage high-rise at 501 West 3rd Street and better preserve and delineate the adjacent green space. The design of the fence will need to be approved by the City's Design Review Board. The fence will be the same or similar product that is at Edgewater (former Lend-a-Hand) with a shorter fence along the south side of the sidewalk that runs to the SW corner of the property to make a dog run area for the tenants' pets. There will only be two gates allowing access to the enclosed area: one that will be a double-wide swing gate for mowing equipment to access the space from the SE side by the parking lot, and a 5' wide controlled (fob system) access gate at the top of the pedestrian ramp near the west door of the Heritage. The Davenport Police Department (DPD), Civil Rights, and the Fire Marshall have signed off on our plan.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
▣ Ordinance	ROW 15-10 Ordinance
▣ Backup Material	ROW 15-10 background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	12/22/2015 - 3:07 PM
Community Development	Berger, Bruce	Approved	12/22/2015 - 3:21 PM

Committee
City Clerk

Admin, Default

Approved

12/28/2015 - 9:54 AM

ORDINANCE NO.

ORDINANCE for Case No. ROW15-10 being the request of the City of Davenport's Office of Assisted Housing for the vacation (abandonment) of the North 121 feet of a 20-foot wide alley located South of West 3rd Street between Scott Street and Western Avenue, adjacent to the west of 501 West 3rd Street. [3rd 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 vacated (abandoned).

The property has the following legal description:

Part of the Northeast Quarter of Section 35, Township 78N, Range 3E of the 5th Principal Meridian in the City of Davenport, County of Scott, State of Iowa being more particularly described as follows:

The North 121 feet of the 20 foot wide North-South alley Right of Way in Block 10 in the Original Town (now City) of Davenport, Scott County, Iowa.

The above described tract of land contains 2,420 square feet, more or less.

The City Plan and Zoning Commission forwards Case No. ROW15-10 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 _____

Frank J. Klipsch,
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____



City of Davenport

226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7711 TDD: 563-326-6145
www.cityofdavenportiowa.com

December 02, 2015

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of December 01, 2015, the City Plan and Zoning Commission considered Case No. ROW15-10 being the request of the City of Davenport's Office of Assisted Housing for the vacation (abandonment) of the North 121 feet of a 20-foot wide alley located South of West 3rd Street between Scott Street and Western Avenue, adjacent to the west of 501 West 3rd Street.

The request is to allow the installation of a perimeter fence as approved in the City's Capital Improvement Plan (CIP). The fence would be adjacent to the Heritage high-rise at 501 West 3rd Street and better preserve and delineate the adjacent green space. The design of the fence will need to be approved by the City's Design Review Board. The fence will be the same or similar product that is at Edgewater (former Lend-a-Hand) with a shorter fence along the south side of the sidewalk that runs to the SW corner of the property to make a dog run area for the tenants' pets. There will only be two gates allowing access to the enclosed area: one that will be a double-wide swing gate for mowing equipment to access the space from the SE side by the parking lot, and a 5' wide controlled (fob system) access gate at the top of the pedestrian ramp near the west door of the Heritage. The Davenport Police Department (DPD), Civil Rights, and the Fire Marshall have signed off on our plan.

Findings

- Complies with the comprehensive plan.
- Enhances the living experience for the tenants of this project.

Recommendation

The City Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission



		APPROVED	APPROVED	APPROVED					
Name:	Roll Call	ROW15-10 City - OAH	F15-15 Villas of Pheasant Creek 1st Revised	F15-19 Halligan Coffee Comp 1st					
Connell	P	Y	Y	Y					
D'Autremont	AB								
Elgatian	P	Y	Y	Y					
Hepner	P	Y	Y	Y					
Inghram	P								
Kelling	P	Y	Y	Y					
Lammers	P	Y	Y	Y					
Maness	EX								
Martin	P	Y	Y	Y					
Martinez	EX								
Tallman	EX								
		6-YES 0-NO 0-ABSTAIN	6-YES 0-NO 0-ABSTAIN	6-YES 0-NO 0-ABSTAIN					



PLAN AND ZONING COMMISSION

Meeting Date: December 01, 2015
Request: Right of Way Vacation (Abandonment)
Location: Alley between South of West 3rd Street between Scott Street and Western Avenue – North 121 feet.
Case No.: ROW15-10
Applicant: City of Davenport – Office of Assisted Housing

Recommendation:

The staff would recommend the City Plan and Zoning Commission forward Case No. ROW15-10 to the City Council for approval.

Introduction:

This is a request to vacate the North 121 feet of a 20-foot wide alley located South of West 3rd Street between Scott Street and Western Avenue, adjacent to the west of 501 West 3rd Street.

AREA CHARACTERISTICS:

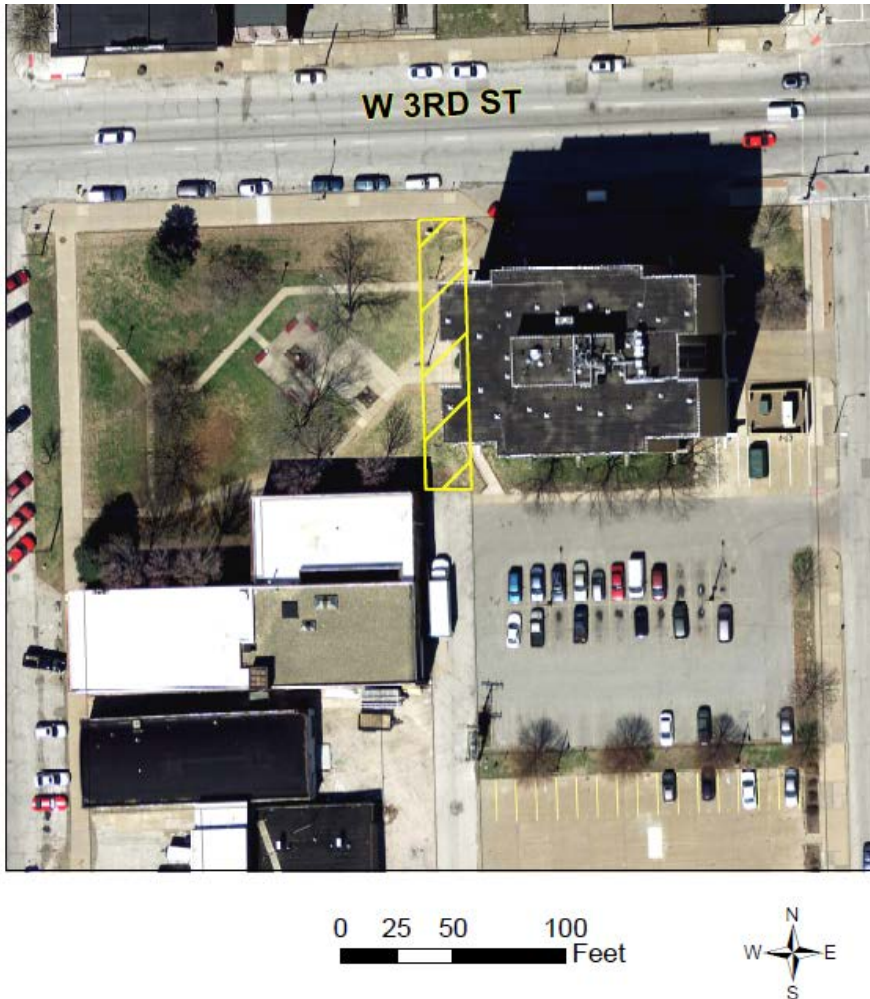
Zoning Map



Land Use Map



Aerial Photo



Background:

Comprehensive Plan:

Within Urban Service Area: Yes

Proposed Land Use Designation: Central Business District (CBD) is truly a mixed-use designation, and includes residential and commercial uses of the highest density.

Relevant Goals to be considered in this Case: Reinforce downtown as the City's recreational, cultural, entertainment and government center – urban greenspaces are vital to downtown housing options.

The proposed use would comply with the Davenport 2025 proposed land use section.

Zoning:

The surrounding properties are zoned to "C-4" Central Business District.

Technical Review:

No comments have been received.

Public Input:

Notices were sent to property owners to property owners within 200 feet of the subject property and no comments were received and no one spoke for or against at the public hearing.

Discussion:

This is a request to vacate the North 121 feet of this North-South alley located South of West 3rd Street between Scott Street and Western Avenue. The request is to allow the installation of a perimeter fence as approved in the City's Capital Improvement Plan (CIP). The fence would be adjacent to the Heritage high-rise at 501 West 3rd Street and better preserve and delineate the adjacent green space. The design of the fence will need to be approved by the City's Design Review Board. Below is the proposal for the location and the likely design of the fence. According to the applicant the type of fence *at a minimum is the normal Echelon (see inset) fence which is the same or similar product that is at Edgewater (former Lend-a-Hand) and then we'd like to do a shorter fence along the south side of the sidewalk that runs to the SW corner of the property to make a dog run area for the tenants' pets. There will only be two gates allowing access to this enclosed... one that will be a double-wide swing gate for mowing equipment to access the space from the SE side by the parking lot, and a 5' wide controlled (fob system) access gate at the top of the pedestrian ramp near the west door of the Heritage. The Davenport Police Department (DPD), Civil Rights, and the Fire Marshall have signed off on our plan.*

**Staff Recommendation:**

The staff would recommend the City Plan and Zoning Commission forward Case No. ROW15-10 to the City Council for approval.

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division

City of Davenport

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

Action / Date
CD1/6/2016

Subject:

First Consideration: Ordinance for Case No. ROW15-11: Request of Italo Milani on behalf of Kimberly BMW for the vacation (abandonment) of a 6,860 square foot, more or less, platted utility easement located in Lot 1 of Hilltop Industrial Park Third Additions also known as 625 West Kimberly Road.

[Ward 7]

Recommendation:

Findings

- The vacation of the easement allows added commercial development.
- The request is in compliance with the comprehensive plan.

The Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval subject to the following condition:

1. That the sewer easement that crosses the subject easement remains in place on the plat and enforceable.

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

Relationship to Goals:

Neighborhood Improvement

Background:

This is a request to vacate the 6,860 square foot, more or less, utility easement located along the east line of Lot 1 of Hilltop Industrial Park Third Addition also known as 625 W Kimberly Road. The developer is proposing a building within the easement area.

The developer has forwarded two letters, one from MidAmerican Energy and the other from CenturyLink indicating they have no services in the easement and indicating no objection to the vacation of the easement. So far comments have indicated no concerns regarding vacating this easement. A sewer easement crosses this utility easement, that sewer easement will need to remain in place on the plat and in force.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
▣ Ordinance	ROW15-11 Ordinance only
▣ Backup Material	ROW15-11 background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	12/22/2015 - 3:09 PM

Community Development Committee	Berger, Bruce	Approved	12/22/2015 - 3:21 PM
City Clerk	Admin, Default	Approved	12/28/2015 - 9:54 AM

ORDINANCE NO.

ORDINANCE for Case No. ROW15-11: Request of Italo Milani on behalf of Kimberly BMW for the vacation (abandonment) of a 6,860 square foot, more or less, platted utility easement located in Lot 1 of Hilltop Industrial Park Third Additions also known as 625 West Kimberly Road. [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 vacated (abandoned).

The property has the following legal description:

Part of the Northeast Quarter of the Southwest Quarter of Section 14, Township 78N, Range 3E of the 5th Principal Meridian in the City of Davenport, County of Scott, State of Iowa being more particularly described as follows:

Beginning in the northeast corner of Lot 1 of Hilltop Industrial Park Third Addition to the City of Davenport; thence south along the east line of said Lot 1 a distance of 280 feet to the southeast corner of said Lot 1; thence west along the south line of said Lot 1 a distance of 237 feet, more or less; thence North 21 feet; thence Easterly to a point said point being 25 feet East of the east line and 34 feet North of the south line of said lot 1; thence Northerly to a point on the north line of said Lot 1, said point being 15 feet West of the northeast corner of said Lot 1; thence East 15 feet along the north line of said Lot 1 to the ppoint of beginning.

The above described tract contains 6,860 square feet, more or less.

The City Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval subject to the following condition:

1. That the sewer easement that crosses the subject easement remains in place on the plat and enforceable.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank J. Klipsch,
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____



December 16, 2015

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of December 15, 2015, the City Plan and Zoning Commission considered Case No. ROW15-11 being the request of Italo Milani on behalf of Kimberly BMW to vacate the 6,860 square foot, more or less, utility easement located along the east line of Lot 1 of Hilltop Industrial Park Third Addition also known as 625 W Kimberly Road. The developer is proposing a building within the easement area.

Findings

The vacation of the easement allows added commercial development.
The request is in compliance with the comprehensive plan.

The Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval subject to the following condition:

1. That the sewer easement that crosses the subject easement remains in place on the plat and enforceable.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission



		APPROVED	APPROVED						
Name:	Roll Call	FDP15-05 Geifman Food Stores Inc	ROW15-11 Milani & Kimberly BMW						
Connell	P	Y	Y						
D'Autremont	AB	Y	Y						
Elgatian	P	Y	Y						
Hepner	P	Y	Y						
Inghram	P								
Kelling	P	Y	Y						
Lammers	P	Y	Y						
Maness	EX	Y	Y						
Martinez	EX	Y	Y						
Tallman	EX	Y	Y						
		9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN						



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

PLAN AND ZONING COMMISSION

Meeting Date: December 15, 2015
Request: Easement vacation (Abandonment)
Location: Easement located along east line of Lot 1 of Hilltop Industrial Park Third Addition
Case No.: ROW15-11
Applicant: Italo Milani on behalf of Kimberly BMW

Recommendation:

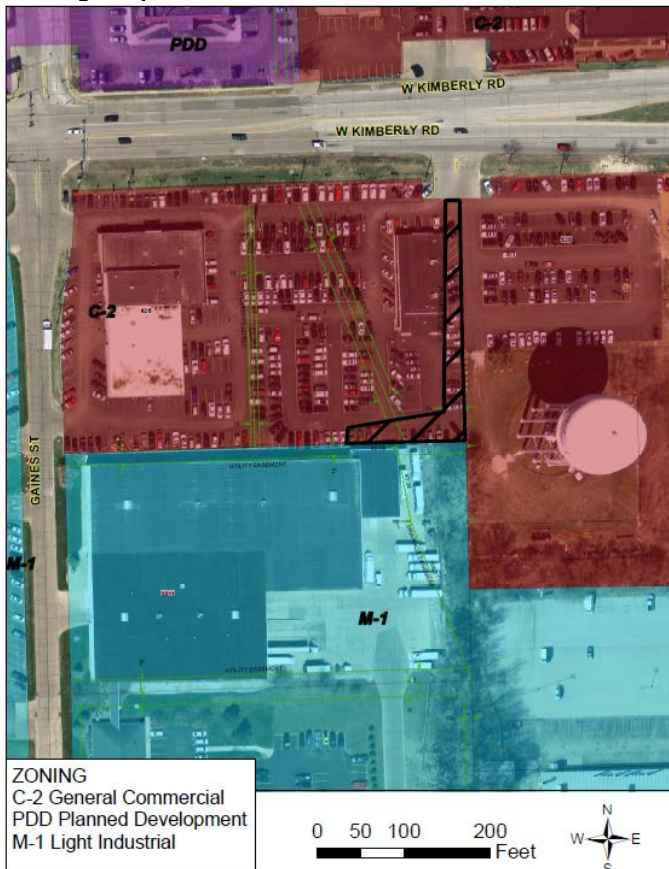
Staff recommends the Plan and Zoning Commission forward Case No. ROW15-10 to the City Council for approval subject to the listed condition.

Introduction:

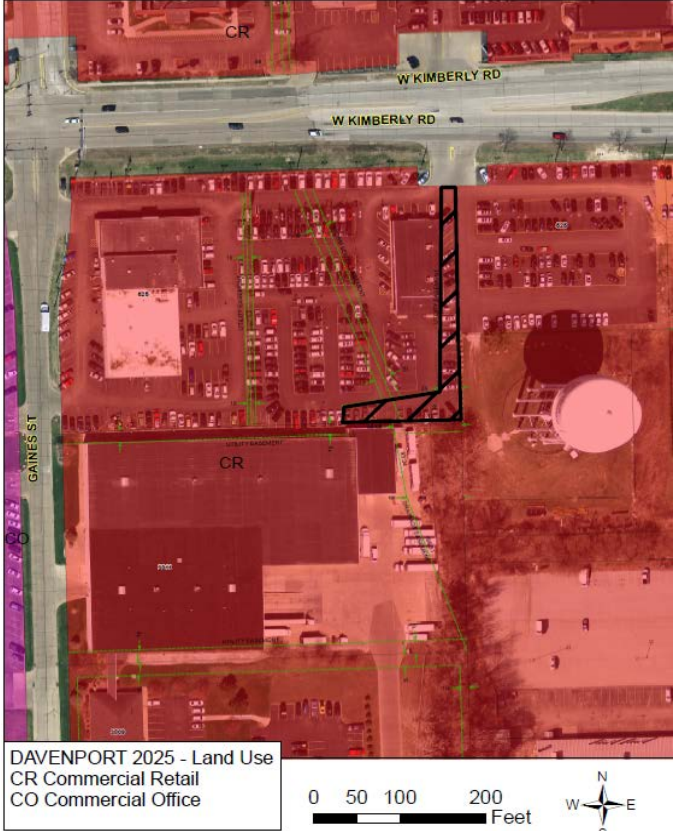
This is a request to vacate the 6,860 square foot, more or less, utility easement located along the east line of Lot 1 of Hilltop Industrial Park Third Addition also known as 625 W Kimberly Road. The developer is proposing a building within the easement area.

AREA CHARACTERISTICS:

Zoning Map



Land Use



Aerial Photo



Background:**Comprehensive Plan:**

Within Urban Service Area: Yes

Proposed Land Use Designation: Commercial Retail (CR) provides for a mixture of commercial uses, primarily retail and can best be described as being the most intense retail development servicing a large metropolitan area.

Relevant Goals to be considered in this Case: Strengthen the built environment through infill and higher intensity development.

The proposed use would comply with the Davenport 2025 proposed land use section.

Zoning:

The surrounding properties are zoned to "C-2" General Commercial District, PDD Planned Development District, and M-1 Light Industrial District.

Technical Review:

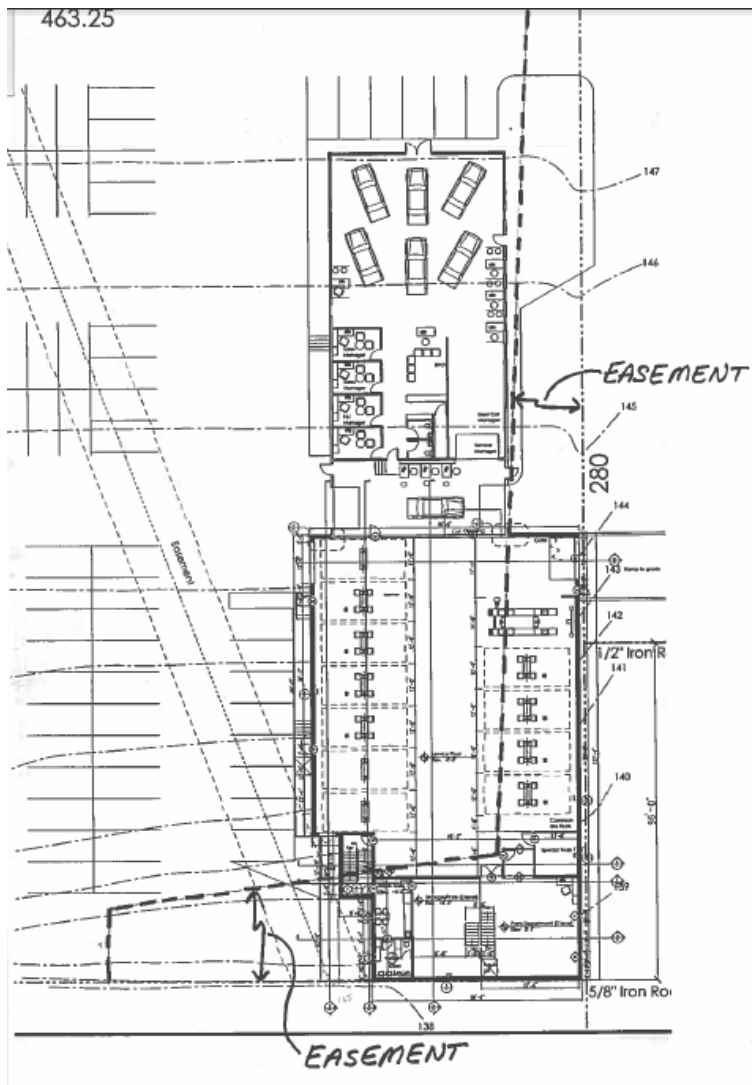
The developer has forwarded two letters, one from MidAmerican Energy and the other from CenturyLink indicating they have no services in the easement and indicating no objection to the vacation of the easement. So far comments have indicated no concerns regarding vacating this easement. A sewer easement crosses this utility easement, that sewer easement will need to remain in place on the plat and in force. No additional comments have been received.

Public Input:

Notices were sent to property owners to property owners within 200 feet of the subject property notifying of them of the December 01, 2015 Plan and Zoning Commission Public Hearing.

Discussion:

This is a request to vacate the 6,860 square foot, more or less, utility easement located along the east line of Lot 1 of Hilltop Industrial Park Third Addition also known as 625 W Kimberly Road. The developer is proposing a building within the easement area.



Findings

The vacation of the easement allows added commercial development.
The request is in compliance with the comprehensive plan.

Staff Recommendation

Staff recommends the Plan and Zoning Commission forward Case No. ROW15-10 to the City Council for approval subject to the following condition:

1. That the sewer easement that crosses the subject easement remains in place on the plat and enforceable.

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division



Joe Hale
CenturyLink
1102 S. 24th St.
Lexington, MO 64067

November 3, 2015

Kimberly Realty
625 W. Kimberly Road
Davenport, IA 52806

***Re: Utility Easement Vacation
Lot 1 Hilltop Industrial Park Third Addition
Davenport, Scott County, Iowa***

Qwest Corporation d/b/a CenturyLink QC has received your request to release or vacate any interest it may have in a Utility Easement on Lot 1 Hilltop Industrial Park Third Addition in Davenport Scott County, Iowa.

Qwest Corporation d/b/a CenturyLink QC does not have any facilities in the Utility Easement as located on easterly portion of said Lot 1 as indicated by the attached Exhibit "A" and therefore has no objection to vacating the utility easement as depicted.

Sincerely

A handwritten signature in black ink, appearing to read "Joe Hale".

Joe Hale
Real Estate Manager II



MidAmerican Energy Company
106 East Second Street
P.O. Box 8020
Davenport, Iowa 52808

October 22, 2015

Kimberly Realty
625 W. Kimberly Road
Davenport, Iowa 52806

RE: 226-15GR / Utility Easement Vacation
L1 Hilltop Industrial Park Third Addition
SW ¼ S14 T78N R3E, 5th PM, Davenport, Scott County, Iowa
Parcel No. P1410-01B

To whom it may concern:

MidAmerican Energy Company has received your request to release any interest MidAmerican may have in a Utility Easement, over, under, across, and through part of Lot 1 Hilltop Industrial Park Third Addition.

MidAmerican Energy Company does not have electric or gas facilities in the easterly portion of the Utility Easement as generally depicted on Exhibit A, and also attached hereto, and therefore does not object to and with this present letter, states its approval for the proposed vacation.

Sincerely yours,

Jamie Baker
Manager of Right-of-Way Services
MidAmerican Energy Company
Phone: 515-242-3980



EXHIBIT "A"

W. KIMBERLY ROAD

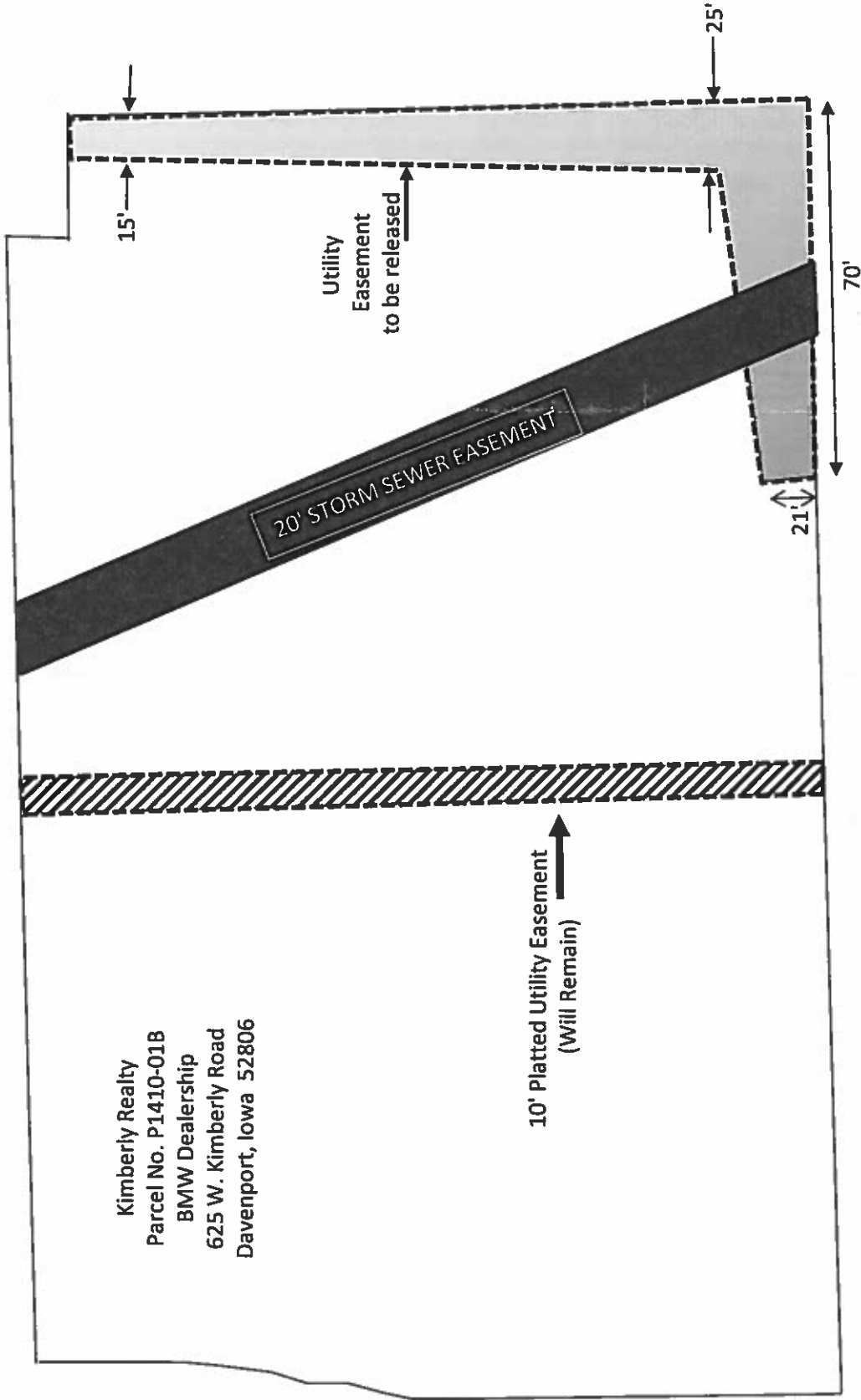
Kimberly Realty
Parcel No. P1410-018
BMW Dealership
625 W. Kimberly Road
Davenport, Iowa 52806

GAINES STREET

10' Platted Utility Easement
(Will Remain)

20' STORM SEWER EASEMENT

Utility
Easement
to be released



 MidAmerican ENERGY OWNERS: A RELIABLE SOURCE OF POWER	Customer: Kimberly Realty		DR # N/A		
	Address: 625 W. Kimberly Road				
	ROW Agent: DMC	City: Davenport, Iowa 52806	Scale: Not to Scale		Date: October 19, 2015
			Folder #: 226-15GR		Sec 14, T 78 N, R 3 E, 5th PM
Job Desc: Release of a Public Utility Easement					

City of Davenport

Agenda Group: Committee of the Whole
Department: Community Planning and Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 3

Action / Date
CD1/6/2016

Subject:

First Consideration: Ordinance for Case LL15-03 for the Local Landmark Designation of the First Federal Savings and Loan Association located at 131 West 3rd Street, pursuant to the provisions of Chapter 17.23 of the Municipal code of Davenport, Iowa. The purpose of the petition is to recognize First Federal Savings and Loan Association's historic significance to the City of Davenport (Michael Allen on behalf of North Block LLC, petitioner) [Ward 3].

Recommendation:

The Historic Preservation Commission forwards Case No. LL15-03 to the City Council with a recommendation for approval without any special conditions.

Please refer to the Commission's December 9, 2015 letter

The Commission vote for approval was 7-yes and 0-no.

Relationship to Goals:

Neighborhood enhancements.

Background:

The First Federal Savings and Loan Association building was constructed in 1965-66 at the prominent downtown Davenport corner of 3rd and Main streets. The modern design stands out as significant historically and architecturally in downtown Davenport. At the time of construction, First Federal Savings and Loan Association was noted as the largest institution of its kind in eastern Iowa and western Illinois, and the modern design by the Bank Building and Equipment Corporation of St. Louis brought national design significance to this improvement undertaken in downtown Davenport. First Federal Savings and Loan Association evolved and eventually closed in the 1990s.

The Historic Preservation Commission agrees with city staff that the property achieves consistency with Section 17.23.060B.A for its significance in the financial history of the community and the 1960s development of Davenport and Section 17.23.060B.B for its architectural design.

Please refer to the Commission's letter and background materials for further information.

ATTACHMENTS:

Type	Description
▣ Ordinance	LL15-03 - Ordinance
▣ Backup Material	LL15-03 - Historic Preservation Commission Letter
▣ Backup Material	LL15-03 - Staff Report
▣ Backup Material	LL15-03 - Public Hearing Notice

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	12/30/2015 - 5:34 PM

ORDINANCE NO. 2016-

AN ORDINANCE for Case LL15-03 for the Local Landmark Designation of the First Federal Savings and Loan Association located at 131 West 3rd Street, pursuant to the provisions of Chapter 17.23 of the Municipal code of Davenport, Iowa. The purpose of the petition is to recognize First Federal Savings and Loan Association's historic significance to the City of Davenport (Michael Allen on behalf of North Block LLC, petitioner) [Ward 3].

WHEREAS, the City of Davenport is one of the oldest Cities in Iowa, and contains many structures of architectural importance; and

WHEREAS, the Local Landmark designation will help document and recognize the individual historical and architectural significance of the property.

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 designated a Local Landmark. The property has the following legal description:

Part of the Northeast Quarter of Section 35, Township 78 North, Range 3 East of the 5th P.M. being more particularly described as follows:

Lots 8, 9 and 10, Block 43 of LeClaire's Addition to the City of Davenport, Scott County, Iowa.

Said tract contains 28,800 square feet more or less.

The Historic Preservation forwarded Case LL15-03 to the City Council with a recommendation for approval without any special conditions.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank J. Klipsch
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____

December 9, 2015

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

At its regular meeting of December 8, 2015, the Historic Preservation considered Case No. LL15-03 being the Local Landmark Designation of the First Federal Savings and Loan Association located at 131 West 3rd Street.

The Historic Preservation Commission forwards Case LL15-03 to the City Council with a recommendation for approval without any special conditions.

Respectfully submitted,



John L. Frueh, Chairperson
Historic Preservation Commission



City of Davenport
HISTORIC PRESERVATION COMMISSION

Community Planning & Economic Development Department
STAFF REPORT

Meeting Date: December 10, 2015
Location: 131 West 3rd Street
Historic Name: First Federal Savings and Loan Association
Case: LL15-03
Applicant: Michael Allen on behalf of North Block LLC.

Introduction:

Staff is in receipt of an application to nominate the First Federal Savings and Loan Association located at 131 West 3rd Street a Local Historic Landmark.

Attachments:

Application

Discussion:

The First Federal Savings and Loan Association building was constructed in 1965-66 at the prominent downtown Davenport corner of 3rd and Main streets. The modern design stands out as significant historically and architecturally in downtown Davenport. At the time of construction, First Federal Savings and Loan Association was noted as the largest institution of its kind in eastern Iowa and western Illinois, and the modern design by the Bank Building and Equipment Corporation of St. Louis brought national design significance to this improvement undertaken in downtown Davenport. First Federal Savings and Loan Association evolved and eventually closed in the 1990s. Various interior remodeling was undertaken from the 1970s to 1990s during its years as a financial institution, with more significant interior remodeling in the 2000s. Mississippi Valley Neighborhood Housing Services completed significant remodeling work throughout the interior of the building to create a new floor plan and build a steel reinforced concrete floor deck across the mezzanine area to create additional floor space on the second story in 2002, and the first story was then remodeled for the Social Security Administration offices in 2004.

Overall, the exterior of the building appears to retain excellent integrity. The overall design concept of the building reflects Modern design ideals, with the strong emphasis on vertical elements particularly emphasized in this building. The white marble exterior cladding for the steel/concrete building and vertical dark windows and panels create vertical lines that are further emphasized with the vertical stone fins on the solid elevator/stair tower on the north side. The rectangular bronze ornaments at the base of the window "columns" and accenting the base of the marble pillars provide minimal accents for this Modern design. The first story retains large dark-trimmed windows and granite cladding that provided openness to connect internal operations to exterior and contrasted with the upper materials. The original "air door" on the north façade was replaced with a glass door with dark trim, and the exit from the internal drive on the east end of the north façade was likewise enclosed with complementary large windows and glass entry door to this section of the building. These first story and upper story features are carried from the main elevation facing 3rd Street to the north around the secondary façade facing Main Street to the west. Vehicular entries to the basement parking and to the drive-through the building to the former drive-up banking windows are found at the south end of the west elevation. In contrast, the south and east walls provide smooth, solid expressions of material. The upper stories on the east and south are clad in solid white marble panels, further emphasizing the solidarity and success of the institution. The brown brick cladding on the first story and southeast corner appear to date to the 1975-76 remodeling to move the drive-through services to the exterior of the east side, with windows incorporated for the five added offices. The first story on the south side is constructed with open square

concrete block between dark granite clad columns. The open block design provides ventilation for the interior drive. With the exception of the rerouted drive-through banking services drive and resulting first story changes on the east elevation and the removed corner sign, the exterior of the building continues to reflect the original design concept for the building.



17.23.060 Commission designation process.

- A. *Application process. The legal owner(s) of record or the commission, may nominate a single structure for designation as a local landmark or an area as a historic district. Upon application, the commission secretary shall inform the applicant of the information needed by the commission to adequately consider the nomination.*

To nominate a district for designation by the legal owners of record, a petition requesting nomination must be signed and submitted by the owners of record representing at least fifty-one percent of the total area of the proposed district, excluding public rights-of-way. After the names on the petition are verified as legal real property owners within the proposed district, the commission secretary shall notify the applicant(s) that the nomination process may continue. A copy of the petition shall also be submitted to the State Historical Society of Iowa for its review and recommendation.

- B. *Designation criteria. The commission shall, after such investigation as it deems necessary, make a recommendation to the city council as to whether a nominated structure or district qualifies for the local register. To qualify, a property must satisfy one or more of the following criteria:*
1. *It is associated with events or persons that have made a significant contribution to the broad patterns of the history of the city, county, state and/or the nation; and/or*
 2. *It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or*
 3. *It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic values.*
- C. *Notification of nomination. Upon receipt of a properly completed application for designation, the commission shall place the nomination on the agenda within sixty calendar days. A notice shall be placed in a newspaper of general circulation not less than four nor more than twenty calendar days prior to the scheduled meeting stating the commission's intent to consider an application for designation. It shall contain, at the minimum, the nominated property's address, legal description and the date, time and location of the public meeting. If a district is nominated, in addition to the published public notice, a letter explaining the proposed designation shall be sent by regular mail to the owner(s) of record of real property within the proposed historic district. The commission's meeting agenda shall also be posted on the first floor city hall bulletin board used for such purposes no less than one business day prior to the scheduled time of the meeting.*
- D. *Designation - public meeting. Upon submittal of a complete application, the commission shall conduct a public meeting to consider the designation of the nominated structure and/or district. Any interested person, group of persons or organization may submit oral and/or written testimony concerning the significance of the nominated property. The commission may also consider staff reports, and request and/or hear expert testimony.*
- E. *Burden of documentation. The nominator(s) shall have the burden of proof to provide sufficient evidence and documentation that the nominated structure and/or district is worthy of local landmark status.*

Pursuant to the City's agreement with the Iowa State Historic Preservation Office (SHPO), staff forwarded the application so it would provide its opinion. SHPO opined that the building would be better suited as a contributing resource in a Historic District. In that light, it does not appear that SHPO supports the nomination.

Recommendation:

Notably, the Historic Preservation Ordinance does not compel the Commission to consider the interior of a building or the age (i.e. at least 50 years old) when making its recommendation to nominate 131 West Third Street a Local Historic Landmark.

It is staff's opinion that the property achieves consistency with Section 17.23.060B.A for its significance in the financial history of the community and the 1960s development of Davenport and Section 17.23.060B.B for its architectural design.

Staff recommends the Historic Preservation Commission forward Case No. LL15-03 to the City Council with a recommendation that the First Federal Savings and Loan Association be designated a Local Historic Landmark.

Prepared by:

A handwritten signature in blue ink, appearing to read 'Ryan J. Rusnak', with a stylized flourish at the end.

Ryan J. Rusnak, AICP

Planner III

563-888-2022

rrusnak@ci.davenport.ia.us

Attachments:

Application

Letter from the State Historic Preservation Office (SHPO)



City of Davenport

Nomination No: _____

"INDIVIDUAL PROPERTY" NOMINATION

for the

DAVENPORT REGISTER OF HISTORIC PROPERTIES

Historic Preservation Commission City of Davenport, Iowa

Please Provide the following information: (Please type or print)

Address of the Property: 131 W. 3RD STREET

Legal Description of the Property: Subdivision Name: LECLAIRE'S 1ST ADD

Block: 043 Lot: 010

Historic Name (or proposed historic name): FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION BUILDING

Date listed on *National Register of Historic Places* (if applicable): N/A

(If listed, NRHP Site No. #82-10-_____)

NRHP Historic District (if applicable): N/A

Who is the PETITIONER for Nomination: Owner(s) of Record: X HPC: _____ (check one)

Owner(s) of Record: NORTH BLOCK LLC

Owner(s) Address: (Name) NORTH BLOCK LLC

(Street) 3701 LINDELL BLVD.

(City, State & ZIP) ST. LOUIS MO 63108

Owner(s) Telecommunications: Work: 314-446-4529 Home: _____ Mobile: _____
Fax: _____ Email: GARY@RESTORATIONSTL.COM

Current Use of the Property: VACANT

Original Function of the Property: FINANCIAL SERVICES

The Petitioner shall submit the following information:

- (1) Four 4" x 6" photographs showing all elevations (These will become part of the Commission's permanent file and cannot be returned.)
- (2) Any historical photographs, if available. (Clear photocopies of the photographs are acceptable at the time of application as long as petitioner brings reprints and/or slides of historical photographs to the meeting for HPC review. These will be returned after consideration of the nomination is complete.)
- (3) Physical Description of the Property: _____ (Applicant may use as many continuation sheets as necessary)

Date of Construction: 1966 Architectural Style: MODERN MOVEMENT
Building Materials: Foundation: CONCRETE Walls: MARBLE, CONCRETE
Roof: FLAT- ASPHALT Other: _____
Distinctive Features: MARBLE CURTAIN WALL

Alterations: 1975- INFILL OF INTERIOR DRIVE-THROUGH

- (4) A narrative describing why the property satisfies the "Designation Criteria" listed in Section 17.23.060(2) of the 1990 Municipal Code. Please describe both the property's present and historic physical appearance as it relates to the definitions of Architectural and Historical significance in contained in Section 17.23.030¹.

The "Designation Criteria" are defined in the 1990 Municipal Code as follows:

Designation Criteria: Section 17.23.060(2). The Commission shall, after such investigation as it deems necessary, make a recommendation to the City Council as to whether a nominated structure or district qualifies for the Local Register. To qualify, a property must satisfy one or more of the following criteria:

- (A) It is associated with events or persons that have made a significant contribution to the broad patterns of history of the city, county, state and/or nation; and/or
- (B) It embodies the distinctive characteristics of an architectural style valuable for the study of a type, period or method of construction; and/or
- (C) It represents the work of a master builder, craftsman, architect, engineer or landscape architect or possesses high artistic, values.

- (5) A list of major bibliographical references.

"I, petitioner for the nomination of the aforementioned property to the Davenport Register of Historic Properties, do hereby state that all the information contained herein is, to the best of my knowledge, accurate and that there are no negligent or fraudulent misrepresentations of fact. I also understand that fraudulent misrepresentations of fact contained in this nomination form shall be sufficient cause to immediately nullify the nomination process.

Owner(s) of Record or Authorized Agent

10/22/2015
Date

MICHAEL ALLEN, DIRECTOR
PRESERVATION RESEARCH OFFICE

¹ Definitions of Architectural and Historical significance can be found in Sections 17.23.030(3) and 17.23.030(19) respectively.

Please return the completed application to the:

Historic Preservation Commission
Community & Economic Development Department
226 W. 4th Street
Davenport, Iowa 52801

Direct your questions to the Commission Secretary at 326-7765.

Your Nomination for Designation will be considered by the Historic Preservation Commission at its public meeting scheduled for:

month day year

All Historic Preservation Commission Public Meetings are held in the City Council Chambers at City Hall on the 2nd Tuesday of every month at 4:30 p.m. unless otherwise notified.

Staff will keep the original signed nomination form and will return to the petitioner a photocopy of the application with staff comments.

PLEASE NOTE: The owner(s) of record, or an agent acting on their behalf (petitioner), should plan to attend the Commission meeting in person. It is important for someone to be present to respond to the Commission's inquiries and comments. If no one is present, the nomination process may be delayed indefinitely.

For Staff Only:

Received by: _____

Commission Secretary or Designee Date

Is application complete? Yes No

If not, explain: _____

Historic Preservation Commission
City of Davenport, Iowa
Nomination for the Davenport Register of Historic Properties

Continuation Sheet:

Davenport Register of Historic Properties
Individual Property Nomination
First Federal Savings and Loan Association Building

3. Physical Description of the Property

The First Federal Savings and Loan Association Building is located at the southeast corner of Main and Third Streets in downtown Davenport, Iowa. The reinforced concrete building is three stories with a flat roof, core stair and elevator tower on its principal elevation, and primary wall cladding of white Vermont marble. The building retains its historic appearance very strongly, with only some exterior modifications apparent.

The primary elevations face Main and Third Streets and repeat the same fenestration on the upper two levels. The base of the building on Third Street is divided into four wide openings glazed with reflective glass, and two recessed entrances. The entrance at the right of the service tower, which has a blind mass, is the main entrance to the lobby. Piers between the openings on the first floor, and cladding on the Main Street elevation, is polished red granite. On Main Street, the first floor presents four paired vertical windows, a lobby entrance and two vehicle bays. The vehicle bay at the south extends through the building.

Above the first floor, the wall system features vertical piers of marble alternating with vertical window bays cased in marble. These bays are divided into floors and spandrels by framing, but are glazed continuous with gray glass. At the base of each window bay is a projecting pyramidal metal spandrel of the same pattern as smaller ornaments at the base of each marble pier. The tower sports ribs that run in pairs to rise above its height on three sides.

The south and east elevations are blind, with grids of marble panels on the upper floors above brick base cladding (the east) and brick piers with runs of patterned concrete block openwork (the south).

The interior of the building reflects some original features, including the basement and first levels. Lobbies at Third Street and Main Street retain primary historic features and finishes, such as marble floor and wall cladding as well as gold elevator doors and trim. Square columns are visible throughout the first floor, but largely finishes reflect a 2004 remodeling by the Social Security Administration. The biggest change in the interior is the 200 construction of a floor across the opening at the center of mezzanine, which terminated the historic visual connection between the first and second floors. Additionally upper floors have had their floor plans changed with the installation of new partitions. Some historic walls and trim remain.

4. Statement on Designation Criteria

The First federal Savings and Loan Association Building, constructed in 1965-66, meets Designation Criteria B for its embodiment of the Modern Movement architectural style associated with the designers of the Bank Building and Equipment Corporation (BBEC). St. Louis-based BBEC was a major national designer of financial architecture with works spanning the period between 1913 and 1991. Between 1950 and 1965, under the direction of chief designers W.A. Sarmiento and later William F. Cann, BBEC produced hundreds of bank and financial services buildings around the nation that were exclusively in Modern Movement styles.¹ BBEC introduced Modern Movement architecture to many towns and cities by persuading financial services companies to embrace its design philosophy. After World War II, banks and saving and loans found assets growing, and sought to build new buildings to both handle and announce growth to customers. By the early 1950s, most new financial services buildings were in the Modern Movement style. In Davenport, the First Federal Savings and Loan Association Building represented the first Modern Movement financial services building built between 1950 and 1970. This building is associated not only with national design trends, but also with a nationally-significant design firm that spread Modern Movement architecture to a breadth of the nation unmatched by most peers.

Davenport's financial services industry was noted as far back as the 1860s, with two banks large enough to build major new buildings in the 1910s and 1920s in downtown. Earlier buildings, the Union Savings Bank Building (229 Brady) and the Scott County Savings Bank (302 Brady), are in classical styles. In 1923, the merger of the First National Bank and the Iowa National bank produced a nine-story neoclassical building designed by Chicago architects Childs & Smith at 201 W. 2nd Street. One year later, the merger of the Union Savings Bank, Davenport Savings Bank and Scott County Savings Bank resulted in the six-story addition atop an earlier bank building at 229 Brady Street. This expanded building demonstrate classical design principles. The German Savings Bank, also absorbing smaller banks, rose to build the tallest building in downtown Davenport in 1927, located at 203 W. 3rd Street.

In 1925, Davenport city directories list 11 financial institutions. Comparatively, Bettendorf had one bank, and Rock Island had two. Circumstances would change drastically during the Great Depression, and many financial institutions in the Quad Cities closed. By the 1930s, Davenport had two banks and two savings and loan associations, making it the financial center of the Quad Cities. Within the Quad Cities, only Rock Island had a bank by 1940. Davenport emerged from the Depression as the leading center of banking and investment in the Quad Cities, and even saw rise to a new bank by the late 1940s. By 1965, Davenport city directories reported four banks and two savings and loan institutions.

Incorporated in December 1933, the First Federal Savings and Loan Association was one of the institutions that emerged during the Great Depression.² First Federal's operating budget soared from \$5,487 in 1935 to \$287,776 in 1941. The savings and loan association was able to purchase the Lane Building at 131 W. 3rd Street by 1939, after having leased in for three years. After World War II, First Federal Savings and Loan Association continued its rise. Assets were

¹ Huffaker, Kirk. *Defining Downtown at Mid-Century: The Architecture of the Bank Building and Equipment Corporation of America*. (<http://www.midcenturybanks.recentpast.org/>) Accessed 22 October 2015.

² "First Federal Benchmarks," *Davenport Times-Democrat*, 16 June 1963.

reported at \$14.8 million in 1947 and \$53.5 million in 1959.³ By 1966, the First Federal Savings and Loan Association had become the largest savings and loan in eastern Iowa and western Illinois, and had financed 24,805 homes in the previous year. First Federal specialized in financing home construction and purchase, aiding in capitalizing Davenport's growth in the mid-twentieth century. First Federal Savings and Loan Association had become testament to Davenport's trajectory out of the Great Depression, as well as to its financial centrality to its region for over a century. Alongside the rise of the institution, Davenport grew as population increased from 66,039 in 1940 to 88,981 in 1960. By 1964, the expenditures for residential construction in Davenport, including that financed by First Federal, reached \$21.9 million.⁴

By the middle of the 1960s, downtown Davenport was amid concerted urban renewal. New construction projects included the Davenport Public Museum, Davenport YMCA, the Lee Building, the Clayton Motor Hotel, Davenport Motor Inn Motel, the Priester Construction Company Building, a new public library building designed by Edward Durrell Stone, two parking garages and many building remodeling projects. Most of the new construction embraced Modern Movement design, which was widely viewed as the appropriate expression of urban "facelift" projects around the country. New interstate highways completed the package, alongside discussions about larger multi-block redevelopment projects.

The directors of the First Federal Savings and Loan Association decided to invest in the renewal of downtown, and purchased two older commercial buildings adjacent to their building in 1963. Here the First Federal Savings and Loan Association would build a new modern headquarters worthy of its stature in Davenport's development as well as in line with the civic redesign of downtown Davenport. The opportunity to design a new building also presented the chance for both First Federal and Davenport to embrace the national trend toward financial services architecture in the Modern Movement style. Construction of the Fifth Avenue Branch of the Manufacturers Hanover Trust in New York City in 1954, designed by Skidmore Owings & Merrill, told the nation that the look of bank architecture had rapidly changed. The Manufacturers Hanover Trust broke from precedents that relied on classical details connoting security and strength, to embrace the International Style. There was no ornament, and no symbolism. Instead the new bank building displayed its structural system beneath glass curtain walls, and the interior had an open floor plan. Architects quickly responded by designing a new generation of Modern Movement banks that embraced open interiors with ample natural light, striking minimalist exteriors and, eventually, drive-through lanes for automobile banking.⁵ The Manufacturers Hanover Trust only gave the movement an icon, and was not the origin of Modern Movement financial architecture; BBEC President Joseph Gander noted that 90 percent of banks were in Modern Movement styles as early as 1953.⁶

When the First Federal Savings and Loan Association turned to BBEC to design its modern building, it was turning to an authority. BBEC was one of only a few architectural firms specializing in financial services architecture, and a leader in innovative thinking about Modern Movement architecture. Although the firm was primarily working on remodeling and recladding existing buildings through 1953, by 1963 it had completed many of its own original works. The

³ Ibid.

⁴ "Interstate Highways will Give Quad Cities Boost," *Davenport Times-Democrat*, 31 December 1964.

⁵ Dyson, Carol and Anthony Rubano. "Banking on the Past: Modernism and the Local Bank," *Preserving the Recent Past 2*. Washington, D.C.: National Park Service, 2000.

⁶ Huffaker.

company's chief architect from 1950 through 1965 was W.A. Sarmiento, a native of Peru who would design some of America's most significant modernist buildings, including Newport Balboa Savings (1954; 1960) in Newport Beach, CA; First Security Bank (1955) in Salt Lake City, UT; Glendale Federal Savings & Loan (1958) in Glendale, CA; Liberty National Bank & Trust in Louisville, KY; and the Phoenix Financial Center (1964; 1970) in Phoenix, AZ. BBEC's other designers, including W.G. Knoebel and William F. Cann, also were talented and well-regarded. While headquartered in St. Louis since its founding in 1913, BBEC was active widely. BBEC also had offices in New York, San Francisco, Atlanta, Chicago, Dallas, Miami and Mexico by 1956.

BBEC emphasized not only the aesthetic distinction off modern architecture, but its cost efficiencies and business effectiveness. BBEC promoted design ideas such as dramatic curtain walls, luxurious interior lobbies (with wall-to-wall carpeting or terrazzo floors, murals, fountains and other features), open floor planning, exterior plazas, and the hint of monumentality in sweeping staircases and material finishes. BBEC broke from the vernacular bank tradition of having a symmetrical, classical composition, in favor of often asymmetrical compositions relying on masonry masses for dramatic effect and glass or glass and metal curtain walls for cladding. Some BBEC banks were clad in stones, especially in larger cities where clients had greater assets. Yet the BBEC design philosophy also embraced mass materiality, so its prowess was rooted in producing striking works of modern design that also were not unrealistically expensive for smaller institutions to build. This BBEC's works were found often in smaller cities and towns where other major modernist designers did not work.

BBEC received several contracts for financial services buildings in Iowa between 1945 and 1970, and designed buildings both large and small depending on the scale of the locality. All of these buildings are in modernist styles. Iowa buildings by BBEC identified so far include: the German Bank Building of Iowa in Walnut (pre 1950); State Savings Bank in Council Bluffs (1946; W.G. Knoebel, lead designer); the Burlington Federal Savings and Loan Association Building in Burlington (1963; William F. Cann, lead designer); the National Building of Waterloo Building in Waterloo (c. 1954); the Union National Bank and Trust Company Building in Ottumwa (c. 1956); and the Clinton National Bank Building in Clinton (1954).⁷

Architect William F. Cann, designer of the First Federal Savings and Loan Association Building, was the principal designer of several works by BBEC in the 1960s. Cann's design for the Burlington Federal Savings and Loan Association Building pre-dated his work for the First Federal Savings and Loan Association Building, but demonstrates similar design principles. The one-story building in Burlington is on a far more modest scale than the larger building in Davenport, but its placement at the street corner gives it similar prominence. The Burlington Federal Savings and Loan Association Building makes use of glass, aluminum, stone panels and brick in geometric contrast, which demonstrates Cann's novel approach to the "bank box."⁸ The smaller building's materials emphasize the creativity inherent in mass-produced materials, while embracing some natural materials like stone that offset the severity of the glass and

⁷ Huffaker, *Defining Downtown*, Iowa Inventory; (<http://www.midcenturybanks.recentpast.org/architecture/featured-buildings/itemlist/category/17-iowa>). Accessed 22 October 2015; also Frevert, Steve, Barb Mackey and Rebecca L. McCarley. *Site Inventory Form: Burlington Federal Savings and Loan Association Building*. State Historical Society of Iowa, 2013.

⁸ Frevert, Mackey and McCarley, p. 3.

aluminum systems.⁹ Other Iowa buildings by the company seem to point the way toward architectural characteristics of the First Federal Savings and Loan Association Building as well. The ribbed curtain walls on the Union National Bank & Trust Company in Ottumwa (1956), for instance, echo Cann's primary elevation patterns in Davenport. The Iowa banks demonstrate BBEC's long-term refinement of modernist design principles, façade treatments and interior organization.

For the \$1.2 million First Federal Savings and Loan Association Building, Cann turned to BBEC's philosophy and created a strongly-articulated three-story modern building. Here Cann delved into a BBEC tendency that actually put it at odds with other modernist designers: the architect concealed the structure beneath a curtain wall of white Vermont marble, a conspicuously heavy material. Above the base of the building, clad in polished granite and storefront glazing, the building's street-facing walls consist of ribbed vertical rises of marble punctuated by recessed vertical window bays glazed with dark glass above pyramidal spandrel panels at the base. The building's visual anchor is the stair and elevator tower, adjacent to the primary entrance. The First Federal Savings and Loan Association Building offers a stark contrast between its open first floor, where much of the envelope is glass on the primary elevation, or broken for windows and the drive-through entrance on the other elevation, and its hermetic upper body. The resulting design emphasizes geometric mass, but also fosters a verticality that belies the relatively low mass. Cann's vertical window lines and tower are monumental features in line with BBEC's philosophy that even small bank buildings should exemplify the stature of the institution.

One innovation that Cann implemented was the bank's first-ever drive-through banking facility. The architect concealed that function completely inside of the building, although a 1975 expansion of office space relegated that function to the exterior at the east. Cann placed an entrance to the drive-through and to enclosed parking at the west of the building. This modern convenience was paired with a spacious, inviting interior lobby, accessed through an "air door" on Third Street where air was temperature controlled around the entrance. Lighting was recessed. The interior provided teller stations, ground-floor offices and an installation of nine marble plaques by local artist Robert Campbell extolling the deeds of significant Davenport historic figures. Floating staircases or three modern elevators led to the mezzanine, where the loan department was located, or the third floor operations area. Red lobby carpeting gave way to charcoal carpeting above, to differentiate the functional use of each floor. The exterior was accented with a corner time/temperature sign, lighting and BBEC-designed sidewalk heating.

Upon completion of the building in 1966, Cann stated that his design attempted to deploy a design philosophy rooted in the concept of "form follows function." The architect stated that he chose materials that allowed design freedom, and give the building a "dynamic image" without being "flamboyant."¹⁰ Cann believed that the street elevations were a "face" for the building and needed to be as modern and inviting as the interior. The architect already had dealt with the challenge of building the new building in two phases to allow for continued operation in the old building during construction.

⁹ Ibid.

¹⁰ "Functional Aspects and 'Merchandising' Chief Consideration of First Federal Architecture," Davenport Times-Democrat, 16 June 1966.

The First Federal Savings and Loan Association Building project came at the end of BBEC's embrace of modernism, and its later designs were far less stylistically interconnected. Cann took over the role of chief designer in 1965, after Sarmiento's famous reign and at the end of the strongest influence of the International Style on American architects. When Davenport's next modern financial services building would rise in 1967, when the First National Bank built a facility at 1606 Brady Street designed by local architects Stewart-Robinson-Laffan, the influence of the First Federal Savings and Loan Association Building was apparent. The later Davenport Bank and Trust Company Building (1971-2) at 229 W. 3rd Street shows continued influence of Cann's design. However, the late 1960s proved to have only a brief modernist era in financial architecture in Davenport. When the Citizen Federal Savings and Loan building was completed at 101 W. 3rd Street in 1975, less than ten years after the First Federal Savings and Loan Association Building, a new era of stylistic influence was evident.

The First Federal Savings and Loan Association closed in 1990. After the closure, the building's later users modified the interior to some extent, but no to the point where many of Cann's features can still be seen. The exterior of the building remains in nearly original condition, with the exception of some brown brick cladding on the first story that dates to remodeling in 1975-6.

5. Major Bibliographic References

Building permits, City of Davenport, Public Works. Davenport, Iowa.

City directories. Davenport Public Library; Davenport, Iowa.

Dyson, Carol and Anthony Rubano. "Banking on the Past: Modernism and the Local Bank," *Preserving the Recent Past 2*. Washington, D.C.: National Park Service, 2000.

"First Federal Benchmarks," *Davenport Times-Democrat*, 16 June 1963.

Frevert, Steve, Barb Mackey and Rebecca L. McCarley. *Site Inventory Form: Burlington Federal Savings and Loan Association Building*. State Historical Society of Iowa, 2013.

"Functional Aspects and 'Merchandising' Chief Consideration of First Federal Architecture," *Davenport Times-Democrat*, 16 June 1966.

Huffaker, Kirk. *Defining Downtown at Mid-Century: The Architecture of the Bank Building and Equipment Corporation of America*. (<http://www.midcenturybanks.recentpast.org/>) Accessed 22 October 2015.

"Interstate Highways will Give Quad Cities Boost," *Davenport Times-Democrat*, 31 December 1964.









IOWA
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COUNCIL

PRODUCE
IOWA

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SOCIETY OF IOWA

STATE HISTORICAL
MUSEUM OF IOWA

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STATE
HISTORIC
SITES

STATE HISTORIC
PRESERVATION
OFFICE OF IOWA

IOWA
HISTORICAL
FOUNDATION

December 7, 2015

Mr. Ryan Rusnak, AICP
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52803

Dear Mr. Rusnak,

Thank you for sending the landmark nomination for 131 West 3rd Street to our office for review and comment.

First Federal Savings and Loan Association Building was designed by the Bank Building and Equipment Corporation under the direction of William Cann and constructed in 1966. As such, the building is a good example of Modernism and the work of a major firm specializing in designing facilities for American financial institutions. Additionally, the First Federal Savings and Loan Association Building represents an important chapter in the the story of the Davenport interest in Modernism.

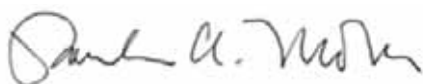
The exterior of the building has experienced alterations most notably the application of brown brick on the east elevation and changes related to the relocation of the drive-through banking services. Unfortunately, the interior integrity is significantly compromised and does not convey the building's original purpose as a financial institution.

While we understand that interior integrity is not a consideration in Davenport's local landmark ordinance, we suggest that a better designation for this building would be as a contributing resource to a larger downtown National Register district. This approach has two advantages: first, making the building eligible for state and federal historic tax credits. Secondly, a district will aid other property owners in accessing financial incentives that in turn support good preservation.

This review does not constitute comment for the purposes of Section 106 of the National Historic Preservation Act, the Historic Preservation and Cultural Entertainment District Tax Credit Program, or the Federal Historic Preservation Tax Incentives Program.

Thank you again for giving us the opportunity to review this landmark nomination.

Sincerely,



Paula A. Mohr, Ph.D.
Architectural Historian
Certified Local Governments Coordinator

TO BE PUBLISHED IN THE DECEMBER 30, 2015 ADDITION OF THE QUAD CITY TIMES, HAVING THE NOTICE BILLED TO PO NO. 1609608 AND RECEIVING THE PROOF OF PUBLICATION PRIOR TO THE PUBLIC HEARING

TO WHOM IT MAY CONCERN:

There is on file in the Community Planning and Economic Development Department of the City of Davenport, the following petitions:

Case No. ROW15-10: Request of the City of Davenport – Office of Assisted Housing for the vacation (abandonment) of the North 121 feet of a 20-foot wide North-South of alley located south of West 3rd Street between Scott Street and Western Avenue, adjacent to the west side of the Heritage High Rise at 501 West 3rd Street. This is the undeveloped (unpaved) portion of the alley containing 2,420 square feet, more or less.

The property has the following legal description:

Part of the Northeast Quarter of Section 35, Township 78N, Range 3E of the 5th Principal Meridian in the City of Davenport, County of Scott, State of Iowa being more particularly described as follows:

The North 121 feet of the 20 foot wide North-South alley Right of Way in Block 10 in the Original Town (now City) of Davenport, Scott County, Iowa.

The above described tract of land contains 2,420 square feet, more or less.

The City Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval.

Case No. ROW15-11: Request of Italo Milani on behalf of Kimberly BMW for the vacation (abandonment) of a 6,860 square foot, more or less, platted utility easement located in Lot 1 of Hilltop Industrial Park Third Additions also known as 625 West Kimberly Road.

The property has the following legal description:

Part of the Northeast Quarter of the Southwest Quarter of Section 14, Township 78N, Range 3E of the 5th Principal Meridian in the City of Davenport, County of Scott, State of Iowa being more particularly described as follows:

Beginning in the northeast corner of Lot 1 of Hilltop Industrial Park Third Addition to the City of Davenport; thence south along the east line of said Lot 1 a distance of 280 feet to the southeast corner of said Lot 1; thence west along the south line of said Lot 1 a distance of 237 feet, more or less; thence North 21 feet; thence Easterly to a point said point being 25 feet East of the east line and 34 feet North of the south line of said lot 1; thence Northerly to a point on

the north line of said Lot 1, said point being 15 feet West of the northeast corner of said Lot 1; thence East 15 feet along the north line of said Lot 1 to the point of beginning.

The above described tract contains 6,860 square feet, more or less.

The City Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval subject to the following condition:

1. That the sewer easement that crosses the subject easement remains in place on the plat and enforceable.

Case No. LL15-03: Request of North Block, LLC for a Local Landmark Designation of the First Federal Savings and Loan Association Building at 131 West 3rd Street. The purpose of the nomination is to recognize the property's individual architectural and historical significance. (North Block, LLC, petitioner LL15-03). [3rd]

The property has the following legal description:

Part of the Northeast Quarter of Section 35, Township 78 North, Range 3 East of the 5th P.M. being more particularly described as follows:

Lots 8, 9 and 10, Block 43 of LeClaire's Addition to the City of Davenport, Scott County, Iowa.

The Historic Preservation Commission unanimously recommended approval of the petition at its December 8, 2015 public hearing.

A public hearing on these ordinances will be held before the Committee of the Whole in the Council Chambers, City Hall, Davenport, Iowa on Wednesday, January 6, 2016, at 5:30 p.m. At the hearing interested parties may appear and be heard regarding the proposed ordinances. PO NO. 1609608.

Department of Community Planning & Economic Development

Phone: (563) 326-7765

Email: planning@ci.davenport.ia.us

City of Davenport

Agenda Group: Committee of the Whole
Department: Legal
Contact Info: Brian Heyer
Wards: 4

Action / Date
CD1/6/2016

Subject:

Resolution Authorizing the conveyance of vacated public right of way known as Pleasant Street lying East of Clark Street to the East boundary of Ramirez 1st Addition to the City of Davenport. City of Davenport, Iowa, Petitioner.
[Ward 4]

Recommendation:

Approve the resolution.

Relationship to Goals:

Background:

The city recently vacated this unimproved right of way with the intention of conveying it to the neighboring property owners. Approval of this resolution is the final step in that process.

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Admin, Default	Approved	12/30/2015 - 5:34 PM

City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 6

Action / Date
CD1/6/2016

Subject:

Resolution approving Case No. FDP15-05 being the petition of Steve Geifman on behalf of Geifman Food Stores, Inc. for a Final Development Plan approval for a one-story commercial office building located on 1.27 acres, more or less, of property east of Utica Ridge Road between Crow Creek Road and 53rd Street.[Ward 6]

Recommendation:

Findings:

The development conforms to the comprehensive plan.
The development continues build-out of the Utica Corners area.

The City Plan and Zoning Commission forwards Case No. FDP15-05 to the City Council for approval subject to the following conditions:

1. That the developer comply with Chapter 13.34 of the City Code regarding stormwater quality volume capture and infiltration including a complete Stormwater Management Plan (SWMP) application and supporting documents;
2. That the developer submit Construction Site Erosion and Sediment Control (COSESCO) plans and permit and have all erosion control measures in place prior to the start of any site work.
3. That the developer submit a site plan in compliance with Chapter 17.56 of the City Code.

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

Relationship to Goals:

Added emphasis on economic development

Background:

The subject property was part of a large development area comprising multiple zonings and platings. The 6th Subdivision was platted in 2003 with the existing commercial buildings completed about that time. The proposal is to construct a 17,388 square foot commercial office building for multiple tenants.

Please refer to the Commission's letter and background materials for further information.

ATTACHMENTS:

Type	Description
□ Resolution Letter	FDP15-05 resolution only
□ Backup Material	FDP15-05 background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	12/22/2015 - 3:12 PM
Community Development	Berger, Bruce	Approved	12/22/2015 - 3:22 PM

Committee
City Clerk

Admin, Default

Approved

12/28/2015 - 9:55 AM

Resolution No. _____

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. FDP15-05 being the petition of Steve Geifman on behalf of Geifman Food Stores, Inc. for a Final Development Plan approval for a one-story commercial office building located on 1.27 acres, more or less, of property east of Utica Ridge Road between Crow Creek Road and 53rd Street.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final development plan for Steve Geifman on behalf of Geifman Food Stores, Inc. (FDP15-05) is hereby approved and accepted pursuant to all the listed findings and conditions in the City Plan and Zoning Commission letter dated December 16, 2015 as follows:

1. That the developer comply with Chapter 13.34 of the City Code regarding stormwater quality volume capture and infiltration including a complete Stormwater Management Plan (SWMP) application and supporting documents;
2. That the developer submit Construction Site Erosion and Sediment Control (COSESCO) plans and permit and have all erosion control measures in place prior to the start of any site work.
3. That the developer submit a site plan in compliance with Chapter 17.56 of the City Code.

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

Approved:

Attest:

Frank J. Klipsch, Mayor

Jackie E. Holecek, City Clerk



December 16, 2015

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of December 15, 2015, the City Plan and Zoning Commission considered Case No. FDP15-05 being the petition of Steve Geifman on behalf of Geifman Food Stores, Inc. for a Final Development Plan approval for a one-story commercial office building located on 1.27 acres, more or less, of property east of Utica Ridge Road between Crow Creek Road and 53rd Street.

Findings:

- The development conforms to the comprehensive plan.
- The development continues build-out of the Utica Corners area.

The City Plan and Zoning Commission forwards Case No. FDP15-05 to the City Council for approval subject to the following conditions:

1. That the developer comply with Chapter 13.34 of the City Code regarding stormwater quality volume capture and infiltration including a complete Stormwater Management Plan (SWMP) application and supporting documents;
2. That the developer submit Construction Site Erosion and Sediment Control (COSESCO) plans and permit and have all erosion control measures in place prior to the start of any site work.
3. That the developer submit a site plan in compliance with Chapter 17.56 of the City Code.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission



		APPROVED	APPROVED						
Name:	Roll Call	FDP15-05 Geifman Food Stores Inc	ROW15-11 Milani & Kimberly BMW						
Connell	P	Y	Y						
D'Autremont	AB	Y	Y						
Elgatian	P	Y	Y						
Hepner	P	Y	Y						
Inghram	P								
Kelling	P	Y	Y						
Lammers	P	Y	Y						
Maness	EX	Y	Y						
Martinez	EX	Y	Y						
Tallman	EX	Y	Y						
		9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN						



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

Meeting Date: December 15, 2015
Request: Final Development Plan one-story commercial building
Address: Lots 4 & 5 Utica Corners 6th Subdivision
Case No.: FDP15-05
Applicant: Steve Geifman on behalf of Geifman Food Stores, Inc.

Recommendation:

Staff recommends the City Plan and Zoning Commission forward Case No. FDP15-05 to the City Council for approval subject to the listed conditions.

Introduction:

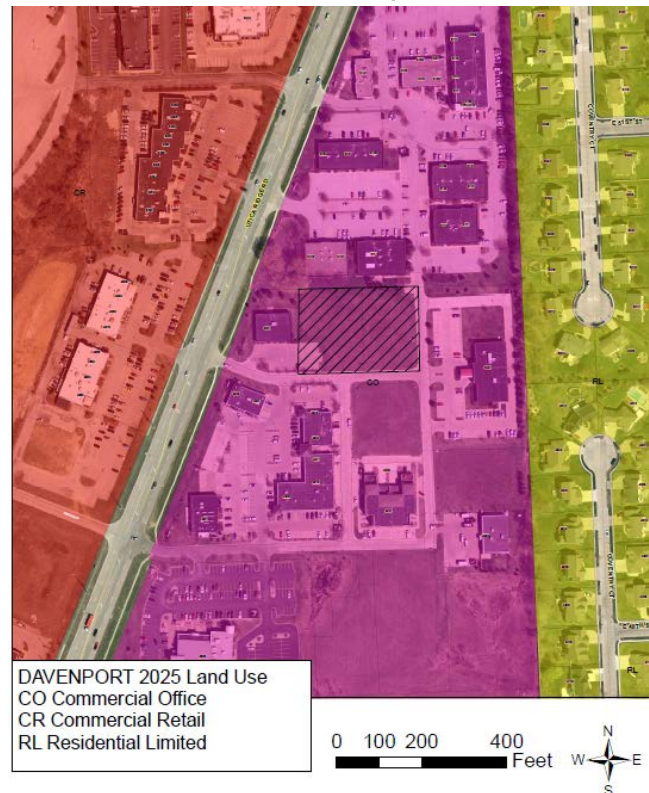
Petition of Steve Geifman on behalf of Geifman Food Stores, Inc. for a Final Development Plan approval for a one-story commercial office building located on 1.27 acres, more or less, of property east of Utica Ridge Road between Crow Creek Road and 53rd Street.

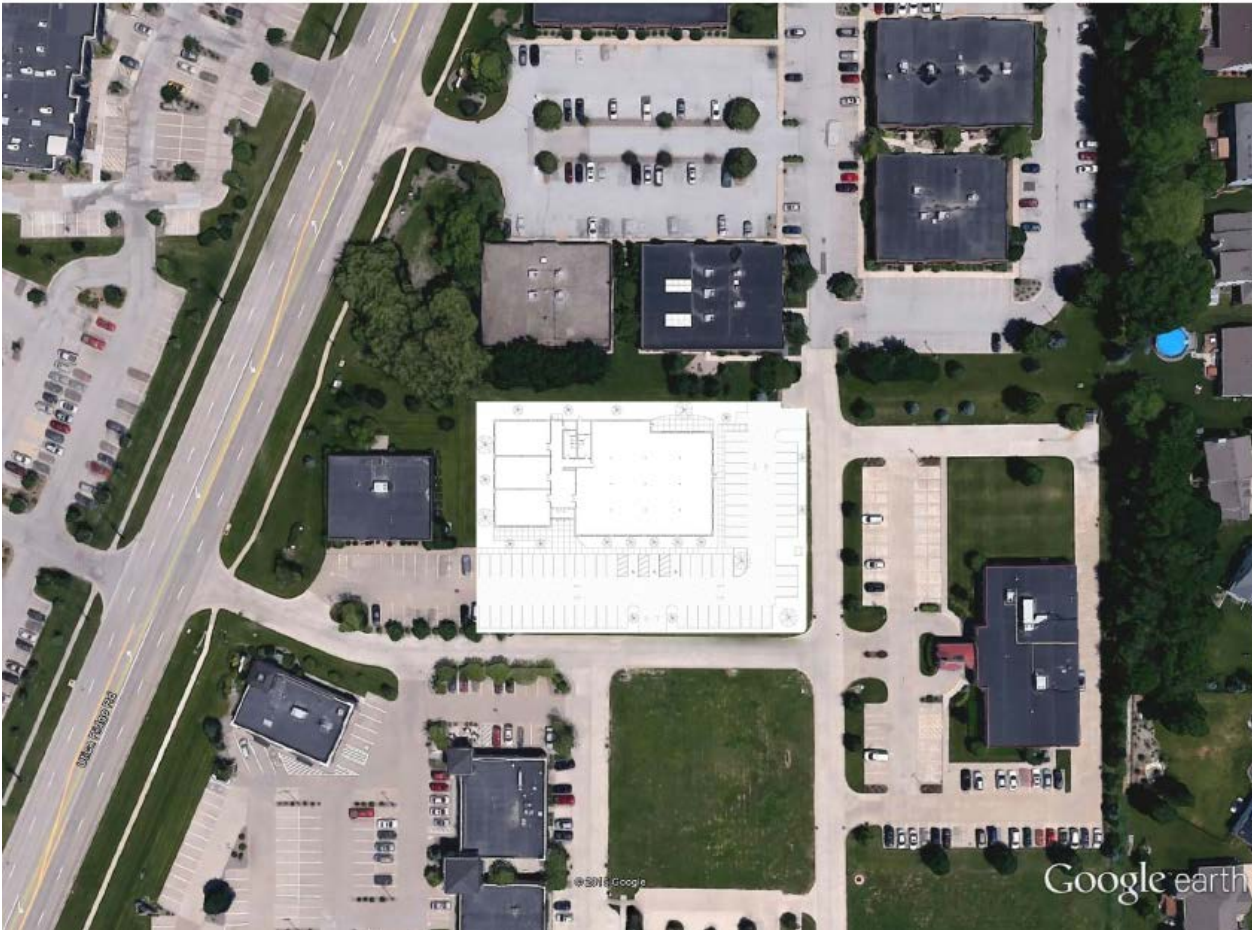
AREA CHARACTERISTICS:

Zoning Map



Land Use Map





Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2025: Yes

Proposed Land Use Designation: Commercial Office (CO) provides for a mixture of commercial uses, generally more office than retail. Retail is typically smaller in scale than that found in the Commercial Retail (CR) area.

Relevant Goals to be considered in this Case: Neighborhood Improvements

The proposed use would comply with the Davenport 2025 proposed land use section.

Zoning:

The property is currently zoned "PDD" Planned Development District. The subject property was part of a large development area comprising multiple zonings and platings. The 6th Subdivision was platted in 2003 with the existing commercial buildings completed about that time.

Technical Review:

Streets. The subject property is internal to the overall commercial development. The development is located along Utica Ridge Road (arterial) between Crow Creek Road (collector)

and East 53rd Street (arterial). Access to the development is by way of the internal drive layout (system) which accesses Utica Ridge Road at multiple points.

Storm Water. There is existing stormwater infrastructure which was designed for full build-out of the commercial area. Additional retention will be required, the developer will need to submit plans that comply with Chapter 13.34 of the Davenport Code regarding stormwater quality volume capture and infiltration. A Construction Site Erosion and Sediment Control (COSESCO) permit will be required along with a Stormwater Management Plan (SWMP) Application and supporting documents.

Sanitary Sewer. Sanitary sewer service is located along the south line of the lots and could be within the existing easement.

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

Emergency Services. The property is located approximately 1.3 miles from Fire Station No. 8, which is located at 2802 East 53rd Street.

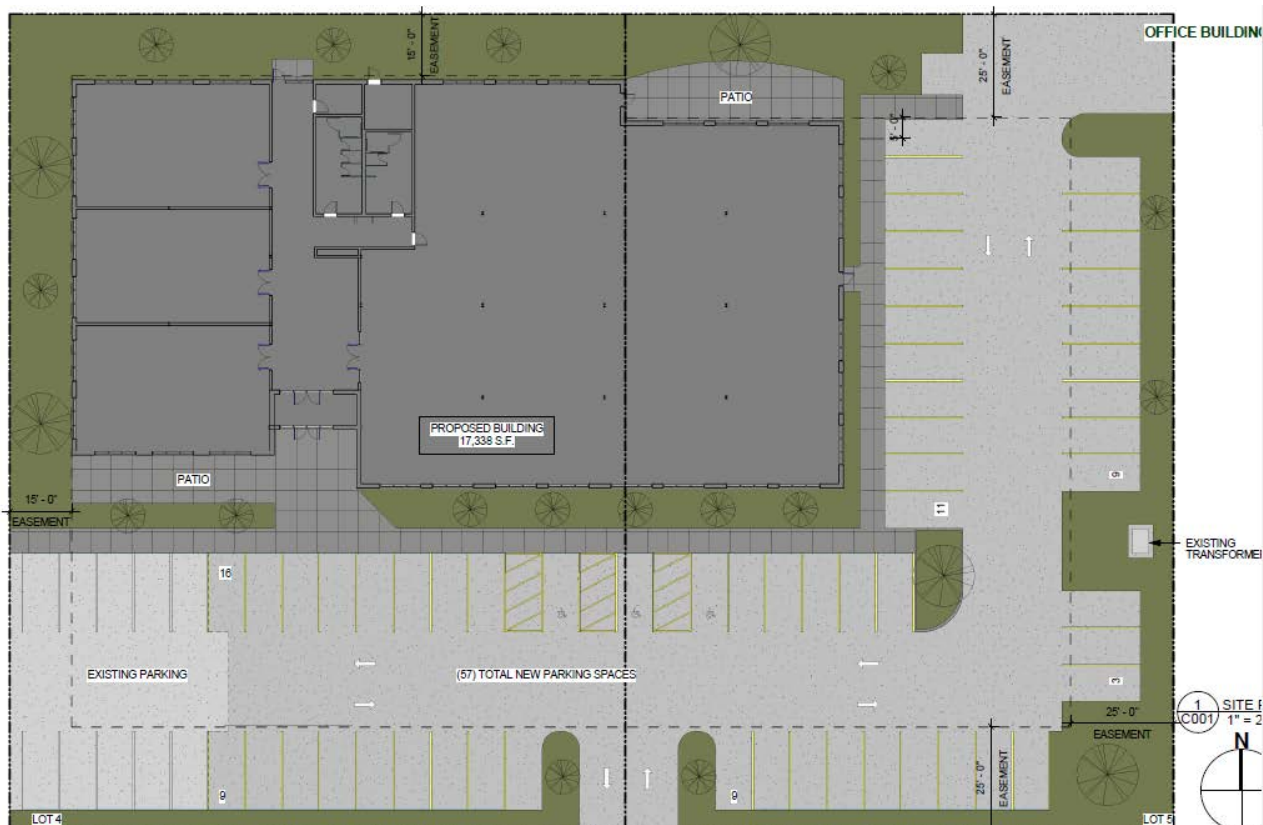
Parks/Open Space. The proposed rezoning does not impact any existing or planned parks or public open spaces.

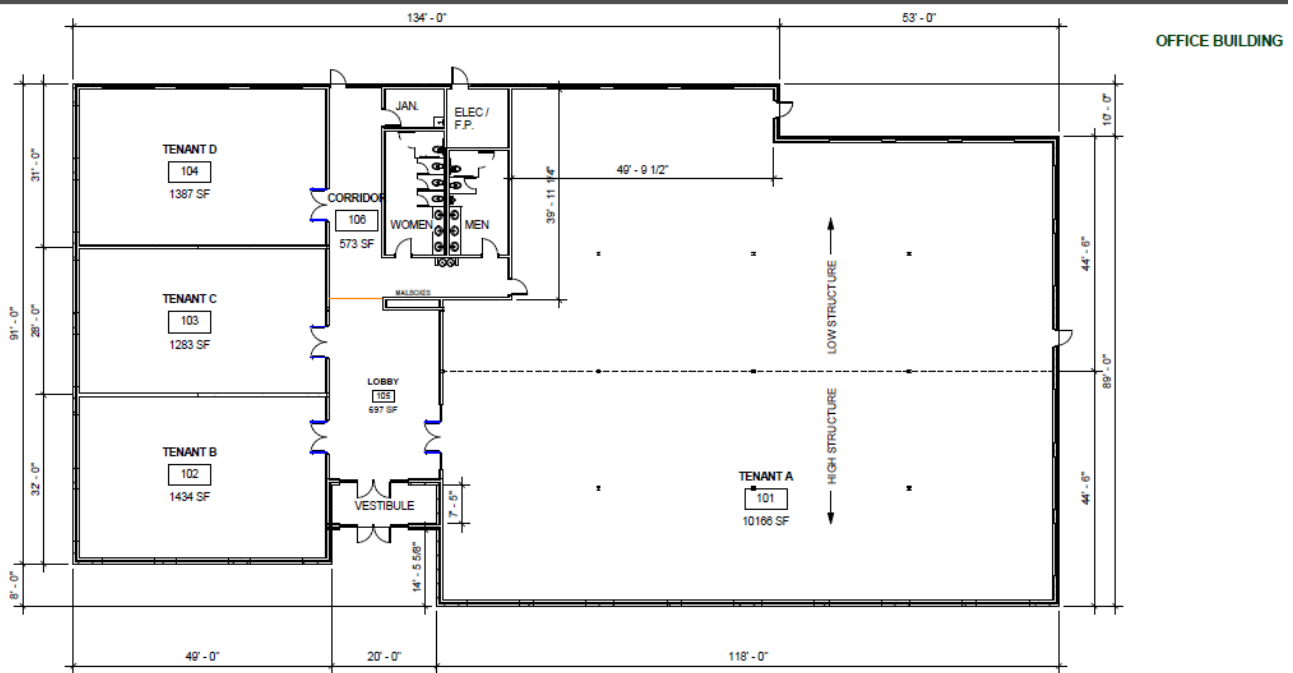
Public Input:

No public hearing is required for a Final Development Plan.

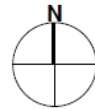
Discussion:

The proposal is to construct a 17,388 square foot commercial office building for multiple tenants. The only additional landscaping would be the eleven (11) canopy trees required due to the added parking (57 spaces).

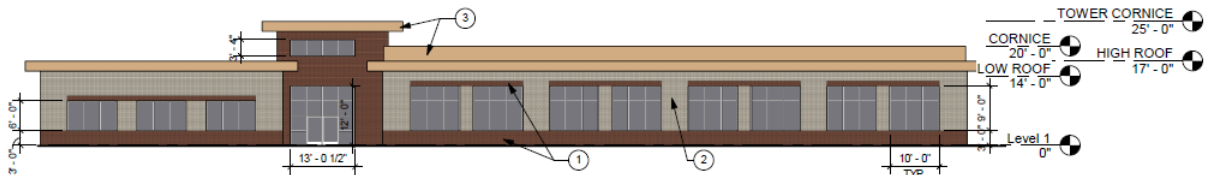




1 LEVEL 1 PLAN
C003 1/16" = 1'-0"



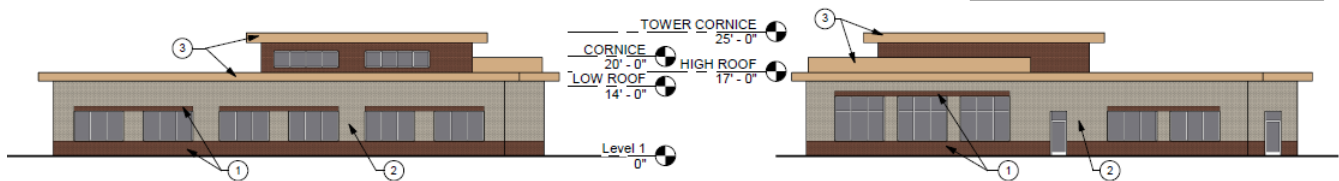
OFFICE BUILDING



1 SOUTH ELEVATION
C004 1/16" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

- ① BRICK 1 ON 6" MTL STUD FRAMING - COLOR T.B.D.
- ② BRICK 2 ON 6" MTL STUD FRAMING - COLOR T.B.D.
- ③ METAL COMPOSITE PANELS - COLOR T.B.D.



2 WEST ELEVATION
C004 1/16" = 1'-0"

3 EAST ELEVATION
C004 1/16" = 1'-0"

4 NORTH ELEVATION
C004 1/16" = 1'-0"

Findings

- The development conforms to the comprehensive plan.
- The development continues build-out of the Utica Corners area.

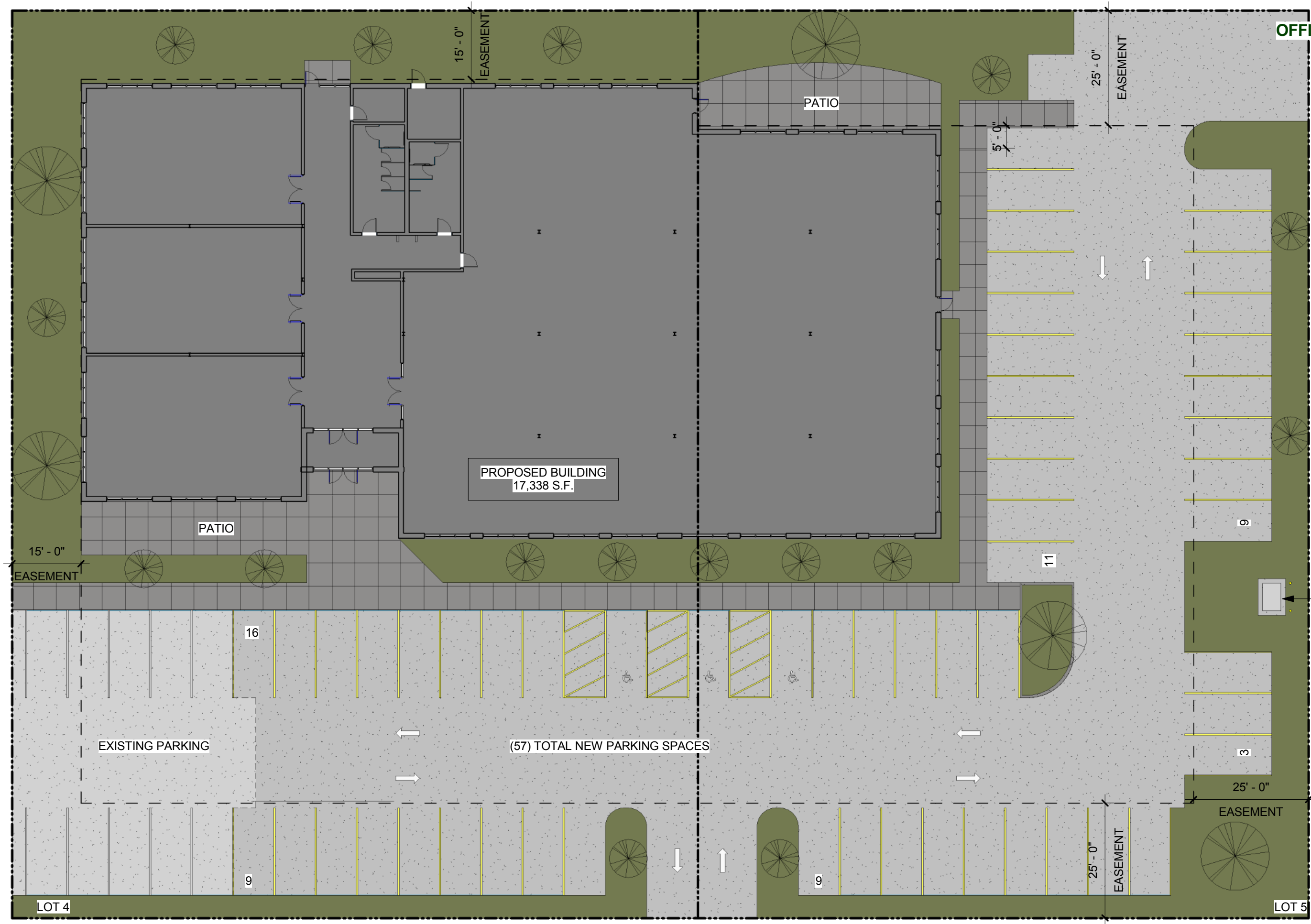
Staff Recommendation

Staff recommends the City Plan and Zoning Commission forward Case No. FDP15-05 to the City Council for approval subject to the following conditions:

1. That the developer comply with Chapter 13.34 of the City Code regarding stormwater quality volume capture and infiltration including a complete Stormwater Management Plan (SWMP) application and supporting documents;
2. That the developer submit Construction Site Erosion and Sediment Control (COSESCO) plans and permit and have all erosion control measures in place prior to the start of any site work.
3. That the developer submit a site plan in compliance with Chapter 17.56 of the City Code.

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division



OFFICE BUILDING

PROPOSED BUILDING
17,338 S.F.

PATIO

PATIO

15'-0"
EASEMENT

25'-0"
EASEMENT

11

16

EXISTING PARKING

(57) TOTAL NEW PARKING SPACES

EXISTING TRANSFORMER

9

3

25'-0"

EASEMENT

25'-0"
EASEMENT

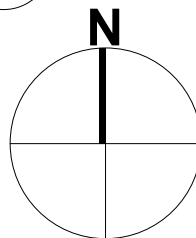
LOT 4

9

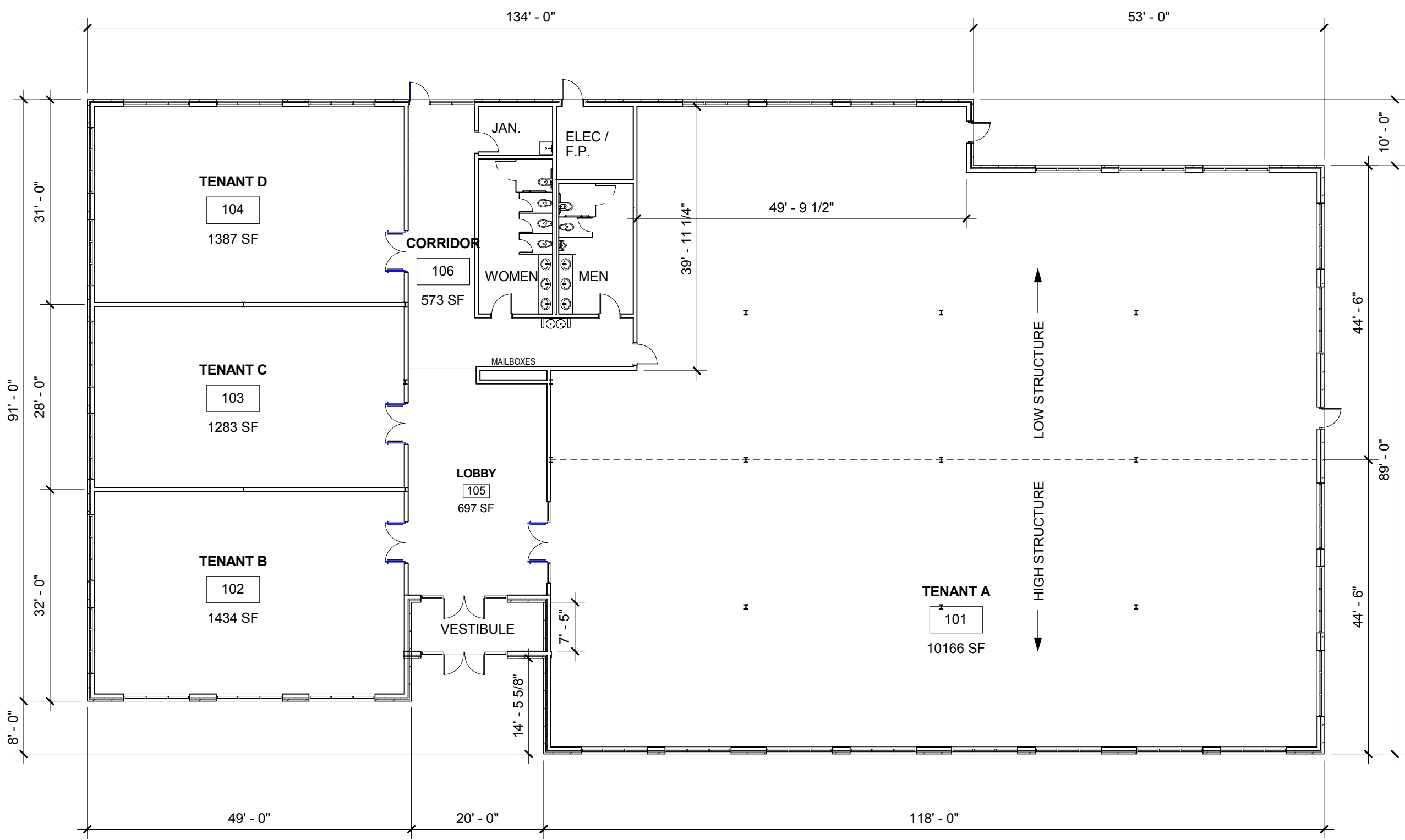
9

LOT 5

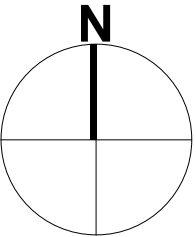
1 SITE PLAN
C001 1" = 20'-0"

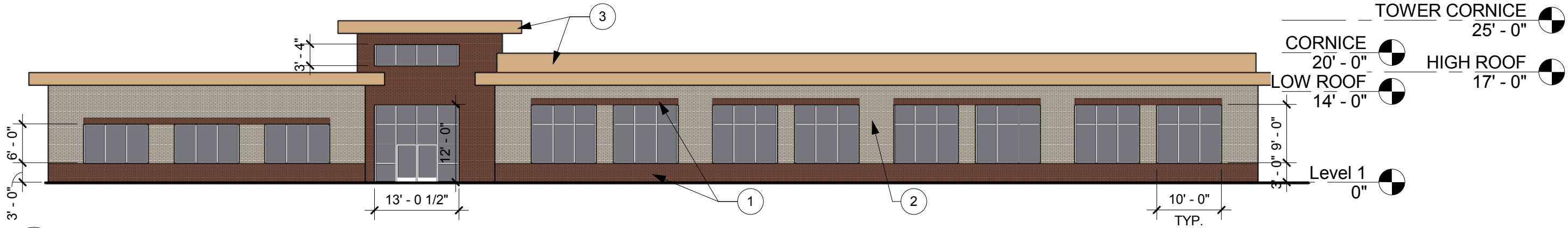






1 LEVEL 1 PLAN
C003 1/16" = 1'-0"

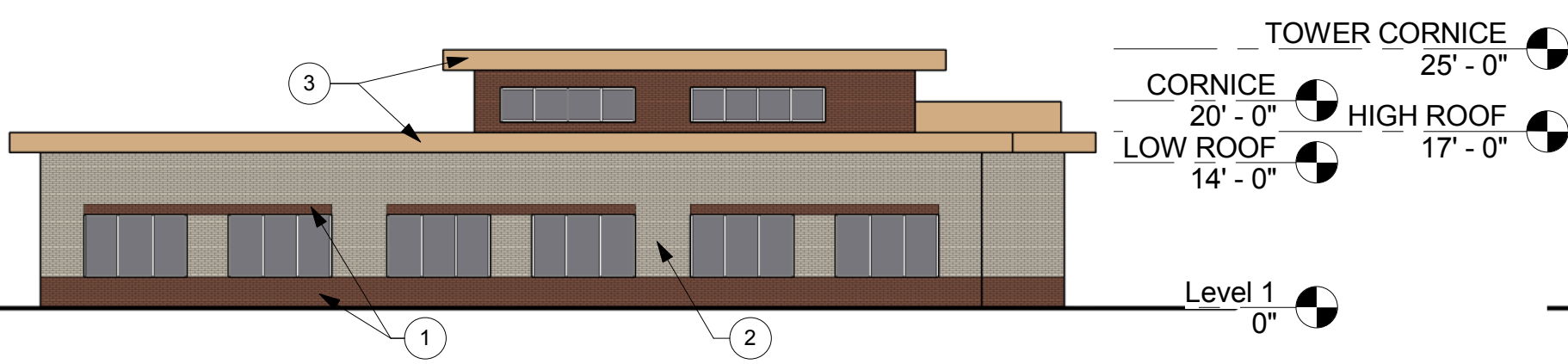




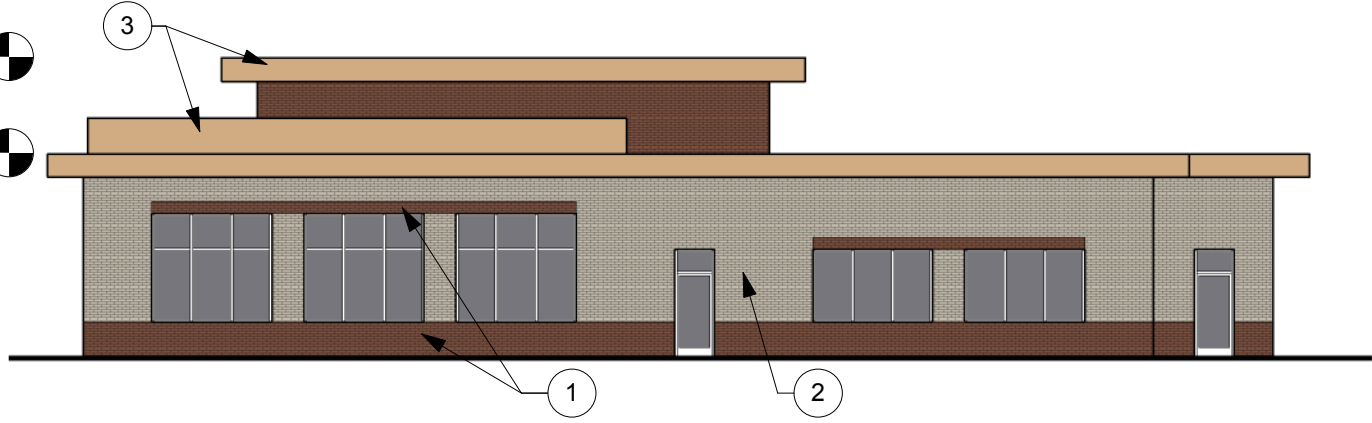
1 SOUTH ELEVATION
C004 1/16" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

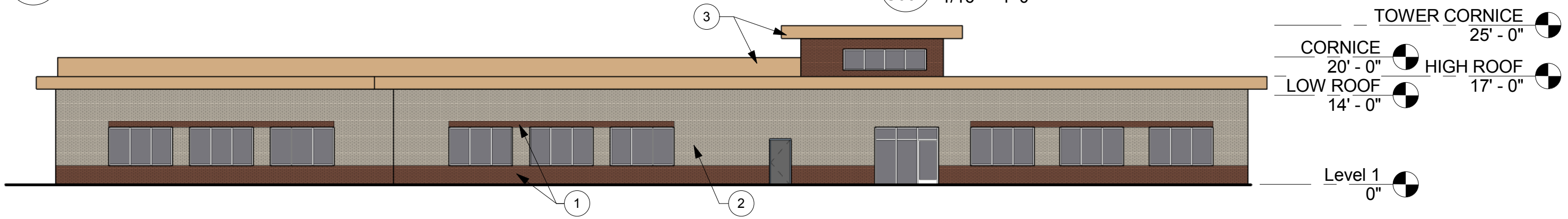
- 1 BRICK 1 ON 6" MTL STUD FRAMING - COLOR T.B.D.
- 2 BRICK 2 ON 6" MTL STUD FRAMING - COLOR T.B.D.
- 3 METAL COMPOSITE PANELS - COLOR T.B.D.



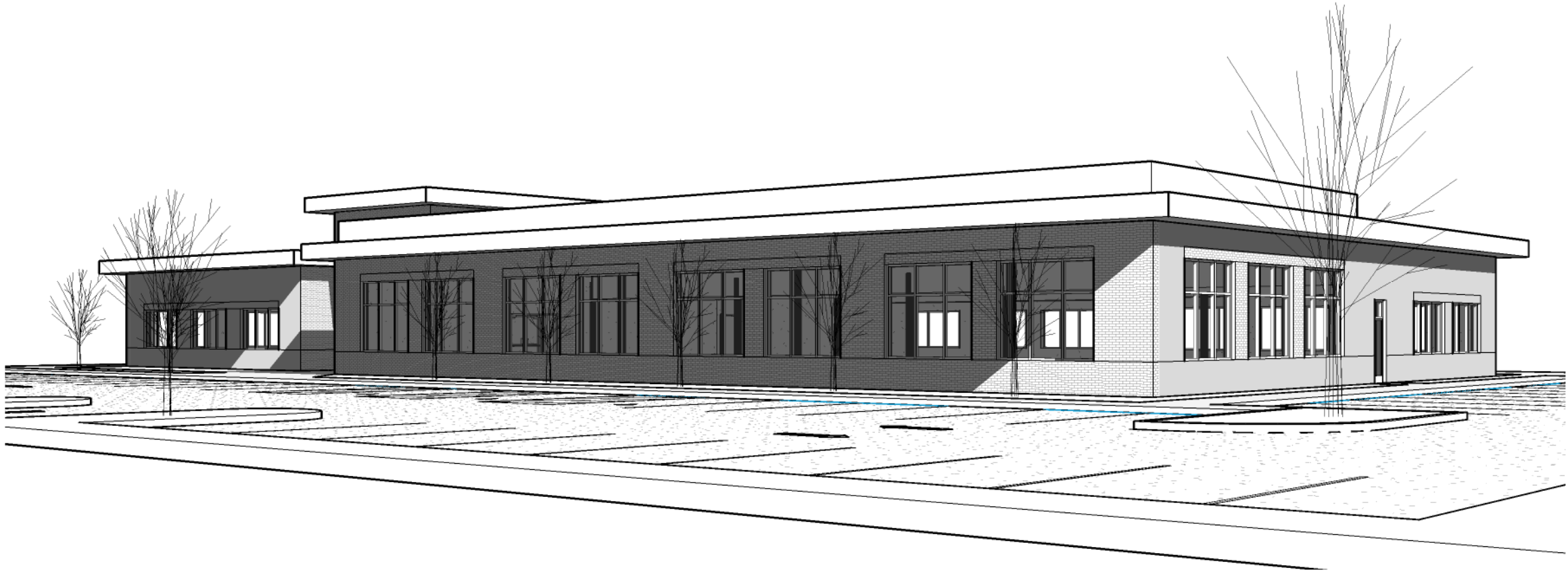
2 WEST ELEVATION
C004 1/16" = 1'-0"



3 EAST ELEVATION
C004 1/16" = 1'-0"



4 NORTH ELEVATION
C004 1/16" = 1'-0"



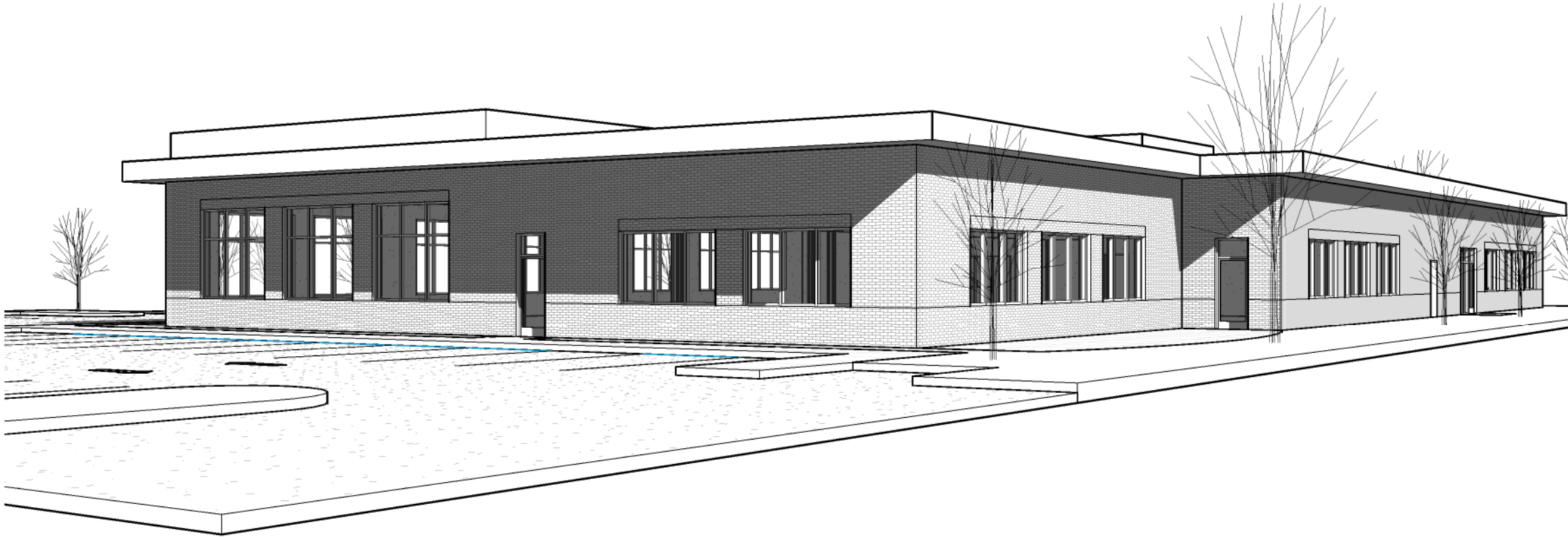
VIEW FROM SOUTH WEST



VIEW FROM SOUTH EAST



VIEW FROM NORTH WEST



VIEW FROM NORTH EAST

City of Davenport

Agenda Group: Public Safety
Department: Public Works
Contact Info: Gary Statz (563) 326-7754
Wards: 4

Action / Date
PS12/2/2015

Subject:

Second Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by adding Brown Street in front of the property at 2104 Brown Street. *[Ward 4]*

Recommendation:

Adopt the ordinance.

Relationship to Goals:

Revitalized Neighborhoods & Corridors

Background:

The 2100 block of Brown Street often has cars lining both sides of the street during the school year. Even at night, there are cars taking about half of the available parking. Most of the homes on this block are owned by St. Ambrose University. The resident at 2104 Brown asked for resident parking only, so I polled the residents on the block who are homeowners. The others did not want the zone in front of their homes because they had plenty of off-street parking, so the zone will only be in front of this home, which is at the corner of Brown and High. There is room for only one car off-street at this property, so there is a need for the resident parking only zone.

ATTACHMENTS:

Type	Description
▢ Ordinance	PS_ORD_2104 Brown St resident parking_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	12/28/2015 - 10:50 AM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE XI RESIDENT PARKING ONLY THERETO BY ADDING BROWN STREET IN FRONT OF THE PROPERTY AT 2104 BROWN STREET.

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

Brown Street in front of the property at 2104 Brown Street.

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

Agenda Group: Public Safety
Department: Public Works
Contact Info: Gary Statz (563) 326-7754
Wards: 1

Action / Date
PS12/2/2015

Subject:

Second Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by adding Oklahoma Avenue along both sides from Locust Street north 265 feet.
[Ward 1]

Recommendation:
Adopt the ordinance.

Relationship to Goals:
Revitalized Neighborhoods & Corridors

Background:

Oklahoma Avenue is a seal coat road that is 20 feet wide with almost no curb and gutter. People attending games at Emeis Park have parked by the homes just north of Locust and often caused ruts in their yards due to the lack of curb and gutter. They should be using the available parking space off of Emeis Park Drive or parking on Eagle's Crest Avenue.

ATTACHMENTS:

Type	Description
▣ Ordinance	PS_ORD_Oklahoma No Parking_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	12/28/2015 - 10:50 AM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SECTIONS OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE VII NO PARKING THERETO BY ADDING OKLAHOMA AVENUE ALONG BOTH SIDES FROM LOCUST STREET NORTH 265 FEET.

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

Section 1. That Schedule VII No Parking of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding the following:

Oklahoma Avenue along both sides from Locust Street north 265 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

Published in the Quad City Times on _____

City of Davenport

Agenda Group: Public Safety
Department: Public Works
Contact Info: Gary Statz (563) 326-7754
Wards: 5

Action / Date
PS1/6/2016

Subject:

First Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by adding Farnam Street along the east side from a point 85 feet north of Dover Court, north 25 feet. [Ward 5]

Recommendation:

Adopt the ordinance.

Relationship to Goals:

Revitalized Neighborhoods & Corridors.

Background:

2409 Farnam Street has no off-street parking due to the nature of the surrounding rental units. The resident is requesting a 25' zone in front of his house. This has been reviewed and recommended by Traffic Engineering.

ATTACHMENTS:

Type	Description
▣ Ordinance	PS_ORD_2409 Farnam St resident parking_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Rejected	12/29/2015 - 11:55 AM
Public Works - Engineering	Statz, Gary	Approved	12/29/2015 - 12:01 PM
Public Works - Engineering	Lechvar, Gina	Approved	12/30/2015 - 3:06 PM
Public Works Committee	Lechvar, Gina	Approved	12/30/2015 - 3:06 PM
City Clerk	Admin, Default	Approved	12/30/2015 - 3:10 PM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE XI RESIDENT PARKING ONLY THERETO BY ADDING FARNAM STREET ALONG THE EAST SIDE FROM A POINT 85 FEET NORTH OF DOVER COURT, NORTH 25 FEET.

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

Farnam Street along the east side from a point 85 feet north of Dover Court, north 25 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 _____

Frank Klipsch
Mayor

Attest: _____
Jackie Holecek, CMC
Deputy City Clerk

City of Davenport

Agenda Group: Public Safety
Department: Public Works
Contact Info: Gary Statz; (563) 326-7754
Wards: 4

Action / Date
PS1/6/2016

Subject:

First Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by adding Gaines Street along the west side from Spalding Boulevard to Rusholme Street, between the hours of 7 AM and 5 PM on school days. [Ward 4]

Recommendation:

Adopt the ordinance.

Relationship to Goals:

Revitalized Neighborhoods & Corridors.

Background:

Student parking has caused traffic and site issues in this area. Traffic Engineering recommends resident parking only to help traffic flow and safety.

ATTACHMENTS:

Type	Description
▢ Ordinance	PS_ORD_Gaines St resident parking_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	12/30/2015 - 4:03 PM
Public Works Committee	Lechvar, Gina	Approved	12/30/2015 - 4:03 PM
City Clerk	Admin, Default	Approved	12/30/2015 - 4:06 PM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE XI RESIDENT PARKING ONLY THERETO BY ADDING GAINES STREET ALONG THE WEST SIDE FROM SPALDING BOULEVARD TO RUSHOLME STREET, BETWEEN THE HOURS OF 7 AM AND 5 PM ON SCHOOL DAYS.

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

Gaines Street along the west side from Spalding Boulevard to Rusholme Street, between the hours of 7 AM and 5 PM on school days.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch
Mayor

Attest: _____
Jackie Holecek, CMC
Deputy City Clerk

City of Davenport

Agenda Group: Public Works
Department: Engineering
Contact Info: Gene Hellige; 563-326-7923
Wards: 6

Action / Date
PW1/6/2016

Subject:

Resolution awarding the contract to Valley Construction Company of Rock Island, IL for the Veterans Memorial Parkway Paving and Bridge Project from I-74 to Utica Ridge Road in the amount of \$6,028,173. CIP #10556. [Ward 6]

Recommendation:

Pass the resolution.

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities.

Background:

This project constructs a 4 lane bridge over Crow Creek and divided pavement on new alignment between I-74 and Utica Ridge. A shared use trail will be included on the south side and a sidewalk on the north side. The new alignment will line up with proposed Forest Grove Road east of Utica Ridge. All environmental permits have been received, all rights of way have been acquired and all DOT plan reviews were completed. This will continue the construction of the long planned major street across the northern part of Davenport and Bettendorf.

Four bids were received by the DOT on November 17, 2015. Bids ranged from a high of \$7,563,783.89 to a low of \$6,028,173.35. The tabulation of bids is attached. Funding is available in CIP Project #10556.

Utility relocations are expected to be done during the winter. Bridge work is expected to begin in the spring of 2016 with completion of the entire project by the end of the 2017 construction season.

The award is subject to Iowa Department of Transportation and Federal Highway Administration concurrence.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	12/30/2015 - 3:37 PM
Public Works Committee	Lechvar, Gina	Approved	12/30/2015 - 4:42 PM
City Clerk	Admin, Default	Approved	12/30/2015 - 4:42 PM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose.

RESOLUTION awarding the contract to Valley Construction Company of Rock Island, IL for construction of the Veterans Memorial Parkway Paving and Bridge Project from I-74 to Utica Ridge Road in the amount of \$6,028,173. CIP #10556.

WHEREAS, the Veterans Memorial Parkway Paving and Bridge Project from I-74 to Utica Ridge Road was advertised and published according to state law, and

WHEREAS, Four bids were received at the appointed time and place for the bid opening;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa: that subject to Iowa Department of Transportation and Federal Highway Administration concurrence, the contract for the above-said work be awarded to Valley Construction Company, they being the low bidder.

BE IT FURTHER RESOLVED: that subject to Iowa Department of Transportation and Federal Highway Administration concurrence, the mayor is hereby authorized and directed to sign said contract for and in behalf of the City of Davenport, Iowa.

Passed and approved this 13TH day of January, 2016

Approved:

Attest:

Frank L. Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group: Public Works
Department: Engineering
Contact Info: Eric Gravert; (563) 327-5125
Wards: 1

Action / Date
PW1/6/2016

Subject:
Resolution of acceptance for the reconstruction of the Credit Island Lodge completed by Swanson Construction Company of Bettendorf, IA. [Ward 1]

Recommendation:
Accept the resolution.

Relationship to Goals:
Enhance Quality of Life.
Upgraded City Infrastructure & Public Facilities.

Background:
On May 2, 2013, the Credit Island Lodge was significantly damaged by a structure fire.

Throughout the summer of 2013, a task force of citizen stakeholders was formed to outline a consensus plan of action regarding the structure repair/replacement based upon pending insurance settlement funds. On August 21, 2013, the Credit Island Task Force recommendation to rebuild the lodge was approved by City Council.

A request for proposals for design was issued on September 10, 2013 and was subsequently awarded to Stanley Consultants of Muscatine, IA on November 13, 2013.

This project made the structure flood resistant per FEMA regulations while restoring the interior and exterior building appearance to the greatest extent possible.

The project bid notice was April 7, 2014 with an award for construction June 23, 2014. Project substantial completion was February 27, 2015.

The total cost of the project including design and construction was \$1.7 million dollars. This work will be funded by Capital Improvements Program #10600, with funding provided by insurance settlement funds.

ATTACHMENTS:

Type	Description
□ Cover Memo	PW_RES_ACCP Final Acceptance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	12/31/2015 - 9:05 AM
Public Works Committee	Lechvar, Gina	Approved	12/31/2015 - 9:05 AM
City Clerk	Admin, Default	Approved	12/31/2015 - 9:12 AM

Resolution No. _____

Resolution offered by Alderman Ambrose

Resolution of acceptance for the reconstruction of the Credit Island Lodge completed by Swanson Construction Company of Bettendorf, IA.

Whereas, the City of Davenport entered into a contract with Swanson Construction Company of Bettendorf, Iowa for construction work; and

Whereas, work on the project has been satisfactorily completed

Now, therefore, be it resolved, by the City Council of the City of Davenport, Iowa: that the reconstruction of the Credit Island Lodge is flood resistant per FEMA regulations while restoring the interior and exterior appearance to the greatest extent possible is hereby accepted.

Passed and approved this 13th day of January, 2016.

Approved:

Attest:

Frank L. Klipish, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group: Committee of the Whole
Department: Public Works
Contact Info: Tom Leabhart; (563)327-5155
Wards: 8

Action / Date
PW1/6/2016

Subject:

Resolution approving Agreement 2016-F1 granting permission to Windstream to install Buried Communications Cable within public right-of-way and easements in the City of Davenport along Elmore Avenue from Jersey Ridge Road to 7077 Elmore Avenue. [Ward 8]

Recommendation:

Approve the resolution.

Relationship to Goals:

Enhance quality of life.

Background:

Windstream has requested permission to install buried communication fiber optic line within City right-of-way along Elmore Avenue from Jersey Ridge Road to 7077 Elmore Avenue, distance of approximately 2,500 feet. A map of the general location is attached.

The City's Legal, Engineering and IT Departments have reviewed and approved the proposed route and terms of the resolution. The Agreement Reference number is 2016-F1.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES pg2
▣ Exhibit	2016-f1 Casino Fiber

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	12/30/2015 - 3:29 PM
Public Works Committee	Lechvar, Gina	Approved	12/30/2015 - 4:31 PM
City Clerk	Admin, Default	Approved	12/30/2015 - 4:36 PM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Agreement 2016-F1 granting permission to Windstream to install Buried Communications Cable within public right-of-way and easements in the City of Davenport along Elmore Avenue from Jersey Ridge Road to 7077 Elmore Avenue.

WHEREAS, Windstream (The Owner) has submitted a request to construct buried communications cable within public right-of-way and easements in the City of Davenport. Line 2016-F1 will be installed along the south side of Elmore Avenue from Jersey Ridge Road to 7077 Elmore Avenue, a distance of approximately 2,500 feet; and

WHEREAS, the Engineering Division as well as IT and Legal Departments of the City of Davenport, Iowa (the "City") have reviewed said plans and recommend permission be granted for the installation, as described, subject to conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA: that permission is hereby granted to The Owner to install buried communications cable in accordance with the attached plans subject to the following conditions which shall be accepted in writing by The Owner

1. That The Owner shall hold the City harmless, defend and indemnify it from any and all liability for claims of any nature arising from the granting of this authorization of the activities or work performed by The Owner as a consequence thereof, or as the result of the damage, interruption or any other matters relating to the cable and connection therewith or as a result thereof, except as otherwise limited by the provisions of paragraph 9, and that The Owner hold harmless, defend and indemnify the City from any such claims. Further, that The Owner shall name the City and its employees as additional insureds on its liability insurance coverage in limits to be set from time to time by the City Council and initially set at \$1 million each year.
2. That The Owner shall pay all costs for the construction and maintenance of their cable.
3. That The Owner shall coordinate all traffic control required for this project with the Traffic Engineering Division of the Public Works Department and shall be responsible for all costs related to traffic control.
4. That, at the direction of the City Council, The Owner shall remove and replace, relocate, or otherwise adjust said cable in order to provide for the maintenance, construction, or reconstruction of any City owned utility or public improvements within the City of Davenport, Iowa, or, for any other reasonable public cause determined at the discretion of the City Council of Davenport.
5. That all excavations for laying pipes, cable or lines shall be made in such a manner as will not interfere with any gas, sewer, water or other pipes or infrastructure theretofore laid and so as to avoid, so far as possible, obstructing any street or alley or the drainage thereof,

and said streets, avenues and alleys shall be promptly repaired and restored to a condition as good as the same were in prior to the laying of said pipes and any pavement or other surfacing removed shall be repaired and restored with the same kind of material as was used in the construction of the pavement or other surfacing so removed. Settling in any street, avenue or alley caused by such excavations shall be promptly repaired by The Owner and all repairs and replacements shall be to the satisfaction of the City officials; but before opening or making any excavation with in any street or alley rights of way, The Owner shall secure from said City a written permit to do so, except in case of emergency, which permit said City shall issue to The Owner upon reasonable terms and conditions. The Owner shall be responsible for payment of the Standard Excavation Permit Fees established by City Council prior to receiving said permit. The permit fee includes a \$1.00 per foot Disruption Fee where applicable.

6. That the contractor performing the work shall comply with all City Ordinances covering the work, including permits and bonding.
7. That The Owner shall contract with a "One Call" utility notification service for receiving notice on the location of the cable for the time the cable shall be in place and in service.
8. That The Owner shall be responsible for obtaining necessary legal consent and permission from railroad companies, the Iowa Department of Transportation, private and public agencies and other persons or organizations that have a legal interest, and this Resolution is subject to such permission, consent and clearance being obtained from such entities.
9. Unless caused by gross negligence or willful, intentional or malicious conduct by city employees, The Owner releases the City and its employees for and from any and all liability for any damage or interruption, or of any other nature directly or indirectly related to the existence of the cable and related facilities, which at any time occur in the future.
10. The Owner will provide the City of Davenport as built drawings in an electronic format suitable to the City of the entire route.

Passed and approved this 13th day of January, 2016.

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA: That the City Engineer is authorized to issue a permit for construction of said cable when the applicable terms and conditions have been met.

Approved:

Attest:

Frank L. Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

ACCEPTANCE OF PROVISIONS OF RESOLUTION NO. 2016-_____

The undersigned hereby accepts all the terms and conditions of Resolution No. 2016-____, Reference No. 2016-F1 and agrees that the same shall be binding upon undersigned and its successors and assigns.

Windstream

By: _____

Name: _____

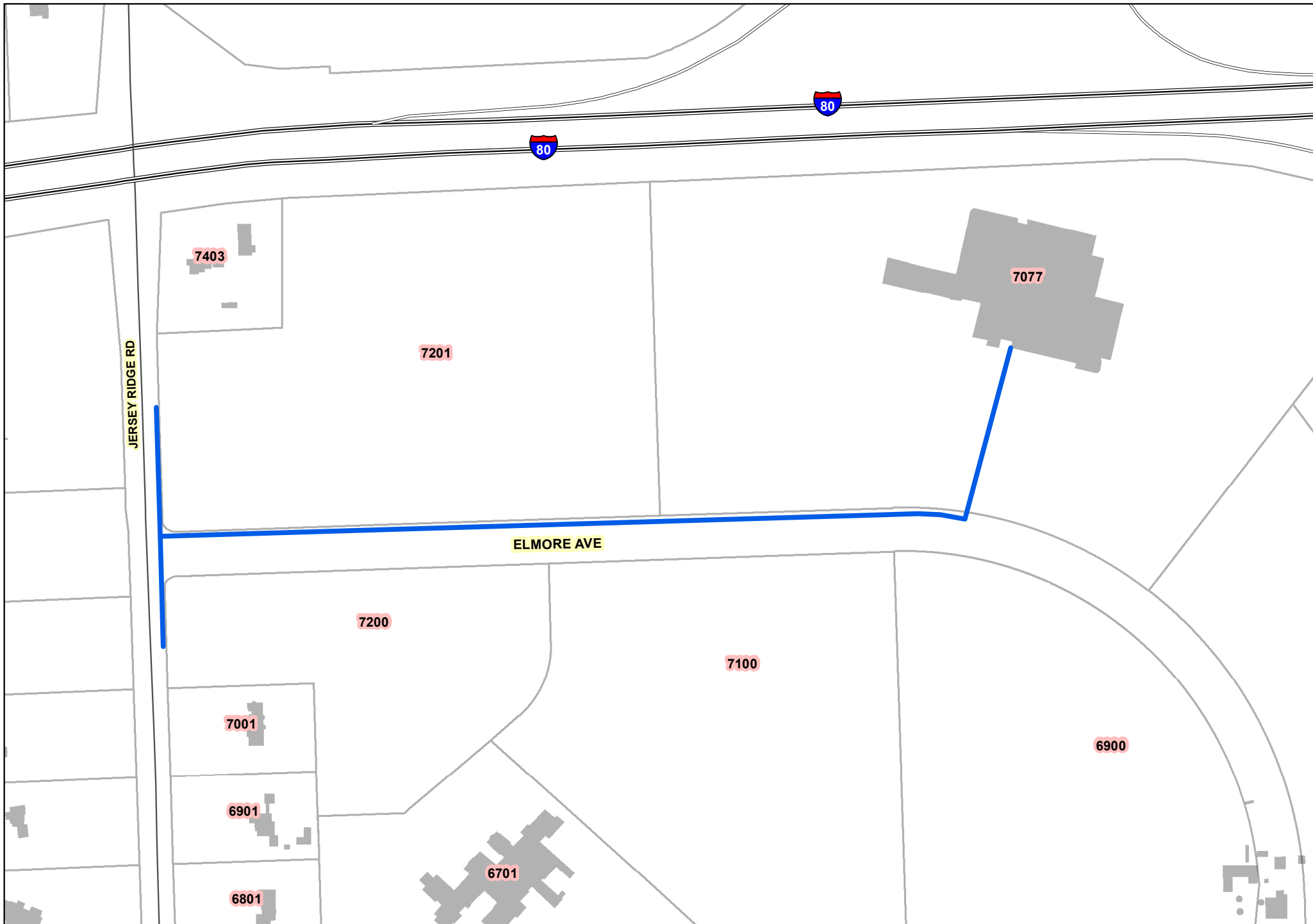
Title: _____

STATE OF _____)
) SS:
COUNTY OF _____)

On this _____ day of _____, 2016, before me, the undersigned notary public, personally appeared _____, known to me to be the _____ of Windstream and the person whose name is subscribed to the fore-going instrument and acknowledged that he/she is duly authorized to execute such agreements on behalf of Windstream to the obligations and duties contained therein and executed the fore-going instrument as his/her voluntary act and deed and as the voluntary act and deed of Windstream.

In witness whereof, I have hereunto set my hand and official seal.

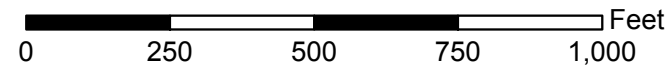
Notary Public



Proposed Fiber Optic Route

2016 - F1

Map Date: 12/15/15



City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Tom Leabhart; (563)326-5155
Wards: 8

Action / Date
PW1/6/2016

Subject:

Resolution approving Agreement 2015-F14 granting permission to Central Scott Telephone to install Buried Communications Cable within public right-of-way in the City of Davenport along 53rd Street from 1970 53rd Street to Spring Street and along Spring Street to 5345 Spring Street. [Ward 8]

Recommendation:

Approve the resolution.

Relationship to Goals:

Enhance quality of life.

Background:

Central Scott Telephone has requested permission to install buried communication fiber optic line within City right-of-way along 53rd Street from 1970 53rd Street to Spring Street and along Spring Street to 5345 Spring Street, distance of approximately 500 feet. A map of the general location is attached.

The City's Legal, Engineering and IT Departments have reviewed and approved the proposed route and terms of the resolution. The Agreement Reference number is 2015-F14.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES_CenScott 53rd Spring-2015-F14 LEABHART
▣ Exhibit	2015-F4 53RD & SPRING FIBER

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	12/21/2015 - 1:18 PM
Public Works Committee	Admin, Default	Approved	12/28/2015 - 9:57 AM
City Clerk	Admin, Default	Approved	12/28/2015 - 9:57 AM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Agreement 2015-F14 granting permission to Central Scott Telephone to install Buried Communications Cable within public right-of-way in the City of Davenport along 53rd Street from 1970 53rd Street to Spring Street and along Spring Street to 5345 Spring Street.

WHEREAS, Central Scott Telephone (The Owner) has submitted a request to construct buried communications cable within public right-of-way in the City of Davenport. Line 2015-F14 will be installed along the northerly side of 53rd Street from 1970 53rd Street to Spring Street and along the west side of Spring Street to 5345 Spring Street, a distance of approximately 500 feet; and

WHEREAS, the Engineering Division as well as IT and Legal Departments of the City of Davenport, Iowa (the "City") have reviewed said plans and recommend permission be granted for the installation, as described, subject to conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA: that permission is hereby granted to The Owner to install buried communications cable in accordance with the attached plans subject to the following conditions which shall be accepted in writing by The Owner

1. That The Owner shall hold the City harmless, defend and indemnify it from any and all liability for claims of any nature arising from the granting of this authorization of the activities or work performed by The Owner as a consequence thereof, or as the result of the damage, interruption or any other matters relating to the cable and connection therewith or as a result thereof, except as otherwise limited by the provisions of paragraph 9, and that The Owner hold harmless, defend and indemnify the City from any such claims. Further, that The Owner shall name the City and its employees as additional insureds on its liability insurance coverage in limits to be set from time to time by the City Council and initially set at \$1 million each year.
2. That The Owner shall pay all costs for the construction and maintenance of their cable.
3. That The Owner shall coordinate all traffic control required for this project with the Traffic Engineering Division of the Public Works Department and shall be responsible for all costs related to traffic control.
4. That, at the direction of the City Council, The Owner shall remove and replace, relocate, or otherwise adjust said cable in order to provide for the maintenance, construction, or reconstruction of any City owned utility or public improvements within the City of Davenport, Iowa, or, for any other reasonable public cause determined at the discretion of the City Council of Davenport.
5. That all excavations for laying pipes, cable or lines shall be made in such a manner as will not interfere with any gas, sewer, water or other pipes or infrastructure theretofore laid and so as to avoid, so far as possible, obstructing any street or alley or the drainage thereof,

and said streets, avenues and alleys shall be promptly repaired and restored to a condition as good as the same were in prior to the laying of said pipes and any pavement or other surfacing removed shall be repaired and restored with the same kind of material as was used in the construction of the pavement or other surfacing so removed. Settling in any street, avenue or alley caused by such excavations shall be promptly repaired by The Owner and all repairs and replacements shall be to the satisfaction of the City officials; but before opening or making any excavation with in any street or alley rights of way, The Owner shall secure from said City a written permit to do so, except in case of emergency, which permit said City shall issue to The Owner upon reasonable terms and conditions. The Owner shall be responsible for payment of the Standard Excavation Permit Fees established by City Council prior to receiving said permit. The permit fee includes a \$1.00 per foot Disruption Fee where applicable.

6. That the contractor performing the work shall comply with all City Ordinances covering the work, including permits and bonding.
7. That The Owner shall contract with a "One Call" utility notification service for receiving notice on the location of the cable for the time the cable shall be in place and in service.
8. That The Owner shall be responsible for obtaining necessary legal consent and permission from railroad companies, the Iowa Department of Transportation, private and public agencies and other persons or organizations that have a legal interest, and this Resolution is subject to such permission, consent and clearance being obtained from such entities.
9. Unless caused by gross negligence or willful, intentional or malicious conduct by city employees, The Owner releases the City and its employees for and from any and all liability for any damage or interruption, or of any other nature directly or indirectly related to the existence of the cable and related facilities, which at any time occur in the future.
10. The Owner will provide the City of Davenport as built drawings in an electronic format suitable to the City of the entire route.

Passed and approved this 13th day of January, 2016.

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA: That the City Engineer is authorized to issue a permit for construction of said cable when the applicable terms and conditions have been met.

Approved:

Attest:

Frank L. Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

ACCEPTANCE OF PROVISIONS OF RESOLUTION NO. 2015-_____

The undersigned hereby accepts all the terms and conditions of Resolution No. 2015-____, Reference No. 2015-F9 and agrees that the same shall be binding upon undersigned and its successors and assigns.

Central Scott Telephone

By: _____

Name: _____

Title: _____

STATE OF _____)
) SS:
COUNTY OF _____)

On this _____ day of _____, 2015, before me, the undersigned notary public, personally appeared _____, known to me to be the _____ of Central Scott Telephone and the person whose name is subscribed to the fore-going instrument and acknowledged that he/she is duly authorized to execute such agreements on behalf of Central Scott Telephone to the obligations and duties contained therein and executed the fore-going instrument as his/her voluntary act and deed and as the voluntary act and deed of Central Scott Telephone.

In witness whereof, I have hereunto set my hand and official seal.

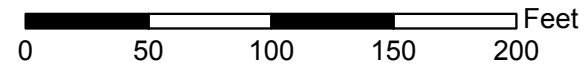
Notary Public



Proposed Fiber Optic Route

2015 - F14

Map Date: 12/14/15



City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Ron Hocker;(563) 327-5169
Wards: All

Action / Date
PW1/6/2016

Subject:
Resolution approving the specifications, form of contract and estimate of cost for the Fiscal Year 2017-2018 Contract Sewer Repair Program, CIP Project #30002 and #33001. [All Wards]

Recommendation:
Pass the resolution.

Relationship to Goals:
Upgraded City Infrastructure and Public Facilities.

Background:
Design of the sewer repairs and program management will be completed by the Sewers Division with quality assurance inspections being completed by Engineering Division Staff. Contract awards are proposed for June 2016, contingent on final approval of the FY2017 budget.

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

Contracts will be guaranteed in the amount of \$250,000 for each contractor. The maximum contract value is \$1,550,000. Funds for the FY2017-2018 Contract Sewer Repair Program are projected to be budgeted in CIP Project #30002 and #33001 at \$1,550,000.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES pg2 sewer

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	12/31/2015 - 12:27 PM
Public Works Committee	Lechvar, Gina	Approved	12/31/2015 - 12:27 PM
City Clerk	Admin, Default	Approved	12/31/2015 - 12:28 PM

Resolution No. _____

Resolution offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION Approving the Specifications, Form of Contract, and Estimated Cost for the Fiscal Year 2017-2018 Contract Sewer Repair Program.

WHEREAS, on the 30th day of December, 2015, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa for the Fiscal Year 2017-2018 Contract Sewer Repair Program within the City of Davenport, Iowa; and

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that said specifications, form of contract and estimate of cost are hereby approved as the specifications, form of contract and estimate of cost for said Fiscal Year 2017-2018 Contract Sewer Repair Program.

Passed and approved this 13th day of January, 2016.

Approved:

Attest:

Frank J. Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Tom Leabhart; (563)326-5155
Wards: 8

Action / Date
PW1/6/2016

Subject:

Motion considering a waiver of sidewalk installation for the Kraft Heinz Company relocation in the Eastern Iowa Industrial Center. [Ward 8]

Recommendation:

Approve the motion.

Relationship to Goals:

Welcome investment.

Background:

Section 12.12.030 of the Davenport Municipal Code requires that sidewalks be constructed along the right-of-way of each public street prior to building occupancy unless a waiver is granted by City Council.

The owner of the subject property has requested a waiver. Historically no other properties within the Eastern Iowa Industrial Center have been required to construct sidewalk. An area map is provided along with a request letter from Kraft Heinz.

If the waiver request is denied, the property owner will be required to construct the sidewalk at the present time, prior to the occupancy permit.

If the waiver is granted, the property owner will be allowed to postpone sidewalk construction until such time as construction is ordered by Council. The property owner would remain financially obligated for the cost of installation when it takes place.

ATTACHMENTS:

Type	Description
▣ Cover Memo	KraftHeinzDavenportSidewalkWaiver
▣ Exhibit	KRAFT SIDEWALKS

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Rejected	12/18/2015 - 10:36 AM
Public Works - Engineering	Leabhart, Tom	Approved	12/18/2015 - 11:29 AM
Public Works - Engineering	Lechvar, Gina	Approved	12/21/2015 - 1:10 PM
Public Works Committee	Admin, Default	Approved	12/28/2015 - 9:56 AM
City Clerk	Admin, Default	Approved	12/28/2015 - 9:56 AM

KraftHeinz

November 19, 2015

City of Davenport
1200 E. 46th Street
Davenport, IA 52807

Dear City Council Members:

As you aware The Kraft Heinz Company will soon begin construction on a new state-of-the-art manufacturing facility within the Eastern Iowa Industrial Center.

We are formerly requesting a waiver of Chapter 12.12.030 within the City of Davenport Municipal Code, which requires a permanent sidewalk to be constructed along the street side of each building erected.

Our new facility should be exempt from this requirement as it is being constructed in an industrial complex that has no residential use. We understand that other sites developed within the Eastern Iowa Industrial Complex have received similar waivers.

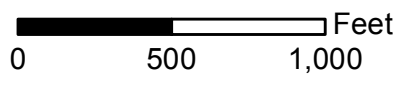
Thank you for your attention to this matter.



Mark Malenke
Operations Strategy
The Kraft Heinz Company



KRAFT HEINZ DEVELOPMENT



City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Joe Balge; (563) 327-5105
Wards: 8

Action / Date
PW1/6/2016

Subject:

Motion accepting the storm sewer, sanitary sewer, and paving associated with the Eastern Avenue Farms 4th Addition subdivision site improvements. [Ward 8]

Recommendation:

Approve the motion.

Relationship to Goals:

Welcome investment.

Background:

The Eastern Ave. Farms 4th Addition subdivision is located east of Eastern Ave. on E. 61st St. The plans for the subdivision were prepared by McClure Engineering Associates, Inc. of East Moline, IL. The contractors performing the construction were NJ Miller, Inc. of Davenport, IA, and Hawkeye Sewer and Water of Davenport, IA, on behalf of O'Bros LLC of Davenport, IA.

The contractors have completed the site development and extended E. 61st Street as well as added Christie Court, Belle Court, and E. 62nd Street. The contractor also installed new storm and sanitary sewer to service the future development.

The Davenport Department of Public Works has inspected the work and found it to be acceptable according to City of Davenport specifications. The sanitary sewer, storm sewer, and paving have been satisfactorily completed and are hereby formally accepted, and, as of this date, public infrastructure.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	12/21/2015 - 12:57 PM
Public Works Committee	Admin, Default	Approved	12/28/2015 - 9:55 AM
City Clerk	Admin, Default	Approved	12/28/2015 - 9:55 AM

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Joe Balge; (563) 327-5105
Wards: 7

Action / Date
PW1/6/2016

Subject:

Motion accepting the sanitary sewer associated with the Kwik Trip Convenience Store #280 (dba Kwik Star) – Main St. & W. Kimberly Rd. [Ward 7]

Recommendation:

Approve the motion.

Relationship to Goals:

Welcome investment.

Background:

The Kwik Trip Convenience Store #280 located at the southwest corner of Kimberly Road and Main Street. The existing sanitary sewer at the south edge of the property was removed and replaced further to the south to avoid having it located in the store's new detention basin. The work was performed by Ryan and Associates, Inc. of Davenport, IA.

The Davenport Department of Public Works has inspected the work and found it to be acceptable according to City of Davenport specifications. The sanitary sewer has been satisfactorily completed and is hereby formally accepted and, as of this date, public infrastructure.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	12/30/2015 - 3:14 PM
Public Works Committee	Lechvar, Gina	Approved	12/30/2015 - 3:15 PM
City Clerk	Admin, Default	Approved	12/30/2015 - 3:17 PM

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Mike Atchely; (563)327-5149
Wards: 5

Action / Date
PW1/6/2016

Subject:

Motion to amend the 2013 amendment to the 2007 lease agreement with Davenport Family Homes at the Annie Wittenmeyer Complex. [Ward 5]

Recommendation:

Approve the motion.

Relationship to Goals:

Enhance quality of life.

Background:

In 2007 Davenport Family Homes, Inc. entered into a lease agreement at the Annie Wittenmeyer Complex to use additional space at the Administration Building and two more additional cottages on the north campus. In 2013 the agreement was amended to vacate cottages 8 and 11. Now due to additional budget restraints and the realignment of resources, Davenport Family Homes is proposing to vacate Cottage 9 thus reducing its lease expense \$334.40 per month. All other provisions of the 2007 lease as amended in 2013 remain in full force and effect.

ATTACHMENTS:

Type	Description
▢ Cover Memo	2016 Amendment to the 2013 Lease Amendment

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	12/22/2015 - 1:43 PM
Public Works Committee	Admin, Default	Approved	12/28/2015 - 9:56 AM
City Clerk	Admin, Default	Approved	12/28/2015 - 9:56 AM

AMENDMENT TO LEASE AGREEMENT

THIS AMENDMENT TO LEASE AGREEMENT is made and entered into this
1st day of January, 2013, by and between THE CITY OF DAVENPORT,
IOWA, and DAVENPORT FAMILY HOMES, Ltd.

WITNESSETH

WHEREAS, City and Davenport Family Homes, Ltd., have entered into a Lease
Agreement dated January 10th, 2007;

WHEREAS, City and Davenport Family Homes, Ltd., desire to revise the
monthly lease for Davenport Family Homes, Ltd., as a result of budget cuts and having to
vacate 4 cottages;

NOW, THEREFORE, in consideration of the premises and the mutual covenants
contained herein, the City and Davenport Family Homes, Ltd., agree as follows:

1. The monthly rental for Davenport Family Homes, Ltd. beginning January 1,
2013 shall be as follows:

\$1,100 per month for the South Campus is a separate lease agreement
which remains the same and is not affected by this amendment.

For the North Campus

\$725.40 per month for the Administration Building

\$369.23 per month for the Kitchen/Annex

\$783.75 per month for the Cafeteria

\$334.40 per month for Cottage #9

\$120.00 per month for the Lower Kitchen Storage Room

2. This Amendment only affects the "Basic Rental" due each month and all other terms of the 2007 Lease Agreement shall remain in full force and effect in all other respects.

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment to Lease Agreement the day and year first above written.

CITY OF DAVENPORT, IOWA

Davenport Family Homes, Ltd.,

By: _____
William E. Gluba,
Mayor

By: Cheryl Goodwin
Cheryl Goodwin,
CEO

City of Davenport

Agenda Group: Public Works
Department: Public Works/Fire Dept
Contact Info: Brian Schadt 326-7786/Chief Washburn 326-7942
Wards: 3

Action / Date
PW1/6/2016

Subject:
Motion awarding the Central Fire Station - Furniture contract to Paragon Commercial Interiors Inc. of Davenport, in the amount of \$127,349.94. [Ward 3]

Recommendation:
Approve the Motion.

Relationship to Goals:
Financial Accountability.

Background:
An Invitation to Bid was issued and sent to forty four vendors on November 13, 2015. On December 4, 2015, the Purchasing Division received and opened four bids. Two were incomplete.

Paragon Commercial Interiors has done various projects for the City. They are the lowest responsive and responsible vendor. A bid tab is attached.

Funding for this project is from the Central Fire Station CIP Account #02348.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Bid Tab - Central Fire - Furniture

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	12/30/2015 - 3:11 PM
Public Works Committee	Lechvar, Gina	Approved	12/30/2015 - 3:12 PM
City Clerk	Admin, Default	Approved	12/30/2015 - 3:16 PM

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: CENTRAL FIRE - FURNITURE
BID NUMBER: 16-45
OPENING DATE: DECEMBER 4, 2015
CIP PROJECT: 02348
RECOMMENDATION: AWARD THE CONTRACT TO PARAGON COMMERCIAL
INTERIORS INC OF DAVENPORT.

<u>VENDOR NAME</u>	<u>BID AMOUNT</u>
Paragon Commercial Interiors Inc. of Davenport	\$127,349.94
Pigott of Davenport	\$144,456.68

Prepared By Kristi Keller 12/29/15
Purchasing

Approved By Neil Leason 12/29/15 Lynne Leason 12/23/15
PW Director Date Fire Chief Date

Approved By Brali Coz 12-29-15
Budget/CIP

Approved By Linda Stollard 12-29-15
Finance Director

City of Davenport

Agenda Group: Public Works
Department: PW - Natural Resources
Contact Info: Brian Stineman 888-2173
Wards: 3

Action / Date
PW1/6/2016

Subject:

Motion to award the contract for the 5th Street Paver Project to 4Sight Construction Group of Kansas City, MO in the amount of \$305,763. [Ward 3]

Recommendation:

Approve the motion.

Relationship to Goals:

Financially responsible City government.

Background:

A request for bid was issued on November 19, 2015 and was sent to 240 contractors. On December 10, 2015 the Purchasing Division received and opened bids from four contractors. A bid tab is attached.

The proposed project consists of saw cutting and removal of existing PCC pavement, PCC sidewalk, PCC wall, excavation of subsoil, installation of sub-drain tile and rock chamber, placement of permeable articulating concrete blocks or block mats, excavated planting beds, and permeable pavement sidewalk on 5th Street between Perry and Brady Streets.

A Public Hearing was held on November 18th, 2015 and was passed at a subsequent meeting.

Funding for this project is from account number 54551044-520258 with an available balance of \$415,070. The source of funding is from CDBG.

ATTACHMENTS:

Type	Description
Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	12/30/2015 - 3:10 PM
Public Works Committee	Lechvar, Gina	Approved	12/30/2015 - 3:10 PM
City Clerk	Admin, Default	Approved	12/30/2015 - 3:16 PM

CITY OF DAVENPORT, IOWA
REQUEST FOR BIDS RESPONDENTS

DESCRIPTION: 5TH STREET PAVER PROJECT

BID NUMBER: 16-42

OPENING DATE: DECEMBER 10, 2015

RECOMMENDATION: AWARD THE CONTRACT TO 4SIGHT CONSTRUCTION GROUP
OF KANSAS CITY, MO

<u>VENDOR NAME</u>	<u>LOCATION</u>	<u>AMOUNT</u>
4SIGHT CONSTRUCTION GROUP	KANSAS CITY, MO	\$305,763
BRANDT CONSTRUCTION CO	MILAN, IL	\$377,419
VALLEY CONSTRUCTION CO	ROCK ISLAND, IL	\$389,983
LANGMAN CONSTRUCTION, INC	ROCK ISLAND, IL	\$360,621

Prepared By Cindy Whitaker
Purchasing

Approved By Heather Johnson - Sr BB
Department Director

Approved By Mallory Merritt
Budget/CIP

Approved By BW
Finance Director

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Mallory Merritt (563) 326-7792
Wards: All

Action / Date
COW1/6/2016

Subject:
Resolution adopting the FY 2017 Budget Policies.

Recommendation:
Adopt the resolution.

Relationship to Goals:
Financially responsible city government.

Background:

The Government Finance Officers Association (GFOA) of the United States and Canada recommends that governmental entities include budget guidelines in the budget document that serve as a coherent statement of organization-wide financial and programmatic policies and goals that address both long- and short-term concerns and issues. These policies serve as parameters for staff and the City Council in the preparation of the annual budget. They also provide a framework for staff to link goals and objectives with resources in the budget document.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution Adopting the FY 2017 Budget Policies
▣ Backup Material	FY 2017 Budget Policies

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	12/30/2015 - 4:19 PM
Finance Committee	Watson-Arnould, Kathe	Approved	12/30/2015 - 4:19 PM
City Clerk	Admin, Default	Approved	12/30/2015 - 4:20 PM

Resolution No. _____

Resolution offered by:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION adopting the FY 2017 Budget Policies.

WHEREAS, the Government Finance Officers Association of the United States and Canada recommends that governmental entities include budget guidelines in the budget document to serve as a coherent statement of organization-wide financial and programmatic policies and goals that address long-term concerns and issues; and

WHEREAS, these policies serve as parameters for staff and Council in the preparation of the annual budget; and

WHEREAS, these policies provide a framework for staff to link goals and objectives with resources in the budget document;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the attached document entitled Fiscal Year 2016 Budget Policies is hereby adopted.

Approved:

Attest:

Mayor Pro tem

Jackie E. Holecek, City Clerk



Budget Policies *2017 Budget*

The city budget process is part of an overall policy framework that guides the services and functions of the City of Davenport. The budget serves an important role in that policy framework by allocating financial resources to implement the city's overall policies and to execute the city's core competencies. To this end, the budget document serves as a financial plan, an operating guide, a communications device, a statement of values, and a policy document to guide future decision-making.

- Budget development will be framed by the 2014 customer survey, core competency presentations, public input, and the city council's strategic goals. Departmental strategies and goals will be linked to city council goals.
- Two-year budget plans will continue with the FY 2017 Budget being the second year of a two year budget plan adopted for FY 2016 and FY 2017.
- A focused effort will be made to relate budgeted expenditures to goal and performance-related results. Performance measures will continue to be utilized, monitored, and reported in department budgets and an enhanced performance measure system will be implemented in FY 2017.
- The goal of the city's budgeting process is to minimize the tax burden on Davenport citizens while meeting demand for city services. To this end, the city will first address budgetary gaps through departmental reductions in expenditures that minimize reductions in service levels. Revenue options will be explored after reductions in order to provide for a structurally balanced budget.
- Cities are greatly affected by state and federal codes and regulations, employee collective bargaining contracts, property tax rollbacks, and state-mandated employee pension contributions. Certain property tax levies are appropriately not limited by statute, and levy rate increases may be infrequently necessary given this environment. The short-and long-term impact of SF 295 on property tax revenues will be analyzed and the amount of tax revenue necessary to be made whole will be reviewed by the City Council.
- User fee increases will be enacted when necessary to maintain cost recovery rates or to diversify revenue. Where possible, fees will be reviewed with the goal of diversifying General Fund revenues.
- The budget will be balanced with projected expenditures not to exceed recurring revenues. The current policy for unassigned General Fund reserves is 15% to 20% of operating expenditures.
- The budget shall provide a basis for revenue and expenditure projections and shall consider long-range operating implications.
- The capital improvement budget and the six-year capital improvement plan (CIP) will include projects that are funded within projected available resources. This program of projects is based on the city's comprehensive planning process, community needs, and the individual proposals of departments, boards, and commissions of local government. The CIP technical committee shall include representatives from all direct-service and necessary support departments.
- Due to the state legislature's adoption of SF 295, the City of Davenport, along with all major cities in Iowa, will likely continue to experience large budget shortfalls beginning in FY 2017 that will grow through FY 2024. To this end, the City of Davenport will be proactive in modernizing operations and exploring cost-saving and revenue-enhancement options to mitigate the impact to service levels. Potential areas of organizational review include the exploration of department/division consolidations, intergovernmental service agreements, new revenue sources, and tax levies.

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Brandon Wright 326-7750
Wards: All

Action / Date
FIN1/6/2016

Subject:

Resolution setting January 20, 2016 as the date for a public hearing on the issuance of not-to-exceed \$15,500,000 General Obligation Refunding Bonds. [All Wards]

Recommendation:

Adopt the resolution setting the public hearing for Wednesday, January 20, 2016 at 5:30 p.m.

Relationship to Goals:

Financially Responsible City Government

Background:

Public Financial Management, Inc. (PFM), the City's financial advisor, continually reviews prior City of Davenport bond issues and the current market for refunding opportunities. An analysis of the Taxable Series 2008D and 2009B and Tax-Exempt Series 2009A bond issues indicates such an opportunity. Based on the current market, issuance of refunding bonds would provide total savings of \$915,213 and present value savings of \$808,196. The bond sale will be held on February 24, 2016 if the market remains favorable. If the market does not remain favorable, the sale of these bonds would be cancelled.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution setting PH GO Refunding

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	12/30/2015 - 4:21 PM
Finance Committee	Watson-Arnould, Kathe	Approved	12/30/2015 - 4:21 PM
City Clerk	Admin, Default	Approved	12/30/2015 - 4:23 PM

SET DATE FOR HEARING ON
ISSUANCE OF G.O. REFUNDING
BONDS

629872-78

Davenport, Iowa

January 13, 2016

The City Council of the City of Davenport, Iowa, met on January 13, 2016 at 5:30 o'clock p.m. at the Council Chambers, City Hall, Davenport, Iowa. The Mayor presided and the roll was called showing the following Aldermen present and absent:

Present: _____

Absent: _____.

The City Council took up for consideration setting a date for hearing on the issuance of not to exceed \$15,500,000 General Obligation Refunding Bonds, Series 2016B and Series 2016C.

Whereupon, Alderman _____ introduced the resolution hereinafter next set out and moved its adoption, seconded by Alderman _____; and after due consideration thereof by the City Council, the Mayor put the question upon the adoption of said resolution, and the roll being called, the following named Aldermen voted:

Ayes: _____

Nays: _____.

Whereupon, the resolution, as hereinafter set out, was signed by the Mayor as evidence of approval, was attested by the Deputy Clerk and was declared to be effective.

• • • •

At the conclusion of the meeting, and upon motion and vote, the City Council adjourned.

Mayor

Attest:

Deputy Clerk

RESOLUTION NO. _____

Resolution setting January 20, 2016, as date for public hearing on issuance of not to exceed \$15,500,000 General Obligation Refunding Bonds

WHEREAS, the City of Davenport, in Scott County, Iowa (the “City”), in the performance of its corporate functions as prescribed by the laws of the State of Iowa and the Charter of the City, has previously issued its General Obligation Urban Renewal Economic Development Bonds, Taxable Series 2008D (the “Series 2008D Bonds”), and, in the ordinance authorizing the issuance of the Series 2008D Bonds, the City reserved the right to call for early redemption as of June 1, 2017, the maturities of the Series 2008D Bonds coming due after June 1, 2017; and

WHEREAS, the City, in the performance of its corporate functions as prescribed by the laws of the State of Iowa and the Charter of the City, has previously issued its General Obligation Corporate Bonds, Series 2009A (the “Series 2009A Bonds”), and, in the ordinance authorizing the issuance of the Series 2009A Bonds, the City reserved the right to call for early redemption as of June 1, 2017, the maturities of the Series 2009A Bonds coming due after June 1, 2017; and

WHEREAS, the City, in the performance of its corporate functions as prescribed by the laws of the State of Iowa and the Charter of the City, has previously issued its General Obligation Urban Renewal Economic Development Bonds, Taxable Series 2009B (the “Series 2009B Bonds”), and, in the ordinance authorizing the issuance of the Series 2009B Bonds, the City reserved the right to call for early redemption as of June 1, 2017, the maturities of the Series 2009B Bonds coming due after June 1, 2017; and

WHEREAS, the City now proposes to issue not to exceed \$15,500,000 General Obligation Refunding Bonds (the “Refunding Bonds”) in order to pay the cost of refunding the outstanding Series 2008D, Series 2009A and Series 2009B Bonds and;

WHEREAS, it is necessary to fix a date for hearing on the issuance of the Refunding Bonds and to give proper notice thereof;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Davenport, Iowa, as follows:

Section 1. The City Council shall meet as the Committee-of-the-Whole, on the 20th day of January, 2016, at the Council Chambers, City Hall, Davenport, Iowa, at 5:30 o’clock p.m., at which time and place any resident or property owner of the City may present oral or written objections to the proposal to issue the Refunding Bonds, after which any such objections will be referred to the City Council at its regular meeting to be held on the 27th day of January, 2016, at the Council Chambers, City Hall, Davenport, Iowa, at 5:30 o’clock p.m., at which time and

place, or at such later time and place as may then be fixed, proceedings will be instituted and action taken to authorize the issuance of the Refunding Bonds.

Section 2. The Deputy Clerk is hereby directed to give notice of the proposed action to issue the Refunding Bonds, setting forth the amount and purpose thereof, the time when and place where the said meeting will be held, by publication at least once, and not less than 4 nor more than 20 days prior to the meeting, in the *Quad City Times*. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO ISSUE NOT TO EXCEED \$15,500,000 GENERAL
OBLIGATION REFUNDING BONDS, SERIES 2016B AND SERIES 2016C

The City Council of the City of Davenport, Iowa, will meet as the Committee-of-the-Whole on the 20th day of January, 2016, at the Council Chambers, City Hall, Davenport, Iowa, at 5:30 o'clock p.m. for the purpose of instituting proceedings to issue not to exceed \$15,500,000 General Obligation Refunding Bonds, Series 2016B and Series 2016C (the "Refunding Bonds"), for the purpose of refunding the outstanding balances of the City's General Obligation Urban Renewal Economic Development Bonds, Taxable Series 2008D, General Obligation Corporate Bonds, Series 2009A and General Obligation Urban Renewal Economic Development Bonds, Taxable Series 2009B.

At that time and place, oral or written objections from any resident or property owner of the City may be presented, after which any such objections will be referred to the City Council at its regular meeting to be held on the 27th day of January, 2016, at the Council Chambers, City Hall, Davenport, Iowa, at 5:30 o'clock p.m., at which time and place the City Council proposes to take additional action for the issuance of the Refunding Bonds.

The Refunding Bonds, when issued, will constitute general obligations of the City, payable from taxes levied upon all taxable property in the City.

By order of the City Council of Davenport, Iowa.

Jackie E. Holecek
Deputy Clerk

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved January 13, 2016.

Mayor

Attest:

Deputy Clerk

STATE OF IOWA
COUNTY OF SCOTT SS:
CITY OF DAVENPORT

I, the undersigned, Deputy Clerk of the City of Davenport, Iowa, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council of the City relating to the fixing of a date for the hearing on issuing General Obligation Refunding Bonds.

WITNESS MY HAND this _____ day of _____, 2016.

Deputy Clerk

STATE OF IOWA
COUNTY OF SCOTT SS:
CITY OF DAVENPORT

I, the undersigned, Deputy Clerk of the City of Davenport, Iowa, do hereby certify that pursuant to the resolution of its Council fixing a meeting date for the hearing on the issuance of General Obligation Refunding Bonds, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published in the *Quad City Times* on the date specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this _____ day of _____, 2016.

Deputy Clerk

(Attach here publisher's original affidavit with a clipping of the notice, as published.

City of Davenport

Agenda Group: Finance
Department: Transit
Contact Info: Kurt Scheible 888-2150
Wards: All

Action / Date
FIN1/6/2016

Subject:
Motion approving a contract for the purchase of a transit farebox system from BEA Transit Technologies of San Jose, CA in an amount not-to-exceed \$375,000. [All Wards]

Recommendation:
Approve the motion.

Relationship to Goals:
Financially Responsible City Government.

Background:
A Request for Proposals was issued on October 7, 2015 and was sent to 61 vendors. On November 6, 2015 the Purchasing Division received and opened proposals from two vendors.

The new farebox system will allow riders many new options to pay for the fares on the bus. Some examples are 30-day passes that activate on first use instead of calendar month, permanent cards that can be reloaded as needed, change cards that allow customers to customize the number of rides they want, smart phone applications, and many other options.

The proposals were evaluated on the following criteria: Qualification and Experience - 40%; Scope of Work - 40%; Cost Proposal Evaluation - 20%.

Funding for this equipment is from CIP account number 79252675-530350-27002 with an available balance of \$375,000. The source of funding is from a Federal Grant and Local Option Sales Tax.

ATTACHMENTS:

Type	Description
Backup Material	RFP Responses

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	12/30/2015 - 4:16 PM
Finance Committee	Watson-Arnould, Kathe	Approved	12/30/2015 - 4:17 PM
City Clerk	Admin, Default	Approved	12/30/2015 - 4:19 PM

CITY OF DAVENPORT, IOWA
REQUEST FOR PROPOSALS RESPONDENTS

DESCRIPTION: TRANSIT FAREBOX SYSTEM

RFP NUMBER: 16-31

OPENING DATE NOVEMBER 6, 2015

RECOMMENDATION: AWARD THE CONTRACT TO BEA TRANSIT TECHNOLOGIES
OF SAN JOSE, CA

<u>VENDOR NAME</u>	<u>LOCATION</u>
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BEA TRANSIT TECHNOLOGIES	SAN JOSE, CA
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GENFARE	ELK GROVE VILLAGE, IL
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Prepared By Cindy Wintaker
Purchasing

Approved By BW
Department Director

Approved By Branti Coz
Budget/CIP

Approved By BW
Finance Director

City of Davenport

Agenda Group: Finance
Department: Public Works
Contact Info: Jonathan Meeks; (563) 326-7922
Wards: All

Action / Date
FIN1/6/2016

Subject:
Motion awarding the purchase of a sewer easement machine to Municipal Pipe Tool Company LLC of Davenport in the amount of \$68,177.

Recommendation:
Award the purchase.

Relationship to Goals:
Financially Responsible City Government

Background:
A Request for Proposals was issued on September 4, 2015 and sent to 87 vendors. On September 29, 2015, the Purchasing Division opened three proposals. Vendors were invited to do a demonstration of their equipment. Municipal Pipe Tool Company demonstrated the best equipment for the city's needs and they were they lowest price at \$68,177.

The evaluation committee consisted of staff from Public Works. The evaluations were based on the following criteria: (1) Operation - 30%; (2) Pricing - 25%; (3) Service - 20%; (4) Conformance to specified requirements - 15%; and (5) Warranty - 15%. Municipal Pipe Tool scored the highest overall. A tabulation of proposal submissions is attached.

This easement machine will be used for everyday maintenance for the sewer system by the Sewer Division.

Funding for the easement machine is from the Sewer MotorVehicle account #51102060 530302 with a current balance of \$389,858.

ATTACHMENTS:

Type	Description
▣ Backup Material	Bid Tab - Sewer Easement Machine

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	12/21/2015 - 12:54 PM
Public Works Committee	Admin, Default	Approved	12/28/2015 - 9:55 AM
City Clerk	Admin, Default	Approved	12/28/2015 - 9:55 AM

CITY OF DAVENPORT, IOWA
TABULATION OF RFP

DESCRIPTION: SEWER EASEMENT MACHINE

RFP NUMBER: 16-18

OPENING DATE September 29, 2015

ACCOUNT NUMBER: #51102060 530302

RECOMMENDATION: AWARD THE PURCHASE TO MUNICIPAL PIPE TOOL
COMPANY OF DAVENPORT

<u>VENDOR NAME</u>	<u>LOCATION</u>
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Municipal Pipe Tool Company	Davenport
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Elliott Equipment Company	Davenport
Trans Iowa Equipment LLC	Ankeny, IA

Prepared By

Kristi Keller
Purchasing

Approved By

Nicole Wleson
Department Director

12-4-15

Approved By

Mallory Merritt
Budget/CIP

Approved By

[Signature]
Finance Director

City of Davenport

Agenda Group: Finance
Department: Public Works/Engineering
Contact Info: Brian Schadt 326-7786
Wards: All

Action / Date
FIN1/6/2016

Subject:

Motion awarding the bid for the annual street striping contract to Quality Striping Inc. dba DPLM of Des Moines in the amount of \$201,607.

Recommendation:

Approve the Motion.

Relationship to Goals:

Financially Responsible City Government.

Background:

An Invitation to Bid was issued and sent to 132 contractors on November 12, 2015. The Purchasing Division received and opened two bids on December 2, 2015.

This is a contract for the painting of a series of five (5) complete street projects from the Davenport In-Motion Plan that were outlined for implementation. These funds are to be used toward the restriping and addition of bicycle infrastructure along the selected corridors.

The lowest responsive and responsible bidder was Quality Striping Inc. A bid tabulation is attached.

Funding is from the FY16 CIP account #70028675 530350 35008 for the Street Restriping Program with a current balance of \$200,000. The balance of the contract will be paid from FY16 CIP account #70012695 530350 10151 with a current balance of \$199,912.98.

ATTACHMENTS:

Type	Description
□ Cover Memo	Bid Tab - Street Striping

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	12/21/2015 - 1:45 PM
Finance Committee	Watson-Arnould, Kathe	Approved	12/21/2015 - 1:45 PM
City Clerk	Admin, Default	Approved	12/28/2015 - 9:55 AM

CITY OF DAVENPORT, IOWA
TABULATION OF BIDS

DESCRIPTION: STREET STRIPING PROJECT
BID NUMBER: 16-44
OPENING DATE: DECEMBER 2, 2015
GL ACCOUNT NUMBER: 70012695 530350 10151
RECOMMENDATION: AWARD THE CONTRACT TO QUALITY STRIPING INC.
dba DPLM of Des Moines IA

<u>VENDOR NAME</u>	<u>BID AMOUNT</u>
Quality Striping Inc. of Des Moines, IA	\$201,607.50
Century Fence Company of Pewaukee WI	\$390,246.15

Approved By Kristi Keller
Purchasing

Approved By Ben
Department Director

Approved By Brandi Coz
Budget/CIP

Approved By BH
Finance Director

City of Davenport

Agenda Group: Finance
Department: Public Works
Contact Info: Jonathan Meeks 563-326-7922
Wards: All

Action / Date
FIN1/6/2016

Subject:

Motion approving the purchase of a used John Deere 544K Endloader from Martin Equipment of Rock Island, IL, in the amount of \$79,500.

Recommendation:

Approve the Motion.

Relationship to Goals:

Financially Responsible City Government.

Background:

The Public Works Department has been renting this endloader for \$3,000 per month. This rental amount is for 40 hours on the hour meter of work. If we exceed the 40 hours, we are charged an additional overtime rate.

A new 2015 544K John Deere endloader would cost \$255,205. Martin Equipment submitted a quote to the fleet manager for the purchase of the used equipment with a sale price of \$129,500. They are taking as a trade-in a 2006 744J loader that is currently being used in several divisions. The trade-in allowance is \$50,000; the total we would be paying is \$79,500.

Funding for this purchase is from several Public Works CIP accounts.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	12/29/2015 - 3:25 PM
Finance Committee	Watson-Arnould, Kathe	Approved	12/29/2015 - 3:34 PM
City Clerk	Admin, Default	Approved	12/29/2015 - 3:38 PM

City of Davenport

Agenda Group: Finance
Department: Public Works - WPCP
Contact Info: Dan Miers
Wards: All

Action / Date
FIN1/6/2016

Subject:

Motion awarding a two-year contract with possible one-year extension for low-voltage electrical repair services to Tri-City Electric of Davenport, IA. [All Wards]

Recommendation:

Approve the motion.

Relationship to Goals:

Financially Responsible City Government.

Background:

A Request for Bids was issued on September 9, 2015 and was sent to 153 contractors. On September 30, 2015 the Purchasing Division received and opened two responsive and responsible bids.

The Water Pollution Control Plant requires a variety of electrical repairs of under 600 volts at the plant. This contract includes the necessary labor and equipment rates to secure the contractor when the need arises. In addition, this contract is extended City-wide for additional departments to use.

Funding for this service comes from multiple departmental operational accounts.

ATTACHMENTS:

Type	Description
▣ Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	12/30/2015 - 4:15 PM
Finance Committee	Watson-Arnould, Kathe	Approved	12/30/2015 - 4:15 PM
City Clerk	Admin, Default	Approved	12/30/2015 - 4:19 PM

CITY OF DAVENPORT, IOWA
REQUEST FOR BIDS RESPONDENTS

DESCRIPTION: LOW VOLTAGE ELECTRICAL REPAIR SERVICES
BID NUMBER: 16-25
OPENING DATE: SEPTEMBER 30, 2015
RECOMMENDATION: AWARD THE CONTRACT TO TRI-CITY ELECTRIC CO OF
DAVENPORT, IA

<u>VENDOR NAME</u>	<u>LOCATION</u>
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TRI-CITY ELECTRIC CO	DAVENPORT, IA
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DAVENPORT ELECTRIC CONTRACT CO	DAVENPORT, IA
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Prepared By Cindy Wintaker
Purchasing

Approved By Daniel R. Mims WPCP Manager
Department Director

Approved By Mallory Merritt
Budget/CIP

Approved By BN
Finance Director