

COMMITTEE OF THE WHOLE MEETING

CITY OF DAVENPORT, IOWA

Wednesday, May 15, 2024; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public Hearing for Case ROW24-02 being the request of the City of Davenport, Iowa to vacate a portion of Lorton Place between Lorton Avenue and Lombard Court. [Ward 6]

B. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Adler Theatre Box Office Remodel, CIP #69014. [Ward 3]

C. Finance

1. Public Hearing on the issuance of not to exceed \$31,000,000 General Obligation Corporate Bonds, Series 2025. [All Wards]

VII. Proclamations

1. Motorcycle Awareness Month | May 2024

VIII. Presentation

1. Investment Policy Certificate of Excellence Award Presentation

IX. Petitions and Communications from Council Members and the Mayor

X. Action items for Discussion

COMMUNITY DEVELOPMENT

Kyle Gripp, Chair; Paul Reinartz, Vice Chair

## XI. COMMUNITY DEVELOPMENT

1. Second Consideration: Ordinance for Case ORD24-02 being the request of the City of Davenport to amend Chapter 17.08 entitled "Uses" of the Municipal Code of Davenport, Iowa by updating the billboard definition and principal use standards. [All Wards]
2. First Consideration: Ordinance for Case ROW24-02 being the request of the City of Davenport, Iowa to vacate a portion of Lorton Place between Lorton Avenue and Lombard Court. [Ward 6]
3. Resolution approving Case F24-05 being the request of Axiom Consultants, on behalf of Red Barn Storage LLC, for a final plat of Ruehmann Second Addition, a 1-lot subdivision on 3.37 acres located at 3901 Hickory Grove Road. [Ward 2]
4. Resolution of support for the submission of a Workforce Housing Tax Credit application to the Iowa Economic Development Authority for the proposed Riverview Heights housing project in the 700 block of East 6th Street and approving an Urban Revitalization Tax Exemption application for the same (Riverview Heights, LLC, Petitioner). [Ward 3]

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

### PUBLIC SAFETY

Ben Jobgen, Chair; Tim Dunn, Vice Chair

## XIII. PUBLIC SAFETY

1. Resolution approving street, lane, and public ground closure requests on the listed dates and times to hold outdoor events.

QC Pride; Quad Cities Unity Pride Parade; Downtown; 9:00 a.m. - 12:30 p.m. Saturday, June 1, 2024; **Closure**: 2nd Street from Iowa Street to the Centennial Bridge; Iowa Street from East 3rd Street to East River Drive. [Ward 3]

Ken Hopper; Quad City Air Show; Davenport Municipal Airport | 9230 North Harrison Street; 12:30 p.m. - 4:30 p.m. Friday, June 21, 2024 (practice); 12:30 p.m. - 4:30 p.m. and 7:30 p.m. - 11:30 p.m. Saturday, June 22, 2024 (Air Show); and 12:30 p.m. - 4:30 p.m. Sunday, June 23, 2024 (Air Show); **Closures**: Slopertown Road from east of the Sterilite entrance to North Harrison Street; North Division Street north of the roundabout at Amazon to Slopertown Road. [Ward 8]

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

QC Pride; Quad Cities Unity Pride Parade; Downtown (see attached parade route);



11:00 a.m. - 12:30 p.m. Saturday, June 1, 2024; Outdoor music/performances, over 50 dBA. [Ward 3]

Yoshi's Bar & Filipino Canteen; Open Mic Night; 831 West 3rd Street; 10:00 p.m. - 12:00 a.m. Saturday, June 1, 2024; Saturday, June 15, 2024; and Saturday, July 27, 2024; Outdoor music, over 50 dBA. [Ward 3]

3. Motion approving beer and liquor license applications.

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

**Ward 3**

RME Courtyard (Common Chord) - 121 West 2nd Street - Temporary/Extended Outdoor Area June 7 - License Type: Class C Liquor

**Ward 8**

Double D Diner (Rachel Karnes) - 2225 West 53rd Street #400 - New License/Owner - License Type: Class C Liquor (On-Premises)

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

**Ward 2**

Mk Grocery, Inc (Mk Grocery, Inc) - 1715 West Kimberly Road - License Type: Class B Beer (Carry-Out)

**Ward 3**

Antonellas II, LLC (Antonellas II, LLC) - 421 West River Drive #5 - Outdoor Area - License Type: Special Class C Beer/Wine (On-Premises)

Front Street Brewery, Inc (Front Street Brewery, Inc) - 421 West River Drive #3, 4 - Outdoor Area - License Type: Class C Liquor (On-Premises)

Mantra Indian Restaurant (Madan, LLC) - 220 North Harrison Street - License Type: Special Class C Beer/Wine (On-Premises)

Sippis Restaurant (Sippis, Inc) - 406 West 2nd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Thirsty's On 3rd (T On Third, Inc) - 2202 West 3rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Washington St Mini Mart (Nazar, LLC) - 1601 Washington Street - License Type: Class E Liquor (Carry-Out)

#### **Ward 4**

Don Juan Mexican Cocina, LLC (Don Juan Mexican Cocina, LLC) - 1902 North Division Street - License Type: Class C Liquor (On-Premises)

#### **Ward 5**

11th Street Precinct (Carpe Diem I, LLC) - 2108 East 11th Street - Outdoor Area - License Type: Class C Liquor (On-Premises) ***\*The Fire Department recommends denial of the west outdoor service area***

Rudy's Tacos (Larosa S A, Inc) - 2214 East 11th Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

#### **Ward 6**

Flavors Of India (Kita, LLC) - 2660 East 53rd Street - License Type: Class C Liquor (On-Premises)

Granite City Food & Brewery (Granite City, Inc) - 5270 Utica Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Links (KJT Holdings, LLC) - 5619 Utica Ridge Road #300 - Outdoor Area - License Type: Class C Liquor (On-Premises)

QC Marts (Bethany Enterprises, Inc) - 2845 East 53rd Street - License Type: Class B Beer (Carry-Out)

Red Robin America's Gourmet Burgers & Spirits (Red Robin International, Inc) - 3903 East 53rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

#### **Ward 7**

Azteca Mexican Restaurant (Azteca Mexican Restaurant, Inc) - 4811 North Brady #3 - License Type: Class C Liquor (On-Premises)

Lunardi's (Ts Lunardi, Inc) - 102 East Kimberly Road Unit E - License Type: Class C Liquor (On-Premises)

Sanchos (Lorbil Enterprises Inc) - 307 East George Washington Boulevard - License Type: Class C Liquor (On-Premises)

#### **Ward 8**

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

XIV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Tim Kelly, Vice Chair

XV. PUBLIC WORKS

1. Resolution accepting work completed under the Modern Woodmen Park Fire Suppression Replacement project by The Henley Group, LLC of Muscatine, Iowa in the amount of \$1,035,320, CIP #23076. [Ward 3]
2. Resolution approving Change Order #5 in the amount of \$317,550 (federal/state cost share of \$214,589 and City share of \$102,961) to Five Cities Construction Company of Coal Valley, Illinois for the Flood Mitigation | West River Drive and Marquette Street project, CIP #68022. [Ward 3]
3. Resolution exercising the second-year option and awarding a one-year continuation of the FY 2023 Contract Sewer Repair Program to Hagerty Earthworks, LLC of Muscatine, Iowa; Hometown Mechanical of Davenport, Iowa; and Petersen Plumbing & Heating Co of Davenport, Iowa in the amount of \$250,000 each for FY 2024, CIP #30060 and #33001. [All Wards]
4. Resolution awarding a contract for the West Locust Street Rehabilitation (North Clark Street to North Lincoln Avenue) to CDMI Concrete Contractors, Inc of Port Byron, Illinois in the amount of \$947,049.78, CIP #35061. [Ward 4]
5. Resolution awarding a contract for the CDBG Alley Program: Washington Street to Fillmore Street Permeable Alley with Sewer Separation project to Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of \$775,858.60, pending HUD authorization, #BG250. [Ward 4]
6. Resolution awarding a contract for the purchase of road salt for the 2024-2025 winter season to Compass Minerals America, Inc of Overland Park, Kansas in the amount of \$76.10 per ton for the base purchase and \$94.25 per ton for the supplemental order. [All Wards]
7. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Adler Theatre Box Office Remodel project, CIP #69014. [Ward 3]
8. Resolution approving the purchase of five single-axle plow trucks from Truck Country of Davenport, Iowa in the amount of \$1,132,875 using Sourcewell contract #060920-NAF, CIP #24033. [All Wards]
9. Resolution authorizing the submission of the FY 2025 Iowa Department of Transportation State Transit Assistance Program grant application in the approximate amount of \$524,966. [All Wards]
10. Motion approving Change Order #3 in the amount of \$69,878 to Bi-State Masonry of Rock Island, Illinois for the Freight House West Brick Wall Repair project, CIP

#23073. [Ward 3]

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

XVI. Motion recommending discussion or consent for Public Works items

FINANCE

Jazmin Newton, Chair; Mhisho Lynch, Vice Chair

XVII. FINANCE

1. Resolution making provision for the issuance of not to exceed \$31,000,000 General Obligation Corporate Bonds, Series 2025. [All Wards]
2. Resolution awarding a temporary corporation counsel and operational legal services contract to Lane & Waterman LLP of Davenport, Iowa in an amount not to exceed \$135,000 through September 2024, and authorizing two possible one-month renewals thereafter in an amount of \$30,000 per month. [All Wards]

XVIII. Motion recommending discussion or consent for Finance items

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

1. Lane & Waterman LLP | legal services | Amount: \$12,503.50
2. Keltek Inc | Sierra Airlink MG90 licenses for Police squads | Amount: \$13,575
3. JustFOIA Inc | JustFOIA FY 2025 renewal | Amount: \$13,630.10
4. Target Solutions LLC | Vector scheduling software and maintenance for Fire | Amount: \$14,014
5. Lane & Waterman LLP | legal services | Amount: \$16,420.50
6. Lane & Waterman LLP | legal services | Amount: \$17,538
7. Inisght Public Sector Inc | managed services for 365 deployment | Amount: \$22,834
8. Moody's Investors Serv Inc | General Obligation Corporate Bonds, Series 2024 | Amount: \$27,000
9. WHKS & Co | engineering services for North Utah Avenue over Duck Creek bridge replacement | Amount: \$28,103.49
10. Cummins Central Power LLC | F103 engine overhaul | Amount: \$34,576.88

XX. Other Ordinances, Resolutions and Motions

XXI. Reports of City Officials

XXII. Adjourn



## City of Davenport

Department: Development & Neighborhood Services  
Contact Info: Laura Berkley | 563-888-3553

**Action / Date**  
**5/15/2024**

### Subject:

Public Hearing for Case ROW24-02 being the request of the City of Davenport, Iowa to vacate a portion of Lorton Place between Lorton Avenue and Lombard Court. [Ward 6]

### Recommendation:

Hold the Hearing.

### Background:

The City is petitioning that a portion of Lorton Place between Lorton Avenue and Lombard Court be vacated. This is in conjunction with a roadway reconstruction project designed to improve safety, address deteriorated pavement, and mitigate drainage problems at the intersection. The proposed configuration brings the intersection into compliance with the Iowa Statewide Urban Design and Specifications (SUDAS). The intention is to convey the vacated right-of-way to the abutting property at 2227 Lorton Avenue. The land will become a landscaped front yard with a new driveway paved to provide access to Lorton Avenue. The area to be vacated is approximately 4,548 square feet or 0.1 acres.

At its April 30, 2024 meeting, the Plan and Zoning Commission unanimously recommended Case ROW24-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings and condition.

### Findings

1. Vacating the right-of-way facilitates a roadway reconstruction project that improves safety, addresses deteriorated pavement conditions, and mitigates drainage problems at the intersection.
2. Based on the design for the roadway reconstruction, the existing public right-of-way is not required for city purposes.
3. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.

### Condition

1. All existing utilities located within the Right-of-Way, which are subject to vacation, shall be granted a blanket utility and access easement for the maintenance of such utilities.

The staff report from the April 30, 2024 Plan and Zoning Commission meeting is attached.

### Attachments:

1. Ordinance
2. Staff Report: P&Z 4-30-24

3. Maps
4. Application
5. Public Hearing Notice-COW
6. Public Hearing Notice-P&Z
7. Public Comment

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

AN ORDINANCE FOR CASE ROW24-02 BEING THE REQUEST OF THE CITY OF DAVENPORT, IOWA TO VACATE A PORTION OF LORTON PLACE BETWEEN LORTON AVENUE AND LOMBARD COURT.

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

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

Part of Lorton Place located in The Third Annex to Fairhaven, an addition to the City of Davenport, Scott County, Iowa being more particularly described as follows:

Commencing at the Southwest corner of Lot 1 of said Third Annex to Fairhaven, said corner is also on the east right of way line of a public roadway designated as Lorton Avenue;

Thence, North 01 degrees 39 minutes 18 seconds West, 10.00 feet on said east right of way line to the Point of Beginning;

Thence, North 01 degrees 39 minutes 18 seconds West, 174.48 feet continuing on said east right of way line to the beginning of a concave curve to the southeast, said curve having a radius of 5.00 feet, a central angle of 106 degrees 41 minutes 53 seconds to the right, and a chord that bears North 51 degrees 41 minutes 39 seconds East, 8.02 feet;

Thence on said curve 9.31 feet to a point on the south right of way line of a public roadway designated as Lombard Court;

Thence, South 74 degrees 57 minutes 24 seconds East, 76.03 feet on said south right of way line to the beginning of a non-tangent curve :on cave to the southeast, said curve having a radius of 20.00 feet, a central angle of 78 degrees 17 minutes 13 seconds to the left, and a chord that bears South 65 degrees 53 minutes 59 seconds West, 25.25 feet.

Thence on said curve 27.33 feet;

Thence, South 26 degrees 45 minutes 23 seconds West, 74.61 feet to the beginning of a concave curve to the east, said curve having a radius of 171.22 feet, a central angle of 28 degrees 37 minutes, 32 seconds to the left, and a chord that bears South 12 Degrees 18 minutes 12 seconds West, 84.66 feet;

Thence on said curve 85.54 feet to the point of beginning.



The above-described parcel contains 4,548 square feet. Bearings are based on the Iowa Real Time Network (IARTN) Iowa South Zone State Plane Coordinate System (2011 Adj.)

Section 2. At its April 30, 2024 meeting, the Plan and Zoning Commission recommended Case ROW24-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings and condition.

### **Findings**

1. Vacating the right-of-way facilitates a roadway reconstruction project that improves safety, addresses deteriorated pavement conditions, and mitigates drainage problems at the intersection.
2. Based on the design for the roadway reconstruction, the existing public right-of-way is not required for City purposes.
3. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.

### **Conditions**

1. All existing utilities located within the right-of-way, which are subject to vacation, shall be granted a blanket utility and access easement for the maintenance of such utilities.

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

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

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

First Consideration \_\_\_\_\_

Second Consideration \_\_\_\_\_

Approved \_\_\_\_\_

Published in *The Quad-City Times* on \_\_\_\_\_

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

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

## City of Davenport

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch | 563-888-2221

**Action / Date**  
**4/30/2024**

### Subject:

Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 6]

### Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings to vacate the portion of Lorton Place, between Lorton Avenue and Lombard Court, in Case ROW24-02 to the City Council with a recommendation for approval, subject to the following findings and conditions:

### Findings:

1. Vacating the right-of-way facilitates a roadway reconstruction project that improves safety, addresses deteriorated pavement conditions, and mitigates drainage problems at the intersection.
2. Based on the design for the roadway reconstruction, the existing public right-of-way is not required for city purposes.
3. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.

### Condition:

1. All existing utilities located within the Right-of-Way, which are subject to vacation, shall be granted a blanket utility and access easement for the maintenance of such utilities.

### Background:

The City is petitioning that a portion of Lorton Place, between Lorton Avenue and Lombard Court, be vacated. This is in conjunction with a roadway reconstruction project designed to improve safety, address deteriorated pavement, and mitigate drainage problems at the intersection. The intention is to convey the vacated right-of-way to the abutting property at 2227 Lorton Avenue. The land will become a landscaped front yard with a new driveway paved to provide access to Lorton Avenue. The area to be vacated is approximately 4,548 square feet or 0.1 acres.

### Roadway Reconstruction

The Final Plat of Third Annex to Fairhaven, recorded in 1956, established the existing intersection of Lorton Avenue, Lorton Place, and Lombard Street. Based on modern engineering, traffic, and safety standards, the current configuration of this intersection would not have been approved. The proposed roadway reconstruction project redesigns the intersection to comply with the Iowa Statewide Urban Design and Specifications (SUDAS). The project scope also includes repaving and full depth patching further sections of Lorton Avenue

and Lorton Place.

Removal of this pavement, between Lorton Avenue and Lombard Court, discourages traffic from utilizing Lorton Place as a cut through to access Central Park Avenue. Instead, vehicles are encouraged to utilize Lorton Avenue, a residential collector, as the preferred north-south route.

It appears the landscape island at this intersection was not part of the original construction, rather it was a later addition as evidenced in a 1994 aerial photograph. By vacating the portion of Lorton Place, approximately 3,500 square feet of pavement will be removed and converted to green space. The proposed design is fiscally responsible by reducing infrastructure costs associated with new pavement as well as reducing ongoing maintenance costs including snow plowing and repairs.

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

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

#### **Comprehensive Plan:**

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

#### **Future Land Use Designation:**

The abutting properties are currently designated as **Residential General** in the Davenport +2035 Future Land Use Map. This land use category designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher of intensity may be considered.

#### **Abutting Zoning:**

The abutting properties are currently zoned R-2 Single-Family Residential District, R-3C Single-Family and Two-Family Central Residential District, and R-4C Single-Family and Two-Family Central Residential District.

1. **R-2 Single-Family Residential Zoning District:** This district is intended to accommodate low-density single-family neighborhoods of a more urban character than the R-1 District. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-2 District.
2. **R-3C Single-Family and Two-Family Central Residential Zoning District:** This district is intended to preserve and protect Davenport's moderately dense, centrally located, established urban residential neighborhoods. Standards of the R-3C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3C District.

3. **R-4C Single-Family and Two-Family Central Residential Zoning District:** This district is intended to preserve and protect Davenport's dense, centrally located, established urban residential neighborhoods. Standards of the R-4C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4C District.

### **Technical Review:**

The following technical review comments were received from City Departments and Utility Companies:

1. Streets: This intersection was identified for reconstruction due to deteriorated pavement conditions, drainage problems, safety concerns, and traffic issues. Vacating the section of Lorton Place, between Lorton Avenue and Lombard Court, facilitates the reconstruction of the intersection. Unlike the existing configuration, the proposed intersection design will comply with Iowa Statewide Urban Design and Specifications (SUDAS).
2. Storm Water: The roadway reconstruction project will improve the drainage at the intersection of Lorton Avenue, Lorton Place, and Lombard Court. Two new storm water intakes are proposed on Lombard Court. The grading of the intersection will be designed to convey rain water towards the intakes, which will improve the puddling of water that occurs during rain events.
3. Sanitary Sewer: An 8" public sanitary sewer extends along the length of Lorton Place proposed for vacation. The sewer line will not be removed as part of the road reconstruction project. Staff is requesting a 20-foot wide sewer easement be established to preserve future access to the line. Turf will be installed over the sewer following the removal of pavement. It will be the responsibility of the abutting property owner to maintain this area free of structures.
4. Other Utilities: There is a utility pole located within the landscape island at the center of the intersection. This will remain within the existing public right-of-way. A public utility easement will be established to preserve the right for utility companies to access the infrastructure within the vacated right-of-way.
5. Parks/Open Space: The vacated right-of-way will be converted into green space. The intention is to convey the land to the abutting property owner at 2227 Lorton Avenue. The land will be privately owned and maintained.

### **Public Input:**

Letters were sent to property owners within 200 feet of the proposed request notifying them of the April 16, 2024 Plan and Zoning Commission Public Hearing. To date, planning staff have received one written response from an abutting property owner in favor of the vacation. The comment is attached to this report.

Several neighboring property owners were in attendance at the public hearing to raise concerns over the proposed road reconstruction project. Topics discussed included drainage problems, traffic impacts, status of the landscape island within the right-of-way, and pavement conditions on adjacent residential streets.

Prior to the design of the project, engineering staff reached out to a neighborhood representative who discussed the removal of the landscaped island with volunteers who have been maintaining the area. No objections were raised at that time. Any additional correspondence will be shared at the April 30, 2024 Plan and Zoning Commission meeting.

Attachments:

1. Application
2. Maps
3. Public Hearing Notice
4. Public Comment

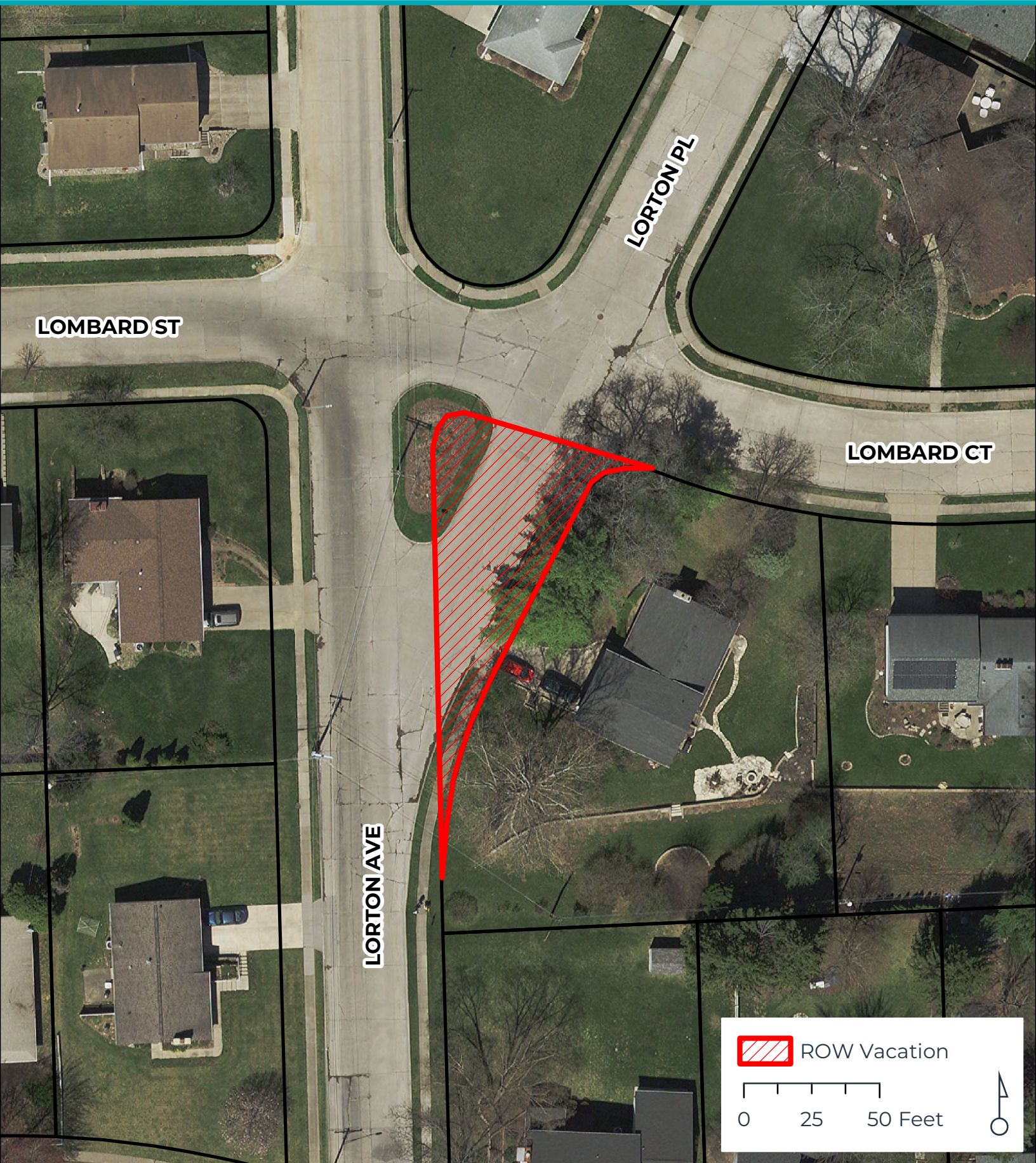




THE CITY OF  
**DAVENPORT**  
IOWA | USA

## Vicinity Map | Right-Of-Way Vacation

Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 8]



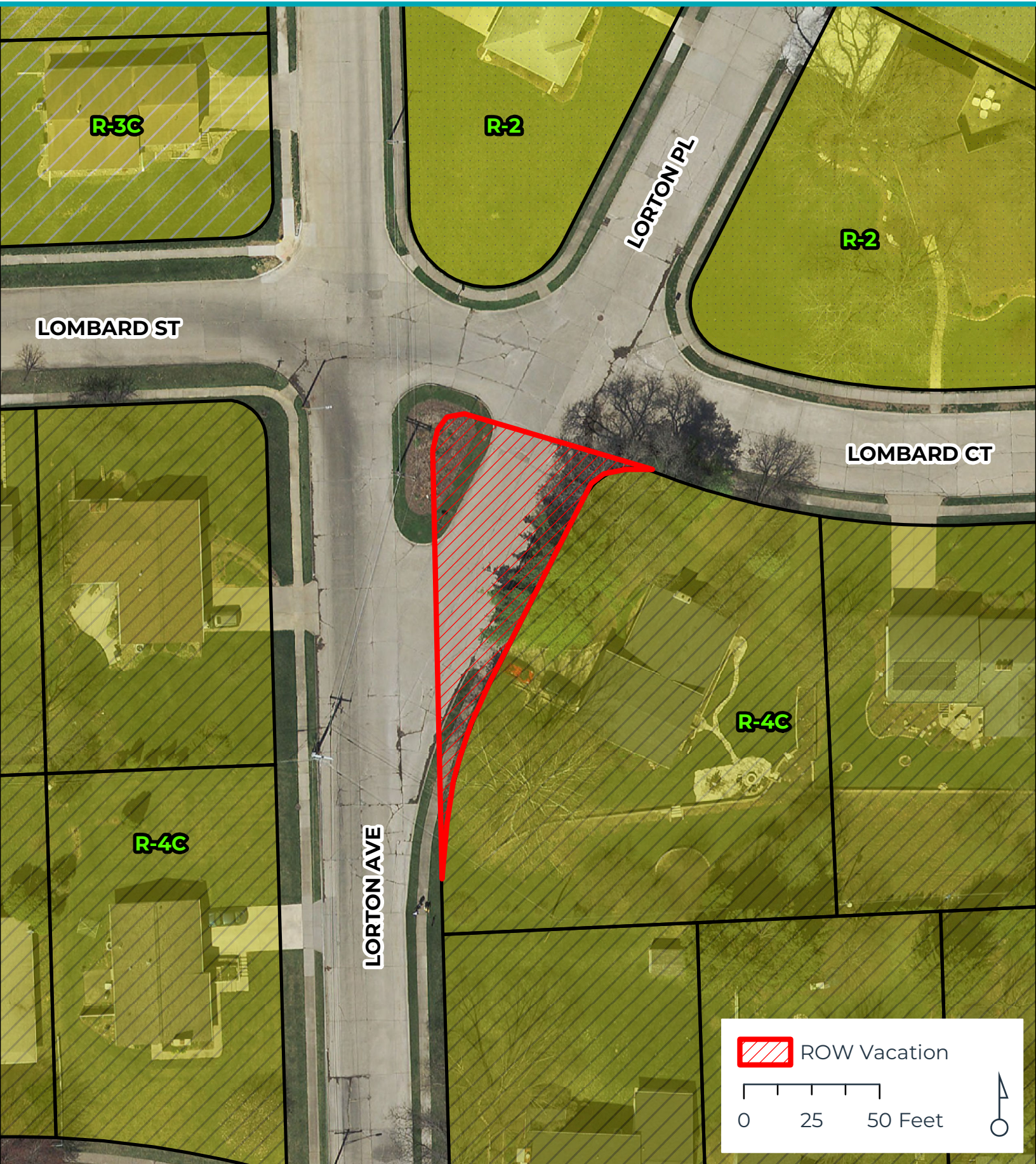
ROW Vacation

0 25 50 Feet





Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 8]







THE CITY OF  
**DAVENPORT**  
IOWA | USA

## Future Land Use Map | Right-Of-Way Vacation

Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 8]







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

Office 563.326.6198  
planning@davenportiowa.com

APPLICATION FOR  
**RIGHT-OF-WAY VACATION**  
(EASEMENT ABANDONMENT)

| DATES: PRE-APP | SUBMITTAL | PUBLIC HEARING |
|----------------|-----------|----------------|
| 11/29/2023     |           |                |

PROJECT TITLE  
**Lorton Pl. Intersection Reconstruction**

GENERAL LOCATION DESCRIPTION  
Portion of roadway at the intersection of Lombard and Lorton Pl (in front of 2227 Lorton Ave.)

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

| AREA OF VACATION | EXISTING USE   | PROPOSED USE          | SQUARE AREA |
|------------------|----------------|-----------------------|-------------|
|                  | Public Roadway | Landscaped front yard | 4,548 SF    |

| COMPLETE SUBMITTALS SHALL INCLUDE:                                                | SUBMITTED                           |
|-----------------------------------------------------------------------------------|-------------------------------------|
| Concept/Development Plan, if applicable                                           | <input checked="" type="checkbox"/> |
| Authorization to Act as Applicant                                                 | <input type="checkbox"/>            |
| Legal Description* (bearing & distance)<br>* shall include a MS Word or Text file | <input checked="" type="checkbox"/> |
| Legal Description Dimensioned Sketch                                              | <input checked="" type="checkbox"/> |
| Application Fee: (REQUIRED) \$400*<br>* check payable to 'City of Davenport'      | <input type="checkbox"/>            |

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

Vacate portion of right-of-way as part of roadway reconstruction project, see vacation benefits below:

1. Reduce driver conflict points (increases safety)
2. Reduce capital construction cost.
3. Reduce ongoing/future maintenance costs.

The following City Departments approve proposed right-of-way vacation:

1. Streets - 11/29/2023
2. Fire Department - 11/29/2023
3. Police Department - 11/30/2023

The vacated right-of-way will become landscaped (grass) front yard of 2227 Lorton Ave. and property owners Scott and Maura Vanderwal have agreed to accept vacated area with easements in "Proposed Right-of-Way Vacation" letter signed & dated 3/8/2024 (attached).

Submit the first page of this form to Planning Staff at:  
planning@davenportiowa.com or contact staff with any  
questions or requests for additional information.

**APPLICANT INFORMATION**

Applicant Name  
**City of Davenport**

Address  
**1200 E. 46th Street**

City | State | Zip  
**Davenport, IA 52807**

Phone  
**(563) 326-7756**

Secondary Phone

E-Mail Address

**Brian.Schadt@davenportiowa.com**

**Acceptance of Applicant**

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

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

**Brian Schadt**

Type Applicant's Name

Applicant's Signature

Date  
**3/21/24**

**DEVELOPMENT TEAM**

**Surveyor**  
**Chad O. Macke (Willet Hoffman & Associates)**

Address  
**1515 5th Avenue, Moline, IL 61265**

Phone  
**(309) 517-1119**

Secondary Phone

E-Mail Address  
**cmacke@willetthofmann.com**

**Attorney/Other**

Address

Phone

Secondary Phone

E-Mail Address

**CONVEYANCE PROCEDURE:**  
**CITY COUNCIL POLICY ON SALE OF PUBLIC PROPERTY**

P&Z STAFF SHALL HOLD A PUBLIC HEARING AND PREPARE A REPORT BEFORE THE  
PLAN AND ZONING COMMISSION REGARDING REQUESTS FOR R.O.W VACATION;  
THE COMMISSION SHALL PROVIDE A RECOMMENDATION TO CITY COUNCIL.

SHOULD CITY COUNCIL APPROVE THE R.O.W. VACATION  
THE FOLLOWING PROCEDURE WILL COMMENCE FOR THE CONVEYANCE (SALE)  
OF LAND TO ADJACENT PROPERTY OWNERS NEAR THE VACATED R.O.W.

APPLICANTS SHALL WORK WITH THE CITY LEGAL DEPARTMENT AT 563.326.7735  
TO COMPLETE THE LAND CONVEYANCE OF VACATED R.O.W. PRIOR TO USE OF THE LAND

WHEREAS, THE Davenport City Council wishes to establish an orderly and efficient process for the conveyance and disposal of real property, including lots and abandoned streets and alleys, the following procedures are hereby established to facilitate the sale of real property:

1. The Petitioner files an application for conveyance and pays a one-time, non-refundable \$400.00 filing fee. The application shall include a statement of intended use, a legal description and location of the property, the square feet of the land, plat drawing of the property and must be signed by the Petitioner.
2. If the petition involves public right-of-way, the matter shall be referred to the City Plan and Zoning Commission.
3. Staff shall review the following factors in determining what constitutes fair market value for the property:
  - a. the location, size, shape, grade and zoning of the land;
  - b. the assessed valuation of adjacent or contiguous property;
  - c. recent sales of land in the same area.
4. In the event staff deems it advisable or necessary, the City shall request the Petitioner, at Petitioner's expense, to provide a fair market value appraisal of the property.
5. Staff shall determine a price per square foot based upon the above stated factors. In any event, the minimal fee on any land conveyed shall be \$400.00.
6. Council may approve, by motion, a request from staff to proceed to dispose of parcels of real property either by offer or at auction. If the property is offered and accepted by the purchaser, the price will be as agreed between City and purchaser. In the event the auction process is used, the sale price of these properties shall be determined solely by the auction's bidding procedures. In either case, there shall also be no application fee assessed to the purchaser.



# DAVENPORT

PUBLIC WORKS

February 1, 2024

Scott M Vanderwal  
Maura M Vanderwal  
2227 Lorton Ave  
Davenport, IA 52803

Re: Proposed Right-of-Way vacation

Dear Mr. & Mrs. Vanderwal

As we discussed, the City of Davenport is currently designing the Lorton Place intersection reconstruction project and as part of this project the city is proposing to vacate a portion of right-of-way as detailed in the "Vacation Plat" (page 2 & 3). Also, shown on plan sheet D.01 (page 4), the city has included full replacement of your driveway as requested during the site visit November 29, 2023 when discussing the proposed right-of-way vacation.

There are two easements associated with this vacation. 1) 15 ft utility easement along the western and northern limits for water mainline improvements; 2) 20 ft sanitary easement to maintain the existing sanitary sewer mainline. Both easements are shown in the vacation plat on page 2.

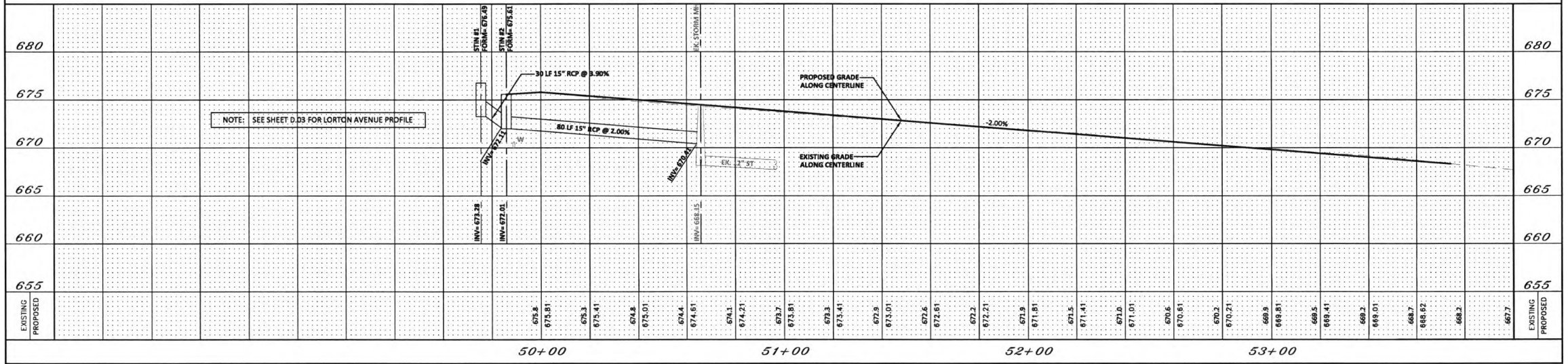
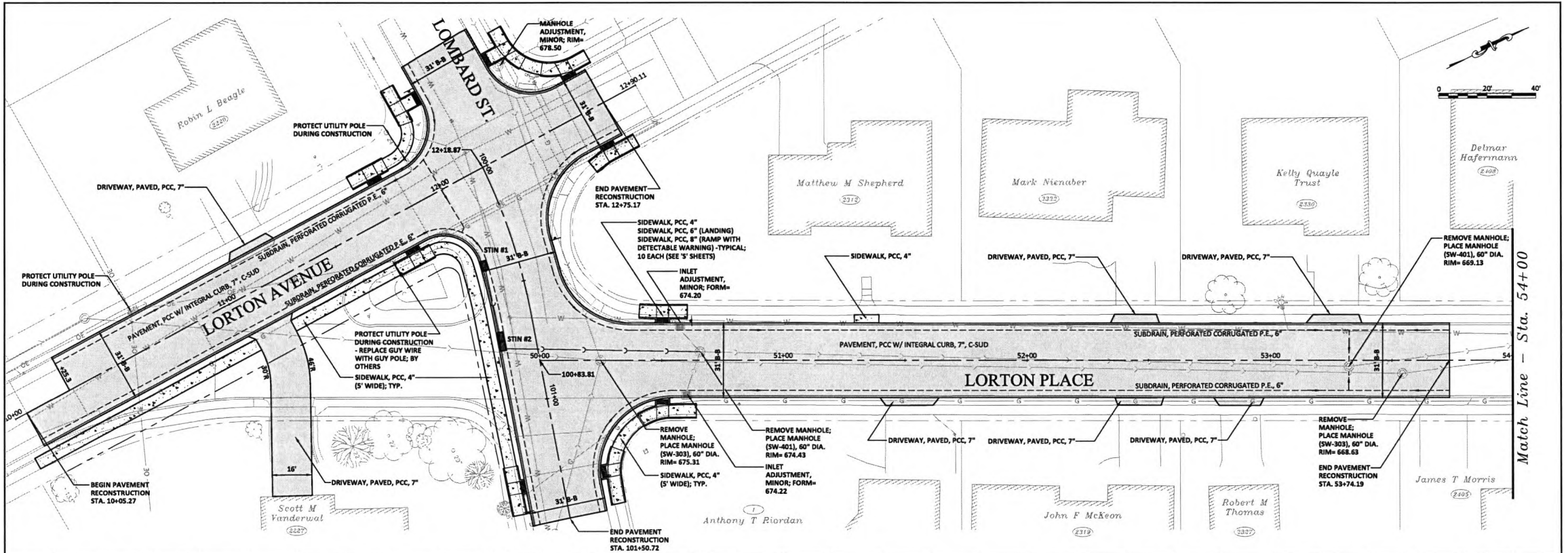
The right-of-way vacation process can take up to four months to complete and the city will submit the application once we receive this letter back signed acknowledging your willingness to accept the right-of-way vacation, assuming the vacation is approved by Council.

We the undersigned as owner(s) of the property of the above address have good and lawful authority to accept the proposed right-of-way vacation to said property.

Signed and dated this 8<sup>th</sup> day of March, 20 24.

Owner Signature

Owner Signature



LORTON PL. INTERSECTION RECONSTRUCTION  
(AT LOMBARD ST. AND LORTON AVE.)

City of Davenport, Iowa  
Engineering Division  
1200 E. 46th Street  
(563) 326-7729  
Davenport, Iowa 52807  
Fax (563) 327-5182

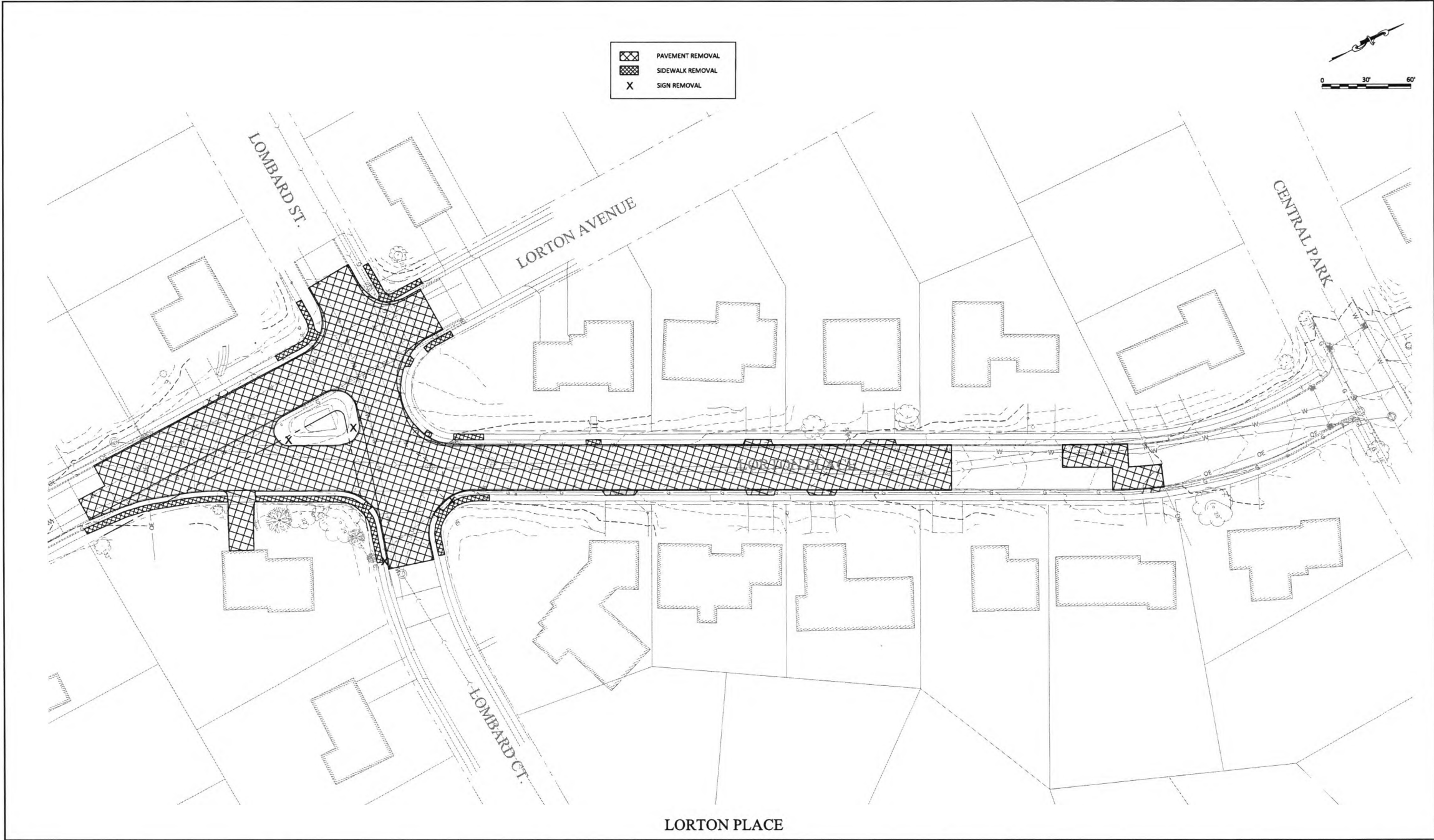
PROJECT NUMBER: PRJ-4135  
CIP NUMBER: 35062  
REVISION:  
DWG FILE: Lorton Place MDL2.dwg

PLOT DATE: 2/7/2024  
PLOT SCALE: 1" = 1'  
DESIGNED BY: RAM  
DRAWN BY: RAM  
CHECKED BY: GTB

PLAN & PROFILE

SHEET NO.  
D.01  
TOTAL SHEETS  
15





LORTON PLACE

LORTON PL. INTERSECTION RECONSTRUCTION  
(AT LOMBARD ST. AND LORTON AVE.)



City of Davenport, Iowa  
Engineering Division  
1200 E. 46th Street  
(563) 326-7729  
Davenport, Iowa 52807  
Fax (563) 327-5182

|                                 |                     |
|---------------------------------|---------------------|
| PROJECT NUMBER: PRJ-4135        | PLOT DATE: 2/7/2024 |
| CIP NUMBER: 35062               | PLOT SCALE: 1" = 1' |
| REVISION:                       | DESIGNED BY: RAM    |
|                                 | DRAWN BY: RAM       |
|                                 | CHECKED BY: GTB     |
| DWG FILE: Lorton Place MDL2.dwg |                     |

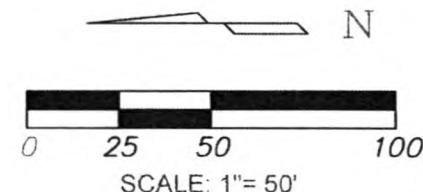
REMOVAL PLAN

SHEET NO.  
**R.01**  
TOTAL SHEETS  
**15**



1. DISTANCES IN FEET AND DECIMALS THEREOF.
2. BEARINGS SHOWN ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83)
3. FIELD WORK COMPLETED 01/23/2024

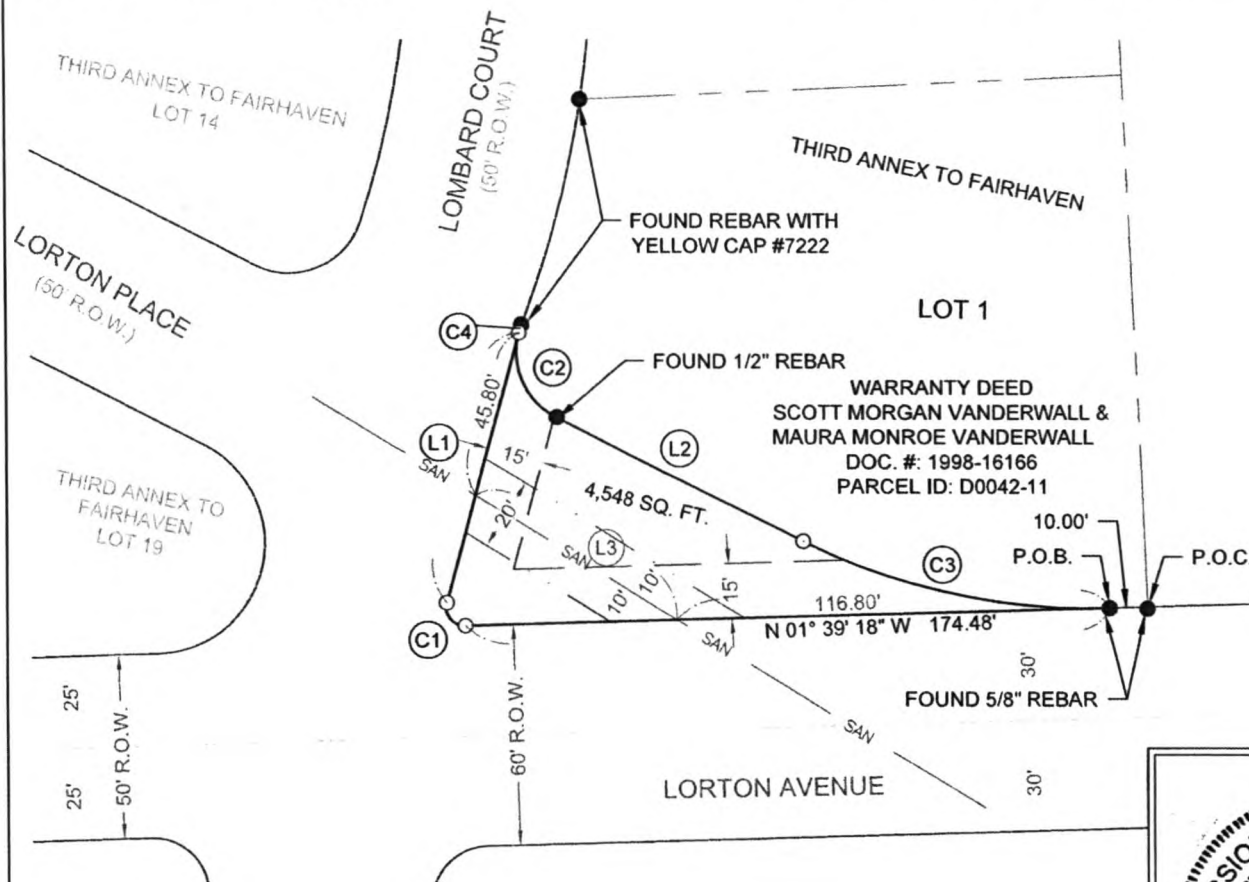
PART OF THE LORTON PLACE IN THE THIRD ANNEX TO FAIRHAVEN,  
CITY OF DAVENPORT, SCOTT COUNTY, IOWA



|        |                       |
|--------|-----------------------|
| _____  | PARCEL BOUNDARY       |
| -----  | 15' UTILITY EASEMENT  |
| -----  | 20' SANITARY EASEMENT |
| ○      | SET 5/8" DIA. REBAR   |
| ●      | W/ALUMINUM CAP#27347  |
| (M)    | FOUND MONUMENT        |
| (R)    | MEASURED DIMENSION    |
| P.O.B. | RECORD DIMENSION      |
| P.O.C. | POINT OF BEGINNING    |
|        | POINT OF COMMENCEMENT |

(L1) S 74° 57' 24" E 76.03'  
(L2) S 26° 45' 23" W 74.61'  
(L3) N 31° 41' 36" E 64.38'

|      | <u>RADIUS</u> | <u>LENGTH</u> | <u>DELTA</u>      | <u>CHORD</u>    |        |
|------|---------------|---------------|-------------------|-----------------|--------|
| (C1) | 5.00'         | 9.31'         | 106° 41' 53" (RT) | N 51° 41' 39" E | 8.02'  |
| (C2) | 20.00'        | 27.33'        | 78° 17' 13" (LT)  | S 65° 53' 59" W | 25.25' |
| (C3) | 171.22'       | 85.54'        | 28° 37' 32" (LT)  | S 12° 18' 12" W | 84.66' |
| (C4) | 20.00'        | 2.29'         | 06° 32' 56" (LT)  | N 71° 40' 54" W | 2.28'  |



PREPARED FOR  
CITY OF DAVENPORT  
ENGINEERING DEPARTMENT

**SURVEYOR**  
WILLETT HOFMANN & ASSOCIATES  
CHAD O. MACKE  
1515 5TH AVENUE  
MOLINE, ILLINOIS 61265

**OWNER**  
CITY OF DAVENPORT  
226 W. 4TH STREET  
DAVENPORT, IA 52801

**PROJECT**  
LORTON PL. INTERSECTION RECONSTRUCTION  
CIP NO.: 35062  
PROJECT NUMBER: PRJ-4135



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

IOWA LICENSED LAND SURVEYOR NO. 27347  
CHAD O. MACKE

DATE: 3/18/24

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

ENTIRE SUBMISSION IS COVERED BY THIS  
SEAL UNLESS SPECIFIED BELOW.

LORTON PL. INTERSECTION  
PART OF LORTON PLACE RIGHT OF WAY  
DAVENPORT, SCOTT COUNTY, IOWA

## VACATION PLAT

DRAWN BY: SLD APPROVED BY: COM SHEET NO. **10F2**  
 DATE: March 18, 10:41am  
 1051M24 VACATION PLAT.dwg | PLAT PG 1

VACATION PLAYS  
1051M24

VACATION PLAT  
PART OF THE LORTON PLACE IN THE THIRD ANNEX TO FAIRHAVEN,  
CITY OF DAVENPORT, SCOTT COUNTY, IOWA

Parcel Description

Part of Lorton Place located in The Third Annex to Fairhaven, an addition to the City of Davenport, Scott County, Iowa being more particularly described as follows:

Commencing at the Southwest corner of Lot 1 of said Third Annex to Fairhaven, said corner is also on the east right of way line of a public roadway designated as Lorton Avenue;

Thence, North 01 degrees 39 minutes 18 seconds West, 10.00 feet on said east right of way line to the Point of Beginning;

Thence, North 01 degrees 39 minutes 18 seconds West, 174.48 feet continuing on said east right of way line to the beginning of a concave curve to the southeast, said curve having a radius of 5.00 feet, a central angle of 106 degrees 41 minutes 53 seconds to the right, and a chord that bears North 51 degrees 41 minutes 39 seconds East, 8.02 feet;

Thence on said curve 9.31 feet to a point on the south right of way line of a public roadway designated as Lombard Court;

Thence, South 74 degrees 57 minutes 24 seconds East, 76.03 feet on said south right of way line to the beginning of a non-tangent curve concave to the southeast, said curve having a radius of 20.00 feet, a central angle of 78 degrees 17 minutes 13 seconds to the left, and a chord that bears South 65 degrees 53 minutes 59 seconds West, 25.25 feet.

Thence on said curve 27.33 feet;

Thence, South 26 degrees 45 minutes 23 seconds West, 74.61 feet to the beginning of a concave curve to the east, said curve having a radius of 171.22 feet, a central angle of 28 degrees 37 minutes, 32 seconds to the left, and a chord that bears South 12 Degrees 18 minutes 12 seconds West, 84.66 feet;

Thence on said curve 85.54 feet to the point of beginning.

The above-described parcel contains 4,548 squared feet. Bearings are based on the Iowa Real Time Network (IARTN) Iowa South Zone State Plane Coordinate System (2011 Adj.)

WILLET HOFMANN  
ASSOCIATES INC  
ENGINEERING, ARCHITECTURE, LAND SURVEYING  
1051 EFTY AVENUE, SUITE 100, DAVENPORT, IA 52804  
715.309.3717 FAX 715.309.30919

LORTON PL. INTERSECTION  
PART OF LORTON PLACE RIGHT OF WAY  
DAVENPORT, SCOTT COUNTY, IOWA

VACATION PLAT

DRAWN BY: SLD  
DATE: January 29, 3:00pm  
1051M24 VACATION PLAT.dwg | PLAT PG 2

APPROVED BY: COM

SHEET NO. 20F2

WHA PROJECT NUMBER: 1051M24



## Public Hearing Notice | Committee of the Whole

**To: All property owners within 200 feet of the intersection of Lorton Place and Lombard Court.**

### Committee of the Whole Public Hearing Meeting

Date: 5/15/2024

Time: 5:30 PM

Location: Council Chambers | City Hall | 226 W. 4th ST.

### What is this About?

This notice is being sent to inform you that a public hearing will be held for a request to vacate right-of-way. The City is petitioning that a portion of Lorton Place, between Lorton Avenue and Lombard Court, be vacated. This is in preparation for a roadway reconstruction project designed to increase safety at this intersection. The vacated portion of Lorton Place will become a landscaped front yard to the abutting property at 2227 Lorton Avenue.

### Request/Case Description:

**Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 6]**

At its April 30, 2024 meeting, the Plan and Zoning Commission recommended Case ROW24-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings and condition.

### Findings:

1. Vacating the right-of-way facilitates a roadway reconstruction project that improves safety, addresses deteriorated pavement conditions, and mitigates drainage problems at the intersection.
2. Based on the design for the roadway reconstruction, the existing public right-of-way is not required for city purposes.
3. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.

### Conditions:

1. All existing utilities located within the Right-of-Way, which are subject to vacation, shall be granted a blanket utility and access easement for the maintenance of such utilities.

### What are the Next Steps?

The public hearing on the above matter is scheduled for 5:30pm or as soon thereafter on Wednesday, May 15, 2024 in the Council Chambers of the Davenport City Hall, 226 West 4<sup>th</sup> Street, Davenport, Iowa.

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

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

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

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





## Right-Of-Way Vacation | Public Hearing Notice

Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 8]







# DAVENPORT

DEVELOPMENT &  
NEIGHBORHOOD SERVICES

## Public Hearing Notice | Plan and Zoning Commission

Date: 4/16/2024  
Time: 5 PM

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

**To: All property owners within 200 feet of the intersection of Lorton Place and Lombard Court.**

### What is this About?

This notice is being sent to inform you that a public hearing will be held for a request to vacate right-of-way. The City is petitioning that a portion of Lorton Place, between Lorton Avenue and Lombard Court, be vacated. This is in preparation for a roadway reconstruction project designed to increase safety at this intersection. The vacated portion of Lorton Place will become a landscaped front yard to the abutting property at 2227 Lorton Avenue.

### Request/Case Description:

**Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 6]**

### What are the Next Steps after the Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on April 16, 2024. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on April 30, 2024. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. The City Council will ultimately decide if the property is no longer needed for City purposes, and is eligible for vacation. At that point, the City Attorney's office will negotiate with adjacent property owners to determine the appropriate way to convey the property, and possibly, purchase price. For the specific dates and times of subsequent meetings, please contact the case planner below.

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

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

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

### Do You Have Any Questions?

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

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



## Right-Of-Way Vacation | Public Hearing Notice

Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 8]



**Werderitch, Matt**

---

**From:** jackmckeon@aol.com  
**Sent:** Tuesday, April 9, 2024 1:27 PM  
**To:** Jobgen, Ben; Planning  
**Subject:** [EXT] Vacation of a Portion of Lorton Place

**ATTENTION: This is an external email.**

My name is John (Jack) McKeon. I have lived on Lorton Place in the 6th ward for over 50 years.

I support the plan to vacate a portion of Lorton Place between Lorton Avenue and Lombard Court.

This will reduce and slow traffic on Lorton Place and make our neighborhood safer. Cars going north on Lorton Avenue use Lorton Place as a shortcut to get to Forest Road thereby avoiding the stop sign at Lorton Avenue and East Central Park. Many drivers just do a rolling stop with a right turn at the end of Lorton Place.

Thank you for asking for my input.

John McKeon  
2319 Lorton Place  
Davenport, Iowa 52803

City of Davenport

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

**Action / Date**  
**5/15/2024**

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Adler Theatre Box Office Remodel, CIP #69014. [Ward 3]

Recommendation:

Hold the Hearing.

Background:

This is a remodeling project of the Adler Theatre Box Office located at 136 East 3rd Street. The proposed remodel includes, but is not limited to, the furnishing of all labor, materials and equipment necessary to update the ticket window and office space finishes and function. Work includes painting, flooring, countertops, ceiling tile, shelving, doors, ticket windows, case trim, lighting, electrical wiring, data wiring, telecommunications, mechanical components, voice communications, and a new ADA accessible window.

Attachments:

None



City of Davenport

Department: Finance

Contact Info: Mallory Merritt | 563-326-7792

**Action / Date**

**5/15/2024**

Subject:

Public Hearing on the issuance of not to exceed \$31,000,000 General Obligation Corporate Bonds, Series 2025. [All Wards]

Recommendation:

Hold the Hearing.

Background:

On May 8, 2024, the City Council set May 15, 2024 at 5:30 p.m. in the Council Chambers at City Hall to hold the Hearing for the issuance of not to exceed \$31,000,000 General Obligation Corporate Bonds, Series 2025.

Proceeds from the bond sale to occur later in FY 2025 will be used to fund the City's FY 2025 capital improvement program budget and specified projects.

Attachments:

1. Dorsey & Whitney Packet

May 7, 2024

**VIA EMAIL**

Mallory Merritt  
CFO/Interim City Administrator  
City Hall  
Davenport, Iowa

Re: Not to Exceed \$31,000,000 General Obligation Corporate Bonds, Series 2025  
Our File No. 629872-95

Dear Mallory:

We have prepared and attached a resolution that may be adopted at the City Council meeting on May 22, 2024, for the purpose of ordering the issuance in the future of not to exceed \$31,000,000 General Obligation Corporate Bonds, Series 2025.

As these proceedings are completed, please return one fully executed copy to our office.

If you have any questions, please contact please contact Emily Hammond, Erin Regan, Cheryl Ritter or me.

Best regards,

John P. Danos

**Attachments**

cc: Brian Krup  
Basia Gerlach  
Jim Odean  
Jon Burmeister

HEARING ON GENERAL OBLIGATION  
CORPORATE BONDS, SERIES 2025

629872-95

Davenport, Iowa

May 22, 2024

The City Council of the City of Davenport, Iowa, met pursuant to law and the rules of the City Council, on May 22, 2024, at 5:30 p.m., at the Council Chambers, City Hall, Davenport, Iowa. The meeting was called to order and upon the roll being called, the following named Aldermen were in attendance:

Present: \_\_\_\_\_

Absent: \_\_\_\_\_

The City Council investigated and found that pursuant to notice duly published, the City Council had met as the Committee-of-the-Whole on May 15, 2024, to permit residents or property owners of the City to present oral or written objections to the proposed issuance of not to exceed \$31,000,000 General Obligation Corporate Bonds, Series 2025 of the City. After receiving and considering all comments and objections, the hearing had been closed and the meeting had been adjourned until the regular meeting of the City Council at the current time.

Alderman \_\_\_\_\_ introduced and moved the adoption of the resolution hereinafter set out making provisions for the issuance of such bonds. The motion was seconded by Alderman \_\_\_\_\_ and the Mayor put the question on the motion and, the roll being called, the following named Aldermen voted:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Whereupon, the Mayor declared the motion duly carried and said resolution adopted, as hereinafter set out.

RESOLUTION NO. \_\_\_\_\_

Resolution making provision for the issuance of not to exceed \$31,000,000  
General Obligation Corporate Bonds, Series 2025

WHEREAS, the City of Davenport (the “City”), in Scott County, Iowa, in the performance of its corporate functions as prescribed by the laws of the State of Iowa and the Charter of the City, and pursuant to notice duly published and a hearing held thereon on May 15, 2024, has proposed that it is in the best interest of the City that not to exceed \$31,000,000 General Obligation Corporate Bonds, Series 2025 (the “Bonds”) be authorized by the City to provide funds to pay costs in connection with making improvements to sanitary sewers, storm water drainage systems, waterway and flood control assets, streets, street lighting, signage and signalization, streetscapes, sidewalks and paths, the municipal airport, municipal buildings and facilities, and municipal parks; acquiring and maintaining vehicles and/or equipment for municipal parks, streets, public safety department, solid waste collection, and the municipal library; repair and maintenance of bridges; information technology improvements; public transportation system improvements; and municipal economic development and housing projects;

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

Section 1. All objections received or made at the hearing are hereby overruled, and the Bonds are hereby ordered to be issued in the future in a principal amount not to exceed \$31,000,000.

The Bonds shall bear interest, shall be payable as to principal and interest on the dates and in the amounts, may be subject to prepayment prior to maturity and may contain such other terms and provisions as shall be determined by the City Council at the time the Bonds are sold.

Section 2. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved May 22, 2024.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
Deputy City Clerk



## ATTESTATION CERTIFICATE

STATE OF IOWA  
COUNTY OF SCOTT  
CITY OF DAVENPORT

SS:

I, the undersigned, Deputy City Clerk of the City of Davenport, Iowa, do hereby certify that as such Deputy City Clerk I have in my possession or have access to the complete corporate records of the City and of its Council and officers and that I have carefully compared the transcript hereto attached with those corporate records and that the transcript hereto attached is a true, correct and complete copy of the corporate records related to that portion of a meeting of the Council held on May 22, 2024, at which the Council adopted a resolution ordering the future issuance of not to exceed \$31,000,000 General Obligation Corporate Bonds, Series 2025, and that the transcript hereto attached contains a true, correct and complete copy of such resolution.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Deputy City Clerk

City of Davenport

Department: Office of the Mayor  
Contact Info: Brian Krup | 563-326-6163

**Action / Date**  
**5/15/2024**

Subject:  
Motorcycle Awareness Month | May 2024

## City of Davenport

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch | 563-888-2221

**Action / Date**  
**5/15/2024**

Subject:

Second Consideration: Ordinance for Case ORD24-02 being the request of the City of Davenport to amend Chapter 17.08 entitled "Uses" of the Municipal Code of Davenport, Iowa by updating the billboard definition and principal use standards. [All Wards]

Recommendation:

Adopt the Ordinance.

Background:

### **Billboard Moratorium**

Recent billboard installations have spurred conversations and questions regarding how to best regulate electronic and static billboards. At its December 13, 2023 meeting, City Council approved a moratorium upon new billboards until June 13, 2024. The purpose of the six-month moratorium was to allow time to study best practices throughout the country and to review potential code amendments. There are currently 73 billboards scattered throughout Davenport's commercial corridors, industrial parks, and downtown.

### **Plan and Zoning Commission**

At its April 16, 2024 meeting, the Plan and Zoning Commission unanimously recommended Case ORD24-02 be forwarded to the City Council with a recommendation for approval subject to the proposed amendments and findings.

### **Findings**

1. The proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. The proposed amendment promotes the public health, safety, and welfare of the City.
3. The proposed amendment is consistent with the intent and general regulations of the Zoning Ordinance.
4. The amendment reflects a change in policy and development trends.
5. The amendment will create additional non-conformities.

### **Proposed Ordinance Amendment**

Based on input from City Council, the Plan and Zoning Commission, and the public, staff has identified a common concern regarding the regulation of electronic billboards. To address these concerns, staff is proposing an Ordinance amendment to better manage the placement and brightness of digital billboards. The attached ordinance amendment creates a set of general billboard regulations, applicable to billboards throughout the City. Separate standards are then

proposed for static and electronic billboards. The regulations for static billboards remain consistent with the current code requirements for distance separation, sign area, setbacks from residential districts, and number of faces allowed per structure. Given the growing concern over electronic billboards, a more restrictive set of requirements is proposed.

Existing nonconforming billboards and those made nonconforming by this ordinance amendment are subject to Section 17.15. The City is not ordering the removal of any billboards with the passage of this ordinance. However, electronic billboards shall comply with the proposed brightness regulations.

The following table outlines identified issues with existing billboards and proposed regulations designed to mitigate these concerns.

| # | Identified Concern                                                                                                                                                       | Proposed Regulation                                                                                                                                                                                                                                           |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | The C-2 Corridor Commercial District has no principal use setbacks.                                                                                                      | Establish a standardized minimum setback of 25-feet from lot lines. A standard setback will preserve required landscaping and greenspace.                                                                                                                     |
| 2 | Commercial corridors in Davenport are over-signed.                                                                                                                       | Prohibit electronic billboards from the C-2 Corridor Commercial District.                                                                                                                                                                                     |
| 3 | Electronic billboards are visible from greater distances than traditional static billboards. Therefore, multiple electronic billboards may be visible from one location. | Increase separation distances between electronic billboards from 1,500 feet to 3,000 feet.                                                                                                                                                                    |
| 4 | The scale and intensity of electronic billboards have greater impacts than static signs.                                                                                 | Limit the maximum advertising area of electronic billboards to 400 square feet, instead of 672 square feet.                                                                                                                                                   |
| 5 | Billboards detract from the character of residential neighborhoods.                                                                                                      | Increase the distance electronic billboards can be constructed from residential districts from 150 feet to 600 feet.                                                                                                                                          |
| 6 | Multiple electronic displays on a single structure create potential traffic safety issues.                                                                               | Reduce the number of electronic billboards on a structure from 4 to 2. Allow only 1 electronic billboard to be visible from any one street direction.                                                                                                         |
| 7 | The intensity and brightness of billboards creates a distraction for motorists and a nuisance to abutting properties.                                                    | Establish lighting requirements for static and electronic billboards to prevent glare and distraction to motorists and neighboring properties. Regulate the brightness of electronic billboards to require a dimming capability for changes in ambient light. |

## Public Input

A notice of Public Hearing was published in the *Quad-City Times* informing the community of the April 2, 2024 Plan and Zoning Commission Public Hearing. No members of the public were in attendance at the Public Hearing. City staff has been communicating with several billboard companies regarding the potential Ordinance amendments. A representative from Huntington

Billboard Company attended the April 16, 2024 Plan and Zoning Commission meeting and stated the proposed regulations appear to be minor.

Attachments:

1. Ordinance
2. Billboard Moratorium
3. Map of Existing Billboard Locations
4. Plan & Zoning Commission Staff Report 4-16-24
5. Zoning Ordinance-Billboard Regulations
6. Proposed Billboard Regulations-Plan & Zoning Commission Meeting 4-16-2024



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

AN ORDINANCE FOR CASE ORD24-02 BEING THE REQUEST OF THE CITY OF DAVENPORT TO AMEND CHAPTER 17.08 ENTITLED "USES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY UPDATING THE BILLBOARD DEFINITION AND PRINCIPAL USE STANDARDS.

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

Section 1. That Subsection 17.08.030(E) entitled "Principal use standards" of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

E. Billboard

1. General regulations for billboards:

- a. Billboard structures are prohibited if visible from an interstate highway.
- b. Billboard structures are prohibited on properties listed on the Davenport Register of Historic Places.
- c. Billboards are prohibited within required landscaping areas, as outlined in Section 17.11.
- d. The maximum height of a billboard is 45 feet.
- e. Billboards shall be setback a minimum of 25 feet from lot lines.
- f. Billboard distance separation shall be measured from the closest points of each billboard structure. This is measured in a straight line along either side of the right-of-way of the street.

2. The following additional standards apply to static billboards:

- a. All static billboards must be separated by a minimum distance of 1,500 feet.
- b. The maximum sign area of a static billboard is 672 square feet plus an extension area from the single continuous perimeter not to exceed 153 square feet.
- c. Billboards with a sign area of up to 300 square feet must be a minimum of 100 feet from any residential district. Billboards with a sign area of over 300 square feet must be a minimum of 150 feet from any residential district. This is measured in a straight line along either side of the right-of-way of the street.
- d. Up to four static billboard sign faces are allowed on one billboard structure. A "V" arrangement is permissible, however, no more than two static billboard sign faces can be visible from any one street direction.
- e. Any billboard illumination shall be designed, located, shielded, and directed to prevent

the casting of glare or direct light upon roadways and surrounding properties, and prevent the distraction of motor vehicle operators or pedestrians in the public right-of-way.

3. The following additional standards apply to electronic billboards:
- a. Electronic billboards are prohibited in the C-2 Corridor Commercial District.
  - b. All electronic billboards must be separated by a minimum distance of 3,000 feet.
  - c. The maximum sign area of an electronic billboard is 400 square feet.
  - d. Electronic billboards shall be a minimum of 600 feet from any residential district. This is measured in a straight line along either side of the right-of-way of the street.
  - e. Up to two electronic billboard sign faces are allowed on one billboard structure. A "V" arrangement is permissible, however, no more than one electronic billboard sign face can be visible from any one street direction.
  - f. Electronic billboards cannot change more than once every eight seconds. Static images with no animation are required and the transition from one image to the next must occur in one second or less.
  - g. An electronic display must contain a default mechanism to show a "full black" image or turn the sign off in case of malfunction, or must be manually turned off within 12 hours of a reported malfunction.
  - h. The maximum brightness is limited to 5,000 nits when measured from the billboard's face at its maximum brightness, during daylight hours, and 200 nits when measured from the billboard's face at its maximum brightness between dusk and dawn, i.e., the time of day between sunset and sunrise. The billboard must have an ambient light meter and automatic or manual dimmer control that produces a distinct illumination change from a higher allowed illumination level to a lower allowed level for the time period between one-half hour before sunset and one-half hour after sunrise. All existing billboards shall meet the maximum brightness provision within twelve months of the adoption of the ordinance.

Section 2. That Section 17.08.050 entitled "Use definitions" of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

**Billboard.** A permanent sign directing attention to a specific business, product, service, entertainment event, activity, or other commercial activity that is not sold, produced, manufactured, furnished, or conducted at the property upon which the sign is located. Static billboards display a fixed advertisement face, where the face is not changeable within seconds or minutes, but where a change of face have to be re-erected and affixed to the structure. Electronic billboards are digital displays that can be changed within seconds or minutes by a remote or automatic means.

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

**REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance

are hereby repealed.

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

First Consideration \_\_\_\_\_

Second Consideration \_\_\_\_\_

Approved \_\_\_\_\_

Published in *The Quad-City Times* on \_\_\_\_\_

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

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

Resolution No. 2023-513

Resolution offered by Alderman Gripp.

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

RESOLUTION placing a moratorium upon new billboard construction until June 13, 2024.

WHEREAS, the City of Davenport regulates the uses and special uses of its zoning districts; and

WHEREAS, recent billboard installation has spurred additional conversations and questions on how to best regulate electronic and static billboards; and

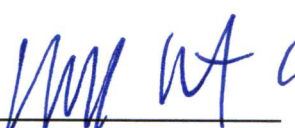
WHEREAS, the City of Davenport wishes to study the best practices around the country; and

WHEREAS, this six-month period would allow time for code amendments to be vetted and proposed for adoption.

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa that a moratorium is hereby imposed upon new billboard construction until June 13, 2024.

Passed and approved this 13th day of December, 2023.

Approved:

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



Attest:

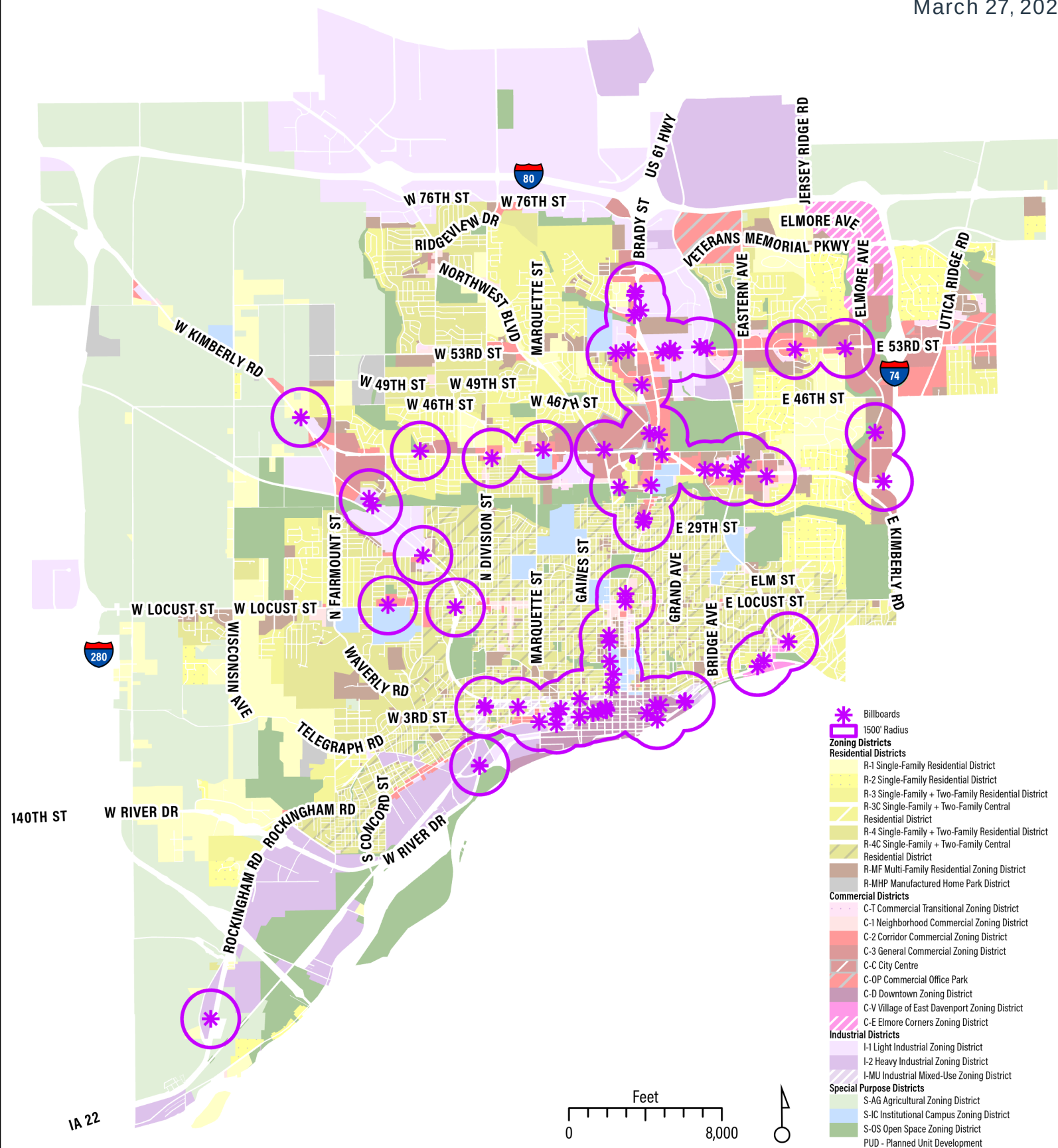
  
\_\_\_\_\_  
Brian Krup  
Deputy City Clerk



# Billboard Map

## Locations and Buffer

March 27, 2024





## City of Davenport

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch | 563-888-2221

**Action / Date**  
**4/16/2024**

### Subject:

Case ORD24-02: Request of The City of Davenport to amend Section 17.08 of the Zoning Ordinance regarding billboard regulations. [All Wards]

### Recommendation:

Staff recommend the Plan & Zoning Commission forward Case ORD24-02 to the City Council with a recommendation for approval, subject to the proposed amendments and findings.

### Findings:

1. The proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. The proposed amendment promotes the public health, safety, and welfare of the City.
3. The proposed amendment is consistent with the intent and general regulations of the Zoning Ordinance.
4. The amendment reflects a change in policy and development trends.
5. The amendment will create additional nonconformities.

### Background:

#### **Billboard Moratorium:**

Recent billboard installations have spurred conversations and questions regarding how to best regulate electronic and static billboards. At its December 13, 2023 meeting, City Council approved a moratorium upon new billboards until June 13, 2024. The purpose of the six-month moratorium was to allow time to study best practices throughout the country and to review potential code amendments. There are currently 73 billboards scattered throughout Davenport's commercial corridors, industrial parks, and the downtown.

#### **Proposed Ordinance Amendment:**

Based on input from City Council, the Plan and Zoning Commission, and the public, staff have identified a common concern regarding the regulation of electronic billboards. To address these concerns, staff is proposing an ordinance amendment to better manage the placement and brightness of digital billboards. The attached ordinance amendment creates a set of general billboard regulations, applicable to billboards throughout the City. Separate standards are then proposed for static and electronic billboards. The regulations for static billboards remain consistent with the current code requirements for distance separation, sign area, setbacks from residential districts, and number of faces allowed per structure. Given the growing concern over electronic billboards, a more restrictive set of requirements is proposed.

Existing nonconforming billboards and those made nonconforming by this ordinance amendment are subject to Section 17.15. The City is not ordering the removal of any billboards

with the passage of this ordinance. However, electronic billboards shall comply with the proposed brightness regulations.

The following table outlines identified issues with existing billboards and proposed regulations designed to mitigate these concerns.

| # | Identified Concern                                                                                                                                                       | Proposed Regulation                                                                                                                                                                                                                                           |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | The C-2 Corridor Commercial District has no principal use setbacks.                                                                                                      | Establish a standardized minimum setback of 25-feet from lot lines. A standard setback will preserve required landscaping and greenspace.                                                                                                                     |
| 2 | Commercial corridors in Davenport are over-signed.                                                                                                                       | Prohibit electronic billboards from the C-2 Corridor Commercial District.                                                                                                                                                                                     |
| 3 | Electronic billboards are visible from greater distances than traditional static billboards. Therefore, multiple electronic billboards may be visible from one location. | Increase separation distances between electronic billboards from 1,500 feet to 3,000 feet.                                                                                                                                                                    |
| 4 | The scale and intensity of electronic billboards have greater impacts than static signs.                                                                                 | Limit the maximum advertising area of electronic billboards to 400 square feet, instead of 672 square feet.                                                                                                                                                   |
| 5 | Billboards detract from the character of residential neighborhoods.                                                                                                      | Increase the distance electronic billboards can be constructed from residential districts from 150 feet to 600 feet.                                                                                                                                          |
| 6 | Multiple electronic displays on a single structure create potential traffic safety issues.                                                                               | Reduce the number of electronic billboards on a structure from 4 to 2. Allow only 1 electronic billboard to be visible from any one street direction.                                                                                                         |
| 7 | The intensity and brightness of billboards creates a distraction for motorists and a nuisance to abutting properties.                                                    | Establish lighting requirements for static and electronic billboards to prevent glare and distraction to motorists and neighboring properties. Regulate the brightness of electronic billboards to require a dimming capability for changes in ambient light. |

### Approval Standards for Text Amendments

1. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.
2. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.
3. The consistency of the proposed amendment with the intent and general regulations of this Ordinance.
4. Whether the proposed amendment corrects an error or omission, adds clarification to

existing requirements, or reflects a change in policy or change in development trends or technology.

5. The extent to which the proposed amendment creates nonconformities.

**Public Input:**

A Notice of Public Hearing was published in the Quad City Times informing the community of the April 2, 2024 Plan and Zoning Commission Public Hearing. No members of the public were in attendance at the public hearing. City Staff have been communicating with several billboard companies regarding the potential ordinance amendments. Staff will apprise the Commission of any correspondence at the April 16, 2024 Plan and Zoning Commission Public Hearing.

**Attachments:**

1. Billboard Moratorium
2. Map of Existing Billboard Locations
3. Zoning Ordinance-Billboard Regulations
4. Proposed Billboard Regulations-Plan & Zoning Commission Meeting 4-16-2024

|                       |                         |
|-----------------------|-------------------------|
| <b>CHAPTER 17.08.</b> | <b>USES</b>             |
| Section 17.08.010     | General Use Regulations |
| Section 17.08.020     | Use Matrix              |
| Section 17.08.030     | Principal Use Standards |
| Section 17.08.040     | Temporary Use Standards |
| Section 17.08.050     | Use Definitions         |

#### Section 17.08.010 General Use Regulations

- A.** No structure or land may be used or occupied unless allowed as a permitted or special use within the zoning district.
- B.** All uses must comply with any applicable federal and state requirements, and any additional federal, state, or city ordinances.
- C.** Any use that is not included in the use matrix and cannot be interpreted as part of a use within the matrix is prohibited in all districts.
- D.** A site may contain more than one principal use, so long as each principal use is allowed in the district. Each principal use is approved separately. In certain cases, uses are defined to include ancillary uses that provide necessary support and/or are functionally integrated into the principal use.
- E.** All uses must comply with the use standards of Section 17.08.030, as applicable, as well as all other regulations of this Ordinance and the City.

#### Section 17.08.020 Use Matrix

- A.** Table 17.08-1: Use Matrix identifies the principal and temporary uses allowed within each zoning district. Cells are color-coded for ease of review only; the letter indicated in the cell controls over any errors in color-coding.
- B.** Uses allowed in the R-3 and R-3C Districts are those listed in Table 17.08-1 for the R-3 District. Uses allowed in the R-4 and R-4C Districts are those listed in Table 17.08-1 for the R-4 District.
- C.** P indicates that the use is permitted by-right in the district. S indicates that the use is a special use in the district and requires special use approval. If a cell is blank, the use is not allowed in the district.
- D.** In the case of temporary uses, a T indicates the temporary use is allowed in the district and may require approval of a temporary use permit per the standards of Section 17.08.040.
- E.** For accessory uses, see Chapter 17.09.
- F.** See Section 17.04.020 for additional use restrictions in the R-3, R-3C, R-4, and R-4C Districts.
- G.** See Section 17.05.020 for additional use restrictions in the C-V District.

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

| TABLE 17.08-1: USE MATRIX                    |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      |      |      |      |                  |
|----------------------------------------------|-----|-----|-----|-----|------|-------|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|------|------|------|------|------------------|
| PRINCIPAL USE                                | R-1 | R-2 | R-3 | R-4 | R-MF | R-MHP | C-T | C-1 | C-2 | C-3 | C-C | C-OP | C-D | C-V | C-E | I-1 | I-2 | I-MU | S-AG | S-OS | S-IC | USE STANDARD     |
| Adult Use                                    |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | S   | S   |      |      |      |      | Sec. 17.08.030.A |
| Agriculture                                  |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | P    |      |      |                  |
| Amusement Facility - Indoor                  |     |     |     |     |      |       |     |     | P   | P   | P   |      | P   | P   | P   | P   |     | P    |      |      |      |                  |
| Amusement Facility - Outdoor                 |     |     |     |     |      |       |     |     |     | S   | S   |      |     |     | S   | P   |     | S    |      |      |      |                  |
| Animal Care Facility - Large Animal          |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | P    |      |      |                  |
| Animal Care Facility - Small Animal          |     |     |     |     |      |       | S   | S   | P   | P   | P   |      | S   | S   | P   | P   |     | P    | P    |      |      | Sec. 17.08.030.B |
| Animal Breeder                               |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | P    |      |      | Sec. 17.08.030.B |
| Art Gallery                                  |     |     |     |     |      |       | P   | P   | P   | P   | P   |      | P   | P   | P   |     |     | P    |      |      |      |                  |
| Arts and Fitness Studio                      |     |     |     |     |      |       | P   | P   | P   | P   | P   |      | P   | P   | P   |     |     | P    |      |      |      |                  |
| Bar                                          |     |     |     |     |      |       |     |     | P   | P   | P   |      | P   | P   | P   |     |     | P    |      |      |      |                  |
| Bar – Neighborhood                           |     |     |     |     |      |       |     | P   |     |     |     |      |     |     |     |     |     |      |      |      |      | Sec. 17.08.030.C |
| Bed and Breakfast                            | S   | S   | S   | S   | S    |       |     |     |     |     |     |      |     |     |     |     |     |      | P    |      |      | Sec. 17.08.030.D |
| Billboard                                    |     |     |     |     |      |       |     |     | P   | P   |     |      |     |     |     | P   | P   |      |      |      |      | Sec. 17.08.030.E |
| Body Modification Establishment              |     |     |     |     |      |       |     | P   | P   | P   | P   |      | P   |     | P   |     |     | P    |      |      |      |                  |
| Broadcasting Facility TV/Radio               |     |     |     |     |      |       |     | P   | P   | P   |     | P    | P   | P   | P   | P   | P   | P    |      |      | P    |                  |
| Campground                                   |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | S    | P    |      | Sec. 17.08.030.F |
| Car Wash                                     |     |     |     |     |      |       |     |     | P   | P   |     |      |     |     | S   |     |     | P    |      |      |      | Sec. 17.08.030.G |
| Casino                                       |     |     |     |     |      |       |     |     |     |     |     |      |     |     | P   |     |     |      |      |      |      |                  |
| Cemetery                                     |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      |      | P    |      |                  |
| Children's Home                              |     |     |     |     | P    |       |     |     | P   | P   |     |      |     |     | P   |     |     | S    |      |      | P    | Sec. 17.08.030.H |
| PRINCIPAL USE                                | R-1 | R-2 | R-3 | R-4 | R-MF | R-MHP | C-T | C-1 | C-2 | C-3 | C-C | C-OP | C-D | C-V | C-E | I-1 | I-2 | I-MU | S-AG | S-OS | S-IC | USE STANDARD     |
| Community Center                             | P   | P   | P   | P   | P    |       | P   | P   | P   | P   | P   |      | P   | P   | P   |     |     | P    | P    | P    | P    |                  |
| Community Garden                             | P   | P   | P   | P   | P    | P     | P   | P   | P   | P   | P   | P    | P   | P   | P   |     |     | P    | P    | P    | P    | Sec. 17.08.030.I |
| Conservation Area                            |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | P    | P    |      |                  |
| Country Club                                 |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      |      | P    |      |                  |
| Cultural Facility                            |     |     |     |     |      |       | P   | P   | P   | P   | P   |      | P   | P   | P   |     |     | P    |      | P    | P    |                  |
| Day Care Center                              |     |     |     |     | P    |       | P   | P   | P   | P   | P   | P    | P   | P   | P   | S   |     | P    |      |      | P    | Sec. 17.08.030.J |
| Day Care Home                                | P   | P   | P   | P   | P    |       |     |     |     |     |     |      |     |     |     |     |     |      | P    |      |      | Sec. 17.08.030.K |
| Drive-Through Facility                       |     |     |     |     |      |       |     |     | P   | P   | S   |      | S   |     | P   | P   | P   |      |      |      |      | Sec. 17.08.030.K |
| Drug/Alcohol Treatment Facility, Residential |     |     |     |     |      |       |     |     | S   | S   |     |      |     |     | S   |     |     | S    |      |      | S    | Sec. 17.08.030.L |
| Drug Treatment Clinic                        |     |     |     |     |      |       |     |     | S   | S   |     |      |     |     | S   |     |     | S    |      |      | S    | Sec. 17.08.030.L |
| Domestic Violence Shelter                    |     |     |     |     | P    |       |     | P   | P   | P   |     |      |     |     | P   |     |     | P    |      |      | P    | Sec. 17.08.030.H |
| Dwelling - Accessory Dwelling Unit           | P   | P   | P   | P   |      |       |     |     |     |     |     |      |     |     |     |     |     |      |      |      |      | Sec. 17.08.030.M |
| Dwelling - Manufactured Home                 |     |     |     |     |      | P     |     |     |     |     |     |      |     |     |     |     |     |      | S    |      |      | Sec. 17.08.030.N |



P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

| TABLE 17.08-1: USE MATRIX                    |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      |      |      |      |                  |  |
|----------------------------------------------|-----|-----|-----|-----|------|-------|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|------|------|------|------|------------------|--|
| PRINCIPAL USE                                | R-1 | R-2 | R-3 | R-4 | R-MF | R-MHP | C-T | C-1 | C-2 | C-3 | C-C | C-OP | C-D | C-V | C-E | I-1 | I-2 | I-MU | S-AG | S-OS | S-IC | USE STANDARD     |  |
| Dwelling - Multi-Family                      |     |     |     |     | P    |       | P   | P   | P   | P   | S   |      | P   | P   | P   |     |     | P    |      |      |      | Sec. 17.08.030.O |  |
| Dwelling - Townhouse                         |     |     |     |     | P    |       | P   | P   | P   | P   | S   |      | P   | P   | P   |     |     | P    |      |      |      | Sec. 17.08.030.P |  |
| Dwelling - Single-Family                     | P   | P   | P   | P   | P    |       | P   | P   | P   |     |     |      |     | P   |     |     |     |      |      |      |      | Sec. 17.08.030.P |  |
| Dwelling - Single-Family Semi-detached       |     | P   | P   | P   | P    |       | P   | P   | P   |     | S   |      |     | P   |     |     |     |      |      |      |      | Sec. 17.08.030.P |  |
| Dwelling - Two-Family (New Construction)     |     |     | P   | P   | P    |       | P   | P   | P   |     | S   |      |     | P   |     |     |     |      |      |      |      | Sec. 17.08.030.P |  |
| Dwelling - Two-Family (Conversion)           |     |     |     |     | P    |       | P   | P   | P   |     |     |      |     | P   |     |     |     |      |      |      |      | Sec. 17.08.030.P |  |
| Educational Facility - Primary or Secondary  | P   | P   | P   | P   | P    |       |     |     |     |     |     |      |     |     |     |     |     |      |      |      | P    |                  |  |
| Educational Facility - University or College |     |     |     |     |      |       |     |     |     | P   | P   | P    | P   |     | P   |     |     |      |      |      | P    |                  |  |
| Educational Facility - Vocational            |     |     |     |     |      |       | S   | S   | S   | P   | P   | P    | P   | S   | P   | P   | P   | P    |      |      | P    |                  |  |
| Equine Keeping/Equestrian Facility           | P   |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | P    |      |      | Sec. 17.08.030.Q |  |
| Fairground                                   |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | S    | S    | P    |                  |  |
| Financial Institution                        |     |     |     |     |      |       | P   | P   | P   | P   | P   | P    | P   | P   | P   |     |     | P    |      |      |      |                  |  |
| Financial Institution, Alternative           |     |     |     |     |      |       |     |     | S   | S   |     |      |     |     | S   |     |     | P    |      |      |      | Sec. 17.08.030.R |  |
| Food Bank                                    |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   | P   | P    |      |      |      |                  |  |
| Food Pantry                                  |     |     |     |     |      |       |     |     | P   | S   |     |      |     |     | S   |     |     | S    |      |      |      |                  |  |
| Funeral Home                                 |     |     |     |     |      |       | S   | S   | S   | P   |     |      |     |     | P   |     |     | P    |      |      |      |                  |  |
| Gas Station                                  |     |     |     |     |      |       |     | S   | P   | P   | S   |      |     |     | P   | P   | P   | P    |      |      |      | Sec. 17.08.030.S |  |
| Golf Course/Driving Range                    |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      |      | P    |      |                  |  |
| Government Office/Facility                   |     |     |     |     |      |       | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    |      | P    | P    |                  |  |
| PRINCIPAL USE                                | R-1 | R-2 | R-3 | R-4 | R-MF | R-MHP | C-T | C-1 | C-2 | C-3 | C-C | C-OP | C-D | C-V | C-E | I-1 | I-2 | I-MU | S-AG | S-OS | S-IC | USE STANDARD     |  |
| Greenhouse/Nursery - Retail                  |     |     |     |     |      |       |     |     |     | P   |     |      |     |     | P   |     |     | P    | S    |      |      |                  |  |
| Group Home                                   | P   | P   | P   | P   | P    |       |     |     |     |     |     |      |     |     |     |     |     |      |      |      |      | Sec. 17.08.030.T |  |
| Halfway House                                |     |     |     |     |      |       |     |     | S   | S   |     |      |     |     | S   |     |     | S    |      |      | S    | Sec. 17.08.030.L |  |
| Healthcare Institution                       |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      |      |      | P    |                  |  |
| Heavy Rental and Service                     |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   |     | P    |      |      |      |                  |  |
| Heavy Retail                                 |     |     |     |     |      |       |     |     |     | S   |     |      |     |     | S   | P   |     | P    |      |      |      |                  |  |
| Homeless Shelter                             |     |     |     |     |      |       |     |     | S   | S   |     |      |     |     | S   |     |     | S    |      |      | S    | Sec. 17.08.030.L |  |
| Hotel                                        |     |     |     |     |      |       |     |     | P   | P   | P   | P    | P   | S   | P   |     |     | P    |      |      |      |                  |  |
| Industrial - General                         |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     | P   |      |      |      |      |                  |  |
| Industrial - Light                           |     |     |     |     |      |       |     |     |     |     |     | P    |     |     |     | P   | P   | P    |      |      |      |                  |  |
| Industrial Design                            |     |     |     |     |      |       |     | P   | P   | P   |     | P    | P   |     | P   | P   | P   | P    |      |      |      |                  |  |
| Live Performance Venue                       |     |     |     |     |      |       |     |     |     | P   | P   |      | P   | P   | P   | P   |     | P    |      |      |      |                  |  |

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

| TABLE 17.08-1: USE MATRIX                         |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      |      |      |      |                   |  |
|---------------------------------------------------|-----|-----|-----|-----|------|-------|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|------|------|------|------|-------------------|--|
| PRINCIPAL USE                                     | R-1 | R-2 | R-3 | R-4 | R-MF | R-MHP | C-T | C-1 | C-2 | C-3 | C-C | C-OP | C-D | C-V | C-E | I-1 | I-2 | I-MU | S-AG | S-OS | S-IC | USE STANDARD      |  |
| Lodge/Meeting Hall                                | S   | S   | S   | S   | S    |       | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    | P    |      |      | Sec. 17.08.030.U  |  |
| Manufactured Home Park                            |     |     |     |     |      | P     |     |     |     |     |     |      |     |     |     |     |     |      |      |      |      |                   |  |
| Medical/Dental Office                             |     |     |     |     |      |       | P   | P   | P   | P   | P   | P    | P   | P   | P   |     |     | P    |      |      | P    |                   |  |
| Micro-Brewery/Distillery/Winery                   |     |     |     |     |      |       |     |     | P   | P   | P   |      | P   | P   | P   | P   |     | P    |      |      |      |                   |  |
| Neighborhood Commercial Establishment             |     | S   | S   | S   | S    |       |     |     |     |     |     |      |     |     |     |     |     |      |      |      |      | Sec. 17.08.030.V  |  |
| Office                                            |     |     |     |     |      |       | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    |      |      | P    |                   |  |
| Outdoor Dining                                    |     |     |     |     |      |       | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    |      |      | P    | Sec. 17.08.030.W  |  |
| Parking Lot (Principal Use)                       |     |     |     |     |      |       |     | S   | S   | S   | S   | S    | S   | S   | S   | P   | S   | S    |      |      | P    | Chapter 17.10     |  |
| Parking Structure (Principal Use)                 |     |     |     |     |      |       |     | S   | S   | P   | P   | P    | S   | S   | P   |     |     | P    |      |      | P    | Chapter 17.10     |  |
| Personal Service Establishment                    |     |     |     |     |      |       | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   |     | P    |      |      | P    |                   |  |
| Place of Worship                                  | P   | P   | P   | P   | P    |       | S   | S   | P   | P   | P   |      | P   | P   | P   | P   |     |      | P    |      | P    |                   |  |
| Private Recreation Facility                       |     |     |     |     |      |       |     | P   | P   | P   | P   | P    | P   | P   | P   | P   |     | P    |      |      | P    |                   |  |
| Public Park                                       | P   | P   | P   | P   | P    | P     | P   | P   | P   | P   | P   | P    | P   | P   | P   |     |     | P    | P    | P    | P    |                   |  |
| Public Safety Facility                            |     |     |     |     | P    |       | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    | P    | P    | P    |                   |  |
| Public Works Facility                             |     |     |     |     |      |       |     |     |     |     |     | P    |     |     |     | P   | P   | P    | P    |      | P    |                   |  |
| Reception Facility                                | S   | S   | S   | S   |      |       |     | S   | S   | P   | P   |      | S   | S   | P   |     |     | P    | S    |      |      | Sec. 17.08.030.X  |  |
| Recreational Vehicle (RV) Park                    |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | S    | S    |      | Sec. 17.08.030.F  |  |
| Research and Development                          |     |     |     |     |      |       |     |     |     |     |     | P    |     |     |     | P   | P   | P    |      |      | P    |                   |  |
| Residential Care Facility                         |     |     |     |     | P    |       | P   | P   | P   | P   | P   | P    | P   |     | P   | P   |     | P    |      |      | P    | Sec. 17.08.030.Y  |  |
| Restaurant                                        |     |     |     |     |      |       |     | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    |      | P    | P    |                   |  |
| Retail Goods Establishment                        |     |     |     |     |      |       | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    |      |      | P    |                   |  |
| PRINCIPAL USE                                     | R-1 | R-2 | R-3 | R-4 | R-MF | R-MHP | C-T | C-1 | C-2 | C-3 | C-C | C-OP | C-D | C-V | C-E | I-1 | I-2 | I-MU | S-AG | S-OS | S-IC | USE STANDARD      |  |
| Retail Alcohol Sales                              |     |     |     |     |      |       |     |     | P   | P   | S   |      | S   |     | P   | P   |     |      |      |      |      |                   |  |
| Retail Sales of Fireworks                         |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   | P   |      |      |      |      | Sec. 17.08.030.Z  |  |
| Salvage Yard                                      |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     | S   |      |      |      |      |                   |  |
| Self-Storage Facility: Enclosed                   |     |     |     |     |      |       |     |     | S   | S   |     |      |     |     | P   | P   | P   | P    |      |      |      | Sec. 17.08.030.AA |  |
| Self-Storage Facility: Outdoor                    |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   | P   | S    |      |      |      | Sec. 17.08.030.AA |  |
| Social Service Center                             |     |     |     |     |      |       |     |     | P   | P   |     |      |     |     | P   |     |     | P    |      |      | P    |                   |  |
| Solar Farm                                        |     |     |     |     |      |       |     |     |     |     |     | P    |     |     |     | P   | P   |      | S    |      | P    | Sec. 17.08.030.BB |  |
| Specialty Food Service                            |     |     |     |     |      |       |     | P   | P   | P   | P   |      | P   | P   | P   | P   |     | P    |      |      |      |                   |  |
| Storage Yard - Outdoor                            |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   | P   |      |      |      |      | Sec. 17.08.030.CC |  |
| Truck Stop                                        |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   | P   |      |      |      |      |                   |  |
| Vehicle Dealership - Enclosed                     |     |     |     |     |      |       |     |     |     | P   |     | S    | P   |     | P   | S   |     | P    |      |      |      |                   |  |
| Vehicle Dealership - With Outdoor Storage/Display |     |     |     |     |      |       |     |     |     | S   |     |      |     |     | S   | S   |     | P    |      |      |      |                   |  |

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

| TABLE 17.08-1: USE MATRIX                            |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      |      |      |      |                   |
|------------------------------------------------------|-----|-----|-----|-----|------|-------|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|------|------|------|------|-------------------|
| PRINCIPAL USE                                        | R-1 | R-2 | R-3 | R-4 | R-MF | R-MHP | C-T | C-1 | C-2 | C-3 | C-C | C-OP | C-D | C-V | C-E | I-1 | I-2 | I-MU | S-AG | S-OS | S-IC | USE STANDARD      |
| Vehicle Operation Facility                           |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   | P   |      |      |      | P    |                   |
| Vehicle Rental - Enclosed                            |     |     |     |     |      |       |     |     |     | P   |     | S    | P   |     | P   | S   |     | P    |      |      |      |                   |
| Vehicle Rental - With Outdoor Storage/Display        |     |     |     |     |      |       |     |     |     | S   |     |      |     |     | S   | S   |     | P    |      |      |      |                   |
| Vehicle Repair/Service - Major                       |     |     |     |     |      |       |     |     |     | S   |     |      |     |     |     | P   | P   | S    |      |      |      | Sec. 17.08.030.DD |
| Vehicle Repair/Service - Minor                       |     |     |     |     |      |       |     |     | P   | P   |     |      |     |     | P   | P   | P   | S    |      |      |      | Sec. 17.08.030.DD |
| Warehouse                                            |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   | P   |      |      |      |      |                   |
| Wholesale Establishment                              |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | P   | P   | S    |      |      |      |                   |
| Wind Energy System                                   |     |     |     |     |      |       |     |     |     |     |     | S    |     |     |     | S   | S   |      | S    |      | S    | Sec. 17.08.030.EE |
| Wine Bar                                             |     |     |     |     |      |       |     | S   | P   | P   | P   |      | P   | P   | P   |     |     | P    |      |      |      |                   |
| Winery                                               |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     |     |     |      | S    |      |      |                   |
| Wireless Telecommunications                          | S   | S   | S   | S   | S    | S     | S   | S   | S   | S   | S   | S    | S   | S   | S   | S   | S   | S    | S    | S    | S    | Sec. 17.08.030.FF |
| Wireless Telecommunications - Stealth Design Antenna | P   | P   | P   | P   | P    | P     | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    | P    | P    | P    | Sec. 17.08.030.FF |
| Wireless Telecommunications - DAS Co-Location        | P   | P   | P   | P   | P    | P     | P   | P   | P   | P   | P   | P    | P   | P   | P   | P   | P   | P    | P    | P    | P    | Sec. 17.08.030.FF |
| Wireless Telecommunications - DAS New Pole           | S   | S   | S   | S   | S    | S     | S   | S   | S   | S   | S   | S    | S   | S   | S   | S   | S   | S    | S    | S    | S    | Sec. 17.08.030.FF |
| TEMPORARY USE                                        | R-1 | R-2 | R-3 | R-4 | R-MF | R-MHP | C-T | C-1 | C-2 | C-3 | C-C | C-OP | C-D | C-V | C-E | I-1 | I-2 | I-MU | S-AG | S-OS | S-IC | USE STANDARD      |
| Farmers' Market                                      |     |     |     |     | T    |       | T   | T   | T   | T   | T   | T    | T   | T   | T   |     |     | T    | T    | T    | T    | Sec. 17.08.040.A  |
| Real Estate Project Sales Office/Model Unit          | T   | T   | T   | T   | T    |       | T   | T   | T   | T   | T   | T    | T   | T   | T   | T   | T   | T    |      |      | T    | Sec. 17.08.040.B  |
| Temporary Cell On Wheels (COW)                       | T   | T   | T   | T   | T    | T     | T   | T   | T   | T   | T   | T    | T   | T   | T   | T   | T   | T    | T    | T    | T    | Sec. 17.08.040.C  |
| Temporary Contractor Office and Contractor Yard      | T   | T   | T   | T   | T    | T     | T   | T   | T   | T   | T   | T    | T   | T   | T   | T   | T   | T    | T    | T    | T    | Sec. 17.08.040.D  |
| Temporary Outdoor Entertainment                      | T   | T   | T   | T   | T    |       | T   | T   | T   | T   | T   | T    | T   | T   | T   | T   |     | T    | T    | T    | T    | Sec. 17.08.040.E  |
| Temporary Outdoor Sales (No Fireworks Stand)         | T   | T   | T   | T   | T    |       | T   | T   | T   | T   | T   | T    | T   | T   | T   | T   |     | T    | T    |      | T    | Sec. 17.08.040.F  |
| Temporary Outdoor Sales - Fireworks Stand Only       |     |     |     |     |      |       |     |     |     |     |     |      |     |     |     | T   | T   |      |      |      |      | Sec. 17.08.040.G  |
| Temporary Outdoor Storage Container                  | T   | T   | T   | T   | T    | T     | T   | T   | T   | T   | T   | T    | T   | T   | T   | T   | T   | T    | T    | T    | T    | Sec. 17.08.040.H  |

### Section 17.08.030 Principal Use Standards

Where applicable, principal uses are required to comply with all use standards of this section, whether a permitted or special use, in addition to all other regulations of this Ordinance.

#### E. Billboard

1. Billboard locational restrictions are as follows:
  - a. Billboard structures are prohibited if visible from an interstate highway.
  - b. Billboard structures are prohibited on properties listed on the Davenport Register of Historic Places.
  - c. Billboards with a sign area of up to 300 square feet must be a minimum of 100 feet from any residential district. Billboards with a sign area of over 300 square feet must be a minimum of 150 feet from any residential district. This is measured in a straight line along either side of the right-of-way of the street.
2. The maximum sign area of a billboard is 672 square feet plus an extension area from the single continuous perimeter not to exceed 153 square feet.
3. The maximum height of a billboard is 45 feet.
4. Billboards must meet principal building setbacks.
5. All billboards must be separated by a minimum distance of 1,500 feet.
6. Up to four billboard sign faces are allowed on one billboard structure. A "V" arrangement is permissible, however, no more than two billboard sign faces can be visible from any one street direction.
7. Billboards are permitted to be electronic billboards but must comply with the following:
  - a. Electronic billboards cannot change more than once every eight seconds. Static images with no animation are required and the transition from one image to the next must occur in one second or less.
  - b. An electronic display must contain a default mechanism to show a "full black" image or turn the sign off in case of malfunction, or must be manually turned off within 12 hours of a reported malfunction.

### Section 17.08.050 Use Definitions

All uses within Table 17.08-1 are defined in this section. Certain uses are defined to be inclusive of many uses. When a use meets a specific definition, it is regulated as such and is not regulated as part of a more inclusive use category.

**Billboard.** A permanent sign directing attention to a specific business, product, service, entertainment event, activity, or other commercial activity that is not sold, produced, manufactured, furnished, or conducted at the property upon which the sign is located.

**Proposed Billboard Regulations  
Plan & Zoning Commission Meeting 4-16-2024**

**Section 17.08.050 Definition of General Terms**

**Billboard.** A permanent sign directing attention to a specific business, product, service, entertainment event, activity, or other commercial activity that is not sold, produced, manufactured, furnished, or conducted at the property upon which the sign is located. Static billboards display a fixed advertisement face, where the face is not changeable within seconds or minutes, but where a change of face have to be re-erected and affixed to the structure. Electronic billboards are digital displays that can be changed within seconds or minutes by a remote or automatic means.

**Section 17.08.030 Principal Use Standards**

**E. Billboard**

1. General regulations for billboards:
  - a. Billboard structures are prohibited if visible from an interstate highway.
  - b. Billboard structures are prohibited on properties listed on the Davenport Register of Historic Places.
  - c. Billboards are prohibited within required landscaping areas, as outlined in Section 17.11.
  - d. The maximum height of a billboard is 45 feet.
  - e. Billboards shall be setback a minimum of 25 feet from lot lines.
  - f. Billboard distance separation shall be measured from the closest points of each billboard structure. This is measured in a straight line along either side of the right-of-way of the street.
2. The following additional standards apply to static billboards:
  - a. All static billboards must be separated by a minimum distance of 1,500 feet.
  - b. The maximum sign area of a static billboard is 672 square feet plus an extension area from the single continuous perimeter not to exceed 153 square feet.
  - c. Billboards with a sign area of up to 300 square feet must be a minimum of 100 feet from any residential district. Billboards with a sign area of over 300 square feet must be a minimum of 150 feet from any residential district. This is measured in a straight line along either side of the right-of-way of the street.
  - d. Up to four static billboard sign faces are allowed on one billboard structure. A "V" arrangement is permissible, however, no more than two static billboard sign faces can be visible from any one street direction.
  - e. Any billboard illumination shall be designed, located, shielded, and directed to prevent the casting of glare or direct light upon roadways and surrounding properties, and prevent the distraction of motor vehicle operators or pedestrians in the public right-of-way.
3. The following additional standards apply to electronic billboards:
  - a. Electronic billboards are prohibited in the C-2 Corridor Commercial District.
  - b. All electronic billboards must be separated by a minimum distance of 3,000 feet.
  - c. The maximum sign area of an electronic billboard is 400 square feet.
  - d. Electronic billboards shall be a minimum of 600 feet from any residential district. This is measured in a straight line along either side of the right-of-way of the street.
  - e. Up to two electronic billboard sign faces are allowed on one billboard structure. A "V" arrangement is permissible, however, no more than one electronic billboard sign face can be visible from any one street direction.
  - f. Electronic billboards cannot change more than once every eight seconds. Static images with no animation are required and the transition from one image to the next must occur in one second or less.

- g. An electronic display must contain a default mechanism to show a "full black" image or turn the sign off in case of malfunction, or must be manually turned off within 12 hours of a reported malfunction.
- h. The maximum brightness is limited to 5,000 nits when measured from the billboard's face at its maximum brightness, during daylight hours, and 200 nits when measured from the billboard's face at its maximum brightness between dusk and dawn, i.e., the time of day between sunrise and sunset. The billboard must have an ambient light meter and automatic or manual dimmer control that produces a distinct illumination change from a higher allowed illumination level to a lower allowed level for the time period between one-half hour before sunset and one-half hour after sunrise.



## City of Davenport

Department: Development & Neighborhood Services  
Contact Info: Laura Berkley | 563-888-3553

**Action / Date**  
**5/15/2024**

### Subject:

First Consideration: Ordinance for Case ROW24-02 being the request of the City of Davenport, Iowa to vacate a portion of Lorton Place between Lorton Avenue and Lombard Court. [Ward 6]

### Recommendation:

Adopt the Ordinance.

### Background:

The City is petitioning that a portion of Lorton Place, between Lorton Avenue and Lombard Court, be vacated. This is in conjunction with a roadway reconstruction project designed to improve safety, address deteriorated pavement, and mitigate drainage problems at the intersection. The proposed configuration brings the intersection into compliance with the Iowa Statewide Urban Design and Specifications (SUDAS). The intention is to convey the vacated right-of-way to the abutting property at 2227 Lorton Avenue. The land will become a landscaped front yard with a new driveway paved to provide access to Lorton Avenue. The area to be vacated is approximately 4,548 square feet or 0.1 acres.

At its April 30, 2024 meeting, the Plan and Zoning Commission unanimously recommended Case ROW24-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings and condition.

### Findings

1. Vacating the right-of-way facilitates a roadway reconstruction project that improves safety, addresses deteriorated pavement conditions, and mitigates drainage problems at the intersection.
2. Based on the design for the roadway reconstruction, the existing public right-of-way is not required for city purposes.
3. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.

### Condition

1. All existing utilities located within the right-of-way, which are subject to vacation, shall be granted a blanket utility and access easement for the maintenance of such utilities.

The staff report from the April 30, 2024 Plan and Zoning Commission meeting is attached.

### Attachments:

1. Ordinance
2. Staff Report: P&Z 4-30-24

3. Application
4. Maps
5. Public Hearing Notice-COW
6. Public Hearing Notice-P&Z
7. Public Comment

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

AN ORDINANCE FOR CASE ROW24-02 BEING THE REQUEST OF THE CITY OF DAVENPORT, IOWA TO VACATE A PORTION OF LORTON PLACE BETWEEN LORTON AVENUE AND LOMBARD COURT.

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

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

Part of Lorton Place located in The Third Annex to Fairhaven, an addition to the City of Davenport, Scott County, Iowa being more particularly described as follows:

Commencing at the Southwest corner of Lot 1 of said Third Annex to Fairhaven, said corner is also on the east right of way line of a public roadway designated as Lorton Avenue;

Thence, North 01 degrees 39 minutes 18 seconds West, 10.00 feet on said east right of way line to the Point of Beginning;

Thence, North 01 degrees 39 minutes 18 seconds West, 174.48 feet continuing on said east right of way line to the beginning of a concave curve to the southeast, said curve having a radius of 5.00 feet, a central angle of 106 degrees 41 minutes 53 seconds to the right, and a chord that bears North 51 degrees 41 minutes 39 seconds East, 8.02 feet;

Thence on said curve 9.31 feet to a point on the south right of way line of a public roadway designated as Lombard Court;

Thence, South 74 degrees 57 minutes 24 seconds East, 76.03 feet on said south right of way line to the beginning of a non-tangent curve :on cave to the southeast, said curve having a radius of 20.00 feet, a central angle of 78 degrees 17 minutes 13 seconds to the left, and a chord that bears South 65 degrees 53 minutes 59 seconds West, 25.25 feet.

Thence on said curve 27.33 feet;

Thence, South 26 degrees 45 minutes 23 seconds West, 74.61 feet to the beginning of a concave curve to the east, said curve having a radius of 171.22 feet, a central angle of 28 degrees 37 minutes, 32 seconds to the left, and a chord that bears South 12 Degrees 18 minutes 12 seconds West, 84.66 feet;

Thence on said curve 85.54 feet to the point of beginning.

The above-described parcel contains 4,548 square feet. Bearings are based on the Iowa Real Time Network (IARTN) Iowa South Zone State Plane Coordinate System (2011 Adj.)

Section 2. At its April 30, 2024 meeting, the Plan and Zoning Commission recommended Case ROW24-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings and condition.

### **Findings**

1. Vacating the right-of-way facilitates a roadway reconstruction project that improves safety, addresses deteriorated pavement conditions, and mitigates drainage problems at the intersection.
2. Based on the design for the roadway reconstruction, the existing public right-of-way is not required for City purposes.
3. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.

### **Conditions**

1. All existing utilities located within the right-of-way, which are subject to vacation, shall be granted a blanket utility and access easement for the maintenance of such utilities.

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

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

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

First Consideration \_\_\_\_\_

Second Consideration \_\_\_\_\_

Approved \_\_\_\_\_

Published in *The Quad-City Times* on \_\_\_\_\_

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

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

## City of Davenport

Department: Development & Neighborhood Services  
Contact Info: Matt Werderitch | 563-888-2221

**Action / Date**  
**4/30/2024**

### Subject:

Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 6]

### Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings to vacate the portion of Lorton Place, between Lorton Avenue and Lombard Court, in Case ROW24-02 to the City Council with a recommendation for approval, subject to the following findings and conditions:

### Findings:

1. Vacating the right-of-way facilitates a roadway reconstruction project that improves safety, addresses deteriorated pavement conditions, and mitigates drainage problems at the intersection.
2. Based on the design for the roadway reconstruction, the existing public right-of-way is not required for city purposes.
3. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.

### Condition:

1. All existing utilities located within the Right-of-Way, which are subject to vacation, shall be granted a blanket utility and access easement for the maintenance of such utilities.

### Background:

The City is petitioning that a portion of Lorton Place, between Lorton Avenue and Lombard Court, be vacated. This is in conjunction with a roadway reconstruction project designed to improve safety, address deteriorated pavement, and mitigate drainage problems at the intersection. The intention is to convey the vacated right-of-way to the abutting property at 2227 Lorton Avenue. The land will become a landscaped front yard with a new driveway paved to provide access to Lorton Avenue. The area to be vacated is approximately 4,548 square feet or 0.1 acres.

### Roadway Reconstruction

The Final Plat of Third Annex to Fairhaven, recorded in 1956, established the existing intersection of Lorton Avenue, Lorton Place, and Lombard Street. Based on modern engineering, traffic, and safety standards, the current configuration of this intersection would not have been approved. The proposed roadway reconstruction project redesigns the intersection to comply with the Iowa Statewide Urban Design and Specifications (SUDAS). The project scope also includes repaving and full depth patching further sections of Lorton Avenue

and Lorton Place.

Removal of this pavement, between Lorton Avenue and Lombard Court, discourages traffic from utilizing Lorton Place as a cut through to access Central Park Avenue. Instead, vehicles are encouraged to utilize Lorton Avenue, a residential collector, as the preferred north-south route.

It appears the landscape island at this intersection was not part of the original construction, rather it was a later addition as evidenced in a 1994 aerial photograph. By vacating the portion of Lorton Place, approximately 3,500 square feet of pavement will be removed and converted to green space. The proposed design is fiscally responsible by reducing infrastructure costs associated with new pavement as well as reducing ongoing maintenance costs including snow plowing and repairs.

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

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

#### **Comprehensive Plan:**

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

#### **Future Land Use Designation:**

The abutting properties are currently designated as **Residential General** in the Davenport +2035 Future Land Use Map. This land use category designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher of intensity may be considered.

#### **Abutting Zoning:**

The abutting properties are currently zoned R-2 Single-Family Residential District, R-3C Single-Family and Two-Family Central Residential District, and R-4C Single-Family and Two-Family Central Residential District.

1. **R-2 Single-Family Residential Zoning District:** This district is intended to accommodate low-density single-family neighborhoods of a more urban character than the R-1 District. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-2 District.
2. **R-3C Single-Family and Two-Family Central Residential Zoning District:** This district is intended to preserve and protect Davenport's moderately dense, centrally located, established urban residential neighborhoods. Standards of the R-3C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3C District.



3. **R-4C Single-Family and Two-Family Central Residential Zoning District:** This district is intended to preserve and protect Davenport's dense, centrally located, established urban residential neighborhoods. Standards of the R-4C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4C District.

#### **Technical Review:**

The following technical review comments were received from City Departments and Utility Companies:

1. Streets: This intersection was identified for reconstruction due to deteriorated pavement conditions, drainage problems, safety concerns, and traffic issues. Vacating the section of Lorton Place, between Lorton Avenue and Lombard Court, facilitates the reconstruction of the intersection. Unlike the existing configuration, the proposed intersection design will comply with Iowa Statewide Urban Design and Specifications (SUDAS).
2. Storm Water: The roadway reconstruction project will improve the drainage at the intersection of Lorton Avenue, Lorton Place, and Lombard Court. Two new storm water intakes are proposed on Lombard Court. The grading of the intersection will be designed to convey rain water towards the intakes, which will improve the puddling of water that occurs during rain events.
3. Sanitary Sewer: An 8" public sanitary sewer extends along the length of Lorton Place proposed for vacation. The sewer line will not be removed as part of the road reconstruction project. Staff is requesting a 20-foot wide sewer easement be established to preserve future access to the line. Turf will be installed over the sewer following the removal of pavement. It will be the responsibility of the abutting property owner to maintain this area free of structures.
4. Other Utilities: There is a utility pole located within the landscape island at the center of the intersection. This will remain within the existing public right-of-way. A public utility easement will be established to preserve the right for utility companies to access the infrastructure within the vacated right-of-way.
5. Parks/Open Space: The vacated right-of-way will be converted into green space. The intention is to convey the land to the abutting property owner at 2227 Lorton Avenue. The land will be privately owned and maintained.

#### **Public Input:**

Letters were sent to property owners within 200 feet of the proposed request notifying them of the April 16, 2024 Plan and Zoning Commission Public Hearing. To date, planning staff have received one written response from an abutting property owner in favor of the vacation. The comment is attached to this report.

Several neighboring property owners were in attendance at the public hearing to raise concerns over the proposed road reconstruction project. Topics discussed included drainage problems, traffic impacts, status of the landscape island within the right-of-way, and pavement conditions on adjacent residential streets.

Prior to the design of the project, engineering staff reached out to a neighborhood representative who discussed the removal of the landscaped island with volunteers who have been maintaining the area. No objections were raised at that time. Any additional correspondence will be shared at the April 30, 2024 Plan and Zoning Commission meeting.

Attachments:

1. Application
2. Maps
3. Public Hearing Notice
4. Public Comment



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

Office 563.326.6198  
planning@davenportiowa.com

APPLICATION FOR  
**RIGHT-OF-WAY VACATION**  
(EASEMENT ABANDONMENT)

| DATES: PRE-APP | SUBMITTAL | PUBLIC HEARING |
|----------------|-----------|----------------|
| 11/29/2023     |           |                |

PROJECT TITLE  
**Lorton Pl. Intersection Reconstruction**

GENERAL LOCATION DESCRIPTION  
Portion of roadway at the intersection of Lombard and Lorton Pl (in front of 2227 Lorton Ave.)

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

| AREA OF VACATION | EXISTING USE   | PROPOSED USE          | SQUARE AREA     |
|------------------|----------------|-----------------------|-----------------|
|                  | Public Roadway | Landscaped front yard | <b>4,548 SF</b> |

| COMPLETE SUBMITTALS SHALL INCLUDE:                                                  | SUBMITTED                           |
|-------------------------------------------------------------------------------------|-------------------------------------|
| Concept/Development Plan, if applicable                                             | <input checked="" type="checkbox"/> |
| Authorization to Act as Applicant                                                   | <input type="checkbox"/>            |
| Legal Description* (bearing & distance)<br>* shall include a MS Word or Text file   | <input checked="" type="checkbox"/> |
| Legal Description Dimensioned Sketch                                                | <input checked="" type="checkbox"/> |
| Application Fee: (REQUIRED) <b>\$400*</b><br>* check payable to 'City of Davenport' | <input type="checkbox"/>            |

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

Vacate portion of right-of-way as part of roadway reconstruction project, see vacation benefits below:

1. Reduce driver conflict points (increases safety)
2. Reduce capital construction cost.
3. Reduce ongoing/future maintenance costs.

The following City Departments approve proposed right-of-way vacation:

1. Streets - 11/29/2023
2. Fire Department - 11/29/2023
3. Police Department - 11/30/2023

The vacated right-of-way will become landscaped (grass) front yard of 2227 Lorton Ave. and property owners Scott and Maura Vanderwal have agreed to accept vacated area with easements in "Proposed Right-of-Way Vacation" letter signed & dated 3/8/2024 (attached).

Submit the first page of this form to Planning Staff at:  
planning@davenportiowa.com or contact staff with any  
questions or requests for additional information.

**APPLICANT INFORMATION**

Applicant Name  
**City of Davenport**

Address  
**1200 E. 46th Street**

City | State | Zip  
**Davenport, IA 52807**

Phone  
**(563) 326-7756**

Secondary Phone

E-Mail Address  
**Brian.Schadt@davenportiowa.com**

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

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

**Brian Schadt**

Type Applicant's Name

Applicant's Signature

Date **3/21/24**

**DEVELOPMENT TEAM**

**Surveyor**  
**Chad O. Macke (Willetts Hoffman & Associates)**

Address  
**1515 5th Avenue, Moline, IL 61265**

Phone  
**(309) 517-1119**

Secondary Phone

E-Mail Address  
**cmacke@willettshofmann.com**

**Attorney/Other**

Address

Phone

Secondary Phone

E-Mail Address

**CONVEYANCE PROCEDURE:**  
**CITY COUNCIL POLICY ON SALE OF PUBLIC PROPERTY**

P&Z STAFF SHALL HOLD A PUBLIC HEARING AND PREPARE A REPORT BEFORE THE  
PLAN AND ZONING COMMISSION REGARDING REQUESTS FOR R.O.W VACATION;  
THE COMMISSION SHALL PROVIDE A RECOMMENDATION TO CITY COUNCIL.

SHOULD CITY COUNCIL APPROVE THE R.O.W. VACATION  
THE FOLLOWING PROCEDURE WILL COMMENCE FOR THE CONVEYANCE (SALE)  
OF LAND TO ADJACENT PROPERTY OWNERS NEAR THE VACATED R.O.W.

APPLICANTS SHALL WORK WITH THE CITY LEGAL DEPARTMENT AT 563.326.7735  
TO COMPLETE THE LAND CONVEYANCE OF VACATED R.O.W. PRIOR TO USE OF THE LAND

WHEREAS, THE Davenport City Council wishes to establish an orderly and efficient process for the conveyance and disposal of real property, including lots and abandoned streets and alleys, the following procedures are hereby established to facilitate the sale of real property:

1. The Petitioner files an application for conveyance and pays a one-time, non-refundable \$400.00 filing fee. The application shall include a statement of intended use, a legal description and location of the property, the square feet of the land, plat drawing of the property and must be signed by the Petitioner.
2. If the petition involves public right-of-way, the matter shall be referred to the City Plan and Zoning Commission.
3. Staff shall review the following factors in determining what constitutes fair market value for the property:
  - a. the location, size, shape, grade and zoning of the land;
  - b. the assessed valuation of adjacent or contiguous property;
  - c. recent sales of land in the same area.
4. In the event staff deems it advisable or necessary, the City shall request the Petitioner, at Petitioner's expense, to provide a fair market value appraisal of the property.
5. Staff shall determine a price per square foot based upon the above stated factors. In any event, the minimal fee on any land conveyed shall be \$400.00.
6. Council may approve, by motion, a request from staff to proceed to dispose of parcels of real property either by offer or at auction. If the property is offered and accepted by the purchaser, the price will be as agreed between City and purchaser. In the event the auction process is used, the sale price of these properties shall be determined solely by the auction's bidding procedures. In either case, there shall also be no application fee assessed to the purchaser.



# DAVENPORT

PUBLIC WORKS

February 1, 2024

Scott M Vanderwal  
Maura M Vanderwal  
2227 Lorton Ave  
Davenport, IA 52803

Re: Proposed Right-of-Way vacation

Dear Mr. & Mrs. Vanderwal

As we discussed, the City of Davenport is currently designing the Lorton Place intersection reconstruction project and as part of this project the city is proposing to vacate a portion of right-of-way as detailed in the "Vacation Plat" (page 2 & 3). Also, shown on plan sheet D.01 (page 4), the city has included full replacement of your driveway as requested during the site visit November 29, 2023 when discussing the proposed right-of-way vacation.

There are two easements associated with this vacation. 1) 15 ft utility easement along the western and northern limits for water mainline improvements; 2) 20 ft sanitary easement to maintain the existing sanitary sewer mainline. Both easements are shown in the vacation plat on page 2.

The right-of-way vacation process can take up to four months to complete and the city will submit the application once we receive this letter back signed acknowledging your willingness to accept the right-of-way vacation, assuming the vacation is approved by Council.

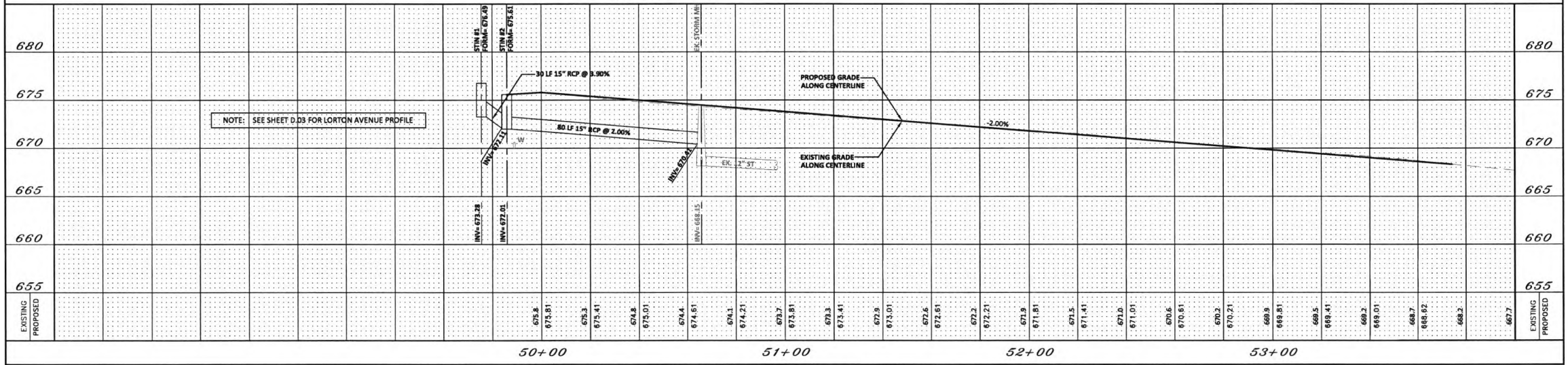
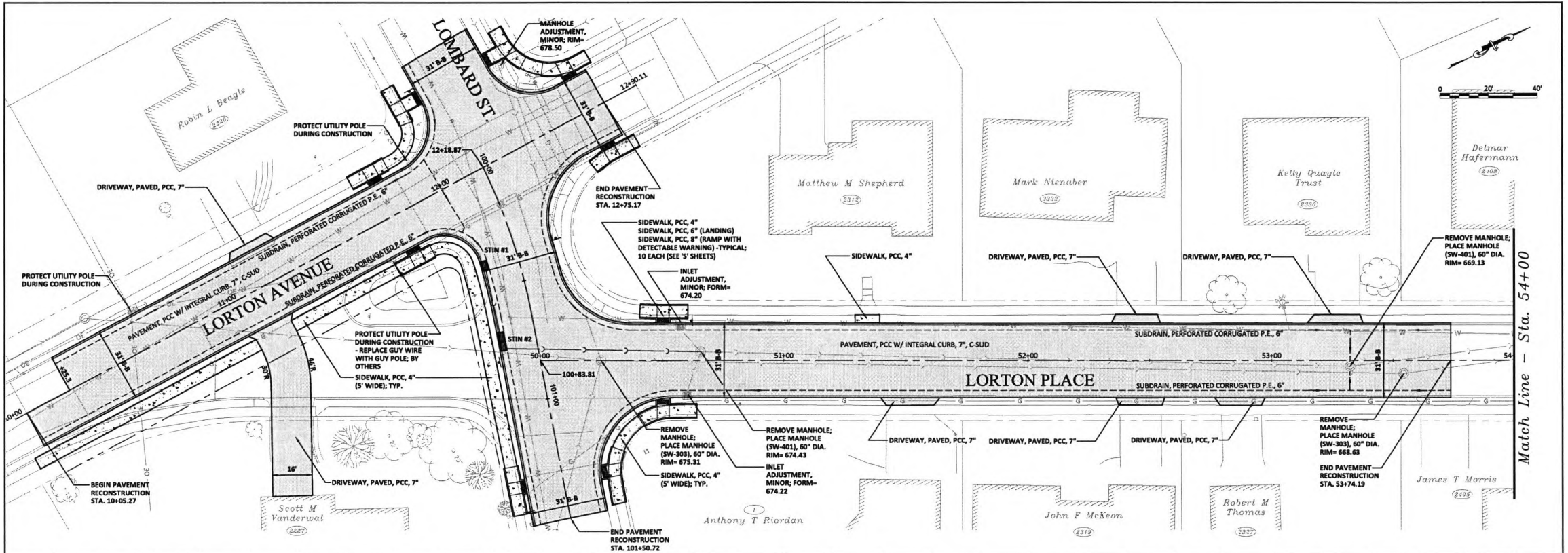
We the undersigned as owner(s) of the property of the above address have good and lawful authority to accept the proposed right-of-way vacation to said property.

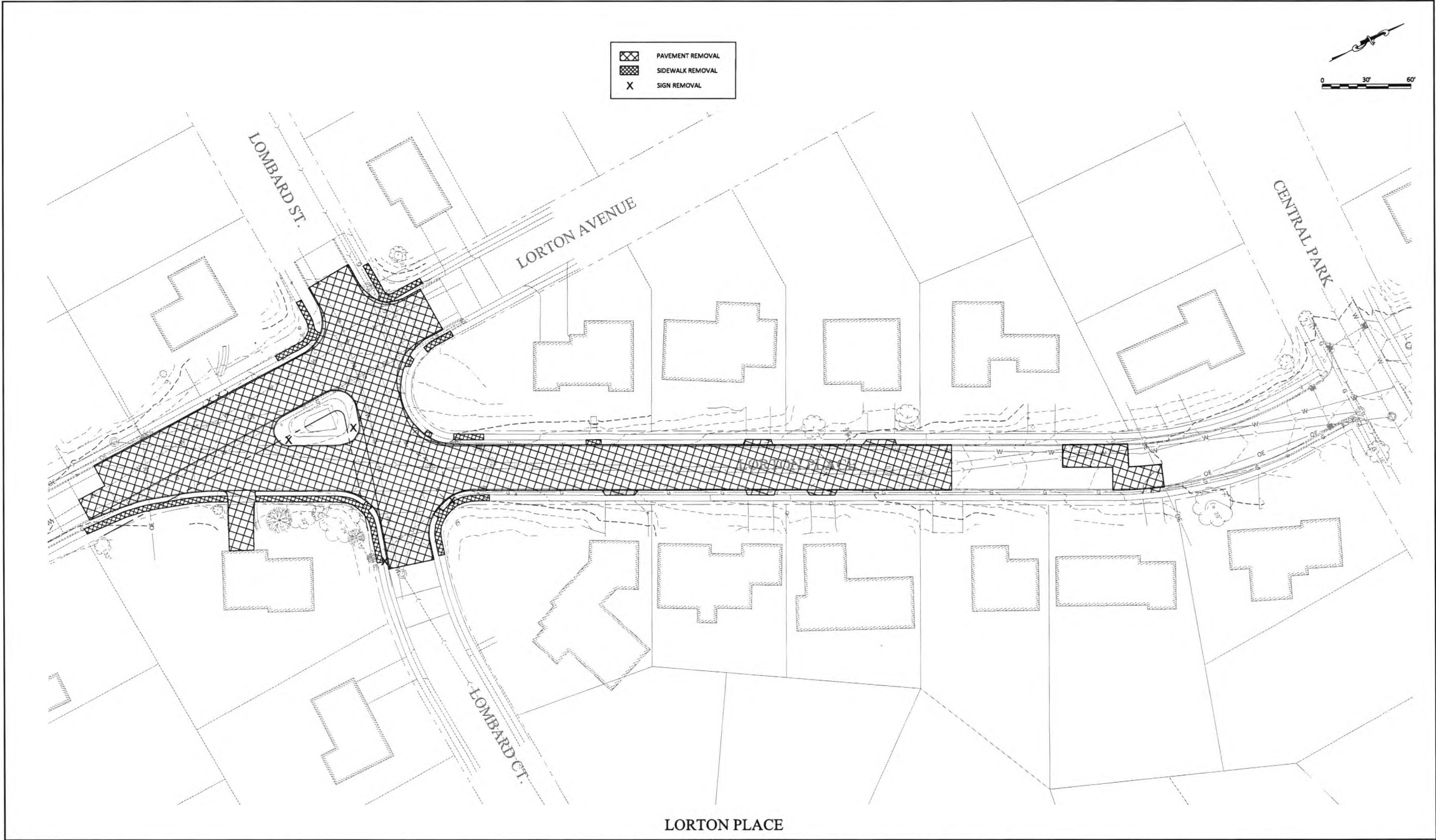
Signed and dated this 8<sup>th</sup> day of March, 20 24.

Owner Signature

Owner Signature







LORTON PLACE

LORTON PL. INTERSECTION RECONSTRUCTION  
(AT LOMBARD ST. AND LORTON AVE.)



**City of Davenport, Iowa**  
Engineering Division  
1200 E. 46th Street  
(563) 326-7729  
Davenport, Iowa 52807  
Fax (563) 327-5182

|                                 |                     |
|---------------------------------|---------------------|
| PROJECT NUMBER: PRJ-4135        | PLOT DATE: 2/7/2024 |
| CIP NUMBER: 35062               | PLOT SCALE: 1" = 1' |
| REVISION:                       | DESIGNED BY: RAM    |
|                                 | DRAWN BY: RAM       |
|                                 | CHECKED BY: GTB     |
| DWG FILE: Lorton Place MDL2.dwg |                     |

REMOVAL PLAN

SHEET NO.  
**R.01**  
TOTAL SHEETS  
**15**

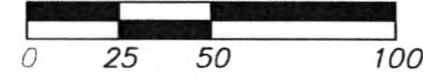


### NOTES:

1. DISTANCES IN FEET AND DECIMALS THEREOF.
2. BEARINGS SHOWN ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83)
3. FIELD WORK COMPLETED 01/23/2024

## VACATION PLAT

PART OF THE LORTON PLACE IN THE THIRD ANNEX TO FAIRHAVEN,  
CITY OF DAVENPORT, SCOTT COUNTY, IOWA



SCALE: 1"= 50'

### LEGEND

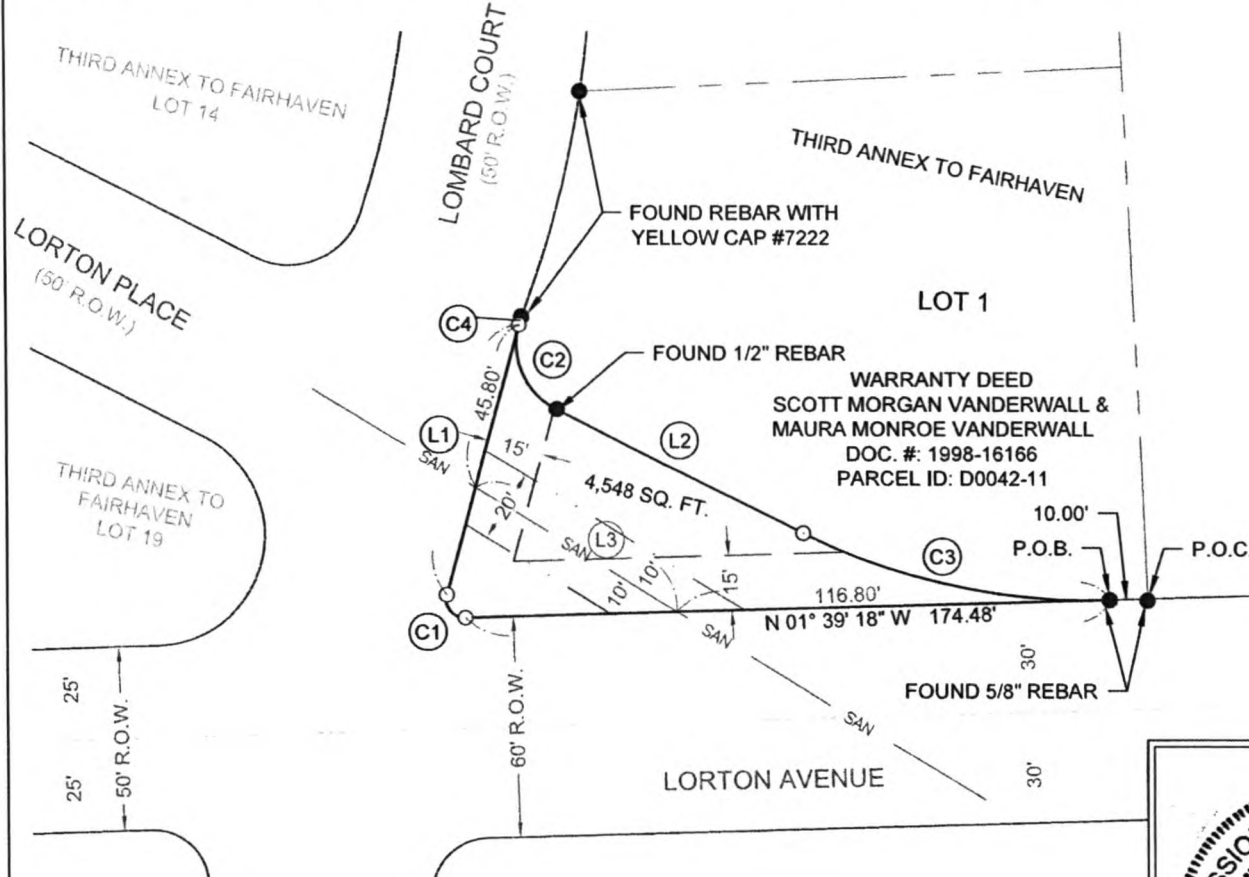
- PARCEL BOUNDARY
- - - 15' UTILITY EASEMENT
- - - 20' SANITARY EASEMENT
- SET 5/8" DIA. REBAR W/ALUMINUM CAP#27347
- FOUND MONUMENT
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

### LINE TABLE

- (L1) S 74° 57' 24" E 76.03'
- (L2) S 26° 45' 23" W 74.61'
- (L3) N 31° 41' 36" E 64.38'

### CURVE TABLE

|      | RADIUS  | LENGTH | DELTA             | CHORD                  |
|------|---------|--------|-------------------|------------------------|
| (C1) | 5.00'   | 9.31'  | 106° 41' 53" (RT) | N 51° 41' 39" E 8.02'  |
| (C2) | 20.00'  | 27.33' | 78° 17' 13" (LT)  | S 65° 53' 59" W 25.25' |
| (C3) | 171.22' | 85.54' | 28° 37' 32" (LT)  | S 12° 18' 12" W 84.66' |
| (C4) | 20.00'  | 2.29'  | 06° 32' 56" (LT)  | N 71° 40' 54" W 2.28'  |



PREPARED FOR  
CITY OF DAVENPORT  
ENGINEERING DEPARTMENT

SURVEYOR  
WILLETT HOFMANN & ASSOCIATES  
CHAD O. MACKE  
1515 5TH AVENUE  
MOLINE, ILLINOIS 61265

OWNER  
CITY OF DAVENPORT  
226 W. 4TH STREET  
DAVENPORT, IA 52801

PROJECT  
LORTON PL. INTERSECTION RECONSTRUCTION  
CIP NO.: 35062  
PROJECT NUMBER: PRJ-4135



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

IOWA LICENSED LAND SURVEYOR NO. 27347  
CHAD O. MACKE

DATE: 3/18/24

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

ENTIRE SUBMISSION IS COVERED BY THIS  
SEAL UNLESS SPECIFIED BELOW.

WILLETT HOFMANN  
& ASSOCIATES, INC.  
ENGINEERING, ARCHITECTURAL, LAND SURVEYING  
1515 5TH AVENUE, SUITE 102, MOLINE, IL 61265  
314.299.5175 FAX 314.299.5176



LORTON PL. INTERSECTION  
PART OF LORTON PLACE RIGHT OF WAY  
DAVENPORT, SCOTT COUNTY, IOWA

VACATION PLAT

DRAWN BY: SLD  
APPROVED BY: COM  
DATE: March 18, 10:41am  
1051M24 VACATION PLAT.dwg | PLAT PG 1

1051M24

WHA PROJECT NUMBER:

SHEET NO.  
10F2

VACATION PLAT  
PART OF THE LORTON PLACE IN THE THIRD ANNEX TO FAIRHAVEN,  
CITY OF DAVENPORT, SCOTT COUNTY, IOWA

Parcel Description

Part of Lorton Place located in The Third Annex to Fairhaven, an addition to the City of Davenport, Scott County, Iowa being more particularly described as follows:

Commencing at the Southwest corner of Lot 1 of said Third Annex to Fairhaven, said corner is also on the east right of way line of a public roadway designated as Lorton Avenue;

Thence, North 01 degrees 39 minutes 18 seconds West, 10.00 feet on said east right of way line to the Point of Beginning;

Thence, North 01 degrees 39 minutes 18 seconds West, 174.48 feet continuing on said east right of way line to the beginning of a concave curve to the southeast, said curve having a radius of 5.00 feet, a central angle of 106 degrees 41 minutes 53 seconds to the right, and a chord that bears North 51 degrees 41 minutes 39 seconds East, 8.02 feet;

Thence on said curve 9.31 feet to a point on the south right of way line of a public roadway designated as Lombard Court;

Thence, South 74 degrees 57 minutes 24 seconds East, 76.03 feet on said south right of way line to the beginning of a non-tangent curve concave to the southeast, said curve having a radius of 20.00 feet, a central angle of 78 degrees 17 minutes 13 seconds to the left, and a chord that bears South 65 degrees 53 minutes 59 seconds West, 25.25 feet.

Thence on said curve 27.33 feet;

Thence, South 26 degrees 45 minutes 23 seconds West, 74.61 feet to the beginning of a concave curve to the east, said curve having a radius of 171.22 feet, a central angle of 28 degrees 37 minutes, 32 seconds to the left, and a chord that bears South 12 Degrees 18 minutes 12 seconds West, 84.66 feet;

Thence on said curve 85.54 feet to the point of beginning.

The above-described parcel contains 4,548 squared feet. Bearings are based on the Iowa Real Time Network (IARTN) Iowa South Zone State Plane Coordinate System (2011 Adj.)

WILLET HOFMANN  
ASSOCIATES INC  
ENGINEERING, ARCHITECTURE, LAND SURVEYING  
1051 EFTY AVENUE, SUITE 100, DAVENPORT, IA 52804  
715.309.3717 FAX 715.309.30913

LORTON PL. INTERSECTION  
PART OF LORTON PLACE RIGHT OF WAY  
DAVENPORT, SCOTT COUNTY, IOWA

VACATION PLAT

DRAWN BY: SLD  
DATE: January 29, 3:00pm  
1051M24 VACATION PLAT.dwg | PLAT PG 2

APPROVED BY: COM

SHEET NO. 20F2

WHA PROJECT NUMBER: 1051M24

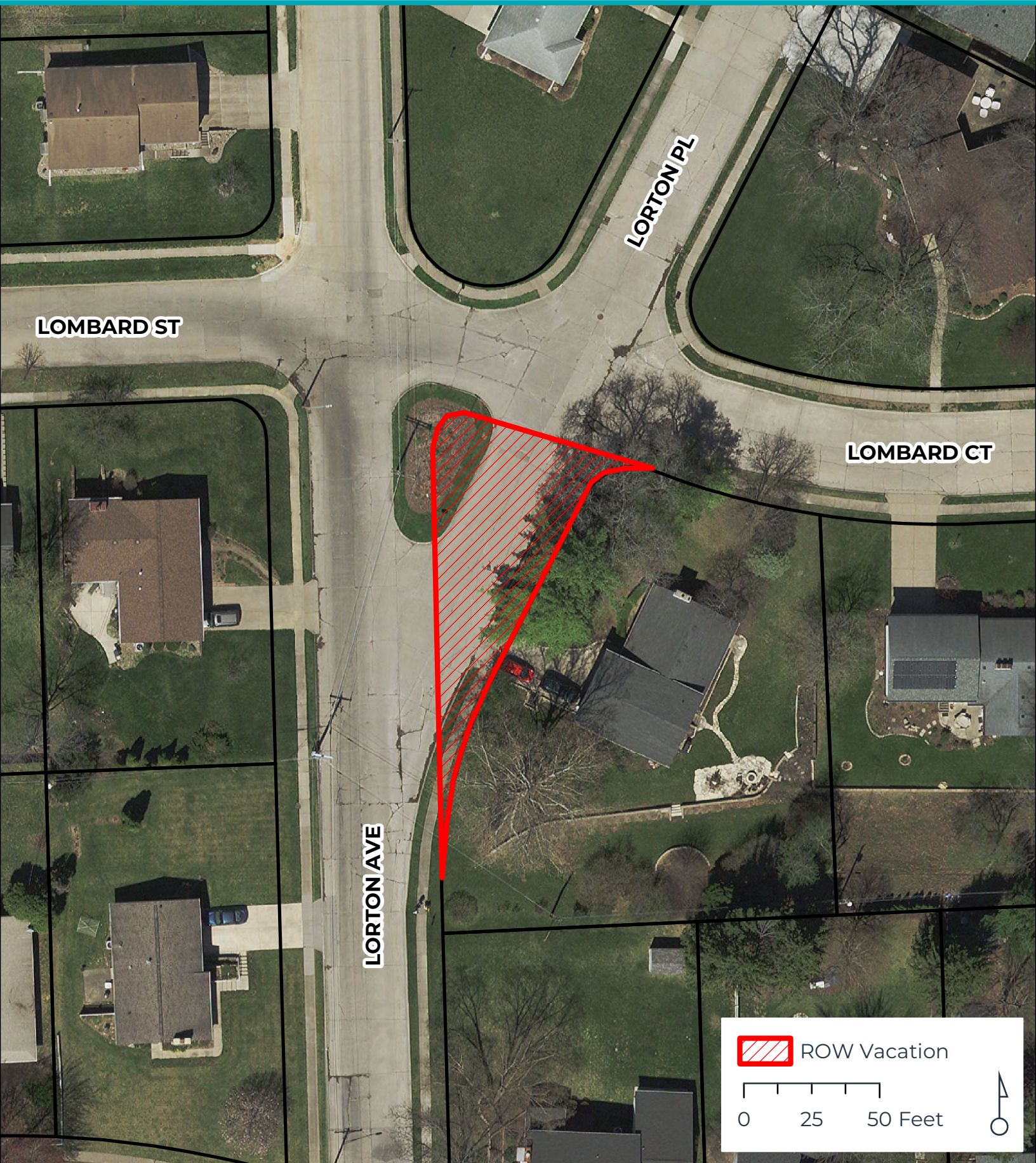




THE CITY OF  
**DAVENPORT**  
IOWA | USA

## Vicinity Map | Right-Of-Way Vacation

Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 8]



 ROW Vacation

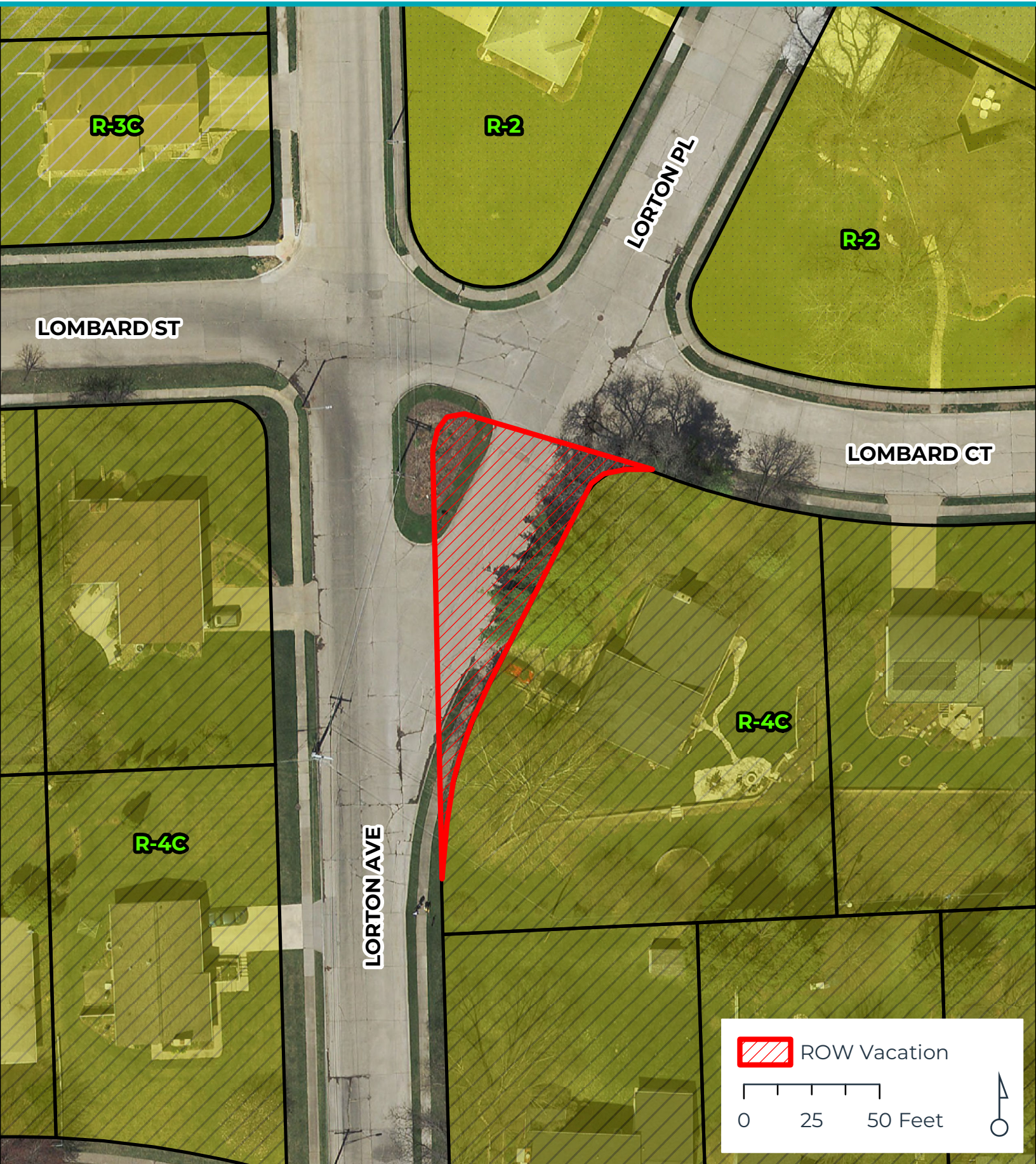
0 25 50 Feet





## Zoning Map | Right-Of-Way Vacation

Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 8]





Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 8]







## Public Hearing Notice | Committee of the Whole

**To: All property owners within 200 feet of the intersection of Lorton Place and Lombard Court.**

### Committee of the Whole Public Hearing Meeting

Date: 5/15/2024

Time: 5:30 PM

Location: Council Chambers | City Hall | 226 W. 4th ST.

### What is this About?

This notice is being sent to inform you that a public hearing will be held for a request to vacate right-of-way. The City is petitioning that a portion of Lorton Place, between Lorton Avenue and Lombard Court, be vacated. This is in preparation for a roadway reconstruction project designed to increase safety at this intersection. The vacated portion of Lorton Place will become a landscaped front yard to the abutting property at 2227 Lorton Avenue.

### Request/Case Description:

**Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 6]**

At its April 30, 2024 meeting, the Plan and Zoning Commission recommended Case ROW24-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings and condition.

### Findings:

1. Vacating the right-of-way facilitates a roadway reconstruction project that improves safety, addresses deteriorated pavement conditions, and mitigates drainage problems at the intersection.
2. Based on the design for the roadway reconstruction, the existing public right-of-way is not required for city purposes.
3. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.

### Conditions:

1. All existing utilities located within the Right-of-Way, which are subject to vacation, shall be granted a blanket utility and access easement for the maintenance of such utilities.

### What are the Next Steps?

The public hearing on the above matter is scheduled for 5:30pm or as soon thereafter on Wednesday, May 15, 2024 in the Council Chambers of the Davenport City Hall, 226 West 4<sup>th</sup> Street, Davenport, Iowa.

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

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

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

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



## Right-Of-Way Vacation | Public Hearing Notice

Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 8]







# DAVENPORT

DEVELOPMENT &  
NEIGHBORHOOD SERVICES

## Public Hearing Notice | Plan and Zoning Commission

Date: 4/16/2024  
Time: 5 PM

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

**To: All property owners within 200 feet of the intersection of Lorton Place and Lombard Court.**

### What is this About?

This notice is being sent to inform you that a public hearing will be held for a request to vacate right-of-way. The City is petitioning that a portion of Lorton Place, between Lorton Avenue and Lombard Court, be vacated. This is in preparation for a roadway reconstruction project designed to increase safety at this intersection. The vacated portion of Lorton Place will become a landscaped front yard to the abutting property at 2227 Lorton Avenue.

### Request/Case Description:

**Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 6]**

### What are the Next Steps after the Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on April 16, 2024. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on April 30, 2024. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. The City Council will ultimately decide if the property is no longer needed for City purposes, and is eligible for vacation. At that point, the City Attorney's office will negotiate with adjacent property owners to determine the appropriate way to convey the property, and possibly, purchase price. For the specific dates and times of subsequent meetings, please contact the case planner below.

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

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

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

### Do You Have Any Questions?

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

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



## Right-Of-Way Vacation | Public Hearing Notice

Case ROW24-02: Request of the City of Davenport to vacate a portion of Lorton Place, between Lorton Avenue and Lombard Court. [Ward 8]



**Werderitch, Matt**

---

**From:** jackmckeon@aol.com  
**Sent:** Tuesday, April 9, 2024 1:27 PM  
**To:** Jobgen, Ben; Planning  
**Subject:** [EXT] Vacation of a Portion of Lorton Place

**ATTENTION: This is an external email.**

My name is John (Jack) McKeon. I have lived on Lorton Place in the 6th ward for over 50 years.

I support the plan to vacate a portion of Lorton Place between Lorton Avenue and Lombard Court.

This will reduce and slow traffic on Lorton Place and make our neighborhood safer. Cars going north on Lorton Avenue use Lorton Place as a shortcut to get to Forest Road thereby avoiding the stop sign at Lorton Avenue and East Central Park. Many drivers just do a rolling stop with a right turn at the end of Lorton Place.

Thank you for asking for my input.

John McKeon  
2319 Lorton Place  
Davenport, Iowa 52803

## City of Davenport

Department: Development & Neighborhood Services  
Contact Info: Laura Berkley | 563-888-3553

**Action / Date**  
**5/15/2024**

### Subject:

Resolution approving Case F24-05 being the request of Axiom Consultants, on behalf of Red Barn Storage LLC, for a final plat of Ruehmann Second Addition, a 1-lot subdivision on 3.37 acres located at 3901 Hickory Grove Road. [Ward 2]

### Recommendation:

Adopt the Resolution.

### Background:

The purpose of the final plat is to expand the existing Red Barn Storage facility to the adjacent property. This plat combines two parcels together to establish a larger developable site. Building permits and civil plans are currently under review for the self-storage facility. The final plat vacates and establishes utility easements associated with the new development.

The Plan and Zoning Commission reviewed Case F24-05 at its April 16, 2024 meeting and unanimously recommended approval subject to the listed findings and conditions:

### Findings

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

### Conditions

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Remove building setback lines from the plat.
4. Establish needed utility easements on the plat. Include a note vacating any unused easements.
5. Provide a 50-foot drainage easement associated with the existing creek.
6. Include a note stating, "Stormwater detention and water quality treatment will be required for this subdivision and will be owned and maintained by the property owner."

### Comprehensive Plan

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes

## Future Land Use Designation

The subject property is designated as **Regional Commercial (RC)** in the Davenport +2035 Future Land Use Map. This land use category is the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses. Connectivity to nearby neighborhoods is desirable but less important.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.  
The proposed final plat complies with the Davenport +2035 proposed land use section.

## Zoning

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

## Technical Review

1. Zoning: The I-1 Light Industrial District does not have a minimum lot area or lot width requirements. Both lots and existing buildings satisfy district dimensional requirements. City staff are currently reviewing building and civil plans to redevelop the site for an outdoor self-storage facility.
2. Streets: The existing site has one access point to Hickory Grove Road. There are no proposed changes in driveway location with this development.
3. Storm Water: Stormwater detention is proposed at the southeast corner of the site and is being reviewed as part of the development plans. There is an existing creek along the east lot line that requires a 50-foot drainage easement.
4. Sanitary Sewer: A sanitary sewer line is located along Hickory Grove Road. There is also a 20-foot sanitary sewer easement with a lateral that extends into the center of the site.
5. Other Utilities: Normal utility services are available on this site. Existing utility easements on the site that do not contain infrastructure will be vacated upon recording.
6. Parks/Open Space: There are no impacts to parks/open space.

## Public Input

A Public Hearing and public notification are not required for a final plat.

Attachments:

1. Resolution
2. Final Plat of Ruehmann Second Addition



3. Maps
4. Application

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

Resolution offered by Alderman Gripp.

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

RESOLUTION approving Case F24-05 being the request of Axiom Consultants, on behalf of Red Barn Storage LLC for a final plat of Ruehmann Second Addition, a 1-lot subdivision on 3.37 acres located at 3901 Hickory Grove Road.

WHEREAS, the Plan & Zoning Commission reviewed Case F24-05 at the April 16, 2024 regularly scheduled meeting with a recommendation for approval subject to the following conditions:

1. The surveyor signs the plat;
2. The utility providers sign the plat when their easement needs have been met;
3. Remove building setback lines from the plat;
4. Establish needed utility easements on the plat. Include a note vacating any unused easements;
5. Provide a 50-foot drainage easement associated with the existing creek;
6. Include a note stating, "Stormwater detention and water quality treatment will be required for this subdivision and will be owned and maintained by the property owner."; and

WHEREAS, the conditions will be added to the plat and/or provided.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the final plat of Ruehmann Second Addition, an addition to the City of Davenport, Scott County, Iowa as filed with the City Clerk, by Red Barn Storage LLC, be and the same is hereby approved and accepted; and the dedication for public street purposes and the granting of easements as shown on said plat are accepted and confirmed by the Mayor and Deputy City Clerk of said City; and

BE IT FURTHER RESOLVED that the Mayor and Deputy City Clerk are hereby authorized and directed to certify to the adoption of this Resolution on said plat as required by law.

Passed and approved this 22nd day of May, 2024.

Approved:

Attest:

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

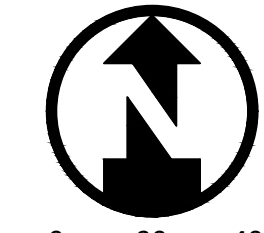
\_\_\_\_\_  
Brian Krup  
Deputy City Clerk

FINAL PLAT  
RUEHMANN SECOND ADDITION  
A RESUBDIVISION OF  
RUEHMANN FIRST ADDITION  
CITY OF DAVENPORT, IOWA

FOR RECORDER'S USE ONLY

| RECORDER'S INDEX |                                                                                                |
|------------------|------------------------------------------------------------------------------------------------|
| COUNTY:          | SCOTT                                                                                          |
| SECTION:         | 17                                                                                             |
| QUARTER SECTION: | NE                                                                                             |
| CITY:            | DAVENPORT                                                                                      |
| SUBDIVISION:     | RUEHMANN'S FIRST ADDITION                                                                      |
| BLOCK:           | NA                                                                                             |
| LOT(S):          | 4 AND 5                                                                                        |
| PROPRIETOR:      | RED BARN STORAGE LLC                                                                           |
| REQUESTED BY:    | BRIAN DECOSTER                                                                                 |
| PREPARED BY:     | AXIOM CONSULTANTS, LLC, 300 S. Clinton St.<br>Unit 200, Iowa City, IA 52240 - PH# 319.519.6220 |

ENGINEER:  
  
WWW.AXIOM-CON.COM | (319) 519-6220

  
0 20 40  
1" = 40'

| DRAWING LOG |                        |
|-------------|------------------------|
| DATE        | DESCRIPTION OF CHANGES |
|             |                        |
|             |                        |
|             |                        |
|             |                        |
|             |                        |
|             |                        |
|             |                        |
|             |                        |
|             |                        |

|               |                  |
|---------------|------------------|
| PROJECT NAME: | RED BARN STORAGE |
| CLIENT NAME:  | BRIAN DECOSTER   |

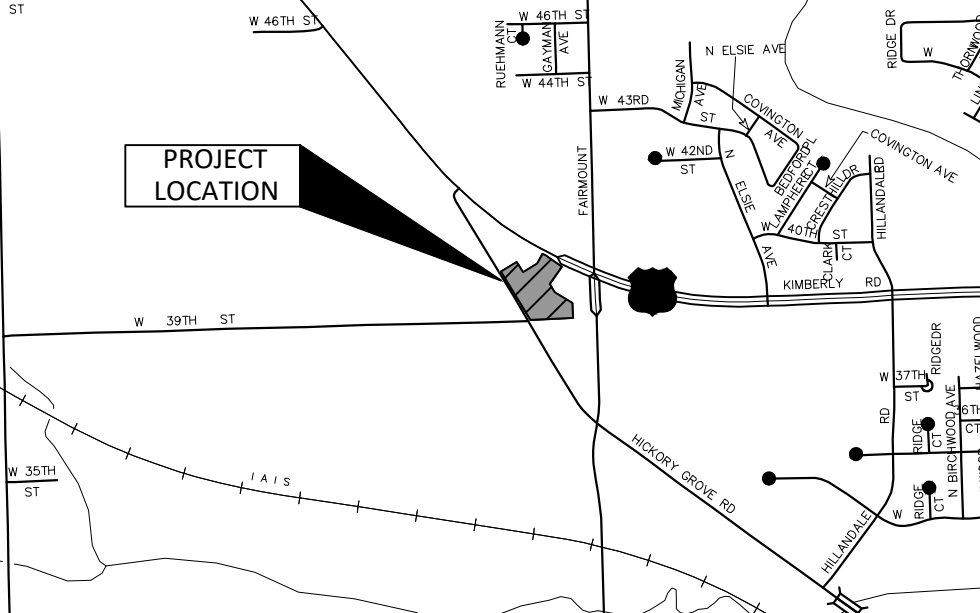
|               |            |
|---------------|------------|
| SHEET NAME:   | FINAL PLAT |
| SHEET NUMBER: | 1.0        |

|                                     |        |
|-------------------------------------|--------|
| DESIGNED, DETAILED, AND CHECKED BY: | BRG    |
| PROJECT NO.:                        | 210167 |

PLAT PREPARED BY:  
AXIOM CONSULTANTS  
60 E. COURT STREET, UNIT 3  
IOWA CITY, IA 52240

OWNER/SUBDIVIDER:  
RED BARN STORAGE LLC  
1820 BAYRUM STREET  
IOWA CITY, IA 52240

SUBDIVIDER'S ATTORNEY:  
LEFF LAW  
MARK DANIELSON  
222 S. LINN STREET  
IOWA CITY, IA 52240



LOCATION MAP - NOT TO SCALE

LEGAL DESCRIPTION

Lots 4 and 5 of Ruehmann First Addition to the City of Davenport, Scott County, Iowa.

Described area contains 3.37 Acres and is subject to easements and other restrictions of record.

UTILITY APPROVALS

|                     |      |
|---------------------|------|
| IOWA AMERICAN WATER | DATE |
| AUREON              | DATE |
| LUMEN               | DATE |
| MIDAMERICAN ENERGY  | DATE |
| VERIZON             | DATE |
| WINDSTREAM          | DATE |

CITY APPROVALS

|                             |       |
|-----------------------------|-------|
| CITY OF DAVENPORT           | DATE: |
| BY:                         | DATE: |
| ATTEST:                     |       |
| CITY PLAN & ZONE COMMISSION | DATE: |
| BY:                         | DATE: |

|                                              |        |      |
|----------------------------------------------|--------|------|
| SIGNED BEFORE ME THIS                        | DAY OF | , 20 |
| NOTARY PUBLIC, IN AND FOR THE STATE OF IOWA. |        |      |

LEGEND

SET 3/4" Ø PIPE OPC #19828

SET CUT X

SET PK/MAG NAIL

FOUND-AS LABELED

ORANGE PLASTIC CAP

YELLOW PLASTIC CAP

RED PLASTIC CAP

PROPOSED BOUNDARY

EXISTING PROPERTY LINE

PROPOSED EASEMENT

EXISTING EASEMENT

EXISTING SETBACK

PROPOSED SETBACK

PREVIOUSLY RECORDED AS

NOTES:

- BASIS OF BEARING IS GPS MEASUREMENTS IN THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS.
- ERROR OF CLOSURE IS LESS THAN 1 IN 10,000

PROFESSIONAL LAND SURVEYOR  
BRADLEY R. GEATER  
19828  
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DRAFT

BRADLEY R. GEATER, P.L.S., P.E.  
LICENSE NUMBER 19828  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025.  
PAGES OR SHEETS COVERED BY THIS SEAL: THIS PLAT

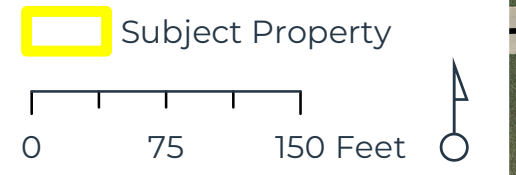
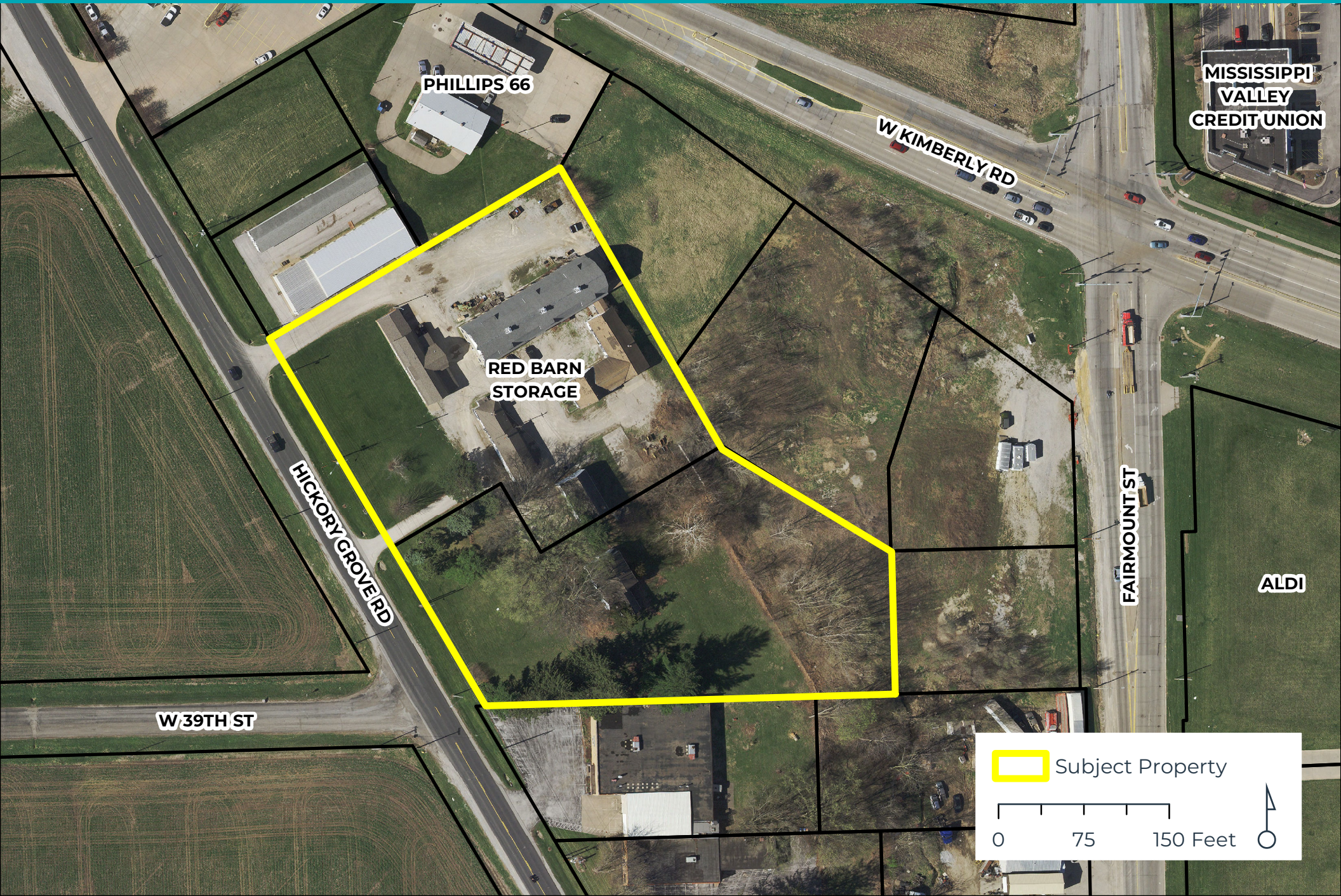




THE CITY OF  
**DAVENPORT**  
IOWA | USA

## Vicinity Map | Case F24-05

Request of Axiom Consultants, on behalf of Red Barn Storage LLC, for a Final Plat of Ruehmann Second Addition. The 1-lot subdivision is located at 3901 Hickory Grove Road on 3.37 acres. [Ward 2]



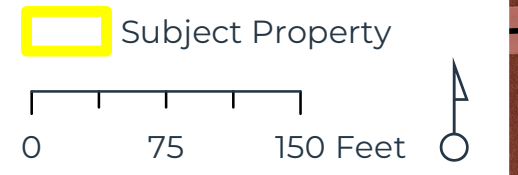
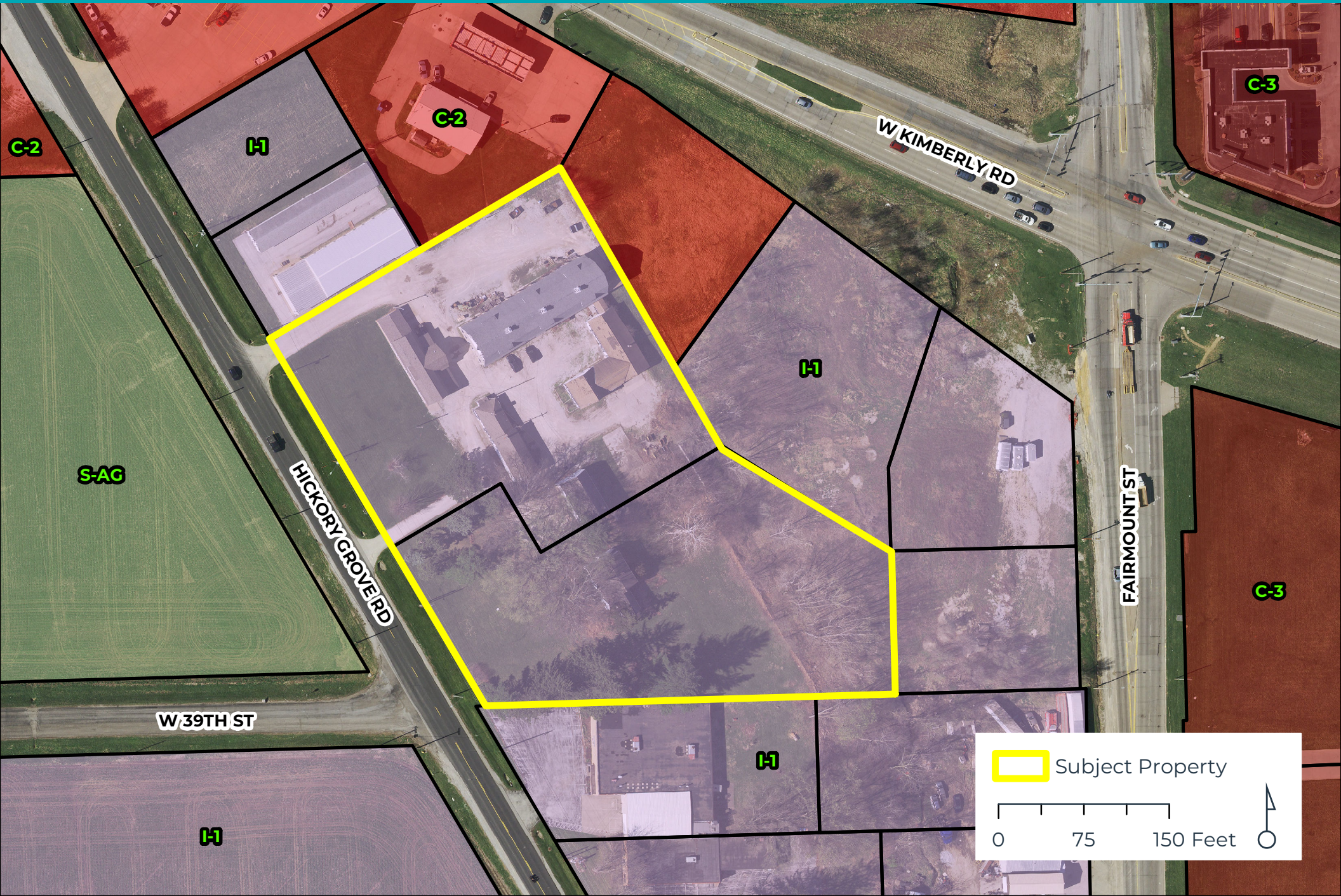




THE CITY OF  
**DAVENPORT**  
IOWA | USA

## Zoning Map | Case F24-05

Request of Axiom Consultants, on behalf of Red Barn Storage LLC, for a Final Plat of Ruehmann Second Addition. The 1-lot subdivision is located at 3901 Hickory Grove Road on 3.37 acres. [Ward 2]



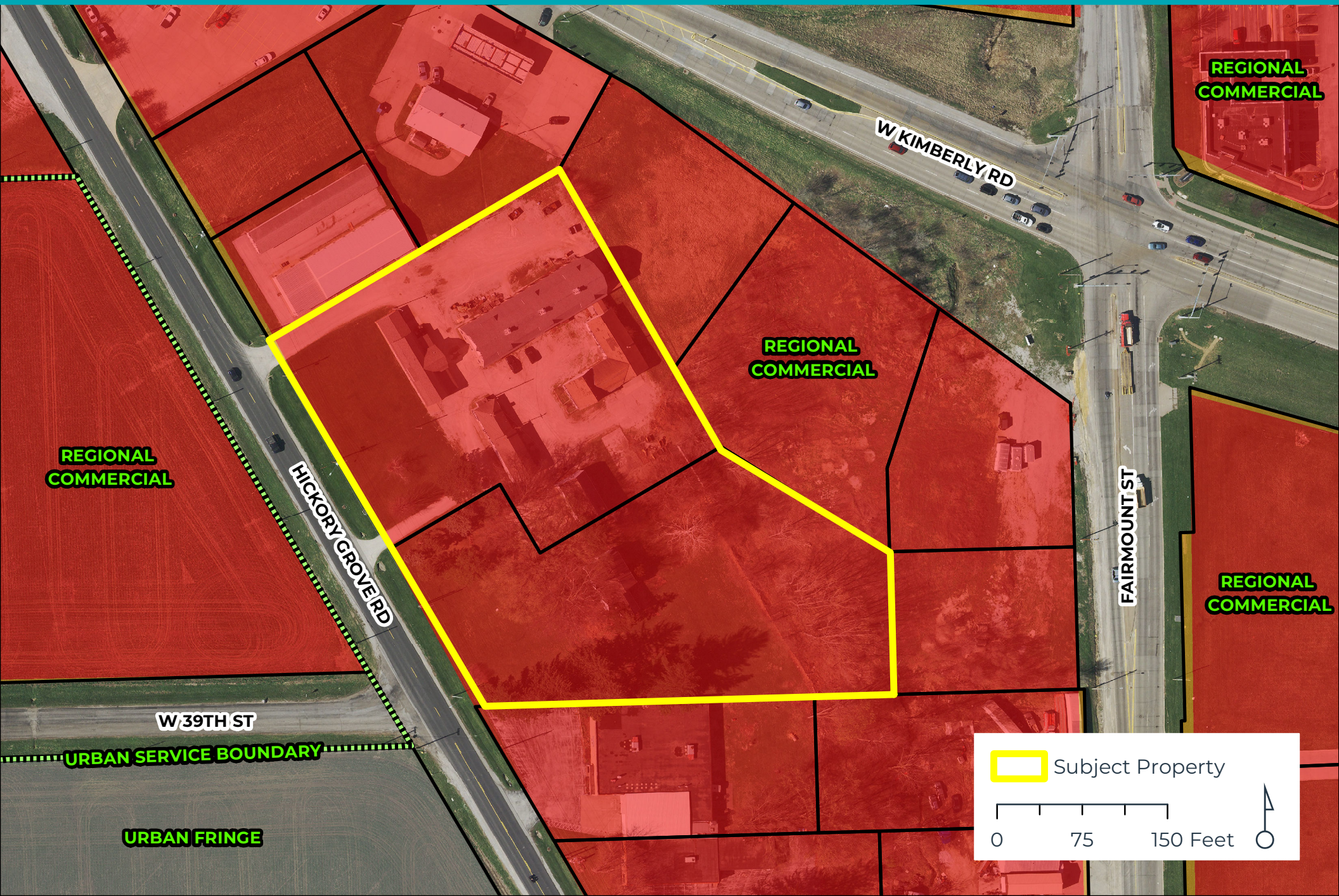




THE CITY OF  
**DAVENPORT**  
IOWA | USA

## Future Land Use Map | Case F24-05

Request of Axiom Consultants, on behalf of Red Barn Storage LLC, for a Final Plat of Ruehmann Second Addition. The 1-lot subdivision is located at 3901 Hickory Grove Road on 3.37 acres. [Ward 2]







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

**Office** 563.326.6198  
planning@davenportiowa.com

APPLICATION FOR  
**SUBDIVISION PLAT**  
(LAND DIVISION)

**APPLICANT INFORMATION**

Applicant Name

Brian Boelk (Axiom Consultants)

Address

300 S Clinton Street #200

City | State | Zip

Iowa City, IA 52240

Phone

(319) 519-6220

Secondary Phone

E-Mail Address

bboelk@axiom-con.com

**Acceptance of Applicant**

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

In addition to the application fee, I understand I am responsible for all development review costs, including but not limited to a traffic study.

Brian Boelk

Print Applicant's Name

Applicant's Signature

03/14/2024

Date

SUBDIVISION NAME

Ruehmann Second Addition

LOCATION DESCRIPTION

Lots 4 & 5 of Ruehmann First Addition

SUBMITTED

03/14/2024

NUMBER OF LOTS BY USE TYPE

2

ACRES

3.37

STREETS ADDED

**PLAT TYPE SUBMITTED:**

**PRELIMINARY PLAT:** §16.16 Requirements ☐

**FINAL PLAT:** §16.20 Requirements ☒

**PRELIMINARY PLAT REQUIREMENTS:**

Preliminary Plat ☐

Contours (2') & Infrastructure (pre/post) ☐

**FINAL PLAT REQUIREMENTS:**

Platting Certificates per §354.11 State Code ☒

Final Plat ☒

**GENERAL REQUIREMENTS:**

Authorization to Act as Applicant, if needed ☒

Application Fee (REQUIRED) ☒

**Subdivision Platting Fee Schedule**

| Number of Lots   | Fee                   |
|------------------|-----------------------|
| 1 lot to 10 lots | \$400 plus \$25/lot   |
| 11 to 25 lots    | \$700 plus \$25/lot   |
| 26 or more lots  | \$1,000 plus \$25/lot |

Submit this form, and any questions, to DNS Planning Division at  
[planning@davenportiowa.com](mailto:planning@davenportiowa.com).

**DEVELOPMENT TEAM**

**Developer / Project Manager**

Red Barn Storage LLC (Tony Pederson)

Address

1820 Bayrum Street, Iowa City, IA 52240

Phone

Secondary Phone

E-Mail Address

pedersonsontony1@gmail.com

**Engineer**

Axiom Consultants (Brian Boelk)

Address

300 S Clinton Street #200, Iowa City, IA 52240

Phone

(319) 519-6220

Secondary Phone

E-Mail Address

bboelk@axiom-con.com

**Owner**

Red Barn Storage LLC (Tony Pederson)

Address

1820 Bayrum Street, Iowa City, IA 52240

Phone

Secondary Phone

E-Mail Address

pedersonsontony1@gmail.com

**Attorney**

Leff Law (Attention: Mark Danielson)

Address

222 S Linn Street, Iowa City 52240

Phone

(319) 338-7551

Secondary Phone

E-Mail Address

danielson@lefflaw.com

# Authorization to Act as Applicant

I/We, Red Barn Storage LLC  
[as property owner(s)]

authorize Brian Boelk of Axiom Consultants  
[the above person(s)]

to act as applicant, representing me/us before the City Plan & Zoning Commission

for the property located at Lots 4 & 5 of Ruehmann First Addition.



Brian Boelk  
Signature(s)\*  
\*Please note: original signature(s) are required signed in front of a Notary.

Notarization: \_\_\_\_\_

3/14/2024  
Date

State of IA,

County of Johnson,

Sworn and subscribed before me

this 14<sup>th</sup> day of March, 2024.

Drivers License 361557997  
[ identification type ]

[Signature]  
Notary Public

My Commission Expires: 6/25/25

City of Davenport

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

**Action / Date**  
**5/15/2024**

**Subject:**

Resolution of support for the submission of a Workforce Housing Tax Credit application to the Iowa Economic Development Authority for the proposed Riverview Heights housing project in the 700 block of East 6th Street and approving an Urban Revitalization Tax Exemption application for the same (Riverview Heights, LLC, Petitioner). [Ward 3]

**Recommendation:**

Adopt the Resolution.

**Background:**

The Riverview Heights housing project is a new construction, market-rate project proposed to include four 4-plex structures, each with two 2-bedroom units and two three-bedroom units, with garages off the East 7th Street side, for a total of 16 units on the roughly two-acre site. The proposed \$4.2 million project is proposed by local developer Jim Thomson, who has completed and continues to manage projects in the Quad Cities.

The site would be located on the north side of East 6th Street in the 700 block. In addition to the State Workforce Housing Tax Credit application, the project has submitted an application for rezoning and intends to request sidewalk and historic street waivers due to unique aspects of the existing East 6th Street on the north side of the proposed project. If successful, the developer anticipates beginning site work yet this fall.

The application requirements for the State of Iowa's Workforce Housing Tax Credit (WHTC) Program include the submission of a Resolution in support of the housing project by the community wherein the project will be located. The State also requires documentation of local matching funds pledged for the project in an amount not less than \$1,000 per dwelling unit.

The proposed project is located within the City's Urban Revitalization Tax Exemption (URTE) area and the developer has submitted an application, requesting the 10-year, up to 100% exemption schedule. The URTE benefit will meet the minimum match contribution of \$1,000 per dwelling unit required by the WHTC program.

Adoption of the Resolution will authorize the Mayor and staff to execute the documents needed to support this project's WHTC application.

**Attachments:**

1. Resolution
2. Riverview Heights\_Combined Renderings



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

Resolution offered by Alderman Gripp.

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

RESOLUTION of support for the submission of a Workforce Housing Tax Credit Program application to the Iowa Economic Development Authority for the Riverview Heights housing project located in the 700 block of East 6th Street and approving an Urban Revitalization Tax Exemption application for the same (Riverview Heights LLC, Petitioner).

WHEREAS, the Iowa Economic Development Authority (IEDA) offers tax credits through the Workforce Housing Tax Credit (WHTC) Program for qualifying housing projects; and

WHEREAS, the Developer proposes to construct four 4-unit structures, each with two 2-bedroom units and two 3-bedroom units, with garages off the 7th Street side, for a total of 16 units on the roughly 2-acre site; and

WHEREAS, the application requirements for the WHTC program includes the submission of a Resolution in support of the housing project by the community where the project will be located and documentation of local matching funds pledged for the project in an amount not less than \$1,000 per dwelling unit; and

WHEREAS, the developer has applied for the Urban Revitalization Tax Exemption program which, if approved through this Resolution, would meet the required local match amount.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the Riverview Heights housing project located in the 700 block of East 6th Street is fully supported in submitting an application to the Iowa Economic Development Authority's Workforce Housing Tax Credit Program, and the Urban Revitalization Tax Exemption application for the project is hereby approved; and

BE IT FURTHER RESOLVED that the Mayor and Interim City Administrator or her designee are hereby authorized to execute any necessary documents.

Passed and approved this 22nd day of May, 2024.

Approved:

Attest:

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

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





OPTION 1





OPTION 1







OPTION 1







OPTION 1



City of Davenport

Department: Administration  
Contact Info: Brian Krup | 563-326-6163

**Action / Date**  
**5/15/2024**

Subject:

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

QC Pride; Quad Cities Unity Pride Parade; Downtown; 9:00 a.m. - 12:30 p.m. Saturday, June 1, 2024; **Closure:** 2nd Street from Iowa Street to the Centennial Bridge; Iowa Street from East 3rd Street to East River Drive. [Ward 3]

Ken Hopper; Quad City Air Show; Davenport Municipal Airport | 9230 North Harrison Street; 12:30 p.m. - 4:30 p.m. Friday, June 21, 2024 (practice); 12:30 p.m. - 4:30 p.m. and 7:30 p.m. - 11:30 p.m. Saturday, June 22, 2024 (Air Show); and 12:30 p.m. - 4:30 p.m. Sunday, June 23, 2024 (Air Show); **Closures:** Slopertown Road from east of the Sterilite entrance to North Harrison Street; North Division Street north of the roundabout at Amazon to Slopertown Road. [Ward 8]

Recommendation:

Adopt the Resolution.

Background:

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

Pride Parade | The Illinois DOT has approved the closure of Iowa-bound Centennial Bridge. Illinois-bound will be converted to one-way traffic in each direction, similar to the St. Patrick's Day Parade.

Attachments:

1. Resolution
2. Pride Parade Notification
3. QC Air Show Map
4. QC Air Show Road Closures

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

Resolution offered by Alderman Jobgen.

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

RESOLUTION approving street, lane, and public ground closure requests on the listed dates and times for outdoor events.

*QC Pride; Quad Cities Unity Pride Parade; Downtown; 9:00 a.m. - 12:30 p.m. Saturday, June 1, 2024; **Closure:** 2nd Street from Iowa Street to the Centennial Bridge; Iowa Street from East 3rd Street to East River Drive. [Ward 3]*

*Ken Hopper; Quad City Air Show; Davenport Municipal Airport / 9230 North Harrison Street; 12:30 p.m. - 4:30 p.m. Friday, June 21, 2024 (practice); 12:30 p.m. - 4:30 p.m. and 7:30 p.m. - 11:30 p.m. Saturday, June 22, 2024 (Air Show); and 12:30 p.m. - 4:30 p.m. Sunday, June 23, 2024 (Air Show); **Closures:** Slopertown Road from east of the Sterilite entrance to North Harrison Street; North Division Street north of the roundabout at Amazon to Slopertown Road. [Ward 8]*

WHEREAS, the City, through its Special Events Policy, has accepted the above applications for events on the listed date and time that are requesting street, lane, or public ground closures; and

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

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

Passed and approved this 8th day of May, 2024.

Approved:

Attest:

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

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



**WE ARE EXCITED!**

**QC PRIDE**

**IS HAVING A**

**PRIDE PARADE**

**June 1, 2024**

**The parade will be bi-state: 2<sup>nd</sup> street to centennial bridge crossing over into Illinois**

**For questions or more information contact Tee LeShoure at 309-373-1479**







**Hillendale Control Point** – Allow Sterilite Access to West Entry on Slopertown – do not turn east toward Airport.

**Police Close just south of 230<sup>th</sup> Street** – No traffic going SOUTH toward Airport.

**Blackhawk Trails Control Point** – Allow air show traffic to go to airport and turn South on South 1<sup>st</sup> Street as well as turn West on Slopertown to park on Airport.

**Slopertown Close & Control Point** – Allow TCC Materials to access their East Entry on Slopertown – do not turn west toward 155<sup>th</sup> Avenue. All other vehicles CLOSE.

**East 90<sup>th</sup> Control Point** – Allow air show traffic to go to airport Main Entry and turn North on North Harrison (South 1<sup>st</sup> Street)

**Division Control Point** – Allow Amazon Access to South Entry on North Division – do not go past drive North toward Airport.

**Police Close Here**

**Other locations labeled on map:** TCC Materials, King's Material, Slopertown Rd, 155th Ave, Sterilite Corp, Sterilite, Sterilite Mfg, Davenport Soccer Complex, Amazon Fullfillment Center, Penske Truck Rental, Quad Cities Freight Services, National Weather Service - Quad Cities, Quad City Freight, Superior Tube Products, Jeff Smid Auto, Mt Joy Mobile Home Park, Straight Shot Express, Lovewell Fence & Deck, No Place Special, Genesis Sy Photonics, Police Department Range, Zaak Walton League, Bunzl-Processors, Jewell Group, Fildar Technologies, MH Equipment, Salzman International, Ditch Witch Of Minnesota And Iowa, RDO Truck Centers, Blues Hwy, Hawkeye Motorworks, Crow Creek, Dodge Trucks, Revv Aviation, Davenport Municipal Airport, Hillendale Rd, Slopertown Rd, North Division St, E 90th St, N Harrison St, Amazon Fullfillment Center, Quad Cities Freight Services, Men Utility Trailer, R Tools, RDO Truck Centers, Country.

2024 QUAD CITY AIR SHOW – JUNE 20-23, 2024 – Road Closures and Control Access Points





### **ROAD CLOSURE – 2024**

33<sup>rd</sup> - QUAD CITY AIR SHOW – June 21-23, 2024  
Davenport Municipal Airport

PLEASE SEE ENCLOSED DETAIL CLOSING MAP FOR CLOSURE/CONTROL ACCESS POINTS.

#### **City of Eldridge**

- 1) **CLOSE** - 155<sup>th</sup> Avenue South from 230<sup>th</sup> Street to Slopertown Road.
- 2) **CONTROL** - South 1<sup>st</sup> Street from Blackhawk Trails south to East 90<sup>th</sup> Street to allow Air Show spectators to park on-site airport and TCC Material to have access.
- 3) **CONTROL** – South 1<sup>st</sup> Street to 155<sup>th</sup> Avenue (Slopertown Road) to allow TCC Material to have access to their East Most Drive. As well as allow air show spectators to park on-site airport. But no traffic WEST beyond TCC Material east drive – NO Spectator parking on Slopertown Road. Then, if possible, on Saturday, June 22, 2024 ONLY can we make Slopertown ONE WAY Both Lanes going west from 0900 until 1600 to allow for traffic to access airport.

#### **Scott County**

- 1) **CONTROL** - Hillandale Road at Slopertown Road, allow Sterilite to have access to their WEST most entry drive. **CLOSE** - After this drive to all traffic going EAST toward Airport.

#### **City of Davenport**

- 1) **CONTROL** – East 90<sup>th</sup> Street going into airport – monitor to allow air show spectators to park and entry airport or turn North on South 1<sup>st</sup> Street (North Harrison) to park on airport.
- 2) **CLOSE & CONTROL** - North Division Street from 76<sup>th</sup> Street North to Slopertown Road, allow Amazon to have access to their South most access drive, if needed, as they can also come in from the backside. No spectator parking on North Division (155<sup>th</sup> Avenue) and close the Davenport Soccer Facility – letter already sent to City Director of Parks with this request.

#### **Times to be closed**

| <b><u>Day of the week</u></b> | <b><u>Hours for closure</u></b> | <b><u>Reason for closure</u></b> |
|-------------------------------|---------------------------------|----------------------------------|
| Friday, June 21, 2024         | 1230-1630                       | USAF F-22 & Other Military       |
| Saturday, June 22, 2024       | 1230-1630                       | Air Show Day One                 |
| Saturday, June 22, 2024       | 1930-2230                       | Air Show Night One               |
| Sunday, June 23, 2024         | 1230-1630                       | Air Show Day Two                 |

\*\* Remember, times and dates may change depending on the needs, this is our best estimate as of this time and these have worked in the past. We allow the Police to use discretion for allowing residents to/from their respective property, but only if the United States Air Force & Navy Military are not flying.

Thanks for the support. - 24roads



City of Davenport

Department: Administration  
Contact Info: Brian Krup | 563-326-6163

**Action / Date**  
**5/15/2024**

Subject:

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

QC Pride; Quad Cities Unity Pride Parade; Downtown (see attached parade route); 11:00 a.m. - 12:30 p.m. Saturday, June 1, 2024; Outdoor music/performances, over 50 dBA. [Ward 3]

Yoshi's Bar & Filipino Canteen; Open Mic Night; 831 West 3rd Street; 10:00 p.m. - 12:00 a.m. Saturday, June 1, 2024; Saturday, June 15, 2024; and Saturday, July 27, 2024; Outdoor music, over 50 dBA. [Ward 3]

Recommendation:

Pass the Motion.

Background:

These requests for noise variances have been received pursuant to the Municipal Code of Davenport, Iowa Chapter 8.19 Noise Abatement, Section 8.19.090 Special Variances.

Yoshi's | The applicant attempted to make contact with the property at 209 Warren Street and no one answered the door. The applicant also advised that they have not seen any vehicles or people at the property in several months.

Attachments:

1. Pride Parade Notification
2. Yoshi's Noise Variance Petition

**WE ARE EXCITED!**

**QC PRIDE**

**IS HAVING A**

**PRIDE PARADE**

**June 1, 2024**

**The parade will be bi-state: 2<sup>nd</sup> street to centennial bridge crossing over into Illinois**

**For questions or more information contact Tee LeShoure at 309-373-1479**





DATES: 5/18, 6/15, 7/27

## CITY OF DAVENPORT

### NOISE VARIANCE PETITION FOR SPECIAL EVENTS

On the 4 day of JUNE, 2024, there is proposed an event which will include outdoor music or a band, requested by PDFC, during the hours of 10PM - 12AM.

**Please note:** dates and times on this form must match those entered on the special events application.

**\*Please sign your name and print address below and indicate whether you are in favor of the noise variance, opposed to the noise variance, or are not concerned (mark one).**

| NAME AND ADDRESS                                                                 | IN FAVOR | OPPOSED | NOT CONCERNED |
|----------------------------------------------------------------------------------|----------|---------|---------------|
| <u>Mary's on 2nd</u><br><u>Bobby Hansberry 832 W. 2nd</u><br><u>Davenport IA</u> | <u>X</u> |         |               |
| <del>Abbarotes 903 W 3rd St</del>                                                |          |         |               |
| <u>Gran Sport 819 W 3rd</u>                                                      | <u>X</u> |         |               |
| <u>Abbarotes 903 W 3rd St</u>                                                    |          |         | <u>X</u>      |
| <u>Keith Newman 822 W 2nd</u>                                                    | <u>X</u> |         |               |
|                                                                                  |          |         |               |
|                                                                                  |          |         |               |
|                                                                                  |          |         |               |
|                                                                                  |          |         |               |
|                                                                                  |          |         |               |
|                                                                                  |          |         |               |
|                                                                                  |          |         |               |

\*If you are unable to make contact with a resident/business, please indicate the date(s) and time(s) you attempted.

\*If more space is needed, please use additional sheets.

[Signature]  
Signature of Applicant

5/10/24  
Date

Office of the City Clerk  
563-326-6163

226 West Fourth Street  
Davenport, Iowa 52801

Email: [Brian.Krup@davenportiowa.com](mailto:Brian.Krup@davenportiowa.com)



City of Davenport

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

**Action / Date**  
**5/15/2024**

Subject:  
Motion approving beer and liquor license applications.

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

**Ward 3**

RME Courtyard (Common Chord) - 121 West 2nd Street - Temporary/Extended Outdoor Area  
June 7 - License Type: Class C Liquor

**Ward 8**

Double D Diner (Rachel Karnes) - 2225 West 53rd Street #400 - New License/Owner - License  
Type: Class C Liquor (On-Premises)

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

**Ward 2**

Mk Grocery, Inc (Mk Grocery, Inc) - 1715 West Kimberly Road - License Type: Class B Beer  
(Carry-Out)

**Ward 3**

Antonellas II, LLC (Antonellas II, LLC) - 421 West River Drive #5 - Outdoor Area - License  
Type: Special Class C Beer/Wine (On-Premises)

Front Street Brewery, Inc (Front Street Brewery, Inc) - 421 West River Drive #3, 4 - Outdoor  
Area - License Type: Class C Liquor (On-Premises)

Mantra Indian Restaurant (Madan, LLC) - 220 North Harrison Street - License Type: Special  
Class C Beer/Wine (On-Premises)

Sippis Restaurant (Sippis, Inc) - 406 West 2nd Street - Outdoor Area - License Type: Class C  
Liquor (On-Premises)

Thirsty's On 3rd (T On Third, Inc) - 2202 West 3rd Street - Outdoor Area - License Type: Class  
C Liquor (On-Premises)

Washington St Mini Mart (Nazar, LLC) - 1601 Washington Street - License Type: Class E Liquor  
(Carry-Out)

## **Ward 4**

Don Juan Mexican Cocina, LLC (Don Juan Mexican Cocina, LLC) - 1902 North Division Street - License Type: Class C Liquor (On-Premises)

## **Ward 5**

11th Street Precinct (Carpe Diem I, LLC) - 2108 East 11th Street - Outdoor Area - License Type: Class C Liquor (On-Premises) ***\*The Fire Department recommends denial of the west outdoor service area***

Rudy's Tacos (Larosa S A, Inc) - 2214 East 11th Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

## **Ward 6**

Flavors Of India (Kita, LLC) - 2660 East 53rd Street - License Type: Class C Liquor (On-Premises)

Granite City Food & Brewery (Granite City, Inc) - 5270 Utica Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Links (KJT Holdings, LLC) - 5619 Utica Ridge Road #300 - Outdoor Area - License Type: Class C Liquor (On-Premises)

QC Marts (Bethany Enterprises, Inc) - 2845 East 53rd Street - License Type: Class B Beer (Carry-Out)

Red Robin America's Gourmet Burgers & Spirits (Red Robin International, Inc) - 3903 East 53rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

## **Ward 7**

Azteca Mexican Restaurant (Azteca Mexican Restaurant, Inc) - 4811 North Brady #3 - License Type: Class C Liquor (On-Premises)

Lunardi's (Ts Lunardi, Inc) - 102 East Kimberly Road Unit E - License Type: Class C Liquor (On-Premises)

Sanchos (Lorbil Enterprises Inc) - 307 East George Washington Boulevard - License Type: Class C Liquor (On-Premises)

## **Ward 8**

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

Recommendation:

Pass the Motion.

Background:

Retail beer and alcohol license applications are reviewed by the Police, Fire, and Zoning Departments.

Attachments:

None



City of Davenport

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

**Action / Date**  
**5/15/2024**

Subject:

Resolution accepting work completed under the Modern Woodmen Park Fire Suppression Replacement project by The Henley Group, LLC of Muscatine, Iowa in the amount of \$1,035,320, CIP #23076. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

The project consisted of removal of the existing fire suppression system and installation of a new system including overhead piping, fire pump controller, jockey pump, and fire pump at Modern Woodmen Park.

Work has been satisfactorily completed. The total contract amount with The Henley Group was \$1,035,320 budgeted in CIP #23076.

Attachments:

1. Resolution

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

Resolution offered by Alderman R. Dunn.

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

RESOLUTION accepting work completed under the Modern Woodmen Park Fire Suppression System Replacement project by The Henley Group, LLC of Muscatine, Iowa in the amount of \$1,035,320, CIP #23076.

WHEREAS, the City entered into contract with The Henley Group, LLC of Muscatine, Iowa for the Modern Woodmen Park Fire Suppression System Replacement project; and

WHEREAS, the scope of work included removal of existing fire suppression system and installation of a new system including overhead piping, fire pump controller, jockey pump, and fire pump; and

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

WHEREAS, the final cost of the contract was \$1,035,320.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the Modern Woodmen Park Fire Suppression System Replacement project by The Henley Group, LLC of Muscatine, Iowa in the amount of \$1,035,320 is hereby accepted.

Passed and approved this 22nd day of May, 2024.

Approved:

Attest:

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

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

City of Davenport

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

**Action / Date**  
**5/15/2024**

Subject:

Resolution approving Change Order #5 in the amount of \$317,550 (federal/state cost share of \$214,589 and City share of \$102,961) to Five Cities Construction Company of Coal Valley, Illinois for the Flood Mitigation | West River Drive and Marquette Street project, CIP #68022. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

This is a FEMA grant-funded project to reconfigure existing storm sewer lines in the intersection of West River Drive and Marquette Street, along with the construction of a new concrete gatewell structure. This project was specifically identified in the 2021 Mississippi River Flood Resiliency Plan as a priority project as it will significantly reduce flood response from City operations by eliminating backflow from the Mississippi River during flood times.

Part of the project's scope occurs on the north side of the intersection where multiple storm lines converge into an existing manhole. HR Green, Inc is the consultant that was hired to put together the engineering plans and specifications for the project. Those plan calls for the reconstruction of that structure and the construction of a second manhole so that flow can be separated, and therefore controlled. This area is recognized as having residual contamination from a former gas manufacturing plant that was located on the northeast corner of the intersection. If oily groundwater is encountered, it needs to be pre-treated on-site before being released for further treatment to the Water Pollution Control Plant per the City's discharge permit.

During construction activities, the City's contractor, Five Cities Construction, encountered more oily groundwater than what was originally estimated. Change Order #5 increases that line item within the contract and provides an agreed-upon cap. In addition, this change order also increases line-item quantities for the excavation and removal of unsuitable materials and for the removal of additional linear feet of existing storm sewer pipe.

These added expenses to the construction contract are mitigated by available federal and state funds that remain in the approved grant agreement and with leftover contingency funds that are already built into the approved construction contract. In total, the breakdown of the cost for Change Order #5 is listed below:

Federal Grant | \$189,343  
State Grant | \$25,246  
City Funds | \$102,961  
Total Cost of Change Order #5 | \$317,550



Attachments:

1. Resolution

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

Resolution offered by Alderman R. Dunn.

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

RESOLUTION approving Change Order #5 in the amount of \$317,550 (federal/state cost share of \$214,589 and City share of \$102,961) to Five Cities Construction Company of Coal Valley, Illinois for the Flood Mitigation | West River Drive and Marquette Street project, CIP #68022.

WHEREAS, the City entered into a contract with Five Cities Construction Company of Coal Valley, Illinois for the Flood Mitigation | West River Drive and Marquette Street project; and

WHEREAS, Iowa Department of Natural Resources regulations require oily groundwater encountered during construction be treated before discharge; and

WHEREAS, quantities of oily groundwater for this project have exceeded original estimates; and

WHEREAS, a lump sum price has been agreed upon for treatment of all oily groundwater for the project; and

WHEREAS, funds have been budgeted for said work.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that Change Order #5 in the amount of \$317,550 (federal/state cost share of \$214,589 and City's share of \$102,961) to Five Cities Construction Company of Coal Valley, Illinois for the Flood Mitigation | West River Drive and Marquette Street project is hereby approved.

Passed and approved this 22nd day of May, 2024.

Approved:

Attest:

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

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

City of Davenport

Department: Public Works  
Contact Info: Kevan Oliver | 563-327-5199

**Action / Date**  
**5/15/2024**

**Subject:**

Resolution exercising the second-year option and awarding a one-year continuation of the FY 2023 Contract Sewer Repair Program to Hagerty Earthworks, LLC of Muscatine, Iowa; Hometown Mechanical of Davenport, Iowa; and Petersen Plumbing & Heating Co of Davenport, Iowa in the amount of \$250,000 each for FY 2024, CIP #30060 and #33001. [All Wards]

**Recommendation:**

Adopt the Resolution.

**Background:**

This program is to repair damages to sewer infrastructure by contract. Design of the sewer repairs and program management will be completed by the Sewers Division with quality assurance inspections being completed by Engineering and Capital Projects Department staff.

Three (3) bids were received on 28 March 2022 at 3:00 p.m., and the second year bids ranged from a low of \$268,490 to a high of \$365,290. A bid tab sheet is attached.

This project was bid as an Indefinite Quantity, Indefinite Delivery Task Order Contract. This Resolution exercises the second year option of the two-year contract awarded for FY 2023. Work will be assigned to the contractors on a rotating basis.

Contracts will be guaranteed in the amount of \$250,000 for each contractor with a maximum contract value of \$1,050,000. Funds for the FY 2024 Contract Sewer Repair Program are budgeted in CIP #30060 at \$1,250,000 and CIP #33001 at \$300,000.

The accompanying Resolution provides the Public Works Director/Assistant City Administrator the authority to approve change orders to the contracts in excess of \$50,000 without further review by City Council. The total of such change orders shall not exceed the amount budgeted for this program. Any funds added to a contract that exceed the amount budgeted for the program shall adhere to Purchasing guidelines for approval. This authority is intended to provide the flexibility for contractors to continue working on emergency repairs without a delay in the work or payment to the contractor.

The following are the approved contractors:

Hagerty Earthworks, LLC of Muscatine, Iowa | \$250,000  
Hometown Mechanical of Davenport, Iowa | \$250,000  
Petersen Plumbing & Heating Co of Davenport, Iowa | \$250,000

Funds for the FY 2024 Contract Sewer Repair Program are budgeted in CIP #30060 at \$1,250,000 and in CIP#33001 at \$300,000.

Attachments:

1. Resolution
2. Bid Tab



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

Resolution offered by Alderman R. Dunn.

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

RESOLUTION exercising the second-year option and awarding a one-year continuation of the FY 2023 Contract Sewer Repair Program to Hagerty Earthworks, LLC of Muscatine, Iowa; Hometown Mechanical of Davenport, Iowa; and Petersen Plumbing & Heating Co of Davenport, Iowa in the amount of \$250,000 each for FY 2024, CIP #30060 and #33001.

WHEREAS, the FY 2023 Contract Sewer Repair Program was duly advertised and published according to state law; and

WHEREAS, such bids and subsequent contracts included a provision for a one-year extension; and

WHEREAS, the City desires to exercise the second-year option and award a one-year continuation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a one-year continuation for the FY 2023 Contract Sewer Repair Program by exercising the second year option is hereby awarded to Hagerty Earthworks, LLC of Muscatine, Iowa; Hometown Mechanical of Davenport, Iowa; and Petersen Plumbing & Heating Co of Davenport, Iowa in the amount of \$250,000 each for FY 2024; and

BE FURTHER RESOLVED that the Project Manager may recommend increases in quantities up to a total contract of \$1,050,000, within the Capital Improvement Project budget constraints, upon approval of the Public Works Director/Assistant City Administrator; and

BE IT FURTHER RESOLVED that, upon approval by City staff, the executed contract and bond are hereby approved.

Passed and approved this 22nd day of May, 2024.

Approved:

Attest:

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

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

**Bid Request Number**  
**Title**

22-105 Addendum 2  
FY23-24 Contract Sewer Repair Program

**Organization**  
**Bid Creator**

City of Davenport IA  
Kristi Keller Purchasing Manager

This Invitation to Bid is for the Contract Sewer Repair Program for the Public Works Department. This is a one year contract with a second year bid option. The year is based on the City's fiscal years starting July 1, 2022.

The proposed improvements consist of removing concrete, asphalt and composite pavements and sidewalks, excavation, repair and/or removal and replacement of multiple sizes of pipes of various materials, backfilling excavated areas with compacted crushed rock or native materials, replacing pavements, repairing storm and sanitary sewer structures as necessary, sodding, and other work related thereto throughout the City of Davenport as noted elsewhere within this contract.

**Description**  
**Bid Type**  
**Issue Date**  
**Close Date**

ITB  
3/8/2022 10:01:12 AM (CT)  
3/28/2022 03:00:00 PM (CT)

**Email**  
**Phone**  
**Fax**

Kristi.Keller@davenportiowa.com  
(563) 888-2077  
(563) 888-2079

| Responding Suppliers                  |           |       |                            |                 |                |
|---------------------------------------|-----------|-------|----------------------------|-----------------|----------------|
| Name                                  | City      | State | Response Submitted         | Lines Responded | Response Total |
| Petersen Plumbing & Heating           | Davenport | IA    | 3/25/2022 03:41:31 PM (CT) | 135             | \$565,448.75   |
| Hometown Plumbing & Heating Co., Inc. | Davenport | IA    | 3/28/2022 12:12:28 PM (CT) | 135             | \$585,620.00   |
| Hagerty Earthworks LLC                | Muscatine | IA    | 3/28/2022 02:29:01 PM (CT) | 135             | \$733,040.00   |

**Bid Request Number** 22-105 Addendum 2  
**Title** FY23-24 Contract Sewer Repair Program  
**Organization** City of Davenport IA  
**Bid Creator** Kristi Keller Purchasing Manager

This Invitation to Bid is for the Contract Sewer Repair Program for the Public Works Department. This is a one year contract with a second year bid option. The year is based on the City's fiscal years starting July 1, 2022.

The proposed improvements consist of removing concrete, asphalt and composite pavements and sidewalks, excavation, repair and/or removal and replacement of multiple sizes of pipes of various materials, backfilling excavated areas with compacted crushed rock or native materials, replacing pavements, repairing storm and sanitary sewer structures as necessary, sodding, and other work related thereto throughout the City of Davenport as noted elsewhere within this contract.

**Description** ITB  
**Bid Type** 3/8/2022 10:01:12 AM (CT)  
**Issue Date** 3/28/2022 03:00:00 PM (CT)  
**Close Date**  
**Email** Kristi.Keller@davenportiowa.com  
**Phone** (563) 888-2077  
**Fax** (563) 888-2079

| Responding Suppliers        |           |       |                            |                 |                |
|-----------------------------|-----------|-------|----------------------------|-----------------|----------------|
| Name                        | City      | State | Response Submitted         | Lines Responded | Response Total |
| Petersen Plumbing & Heating | Davenport | IA    | 3/25/2022 03:41:31 PM (CT) | 135             | \$665,448.75   |
| Hometown Plumbing & Heating | Davenport | IA    | 3/28/2022 12:12:28 PM (CT) | 135             | \$685,620.00   |
| Hagerty Earthworks LLC      | Muscatine | IA    | 3/28/2022 02:29:01 PM (CT) | 135             | \$733,040.00   |

| Specification Responses |                              |        |      | Petersen Plumbing & Heating |              |      | Hometown Plumbing & Heating Co., Inc. |      |              | Hagerty Earthworks LLC |              |      |
|-------------------------|------------------------------|--------|------|-----------------------------|--------------|------|---------------------------------------|------|--------------|------------------------|--------------|------|
| Line                    | Description                  | UOM    | QTY  | Unit                        | Extended     | Unit | Extended                              | Unit | Extended     | Unit                   | Extended     | Unit |
| 1                       | FY23                         | EA     | 1    |                             | \$263,273.75 |      | \$263,273.75                          |      | \$268,490.00 |                        | \$268,490.00 |      |
| 1.1                     | FENCE, REMOVE                | LF     | 100  |                             | \$5.00       |      | \$1.00                                |      | \$3.00       |                        | \$3.00       |      |
| 1.2                     | FENCE, REMOVE AND REPL LF    |        | 25   |                             | \$5.75       |      | \$5.00                                |      | \$6.00       |                        | \$6.00       |      |
| 1.3                     | BUSHES/SHRUBS, REMOVE EA     |        | 10   |                             | \$2.00       |      | \$1.00                                |      | \$1.00       |                        | \$1.00       |      |
| 1.4                     | TREE REMOVAL                 | IN-DIA | 30   |                             | \$11.50      |      | \$1.00                                |      | \$10.00      |                        | \$10.00      |      |
| 1.5                     | GROUT PIPE ENTRY INSIDE EA   |        | 5    |                             | \$22.00      |      | \$10.00                               |      | \$10.00      |                        | \$10.00      |      |
| 1.6                     | PAVEMENT REMOVAL             | SY     | 350  |                             | \$95.00      |      | \$75.00                               |      | \$140.00     |                        | \$140.00     |      |
| 1.7                     | SIDEWALK REMOVAL             | SF     | 150  |                             | \$6.00       |      | \$2.00                                |      | \$3.00       |                        | \$3.00       |      |
| 1.8                     | P.C.C. SIDEWALK, 4 INCH      | SF     | 100  |                             | \$7.00       |      | \$7.00                                |      | \$7.00       |                        | \$7.00       |      |
| 1.9                     | P.C.C. SIDEWALK, 7 INCH      | SF     | 50   |                             | \$9.00       |      | \$8.00                                |      | \$9.00       |                        | \$9.00       |      |
| 1.10                    | DETECTABLE WARNING PAISF     |        | 20   |                             | \$27.50      |      | \$25.00                               |      | \$15.00      |                        | \$15.00      |      |
| 1.11                    | R & R SW-STYLE INTAKE TCSF   |        | 20   |                             | \$44.00      |      | \$30.00                               |      | \$40.00      |                        | \$40.00      |      |
| 1.12                    | R & R SW-STYLE INTAKE THSF   |        | 20   |                             | \$16.50      |      | \$15.00                               |      | \$15.00      |                        | \$15.00      |      |
| 1.13                    | EXCAVATION                   | CY     | 1300 |                             | \$11.50      |      | \$10.00                               |      | \$15.00      |                        | \$15.00      |      |
| 1.14                    | 6-10 INCH PIPE, REMOVE ANLF  |        | 100  |                             | \$11.50      |      | \$20.00                               |      | \$23.00      |                        | \$23.00      |      |
| 1.15                    | 6-10 INCH PIPE, REMOVE ANLF  |        | 150  |                             | \$11.50      |      | \$18.00                               |      | \$21.00      |                        | \$21.00      |      |
| 1.16                    | 8-12 INCH PIPE, REMOVE ANLF  |        | 20   |                             | \$27.50      |      | \$80.00                               |      | \$75.00      |                        | \$75.00      |      |
| 1.17                    | 8-12 INCH PIPE, REMOVE ANLF  |        | 20   |                             | \$22.50      |      | \$52.00                               |      | \$50.00      |                        | \$50.00      |      |
| 1.18                    | 12-15 INCH PIPE, REMOVE ALF  |        | 100  |                             | \$11.50      |      | \$41.00                               |      | \$49.00      |                        | \$49.00      |      |
| 1.19                    | 12-15 INCH PIPE, REMOVE ALF  |        | 150  |                             | \$16.50      |      | \$39.00                               |      | \$47.00      |                        | \$47.00      |      |
| 1.20                    | 12-18 INCH PIPE, REMOVE ALF  |        | 30   |                             | \$11.50      |      | \$25.00                               |      | \$28.00      |                        | \$28.00      |      |
| 1.21                    | 15-18 INCH PIPE, REMOVE ALF  |        | 20   |                             | \$38.50      |      | \$145.00                              |      | \$188.00     |                        | \$188.00     |      |
| 1.22                    | 15-18 INCH PIPE, REMOVE ALF  |        | 30   |                             | \$33.00      |      | \$88.00                               |      | \$88.00      |                        | \$88.00      |      |
| 1.23                    | 20-24 INCH PIPE, REMOVE ALF  |        | 20   |                             | \$44.00      |      | \$215.00                              |      | \$200.00     |                        | \$200.00     |      |
| 1.24                    | 20-24 INCH PIPE, REMOVE ALF  |        | 20   |                             | \$33.00      |      | \$135.00                              |      | \$155.00     |                        | \$155.00     |      |
| 1.25                    | 21-27 INCH PIPE, REMOVE ALF  |        | 10   |                             | \$27.50      |      | \$30.00                               |      | \$40.00      |                        | \$40.00      |      |
| 1.26                    | 30-48 INCH PIPE, REMOVE ALF  |        | 10   |                             | \$44.00      |      | \$100.00                              |      | \$120.00     |                        | \$120.00     |      |
| 1.27                    | 60 INCH PIPE, REMOVE ANDLF   |        | 10   |                             | \$55.00      |      | \$200.00                              |      | \$200.00     |                        | \$200.00     |      |
| 1.28                    | FOOTING FOR 21-27 INCH R EA  |        | 2    |                             | \$750.00     |      | \$300.00                              |      | \$500.00     |                        | \$500.00     |      |
| 1.29                    | FOOTING FOR 30-48 INCH R EA  |        | 4    |                             | \$850.00     |      | \$400.00                              |      | \$500.00     |                        | \$500.00     |      |
| 1.30                    | FOOTING FOR 60 INCH RCP EA   |        | 2    |                             | \$950.00     |      | \$500.00                              |      | \$750.00     |                        | \$750.00     |      |
| 1.31                    | CONSTRUCT SINGLE INTAKE EA   |        | 3    |                             | \$2,250.00   |      | \$2,000.00                            |      | \$1,250.00   |                        | \$1,250.00   |      |
| 1.32                    | CONSTRUCT DOUBLE INTAKE EA   |        | 2    |                             | \$2,250.00   |      | \$2,600.00                            |      | \$1,500.00   |                        | \$1,500.00   |      |
| 1.33                    | CONSTRUCT TRIPLE INTAKE EA   |        | 1    |                             | \$2,650.00   |      | \$2,600.00                            |      | \$1,750.00   |                        | \$1,750.00   |      |
| 1.34                    | REMOVE AND REPLACE CAIEA     |        | 5    |                             | \$750.00     |      | \$500.00                              |      | \$400.00     |                        | \$400.00     |      |
| 1.35                    | REMOVE MANHOLE               | VF     | 30   |                             | \$15.00      |      | \$15.00                               |      | \$1.00       |                        | \$1.00       |      |
| 1.36                    | CONSTRUCT 60 INCH DIAMEEA    |        | 5    |                             | \$1,100.00   |      | \$1,100.00                            |      | \$1,500.00   |                        | \$1,500.00   |      |
| 1.37                    | CONSTRUCT 60 INCH DIAMEVF    |        | 40   |                             | \$220.00     |      | \$235.00                              |      | \$350.00     |                        | \$350.00     |      |
| 1.38                    | CONSTRUCT 60 INCH DIAMEEA    |        | 4    |                             | \$880.00     |      | \$705.00                              |      | \$1,200.00   |                        | \$1,200.00   |      |
| 1.39                    | CONSTRUCT 60 INCH DIAMEEA    |        | 1    |                             | \$330.00     |      | \$545.00                              |      | \$1,000.00   |                        | \$1,000.00   |      |
| 1.40                    | MANHOLE DROP CONNECTIVE      |        | 10   |                             | \$110.00     |      | \$100.00                              |      | \$25.00      |                        | \$25.00      |      |
| 1.41                    | CONCRETE ADJUSTING RINEA     |        | 20   |                             | \$33.00      |      | \$71.00                               |      | \$45.00      |                        | \$45.00      |      |
| 1.42                    | MANHOLE FRAME AND COVEA      |        | 6    |                             | \$330.00     |      | \$425.00                              |      | \$400.00     |                        | \$400.00     |      |
| 1.43                    | INTAKE FRAME AND GRATE EA    |        | 5    |                             | \$490.00     |      | \$560.00                              |      | \$566.00     |                        | \$566.00     |      |
| 1.44                    | INFILTRATION BARRIER         | VF     | 10   |                             | \$330.00     |      | \$275.00                              |      | \$300.00     |                        | \$300.00     |      |
| 1.45                    | CONSTRUCT CONCRETE PII CF    |        | 300  |                             | \$27.50      |      | \$28.00                               |      | \$32.00      |                        | \$32.00      |      |
| 1.46                    | GRANULAR BACKFILL            | TON    | 950  |                             | \$50.00      |      | \$48.00                               |      | \$140.00     |                        | \$140.00     |      |
| 1.47                    | FLOWABLE FILL                | CY     | 5    |                             | \$275.00     |      | \$150.00                              |      | \$80.00      |                        | \$80.00      |      |
| 1.48                    | BORROW, FURNISH, PLACE CY    |        | 80   |                             | \$33.00      |      | \$5.00                                |      | \$120.00     |                        | \$120.00     |      |
| 1.49                    | AGGREGATE STABILIZATION      | TON    | 20   |                             | \$23.00      |      | \$20.00                               |      | \$15.00      |                        | \$15.00      |      |
| 1.50                    | REVTMENT STONE               | TON    | 20   |                             | \$35.00      |      | \$65.00                               |      | \$60.00      |                        | \$60.00      |      |
| 1.51                    | TOPSOIL, FURNISH AND PLU CY  |        | 30   |                             | \$27.50      |      | \$20.00                               |      | \$10.00      |                        | \$10.00      |      |
| 1.52                    | P.C.C. PAVEMENT, 7 INCH      | SY     | 80   |                             | \$120.00     |      | \$100.00                              |      | \$33.00      |                        | \$33.00      |      |
| 1.53                    | P.C.C. PAVEMENT, 8 INCH      | SY     | 170  |                             | \$160.00     |      | \$180.00                              |      | \$36.00      |                        | \$36.00      |      |
| 1.54                    | P.C.C. PAVEMENT, 10 INCH     | SY     | 100  |                             | \$145.00     |      | \$190.00                              |      | \$45.00      |                        | \$45.00      |      |
| 1.55                    | TEMPORARY P.C.C. PAVEMISY    |        | 25   |                             | \$110.00     |      | \$85.00                               |      | \$36.00      |                        | \$36.00      |      |
| 1.56                    | BRICK STREET PATCHING        | SY     | 10   |                             | \$148.50     |      | \$145.00                              |      | \$135.00     |                        | \$135.00     |      |
| 1.57                    | HMA 300K I-S PG 58-28        | TON    | 10   |                             | \$90.00      |      | \$110.00                              |      | \$90.00      |                        | \$90.00      |      |
| 1.58                    | SOD                          | SY     | 20   |                             | \$15.00      |      | \$30.00                               |      | \$10.00      |                        | \$10.00      |      |
| 1.59                    | SEED, FERTILIZE, AND MULISY  |        | 200  |                             | \$25.00      |      | \$15.00                               |      | \$5.00       |                        | \$5.00       |      |
| 1.60                    | TEMPORARY ROLLED EROSSY      |        | 20   |                             | \$6.00       |      | \$4.00                                |      | \$3.00       |                        | \$3.00       |      |
| 1.61                    | SILT FENCE                   | LF     | 20   |                             | \$6.00       |      | \$4.00                                |      | \$3.00       |                        | \$3.00       |      |
| 1.62                    | TEMPORARY TRAFFIC CON'E A    |        | 20   |                             | \$250.00     |      | \$250.00                              |      | \$300.00     |                        | \$300.00     |      |
| 1.63                    | TEMPORARY TRAFFIC CON'E A    |        | 4    |                             | \$750.00     |      | \$800.00                              |      | \$300.00     |                        | \$300.00     |      |
| 1.64                    | PIPE CONNECTION, 6-10 INCEA  |        | 20   |                             | \$440.00     |      | \$400.00                              |      | \$350.00     |                        | \$350.00     |      |
| 1.65                    | PIPE CONNECTION, 12-15 INCEA |        | 6    |                             | \$500.00     |      | \$500.00                              |      | \$400.00     |                        | \$400.00     |      |
| 1.66                    | PIPE CONNECTION, 18-24 INEA  |        | 2    |                             | \$500.00     |      | \$100.00                              |      | \$500.00     |                        | \$500.00     |      |
| 1.67                    | SEWER LATERAL TELEVISE EA    |        | 5    |                             | \$125.00     |      | \$125.00                              |      | \$150.00     |                        | \$150.00     |      |
| 2                       | FY24                         | EA     | 1    |                             | \$302,175.00 |      | \$302,175.00                          |      | \$317,130.00 |                        | \$317,130.00 |      |
| 2.1                     | Fence, Remove                | LF     | 100  |                             | \$15.50      |      | \$1.00                                |      | \$3.00       |                        | \$3.00       |      |
| 2.2                     | FENCE, REMOVE AND REPL LF    |        | 25   |                             | \$27.50      |      | \$5.00                                |      | \$6.00       |                        | \$6.00       |      |
| 2.3                     | BUSHES/SHRUBS, REMOVE EA     |        | 10   |                             | \$2.00       |      | \$1.00                                |      | \$1.00       |                        | \$1.00       |      |
| 2.4                     | TREE REMOVAL                 | IN-DIA | 30   |                             | \$11.50      |      | \$1.00                                |      | \$10.00      |                        | \$10.00      |      |
| 2.5                     | GROUT PIPE ENTRY INSIDE EA   |        | 5    |                             | \$23.00      |      | \$10.00                               |      | \$10.00      |                        | \$10.00      |      |
| 2.6                     | PAVEMENT REMOVAL             | SY     | 350  |                             | \$97.50      |      | \$75.00                               |      | \$140.00     |                        | \$140.00     |      |
| 2.7                     | SIDEWALK REMOVAL             | SF     | 150  |                             | \$7.00       |      | \$2.00                                |      | \$8.00       |                        | \$8.00       |      |
| 2.8                     | P.C.C. SIDEWALK, 4 INCH      | SF     | 100  |                             | \$7.50       |      | \$7.00                                |      | \$7.00       |                        | \$7.00       |      |
| 2.9                     | P.C.C. SIDEWALK, 7 INCH      | SF     | 50   |                             | \$10.25      |      | \$8.00                                |      | \$9.00       |                        | \$9.00       |      |
| 2.10                    | DETECTABLE WARNING PAISF     |        | 20   |                             | \$28.50      |      | \$25.00                               |      | \$15.00      |                        | \$15.00      |      |
| 2.11                    | R R SW-STYLE INTAKE TOFSF    |        | 20   |                             | \$46.00      |      | \$30.00                               |      | \$40.00      |                        | \$40.00      |      |

|       |                             |      |              |              |              |
|-------|-----------------------------|------|--------------|--------------|--------------|
| 2.12  | R R SW-STYLE INTAKE THRSF   | 20   | \$18.00      | \$15.00      | \$15.00      |
| 2.13  | EXCAVATION CY               | 1300 | \$12.50      | \$10.00      | \$15.00      |
| 2.14  | 6-10 INCH PIPE, REMOVE ANLF | 100  | \$12.50      | \$20.00      | \$23.00      |
| 2.15  | 6-10 INCH PIPE, REMOVE ANLF | 150  | \$12.50      | \$18.00      | \$21.00      |
| 2.16  | 8-12 INCH PIPE, REMOVE ANLF | 20   | \$28.50      | \$80.00      | \$75.00      |
| 2.17  | 8-12 INCH PIPE, REMOVE ANLF | 20   | \$23.50      | \$52.00      | \$50.00      |
| 2.18  | 8-12 INCH PIPE, REMOVE ANLF | 20   | \$23.50      | \$52.00      | \$50.00      |
| 2.19  | 12-15 INCH PIPE, REMOVE ALF | 100  | \$12.50      | \$41.00      | \$49.00      |
| 2.20  | 12-15 INCH PIPE, REMOVE ALF | 1150 | \$17.50      | \$39.00      | \$7.00       |
| 2.21  | 12-18 INCH PIPE, REMOVE ALF | 30   | \$12.50      | \$25.00      | \$28.00      |
| 2.22  | 15-18 INCH PIPE, REMOVE ALF | 20   | \$39.50      | \$145.00     | \$188.00     |
| 2.23  | 15-18 INCH PIPE, REMOVE ALF | 30   | \$34.50      | \$88.00      | \$86.00      |
| 2.24  | 20-24 INCH PIPE, REMOVE ALF | 20   | \$46.00      | \$215.00     | \$200.00     |
| 2.25  | 20-24 INCH PIPE, REMOVE ALF | 20   | \$35.00      | \$135.00     | \$155.00     |
| 2.26  | 21-27 INCH PIPE, REMOVE ALF | 10   | \$28.50      | \$30.00      | \$40.00      |
| 2.27  | 30-48 INCH PIPE, REMOVE ALF | 10   | \$46.00      | \$100.00     | \$120.00     |
| 2.28  | 60 INCH PIPE, REMOVE ANDLF  | 10   | \$58.00      | \$200.00     | \$200.00     |
| 2.29  | FOOTING FOR 21-27 INCH REA  | 12   | \$750.00     | \$300.00     | \$100.00     |
| 2.30  | FOOTING FOR 30-48 INCH REA  | 4    | \$850.00     | \$400.00     | \$500.00     |
| 2.31  | FOOTING FOR 60 INCH RCP EA  | 2    | \$950.00     | \$500.00     | \$750.00     |
| 2.32  | CONSTRUCT SINGLE INTAKEEA   | 3    | \$2,250.00   | \$2,000.00   | \$1,250.00   |
| 2.33  | CONSTRUCT DOUBLE INTAKEEA   | 2    | \$2,350.00   | \$2,600.00   | \$1,500.00   |
| 2.34  | CONSTRUCT TRIPLE INTAKEEA   | 1    | \$2,650.00   | \$2,600.00   | \$1,750.00   |
| 2.35  | REMOVE AND REPLACE CAIEA    | 5    | \$750.00     | \$500.00     | \$400.00     |
| 2.36  | REMOVE MANHOLE VF           | 30   | \$15.00      | \$15.00      | \$1.00       |
| 2.37  | CONSTRUCT 60 INCH DIAMEEA   | 5    | \$1,150.00   | \$1,100.00   | \$1,500.00   |
| 2.38  | CONSTRUCT 60 INCH DIAMEVF   | 40   | \$230.00     | \$235.00     | \$350.00     |
| 2.39  | CONSTRUCT 60 INCH DIAMEEA   | 4    | \$890.00     | \$705.00     | \$1,200.00   |
| 2.40  | CONSTRUCT 60 INCH DIAMEEA   | 1    | \$330.00     | \$545.00     | \$1,000.00   |
| 2.41  | MANHOLE DROP CONNECTVF      | 10   | \$110.00     | \$100.00     | \$25.00      |
| 2.42  | CONCRETE ADJUSTING RINEA    | 20   | \$34.00      | \$71.00      | \$45.00      |
| 2.43  | MANHOLE FRAME AND COVEA     | 6    | \$340.00     | \$425.00     | \$400.00     |
| 2.44  | INTAKE FRAME AND GRATE EA   | 15   | \$500.00     | \$560.00     | \$566.00     |
| 2.45  | INFILTRATION BARRIER VF     | 10   | \$330.00     | \$275.00     | \$300.00     |
| 2.46  | CONSTRUCT CONCRETE PIICF    | 300  | \$29.00      | \$28.00      | \$32.00      |
| 2.47  | GRANULAR BACKFILL TON       | 950  | \$50.00      | \$48.00      | \$160.00     |
| 2.48  | FLOWABLE FILL CY            | 5    | \$275.00     | \$150.00     | \$80.00      |
| 2.49  | BORROW, FURNISH, PLACECY    | 80   | \$35.00      | \$5.00       | \$120.00     |
| 2.50  | AGGREGATE STABILIZATION TON | 20   | \$25.00      | \$20.00      | \$15.00      |
| 2.51  | REVETMENT STONE TON         | 20   | \$35.00      | \$65.00      | \$60.00      |
| 2.52  | TOPSOIL, FURNISH AND PL/ CY | 30   | \$28.00      | \$20.00      | \$10.00      |
| 2.53  | P.C.C. PAVEMENT, 7 INCH SY  | 80   | \$125.00     | \$100.00     | \$33.00      |
| 2.54  | P.C.C. PAVEMENT, 8 INCH SY  | 170  | \$165.00     | \$180.00     | \$36.00      |
| 2.55  | P.C.C. PAVEMENT, 10 INCH SY | 100  | \$150.00     | \$190.00     | \$45.00      |
| 2.56  | TEMPORARY P.C.C. PAVEMISY   | 25   | \$115.00     | \$85.00      | \$36.00      |
| 2.57  | BRICK STREET PATCHING SY    | 10   | \$150.00     | \$145.00     | \$135.00     |
| 2.58  | HMA 300K I-S PG 58-28 TON   | 10   | \$90.00      | \$110.00     | \$90.00      |
| 2.59  | SOD SY                      | 20   | \$15.00      | \$30.00      | \$10.00      |
| 2.60  | SEED, FERTILIZE, AND MULISY | 200  | \$25.00      | \$15.00      | \$5.00       |
| 2.61  | TEMPORARY ROLLED EROSSY     | 20   | \$6.00       | \$4.00       | \$3.00       |
| 2.62  | SILT FENCE LF               | 20   | \$6.00       | \$4.00       | \$3.00       |
| 2.63  | TEMPORARY TRAFFIC CON'E A   | 20   | \$250.00     | \$250.00     | \$300.00     |
| 2.64  | TEMPORARY TRAFFIC CON'E A   | 4    | \$750.00     | \$800.00     | \$300.00     |
| 2.65  | PIPE CONNECTION, 6-10 INCEA | 20   | \$440.00     | \$400.00     | \$350.00     |
| 2.66  | PIPE CONNECTION, 12-15 INEA | 6    | \$500.00     | \$500.00     | \$400.00     |
| 2.67  | PIPE CONNECTION, 18-24 INEA | 2    | \$500.00     | \$100.00     | \$500.00     |
| 2.68  | SEWER LATERAL TELEVISEEA    | 5    | \$125.00     | \$125.00     | \$150.00     |
| Total |                             |      | \$565,448.75 | \$585,620.00 | \$733,040.00 |



Bid Request Number 22-105 Addendum 2

| Specification Responses |        |                        |                                                                                                                                                   |          | Petersen Plumbing & Heating | Hometown Plumbing & Heating Co., Inc. | Hagerty Earthworks LLC    |
|-------------------------|--------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------------------|---------------------------------------|---------------------------|
| Level                   | Number | Attribute Name         | Description                                                                                                                                       | Type     | Response                    | Response                              | Response                  |
|                         |        |                        | Addendum 1 was issued to correct the title of the first line package. It originally said "First Aid Kits" It should have read, FY23 for the first |          |                             |                                       |                           |
| Header                  | 1      | Acknowledge Addendum 1 | year's line pricing.                                                                                                                              | Checkbox | We acknowledge Addendum 1   | We acknowledge Addendum 1             | We acknowledge Addendum 1 |
| Header                  | 2      | Acknowledge Addendum 2 | Corrected the package and quantity.                                                                                                               | Checkbox | We acknowledge Addendum 2   | We acknowledge Addendum 2             | We acknowledge Addendum 2 |

**Bid Request Number** 22-105 Addendum 2  
**Title** FY23-24 Contract Sewer Repair Program  
**Organization** City of Davenport IA  
**Bid Creator** Kristi Keller Purchasing Manager

This Invitation to Bid is for the Contract Sewer Repair Program for the Public Works Department. This is a one year contract with a second year bid option. The year is based on the City's fiscal years starting July 1, 2022.

The proposed improvements consist of removing concrete, asphalt and composite pavements and sidewalks, excavation, repair and/or removal and replacement of multiple sizes of pipes of various materials, backfilling excavated areas with compacted crushed rock or native materials, replacing pavements, repairing storm and sanitary sewer structures as necessary, sodding, and other work related thereto throughout the City of Davenport as noted elsewhere within this contract.

**Description** ITB  
**Bid Type** 3/28/2022 10:01:12 AM (CT)  
**Issue Date** 3/28/2022 03:00:00 PM (CT)  
**Close Date**  
**Email** Kristi.Keller@davenportiowa.com  
**Phone** (563) 888-2077  
**Fax** (563) 888-2079

| Responding Suppliers                  |           |       |                            |                 |                |
|---------------------------------------|-----------|-------|----------------------------|-----------------|----------------|
| Name                                  | City      | State | Response Submitted         | Lines Responded | Response Total |
| Petersen Plumbing & Heating           | Davenport | IA    | 3/25/2022 03:41:31 PM (CT) | 135             | \$665,448.75   |
| Hometown Plumbing & Heating Co., Inc. | Davenport | IA    | 3/28/2022 12:12:28 PM (CT) | 135             | \$585,620.00   |
| Hagerty Earthworks LLC                | Muscatine | IA    | 3/28/2022 02:29:01 PM (CT) | 135             | \$733,040.00   |

| Specification Responses |                                                |        |      |  | Petersen Plumbing & Heating |              | Hometown Plumbing & Heating Co., Inc. |              | Hagerty Earthworks LLC |              |
|-------------------------|------------------------------------------------|--------|------|--|-----------------------------|--------------|---------------------------------------|--------------|------------------------|--------------|
| Line                    | Description                                    | UOM    | QTY  |  | Unit                        | Extended     | Unit                                  | Extended     | Unit                   | Extended     |
| 1                       | FY23                                           | EA     | 1    |  | \$263,273.75                | \$263,273.75 |                                       | \$268,490.00 |                        | \$353,090.00 |
| 1.1                     | FENCE, REMOVE                                  | LF     | 100  |  | \$5.00                      |              |                                       | \$1.00       |                        | \$3.00       |
| 1.2                     | FENCE, REMOVE AND REPLACE                      | LF     | 25   |  | \$5.75                      |              |                                       | \$5.00       |                        | \$6.00       |
| 1.3                     | BUSHES/SHRUBS, REMOVE AND REPLACE              | EA     | 10   |  | \$2.00                      |              |                                       | \$1.00       |                        | \$1.00       |
| 1.4                     | TREE REMOVAL                                   | IN-DIA | 30   |  | \$11.50                     |              |                                       | \$1.00       |                        | \$10.00      |
| 1.5                     | GROUT PIPE ENTRY INSIDE STRUCTURE              | EA     | 5    |  | \$22.00                     |              |                                       | \$10.00      |                        | \$10.00      |
| 1.6                     | PAVEMENT REMOVAL                               | SY     | 350  |  | \$95.00                     |              |                                       | \$75.00      |                        | \$140.00     |
| 1.7                     | SIDEWALK REMOVAL                               | SF     | 150  |  | \$6.00                      |              |                                       | \$2.00       |                        | \$5.00       |
| 1.8                     | P.C.C. SIDEWALK, 4 INCH                        | SF     | 100  |  | \$7.00                      |              |                                       | \$7.00       |                        | \$7.00       |
| 1.9                     | P.C.C. SIDEWALK, 7 INCH                        | SF     | 50   |  | \$9.90                      |              |                                       | \$8.00       |                        | \$9.00       |
| 1.10                    | DETECTABLE WARNING PANEL                       | SF     | 20   |  | \$27.50                     |              |                                       | \$25.00      |                        | \$15.00      |
| 1.11                    | R & R SW-STYLE INTAKE TOP                      | SF     | 20   |  | \$44.00                     |              |                                       | \$30.00      |                        | \$40.00      |
| 1.12                    | R & R SW-STYLE INTAKE THROAT                   | SF     | 20   |  | \$16.50                     |              |                                       | \$15.00      |                        | \$15.00      |
| 1.13                    | EXCAVATION                                     | CY     | 1300 |  | \$11.50                     |              |                                       | \$10.00      |                        | \$15.00      |
| 1.14                    | 6-10 INCH PIPE, REMOVE AND REPLACE WITH PVC    | LF     | 100  |  | \$11.50                     |              |                                       | \$20.00      |                        | \$23.00      |
| 1.15                    | 6-10 INCH PIPE, REMOVE AND REPLACE WITH TRUSS  | LF     | 150  |  | \$11.50                     |              |                                       | \$18.00      |                        | \$21.00      |
| 1.16                    | 8-12 INCH PIPE, REMOVE AND REPLACE WITH DIP    | LF     | 20   |  | \$27.50                     |              |                                       | \$80.00      |                        | \$75.00      |
| 1.17                    | 8-12 INCH PIPE, REMOVE AND REPLACE WITH C900   | LF     | 20   |  | \$22.50                     |              |                                       | \$52.00      |                        | \$50.00      |
| 1.18                    | 12-15 INCH PIPE, REMOVE AND REPLACE WITH PVC   | LF     | 100  |  | \$11.50                     |              |                                       | \$41.00      |                        | \$49.00      |
| 1.19                    | 12-15 INCH PIPE, REMOVE AND REPLACE WITH TRUSS | LF     | 150  |  | \$16.50                     |              |                                       | \$39.00      |                        | \$47.00      |
| 1.20                    | 12-18 INCH PIPE, REMOVE AND REPLACE WITH RCP   | LF     | 30   |  | \$11.50                     |              |                                       | \$25.00      |                        | \$28.00      |
| 1.21                    | 15-18 INCH PIPE, REMOVE AND REPLACE WITH DIP   | LF     | 20   |  | \$38.50                     |              |                                       | \$145.00     |                        | \$188.00     |
| 1.22                    | 15-18 INCH PIPE, REMOVE AND REPLACE WITH C905  | LF     | 30   |  | \$33.00                     |              |                                       | \$88.00      |                        | \$88.00      |
| 1.23                    | 20-24 INCH PIPE, REMOVE AND REPLACE WITH DIP   | LF     | 20   |  | \$44.00                     |              |                                       | \$215.00     |                        | \$200.00     |
| 1.24                    | 20-24 INCH PIPE, REMOVE AND REPLACE WITH C905  | LF     | 20   |  | \$33.00                     |              |                                       | \$135.00     |                        | \$155.00     |
| 1.25                    | 21-27 INCH PIPE, REMOVE AND REPLACE WITH RCP   | LF     | 10   |  | \$27.50                     |              |                                       | \$30.00      |                        | \$30.00      |
| 1.26                    | 30-48 INCH PIPE, REMOVE AND REPLACE WITH RCP   | LF     | 10   |  | \$44.00                     |              |                                       | \$100.00     |                        | \$120.00     |
| 1.27                    | 60 INCH PIPE, REMOVE AND REPLACE WITH RCP      | LF     | 10   |  | \$55.00                     |              |                                       | \$200.00     |                        | \$200.00     |
| 1.28                    | FOOTING FOR 21-27 INCH RCP APRON               | EA     | 2    |  | \$750.00                    |              |                                       | \$300.00     |                        | \$500.00     |
| 1.29                    | FOOTING FOR 30-48 INCH RCP APRON               | EA     | 4    |  | \$850.00                    |              |                                       | \$400.00     |                        | \$500.00     |
| 1.30                    | FOOTING FOR 60 INCH RCP APRON                  | EA     | 2    |  | \$950.00                    |              |                                       | \$500.00     |                        | \$750.00     |
| 1.31                    | CONSTRUCT SINGLE INTAKE STRUCTURE              | EA     | 3    |  | \$2,250.00                  |              |                                       | \$2,000.00   |                        | \$1,250.00   |
| 1.32                    | CONSTRUCT DOUBLE INTAKE STRUCTURE              | EA     | 2    |  | \$2,250.00                  |              |                                       | \$2,600.00   |                        | \$1,500.00   |
| 1.33                    | CONSTRUCT TRIPLE INTAKE STRUCTURE              | EA     | 1    |  | \$2,650.00                  |              |                                       | \$2,600.00   |                        | \$1,750.00   |
| 1.34                    | REMOVE AND REPLACE CASTING BOXOUT              | EA     | 5    |  | \$750.00                    |              |                                       | \$500.00     |                        | \$400.00     |
| 1.35                    | REMOVE MANHOLE                                 | VF     | 30   |  | \$15.00                     |              |                                       | \$15.00      |                        | \$1.00       |
| 1.36                    | CONSTRUCT 60 INCH DIAMETER MANHOLE BASE        | EA     | 5    |  | \$1,100.00                  |              |                                       | \$1,100.00   |                        | \$1,500.00   |
| 1.37                    | CONSTRUCT 60 INCH DIAMETER MANHOLE BARREL      | VF     | 40   |  | \$220.00                    |              |                                       | \$235.00     |                        | \$350.00     |
| 1.38                    | CONSTRUCT 60 INCH DIAMETER MANHOLE CONE        | EA     | 4    |  | \$880.00                    |              |                                       | \$705.00     |                        | \$1,200.00   |
| 1.39                    | CONSTRUCT 60 INCH DIAMETER MANHOLE FLATTOP     | EA     | 1    |  | \$330.00                    |              |                                       | \$545.00     |                        | \$1,000.00   |
| 1.40                    | MANHOLE DROP CONNECTION                        | VF     | 10   |  | \$110.00                    |              |                                       | \$100.00     |                        | \$25.00      |
| 1.41                    | CONCRETE ADJUSTING RINGS, FURNISH AND PLACE    | EA     | 20   |  | \$33.00                     |              |                                       | \$71.00      |                        | \$45.00      |
| 1.42                    | MANHOLE FRAME AND COVER                        | EA     | 6    |  | \$330.00                    |              |                                       | \$425.00     |                        | \$400.00     |
| 1.43                    | INTAKE FRAME AND GRATE                         | EA     | 5    |  | \$490.00                    |              |                                       | \$560.00     |                        | \$566.00     |
| 1.44                    | INFILTRATION BARRIER                           | VF     | 10   |  | \$330.00                    |              |                                       | \$275.00     |                        | \$300.00     |
| 1.45                    | CONSTRUCT CONCRETE PIPE COLLAR                 | CF     | 300  |  | \$27.50                     |              |                                       | \$28.00      |                        | \$32.00      |
| 1.46                    | GRANULAR BACKFILL                              | TON    | 950  |  | \$50.00                     |              |                                       | \$48.00      |                        | \$140.00     |
| 1.47                    | FLOWABLE FILL                                  | CY     | 5    |  | \$275.00                    |              |                                       | \$150.00     |                        | \$80.00      |
| 1.48                    | BORROW, FURNISH, PLACE AND COMPACT             | CY     | 80   |  | \$33.00                     |              |                                       | \$5.00       |                        | \$120.00     |
| 1.49                    | AGGREGATE STABILIZATION BASE                   | TON    | 20   |  | \$23.00                     |              |                                       | \$20.00      |                        | \$15.00      |
| 1.50                    | REVETMENT STONE                                | TON    | 20   |  | \$65.00                     |              |                                       | \$65.00      |                        | \$60.00      |
| 1.51                    | TOPSOIL, FURNISH AND PLACE                     | CY     | 30   |  | \$27.50                     |              |                                       | \$20.00      |                        | \$10.00      |
| 1.52                    | P.C.C. PAVEMENT, 7 INCH                        | SY     | 80   |  | \$120.00                    |              |                                       | \$100.00     |                        | \$33.00      |
| 1.53                    | P.C.C. PAVEMENT, 8 INCH                        | SY     | 170  |  | \$160.00                    |              |                                       | \$180.00     |                        | \$36.00      |
| 1.54                    | P.C.C. PAVEMENT, 10 INCH                       | SY     | 100  |  | \$145.00                    |              |                                       | \$190.00     |                        | \$45.00      |
| 1.55                    | TEMPORARY P.C.C. PAVEMENT, 8 INCH              | SY     | 25   |  | \$110.00                    |              |                                       | \$85.00      |                        | \$36.00      |
| 1.56                    | BRICK STREET PATCHING                          | SY     | 10   |  | \$148.50                    |              |                                       | \$145.00     |                        | \$135.00     |
| 1.57                    | HMA 300K I-S PG 58-28                          | TON    | 10   |  | \$90.00                     |              |                                       | \$110.00     |                        | \$90.00      |
| 1.58                    | SOD                                            | SY     | 20   |  | \$15.00                     |              |                                       | \$30.00      |                        | \$10.00      |
| 1.59                    | SEED, FERTILIZE, AND MULCH                     | SY     | 200  |  | \$25.00                     |              |                                       | \$15.00      |                        | \$5.00       |
| 1.60                    | TEMPORARY ROLLED EROSION CONTROL PRODUCTS      | SY     | 20   |  | \$6.00                      |              |                                       | \$4.00       |                        | \$3.00       |
| 1.61                    | SILT FENCE                                     | LF     | 20   |  | \$6.00                      |              |                                       | \$4.00       |                        | \$3.00       |
| 1.62                    | TEMPORARY TRAFFIC CONTROL - STANDARD           | EA     | 20   |  | \$250.00                    |              |                                       | \$250.00     |                        | \$300.00     |
| 1.63                    | TEMPORARY TRAFFIC CONTROL - LANE CLOSURE       | EA     | 4    |  | \$750.00                    |              |                                       | \$800.00     |                        | \$300.00     |
| 1.64                    | PIPE CONNECTION, 6-10 INCH                     | EA     | 20   |  | \$440.00                    |              |                                       | \$400.00     |                        | \$350.00     |
| 1.65                    | PIPE CONNECTION, 12-15 INCH                    | EA     | 6    |  | \$900.00                    |              |                                       | \$900.00     |                        | \$400.00     |
| 1.66                    | PIPE CONNECTION, 18-24 INCH                    | EA     | 2    |  | \$500.00                    |              |                                       | \$100.00     |                        | \$500.00     |
| 1.67                    | SEWER LATERAL TELEVIEWED                       | EA     | 5    |  | \$125.00                    |              |                                       | \$125.00     |                        | \$150.00     |
| 2                       | FY24                                           | EA     | 1    |  | \$271,705.00                |              |                                       | \$268,490.00 |                        | \$365,290.00 |
| 2.1                     | Fence, Remove                                  | LF     | 100  |  | \$15.50                     | \$1,550.00   |                                       | \$1.00       |                        | \$3.00       |
| 2.2                     | FENCE, REMOVE AND REPLACE                      | LF     | 25   |  | \$27.50                     | \$687.50     |                                       | \$5.00       |                        | \$6.00       |
| 2.3                     | BUSHES/SHRUBS, REMOVE AND REPLACE              | EA     | 10   |  | \$2.00                      | \$20.00      |                                       | \$1.00       |                        | \$1.00       |
| 2.4                     | TREE REMOVAL                                   | IN-DIA | 30   |  | \$11.50                     | \$345.00     |                                       | \$1.00       |                        | \$10.00      |
| 2.5                     | GROUT PIPE ENTRY INSIDE STRUCTURE              | EA     | 5    |  | \$22.00                     | \$110.00     |                                       | \$10.00      |                        | \$10.00      |
| 2.6                     | PAVEMENT REMOVAL                               | SY     | 350  |  | \$97.50                     | \$34,125.00  |                                       | \$75.00      |                        | \$140.00     |
| 2.7                     | SIDEWALK REMOVAL                               | SF     | 150  |  | \$7.00                      | \$1,050.00   |                                       | \$2.00       |                        | \$5.00       |
| 2.8                     | P.C.C. SIDEWALK, 4 INCH                        | SF     | 100  |  | \$7.50                      | \$750.00     |                                       | \$7.00       |                        | \$7.00       |
| 2.9                     | P.C.C. SIDEWALK, 7 INCH                        | SF     | 50   |  | \$10.25                     | \$512.50     |                                       | \$8.00       |                        | \$9.00       |
| 2.10                    | DETECTABLE WARNING PANEL                       | SF     | 20   |  | \$28.50                     | \$570.00     |                                       | \$25.00      |                        | \$15.00      |
| 2.11                    | R & R SW-STYLE INTAKE TOP                      | SF     | 20   |  | \$46.00                     | \$920.00     |                                       | \$30.00      |                        | \$40.00      |
| 2.12                    | R & R SW-STYLE INTAKE THROAT                   | SF     | 20   |  | \$18.00                     | \$360.00     |                                       | \$15.00      |                        | \$15.00      |
| 2.13                    | EXCAVATION                                     | CY     | 1300 |  | \$12.50                     | \$16,250.00  |                                       | \$10.00      |                        | \$19,500.00  |
| 2.14                    | 6-10 INCH PIPE, REMOVE AND REPLACE WITH PVC    | LF     | 100  |  | \$12.50                     | \$1,250.00   |                                       | \$20.00      |                        | \$23.00      |
| 2.15                    | 6-10 INCH PIPE, REMOVE AND REPLACE WITH TRUSS  | LF     | 150  |  | \$12.50                     | \$1,875.00   |                                       | \$18.00      |                        | \$21.00      |
| 2.16                    | 8-12 INCH PIPE, REMOVE AND REPLACE WITH DIP    | LF     | 20   |  | \$28.50                     | \$570.00     |                                       | \$80.00      |                        | \$75.00      |
| 2.17                    | 8-12 INCH PIPE, REMOVE AND REPLACE WITH C900   | LF     | 20   |  | \$23.50                     | \$470.00     |                                       | \$52.00      |                        | \$50.00      |
| 2.18                    | 12-15 INCH PIPE, REMOVE AND REPLACE WITH PVC   | LF     | 100  |  | \$12.50                     | \$1,250.00   |                                       | \$41.00      |                        | \$49.00      |
| 2.19                    | 12-15 INCH PIPE, REMOVE AND REPLACE WITH TRUSS | LF     | 150  |  | \$17.50                     | \$2,625.00   |                                       | \$39.00      |                        | \$47.00      |
| 2.2                     | 12-18 INCH PIPE, REMOVE AND REPLACE WITH RCP   | LF     | 30   |  | \$12.50                     | \$375.00     |                                       | \$25.00      |                        | \$28.00      |
| 2.21                    | 15-18 INCH PIPE, REMOVE AND REPLACE WITH DIP   | LF     | 20   |  | \$39.50                     | \$790.00     |                                       | \$145.00     |                        | \$188.00     |
| 2.22                    | 15-18 INCH PIPE, REMOVE AND REPLACE WITH C905  | LF     | 30   |  | \$34.50                     | \$1,035.00   |                                       | \$88.00      |                        | \$88.00      |
| 2.23                    | 20-24 INCH PIPE, REMOVE AND REPLACE WITH DIP   | LF     | 20   |  | \$46.00                     | \$920.00     |                                       | \$215.00     |                        | \$200.00     |
| 2.24                    | 20-24 INCH PIPE, REMOVE AND REPLACE WITH C905  | LF     | 20   |  | \$35.00                     | \$700.00     |                                       | \$135.00     |                        | \$155.00     |
| 2.25                    | 21-27 INCH PIPE, REMOVE AND REPLACE WITH RCP   | LF     | 10   |  | \$28.50                     | \$285.00     |                                       | \$30.00      |                        | \$30.00      |
| 2.26                    | 30-48 INCH PIPE, REMOVE AND REPLACE WITH RCP   | LF     | 10   |  | \$46.00                     | \$460.00     |                                       | \$100.00     |                        | \$120.00     |
| 2.27                    | 60 INCH PIPE, REMOVE AND REPLACE WITH RCP      | LF     | 10   |  | \$58.00                     | \$580.00     |                                       | \$200.00     |                        | \$200.00     |
| 2.28                    | FOOTING FOR 21-27 INCH RCP APRON               | EA     | 2    |  | \$750.00                    | \$1,500.00   |                                       | \$300.00     |                        | \$500.00     |
| 2.29                    | FOOTING FOR 30-48 INCH RCP APRON               | EA     | 4    |  | \$850.00                    | \$3,400.00   |                                       | \$400.00     |                        | \$500.00     |

|       |                                             |     |     |            |              |            |              |            |              |
|-------|---------------------------------------------|-----|-----|------------|--------------|------------|--------------|------------|--------------|
| 2.3   | FOOTING FOR 60 INCH RCP APRON               | EA  | 2   | \$950.00   | \$1,900.00   | \$500.00   | \$1,000.00   | \$750.00   | \$1,500.00   |
| 2.31  | CONSTRUCT SINGLE INTAKE STRUCTURE           | EA  | 3   | \$2,250.00 | \$6,750.00   | \$2,000.00 | \$6,000.00   | \$1,250.00 | \$3,750.00   |
| 2.32  | CONSTRUCT DOUBLE INTAKE STRUCTURE           | EA  | 2   | \$2,350.00 | \$4,700.00   | \$2,600.00 | \$5,200.00   | \$1,500.00 | \$3,000.00   |
| 2.33  | CONSTRUCT TRIPLE INTAKE STRUCTURE           | EA  | 1   | \$2,650.00 | \$2,650.00   | \$2,600.00 | \$2,600.00   | \$1,750.00 | \$1,750.00   |
| 2.34  | REMOVE AND REPLACE CASTING BOXOUT           | EA  | 5   | \$750.00   | \$3,750.00   | \$500.00   | \$2,500.00   | \$400.00   | \$2,000.00   |
| 2.35  | REMOVE MANHOLE                              | VF  | 30  | \$15.00    | \$450.00     | \$15.00    | \$450.00     | \$1.00     | \$30.00      |
| 2.36  | CONSTRUCT 60 INCH DIAMETER MANHOLE BASE     | EA  | 5   | \$1,150.00 | \$5,750.00   | \$1,100.00 | \$5,500.00   | \$1,500.00 | \$7,500.00   |
| 2.37  | CONSTRUCT 60 INCH DIAMETER MANHOLE BARREL   | VF  | 40  | \$230.00   | \$9,200.00   | \$235.00   | \$9,400.00   | \$350.00   | \$14,000.00  |
| 2.38  | CONSTRUCT 60 INCH DIAMETER MANHOLE CONE     | EA  | 4   | \$890.00   | \$3,560.00   | \$705.00   | \$2,820.00   | \$1,200.00 | \$4,800.00   |
| 2.39  | CONSTRUCT 60 INCH DIAMETER MANHOLE FLATTOP  | EA  | 1   | \$330.00   | \$330.00     | \$545.00   | \$545.00     | \$1,000.00 | \$1,000.00   |
| 2.4   | MANHOLE DROP CONNECTION                     | VF  | 10  | \$110.00   | \$1,100.00   | \$100.00   | \$1,000.00   | \$25.00    | \$250.00     |
| 2.41  | CONCRETE ADJUSTING RINGS, FURNISH AND PLACE | EA  | 20  | \$34.00    | \$680.00     | \$71.00    | \$1,420.00   | \$45.00    | \$900.00     |
| 2.42  | MANHOLE FRAME AND COVER                     | EA  | 6   | \$340.00   | \$2,040.00   | \$425.00   | \$2,550.00   | \$400.00   | \$2,400.00   |
| 2.43  | INTAKE FRAME AND GRATE                      | EA  | 5   | \$500.00   | \$2,500.00   | \$560.00   | \$2,800.00   | \$566.00   | \$2,830.00   |
| 2.44  | INFILTRATION BARRIER                        | VF  | 10  | \$330.00   | \$3,300.00   | \$275.00   | \$2,750.00   | \$300.00   | \$3,000.00   |
| 2.45  | CONSTRUCT CONCRETE PIPE COLLAR              | CF  | 300 | \$29.00    | \$8,700.00   | \$28.00    | \$8,400.00   | \$32.00    | \$9,600.00   |
| 2.46  | GRANULAR BACKFILL                           | TON | 950 | \$50.00    | \$47,500.00  | \$48.00    | \$45,600.00  | \$160.00   | \$152,000.00 |
| 2.47  | FLOWABLE FILL                               | CY  | 5   | \$275.00   | \$1,375.00   | \$150.00   | \$750.00     | \$80.00    | \$400.00     |
| 2.48  | BORROW, FURNISH, PLACE AND COMPACT          | CY  | 80  | \$35.00    | \$2,800.00   | \$5.00     | \$400.00     | \$120.00   | \$9,600.00   |
| 2.49  | AGGREGATE STABILIZATION BASE                | TON | 20  | \$25.00    | \$500.00     | \$20.00    | \$400.00     | \$15.00    | \$300.00     |
| 2.5   | REVTMENT STONE                              | TON | 20  | \$35.00    | \$700.00     | \$65.00    | \$1,300.00   | \$60.00    | \$1,200.00   |
| 2.51  | TOPSOIL, FURNISH AND PLACE                  | CY  | 30  | \$28.00    | \$840.00     | \$20.00    | \$600.00     | \$10.00    | \$300.00     |
| 2.52  | P.C.C. PAVEMENT, 7 INCH                     | SY  | 80  | \$125.00   | \$10,000.00  | \$100.00   | \$8,000.00   | \$33.00    | \$2,640.00   |
| 2.53  | P.C.C. PAVEMENT, 8 INCH                     | SY  | 170 | \$165.00   | \$28,050.00  | \$180.00   | \$30,600.00  | \$36.00    | \$6,120.00   |
| 2.54  | P.C.C. PAVEMENT, 10 INCH                    | SY  | 100 | \$150.00   | \$15,000.00  | \$190.00   | \$19,000.00  | \$45.00    | \$4,500.00   |
| 2.55  | TEMPORARY P.C.C. PAVEMENT, 8 INCH           | SY  | 25  | \$115.00   | \$2,875.00   | \$85.00    | \$2,125.00   | \$36.00    | \$900.00     |
| 2.56  | BRICK STREET PATCHING                       | SY  | 10  | \$150.00   | \$1,500.00   | \$145.00   | \$1,450.00   | \$135.00   | \$1,350.00   |
| 2.57  | HMA 300K I-S PG 58-28                       | TON | 10  | \$90.00    | \$900.00     | \$110.00   | \$1,100.00   | \$90.00    | \$900.00     |
| 2.58  | SOD                                         | SY  | 20  | \$15.00    | \$300.00     | \$30.00    | \$600.00     | \$10.00    | \$200.00     |
| 2.59  | SEED, FERTILIZE, AND MULCH                  | SY  | 200 | \$25.00    | \$5,000.00   | \$15.00    | \$3,000.00   | \$5.00     | \$1,000.00   |
| 2.6   | TEMPORARY ROLLED EROSION CONTROL PRODUCTS   | SY  | 20  | \$6.00     | \$120.00     | \$4.00     | \$80.00      | \$3.00     | \$60.00      |
| 2.61  | SILT FENCE                                  | LF  | 20  | \$6.00     | \$120.00     | \$4.00     | \$80.00      | \$3.00     | \$60.00      |
| 2.62  | TEMPORARY TRAFFIC CONTROL - STANDARD        | EA  | 20  | \$250.00   | \$5,000.00   | \$250.00   | \$5,000.00   | \$300.00   | \$6,000.00   |
| 2.63  | TEMPORARY TRAFFIC CONTROL - LANE CLOSURE    | EA  | 4   | \$750.00   | \$3,000.00   | \$800.00   | \$3,200.00   | \$300.00   | \$1,200.00   |
| 2.64  | PIPE CONNECTION, 6-10 INCH                  | EA  | 20  | \$440.00   | \$8,800.00   | \$400.00   | \$8,000.00   | \$350.00   | \$7,000.00   |
| 2.65  | PIPE CONNECTION, 12-15 INCH                 | EA  | 6   | \$500.00   | \$3,000.00   | \$500.00   | \$3,000.00   | \$400.00   | \$2,400.00   |
| 2.66  | PIPE CONNECTION, 18-24 INCH                 | EA  | 2   | \$500.00   | \$1,000.00   | \$100.00   | \$200.00     | \$500.00   | \$1,000.00   |
| 2.67  | SEWER LATERAL TELEVIEWED                    | EA  | 5   | \$125.00   | \$625.00     | \$125.00   | \$625.00     | \$150.00   | \$750.00     |
| Total |                                             |     |     |            | \$565,448.75 |            | \$585,620.00 |            | \$733,040.00 |

City of Davenport

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

**Action / Date**  
**5/15/2024**

Subject:

Resolution awarding a contract for the West Locust Street Rehabilitation (North Clark Street to North Lincoln Avenue) to CDMI Concrete Contractors, Inc of Port Byron, Illinois in the amount of \$947,049.78, CIP #35061. [Ward 4]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued on April 10, 2024, and sent to contractors. On May 1, 2024, the Purchasing Division opened and read four (4) responsive and responsible bids. See attached bid tab. CDMI Concrete Contractors, Inc of Port Byron, Illinois was the lowest responsive and responsible bidder.

This project is located on West Locust Street between North Clark Street (including the intersection) and Lincoln Avenue (excluding the intersection). The proposed improvements include, but are not limited to, the furnishing of all labor for the milling and overlaying the roadway for the length of the project, full depth patching as necessary, resetting all existing utility surface features to finish grade, replacement of the adjacent driveway approaches, and reconstruction of sidewalks at the intersections including ADA ramp construction, topsoil and seeding, and erosion control.

Funding for this project is from CIP #35061 | CY 2023 High Volume Street Program.

Attachments:

1. Resolution
2. Bid Tab



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

Resolution offered by Alderman R. Dunn.

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

RESOLUTION awarding a contract for the West Locust Street (North Clark Street to North Lincoln Avenue) Rehabilitation project to CDMI Concrete Contractors, Inc of Port Byron, Illinois in the amount of \$947,049.78, CIP #35061.

WHEREAS, the City needs to contract for the West Locust Street (North Clark Street to North Lincoln Avenue) Rehabilitation project; and

WHEREAS, CDMI Concrete Contractors, Inc of Port Byron, Illinois was the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for the West Locust Street (North Clark Street to North Lincoln Avenue) Rehabilitation project is hereby awarded to CDMI Concrete Contractors, Inc of Port Byron, Illinois in the amount of \$947,049.78.

Passed and approved this 22nd day of May, 2024.

Approved:

Attest:

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

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

CITY OF DAVENPORT, IOWA  
BID TABULATION

DESCRIPTION: West Locust Street Rehabilitation (Clark Street to Lincoln Avenue)

BID NUMBER: 24-93

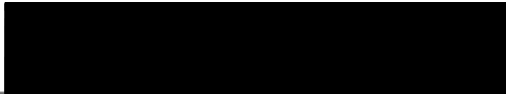
OPENING DATE: May 1, 2024

FUNDING: 70085684 530350 35061 | CY 23 High Volume Street Program

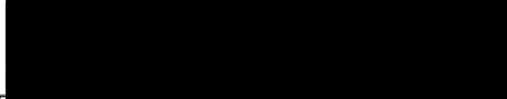
RECOMMENDATION: Award the contract to CDMI Concrete Contractors, Inc of Port Byron, Illinois in the amount of \$947,049.78

| <u>VENDOR NAME</u>                                      | <u>PRICE</u>        |
|---------------------------------------------------------|---------------------|
| <b>CDMI Concrete Contractors, Inc of Port Byron, IL</b> | <b>\$947,049.78</b> |
| Langman Construction, Inc of Rock Island, IL            | \$974,294.81        |
| Brandt Construction Co of Milan, IL                     | \$991,044.59        |
| Hawkeye Paving Corporation, Davenport, IA               | \$1,009,788.60      |

Approved By  5/8/24  
Purchasing Date

Approved By  5-8-2024  
Dept. Director Date

Approved By  5-8-24  
Budget/CIP Date

Approved By  5/2/24  
Interim Finance Director Date

City of Davenport

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

**Action / Date**  
**5/15/2024**

Subject:

Resolution awarding a contract for the CDBG Alley Program: Washington Street to Fillmore Street Permeable Alley with Sewer Separation project to Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of \$775,858.60, pending HUD authorization, #BG250. [Ward 4]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued on April 22, 2024, and sent to contractors. On May 8, 2024, the Purchasing Division opened and read four responsive and responsible bids. Centennial Contractors of the Quad Cities was the lowest responsive and responsible bidder and is recommended for award.

This HUD-identified low-to-moderate income (LMI) neighborhood experiences flash flooding during intense rain events. To alleviate that, a permeable or "green" alley will be installed for the east-west alley from Washington Street to Fillmore Street between West 16th Street and West 17th Street. Rain water and overland flow will percolate into the rock storage chamber beneath the pavers and slowly release to a newly constructed storm sewer system. The construction of this new storm sewer will also remove existing intakes which are currently cross-connected into the sanitary sewer system. These improvements align with the City's current Administrative Order with the Iowa DNR.

Pending HUD authorization, this project will be funded by Community Development Block Grant (CDBG) funds and the City's approved Inflow & Infiltration Reduction budget.

Attachments:

1. Resolution
2. Bid Tab

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

Resolution offered by Alderman R. Dunn.

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

RESOLUTION awarding a contract for the CDBG Alley Program: Washington Street to Fillmore Street Permeable Alley with Sewer Separation project to Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of \$775,858.60, pending HUD authorization, #BG250.

WHEREAS, the City needs to contract for the CDBG Alley Program: Washington Street to Fillmore Street Permeable Alley with Sewer Separation project; and

WHEREAS, Centennial Contractors of the Quad Cities of Moline, Illinois was the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for the CDBG Alley Program: Washington Street to Fillmore Street Permeable Alley with Sewer Separation project is hereby awarded to Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of \$775,858.60, pending HUD authorization.

Passed and approved this 22nd day of May, 2024.

Approved:

Attest:

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

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



CITY OF DAVENPORT, IOWA  
BID TABULATION

DESCRIPTION: CDBG Alley Program | Washington to Fillmore Permeable Alley  
from 16<sup>th</sup> to 17<sup>th</sup> Street with Sewer Separation

BID NUMBER: 24-97

OPENING DATE: May 8, 2024

FUNDING: 54551044 520258 BG250 | CDBG  
71582684 530350 30056 | Neighborhood I&I Investigation

RECOMMENDATION: Award the contract to Centennial Contractors of the Quad Cities  
of Moline, Illinois in the amount of \$775,858.60, pending HUD authorization.

| <u>VENDOR NAME</u>                                           | <u>PRICE</u>        |
|--------------------------------------------------------------|---------------------|
| <b>Centennial Contractors of the Quad Cities, Moline, IL</b> | <b>\$775,858.60</b> |
| Langman Construction, Inc, Rock Island, IL                   | \$829,696.46        |
| McCarthy Improvement Company, Davenport, IA                  | \$845,122.40        |
| Emery Construction Group Inc., Moline, IL                    | \$1,277,019.23      |

Approved By

Purchasing

Date

Approved By

Dept. Director

Date

Approved By

Budget/CIP

Date

Approved By

Interim Finance Director

Date

City of Davenport

Department: Public Works  
Contact Info: Nicole Gleason | 563-326-7734

**Action / Date**  
**5/15/2024**

Subject:

Resolution awarding a contract for the purchase of road salt for the 2024-2025 winter season to Compass Minerals America, Inc of Overland Park, Kansas in the amount of \$76.10 per ton for the base purchase and \$94.25 per ton for the supplemental order. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued on April 11, 2024, and sent to vendors. On May 2, 2024, the Purchasing Division opened and read two (2) responsive and responsible bids. Compass Mineral America, Inc of Overland Park, Kansas was the lowest responsive and responsible bidder and is recommended for award.

This purchase is for ice control road salt. The base purchase is to be delivered between July 01, 2024 and October 12, 2024 in the estimated quantity of 6,000 tons+/- . The supplemental order is to be delivered on an as-needed basis in the event that base order stockpiles are exhausted.

Funding for this purchase is through 54702031 520201 SALT | Road Use Tax Fund - Salt Purchase.

Attachments:

1. Resolution
2. Bid Tab

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

Resolution offered by Alderman R. Dunn.

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

RESOLUTION awarding a contract for the purchase of road salt for the 2024-2025 winter season to Compass Minerals America, Inc of Overland Park, Kansas in the amount of \$76.10 per ton for the base purchase and \$94.25 per ton for the supplemental order.

WHEREAS, the City needs to contract for the purchase of ice control road salt; and

WHEREAS, Compass Minerals America, Inc of Overland Park, Kansas was the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for the purchase of road salt for the 2024-2025 winter season is hereby awarded to Compass Minerals America, Inc of Overland Park, Kansas in the amount of \$76.10 per ton for the base purchase and \$94.25 per ton for the supplemental order.

Passed and approved this 22nd day of May, 2024.

Approved:

Attest:

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

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

CITY OF DAVENPORT, IOWA  
BID TABULATION

DESCRIPTION: Ice Control Road Salt | 2024-2025 Winter Season

BID NUMBER: 24-95

OPENING DATE: May 2, 2024

FUNDING: 54702031 520201 SALT | Salt Purchase

RECOMMENDATION: Award the contract to Compass Minerals America, Inc. of Overland Park, Kansas

| <u>VENDOR NAME</u>                                | <u>Base</u> | <u>Supplemental</u> |
|---------------------------------------------------|-------------|---------------------|
| Compass Minerals America, Inc., Overland Park, KS | \$76.10/Ton | \$94.25/Ton         |
| Morton Salt, Inc., Chicago, IL                    | \$84.56/Ton | \$102.43/Ton        |

Approved By

Purchasing

Date

Approved By

Dept. Director

Date

Approved By

Budget/CIP

Date

Approved By

Interim Finance Director

Date



City of Davenport

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

**Action / Date**  
**5/15/2024**

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the Adler Theatre Box Office Remodel project, CIP #69014. [Ward 3]

Recommendation:

Approve the Resolution.

Background:

This is a remodeling project of the Adler Theatre Box Office located at 136 East 3rd Street. The proposed remodel includes, but is not limited to, the furnishing of all labor, materials and equipment necessary to update the ticket window and office space finishes and function. Work includes painting, flooring, countertops, ceiling tile, shelving, doors, ticket windows, case trim, lighting, electrical wiring, data wiring, telecommunications, mechanical components, voice communications, and a new ADA accessible window.

Attachments:

1. Resolution

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

Resolution offered by Alderman R. Dunn.

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

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the Adler Theatre Box Office Remodel project, CIP #69014.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa, for the Adler Theatre Box Office Remodel project; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the Adler Theatre Box Office Remodel project.

Passed and approved this 22nd day of May, 2024.

Approved:

Attest:

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

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

City of Davenport

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

**Action / Date**  
**5/15/2024**

Subject:

Resolution approving the purchase of five single-axle plow trucks from Truck Country of Davenport, Iowa in the amount of \$1,132,875 using Sourcewell contract #060920-NAF, CIP #24033. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

Four of these trucks will be equipped with front and wing-mounted plows to replace four 2005 model year trucks used by the Street Division that have reached the end of their useful life. The fifth truck will be added to the Sewer Division to replace two 2009 model year 1-ton dump trucks. The new truck assigned to the Sewer Division will only be equipped with a front mounted plow.

All five trucks were quoted under Sourcewell contract #060920-NAF by the National Auto Fleet Group through Truck Country of Davenport, Iowa. Additionally, the up-fitting of the trucks was included and quoted under Sourcewell contract #080818-SWS through Tri-State Truck Equipment of Dubuque, Iowa. The up-fitted equipment includes stainless steel dump beds, 10' wide front mounted plows, 8' wide wing plows, hydraulic pump, and controllers.

The purchase price for each truck chassis is quoted at \$132,090. All five will cost \$660,450. The up-fitting for the four Street Division trucks totals \$388,560. The Sewer Division truck up-fit totals \$83,865. All five trucks with up-fitting total \$1,132,875.

This purchase will be funded with FY 2025 Construction Equipment Replacement Program CIP, Road Use Tax, and Sewer Equipment funds.

Attachments:

1. Resolution
2. Single Axle Snow Plow Truck Combined Quote and Specifications

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

Resolution offered by Alderman R. Dunn.

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

RESOLUTION approving the purchase of five single-axle plow trucks from Truck Country of Davenport, Iowa in the amount of \$1,132,875 using Sourcewell contract #060920-NAF, CIP #24033.

WHEREAS, the City needs to purchase five single-axle plow trucks; and

WHEREAS, Truck Country of Davenport, Iowa was awarded Sourcewell contract #060920 as the lowest responsive and responsible bid.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the purchase of five single-axle plow trucks from Truck Country of Davenport, Iowa in the amount of \$1,132,875 using Sourcewell contract #060920-NAF is hereby approved.

Passed and approved this 22nd day of May, 2024.

Approved:

Attest:

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

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





# National Auto Fleet Group

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076

(855) 289-6572 • (831) 480-8497 Fax

Fleet@NationalAutoFleetGroup.com

10/27/2023

Quote ID#2624HD

Mr. Jim Erwin

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

Dear Jim Erwin,

National Auto Fleet Group is pleased to quote the following sourced item(s) for your consideration. One (1) New/Unused (**2025 Western Star 47X, Cummins L9 330HP Engine, Allison 3500 RDS Transmission w/ 12' Beau-Roc DCS Dump Body**) and provided by Mr. David LeGrand with Truck Country Quad Cities, each for:

|                      | Contract Price    |
|----------------------|-------------------|
| Chassis and Option   | \$ 128,288.00     |
| TriState Truck Quote | \$ 97,140.00      |
| Tax (0.00%)          | \$ 0.00           |
| Extended Warranty    | \$ 3,802.00       |
| <br>Total            | <br>\$ 229,230.00 |

This sourced item(s) is available under the Sourcewell (Formerly Known as NJPA) Contract 060920-NAF. Please reference this Bid Number on all Purchase Orders.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Ben Rodriguez

HD Contract Manager

[BEN@NationalAutoFleetGroup.com](mailto:BEN@NationalAutoFleetGroup.com)

Office (855) 289-6572

Fax (831) 480-8497





TriState Truck Equipment  
10431 Bronzewood Dr  
Dubuque, IA 52003

# Estimate

| Date       | Estimate # |
|------------|------------|
| 10/25/2023 | 5048       |

|                                                                            |
|----------------------------------------------------------------------------|
| Name / Address                                                             |
| CITY OF DAVENPORT<br>Accounting Dept<br>226 W 4th St<br>Davenport IA 52801 |

|                                     |
|-------------------------------------|
| SourceWell Contract #<br>080818-SWS |
|-------------------------------------|

| Item                                                | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Qty | Rate                    | Total      |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------|------------|
| Beau-Roc                                            | <p>The following is an estimate for a Dump body, Plow, Hydraulics</p> <p>Beau-Roc DCS Dump Body</p> <p>12' In Length</p> <p>1/4" Floor and Tailgate Hardox 450...215,000 psi Tensile Strength, 450 BH, 1 piece</p> <p>(1) piece sides and head sheet 3/16" Hardox 450</p> <p>Boxed top rail, Integral side bracing, bottom rail sloped outwards</p> <p>24" cabsheild, with side plates</p> <p>12' Long</p> <p>36" Side Height</p> <p>86-84" Inside width</p> <p>42" Tailgate</p> <p>48" Headsheet</p> <p>1 1/4" Nitrided Upper pins</p> <p>D/A 3 1/2" air cylinder</p> <p>Independent latch fingers, all greaseable</p> <p>Mailhot CS Cylinder, No Doghouse</p> <p>(1) Body Prop1</p> <p>45 Ton Rear Hinge, greasable and all wear surfaces are Nitrided</p> <p>LED STT lights in rear corner post</p> <p>Rear Strobes with Whelen R2LPHPA beacon</p> <p>Body to be painted Imron White, and undercoated</p> <p>Plow hitch, with Side cheek plates</p> <p>4" x 10" cylinder</p> | 1   | 65,775.00               | 65,775.00T |
| There will be a 3% charge added on all CC purchases |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     | <b>Subtotal</b>         |            |
| Accepted By _____                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     | <b>Sales Tax (0.0%)</b> |            |
| Date _____                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     | <b>Total</b>            |            |



TriState Truck Equipment  
10431 Bronzewood Dr  
Dubuque, IA 52003

# Estimate

| Date       | Estimate # |
|------------|------------|
| 10/25/2023 | 5048       |

|                                                                            |
|----------------------------------------------------------------------------|
| Name / Address                                                             |
| CITY OF DAVENPORT<br>Accounting Dept<br>226 W 4th St<br>Davenport IA 52801 |

|                                     |
|-------------------------------------|
| SourceWell Contract #<br>080818-SWS |
|-------------------------------------|

| Item                                                | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Qty | Rate                    | Total     |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------|-----------|
| Beau-Roc                                            | low Pro Non tilt pin type center hitch<br>Pin and Loop receiver<br>Hydraulic lines to front<br><br>Truck Lite 80880 Lights mounted on SS brackets<br><br>Ladder on Drivers side front<br>Aero Model 475 Tarp installed<br>Poly Fenders<br>Hitch built as spec'ed<br><br>Force America Hydraulics<br>TXV-92 Pump, Chelsea PTO for Allison 3500<br>VT-35 valve tank combo<br>Force America Ultra Controller, with 6100 Spreader Control<br>Shut Down system, Hydraulics meet all spec's<br>Warranty is as follows<br>Complete 1 year warranty on all parts and labor<br>Mailhot Cylinder is 2 year warranty<br><br>Option for Stainless Steel Dump body with Hardox 450 Floor | 1   | 6,590.00                | 6,590.00T |
| There will be a 3% charge added on all CC purchases |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     | <b>Subtotal</b>         |           |
| Accepted By _____                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     | <b>Sales Tax (0.0%)</b> |           |
| Date _____                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     | <b>Total</b>            |           |



TriState Truck Equipment  
10431 Bronzewood Dr  
Dubuque, IA 52003

# Estimate

| Date       | Estimate # |
|------------|------------|
| 10/25/2023 | 5048       |

|                                                                            |
|----------------------------------------------------------------------------|
| Name / Address                                                             |
| CITY OF DAVENPORT<br>Accounting Dept<br>226 W 4th St<br>Davenport IA 52801 |

|                                     |
|-------------------------------------|
| SourceWell Contract #<br>080818-SWS |
|-------------------------------------|

| Item      | Description                                                                                                                                                                                                                                                                                                                           | Qty | Rate      | Total      |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|------------|
| Universal | Universal CST-10-40 L TE Plow<br>10'L x 36' High<br>Straight 10 Ga Steel Moldboard<br>(5) Torsion Trip Springs<br>One piece 5/8" x 8" Cutting Edge<br>4" x 10" D/A Reverse Cylinder<br>Built in Level Lift<br>12" Rubber Snow Deflector<br>36" Plow markers<br>Swivel Plate , loop for plow portion<br>Bolt on Curb shoes, both sides | 1   | 11,500.00 | 11,500.00T |
| Universal | Universal Mid Mout 8' Wing, include hydraulics, and labor                                                                                                                                                                                                                                                                             | 1   | 13,275.00 | 13,275.00T |

|                                                     |  |                         |             |
|-----------------------------------------------------|--|-------------------------|-------------|
| There will be a 3% charge added on all CC purchases |  | <b>Subtotal</b>         | \$97,140.00 |
| Accepted By _____                                   |  | <b>Sales Tax (0.0%)</b> | \$0.00      |
| Date _____                                          |  | <b>Total</b>            | \$97,140.00 |



**Prepared for:**  
Jim Erwin  
DAVENPORT CITY OF  
1200 E 46th Street  
Davenport, IA 52807  
Phone: 563-326-7922

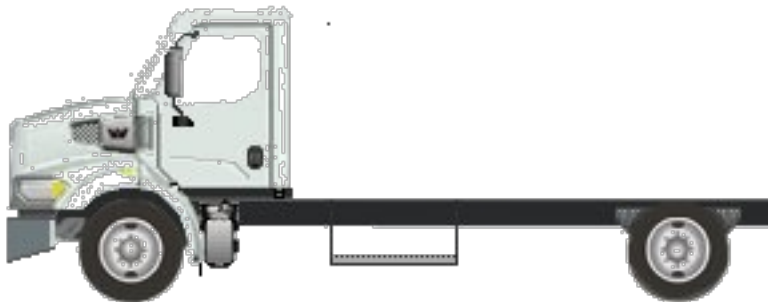
**Prepared by:**  
David LeGrand  
TRUCK COUNTRY QUAD  
CITIES  
2350 W. 76TH STREET  
DAVENPORT, IA 52806  
Phone: 5632108897

*A proposal for*  
**DAVENPORT CITY OF**

*Prepared by*  
**TRUCK COUNTRY QUAD CITIES**  
*David LeGrand*

*Oct 27, 2023*

**Western Star 47X**



Components shown may not reflect all spec'd options and are not to scale

**Prepared for:**  
 Jim Erwin  
 DAVENPORT CITY OF  
 1200 E 46th Street  
 Davenport, IA 52807  
 Phone: 563-326-7922

**Prepared by:**  
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 TRUCK COUNTRY QUAD  
 CITIES  
 2350 W. 76TH STREET  
 DAVENPORT, IA 52806  
 Phone: 5632108897

## S P E C I F I C A T I O N   P R O P O S A L

| Description                                                                                                                                                                | Weight<br>Front | Weight<br>Rear |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|
| <b>Price Level</b>                                                                                                                                                         |                 |                |
| WST 47X/49X PRL-28X (EFF:MY25 ORDERS)                                                                                                                                      |                 |                |
| <b>Data Version</b>                                                                                                                                                        |                 |                |
| SPECPRO21 DATA RELEASE VER 017                                                                                                                                             |                 |                |
| <b>Vehicle Configuration</b>                                                                                                                                               |                 |                |
| WESTERN STAR 47X                                                                                                                                                           | 9,050           | 6,525          |
| 2025 MODEL YEAR SPECIFIED                                                                                                                                                  |                 |                |
| SET BACK AXLE - TRUCK                                                                                                                                                      |                 |                |
| TRAILER TOWING PROVISION AT END OF<br>FRAME WITH SAE J560                                                                                                                  | 10              | 10             |
| LH PRIMARY STEERING LOCATION                                                                                                                                               |                 |                |
| <b>General Service</b>                                                                                                                                                     |                 |                |
| TRUCK/TRAILER CONFIGURATION                                                                                                                                                |                 |                |
| DOMICILED, USA 50 STATES (INCLUDING<br>CALIFORNIA AND CARB OPT-IN STATES)                                                                                                  |                 |                |
| CARB EMISSIONS CERTIFICATION NOT FOR<br>INITIAL REGISTRATION IN CALIFORNIA AND<br>CARB OPT-IN STATES -CARB CLEAN IDLE (6X4<br>INCH LABELS ON LOWER FORWARD DRIVER<br>DOOR) |                 |                |
| NO STATE/PROVINCE INITIAL REGISTRATION<br>SELECTED                                                                                                                         |                 |                |
| CONSTRUCTION SERVICE                                                                                                                                                       |                 |                |
| GOVERNMENT BUSINESS SEGMENT                                                                                                                                                |                 |                |
| DIRT/SAND/ROCK COMMODITY                                                                                                                                                   |                 |                |
| TERRAIN/DUTY: 100% (ALL) OF THE TIME, IN<br>TRANSIT, IS SPENT ON PAVED ROADS                                                                                               |                 |                |
| MAXIMUM 8% EXPECTED GRADE                                                                                                                                                  |                 |                |
| ROUGH, MAINTAINED, CONCRETE OR ASPHALT<br>PAVEMENT - MOST SEVERE IN-TRANSIT<br>(BETWEEN SITES) ROAD SURFACE                                                                |                 |                |
| WESTERN STAR VOCATIONAL WARRANTY                                                                                                                                           |                 |                |

**Prepared for:**  
Jim Erwin  
DAVENPORT CITY OF  
1200 E 46th Street  
Davenport, IA 52807  
Phone: 563-326-7922

**Prepared by:**  
David LeGrand  
TRUCK COUNTRY QUAD  
CITIES  
2350 W. 76TH STREET  
DAVENPORT, IA 52806  
Phone: 5632108897

| Description                                                                                          | Weight<br>Front | Weight<br>Rear |
|------------------------------------------------------------------------------------------------------|-----------------|----------------|
| EXPECTED FRONT AXLE(S) LOAD : 16000.0 lbs                                                            |                 |                |
| EXPECTED REAR DRIVE AXLE(S) LOAD :<br>23000.0 lbs                                                    |                 |                |
| EXPECTED GROSS VEHICLE WEIGHT CAPACITY<br>: 39000.0 lbs                                              |                 |                |
| EXPECTED GROSS COMBINATION WEIGHT :<br>80000.0 lbs                                                   |                 |                |
| <b>Truck Service</b>                                                                                 |                 |                |
| FRONT PLOW/END DUMP BODY<br>BONNELL INDUSTRIES                                                       |                 |                |
| <b>Tractor Service</b>                                                                               |                 |                |
| TRANSFER DUMP TRAILER<br>SINGLE (1) TRAILER                                                          |                 |                |
| <b>Engine</b>                                                                                        |                 |                |
| CUM L9 330 HP @ 2200 RPM; 2200 GOV RPM,<br>1000 LB-FT @ 1200 RPM                                     | -850            | -70            |
| <b>Electronic Parameters</b>                                                                         |                 |                |
| 70 MPH ROAD SPEED LIMIT                                                                              |                 |                |
| CRUISE CONTROL SPEED LIMIT SAME AS ROAD<br>SPEED LIMIT                                               |                 |                |
| PTO RPM CONTROL WITH STEERING WHEEL<br>SWITCHES                                                      |                 |                |
| PTO RPM WITH CRUISE RESUME SWITCH - 1100<br>RPM                                                      |                 |                |
| CRUISE CONTROL BUTTON PTO CONTROL                                                                    |                 |                |
| PTO MINIMUM RPM - 800                                                                                |                 |                |
| ENABLE DPF REGEN STAY WARM                                                                           |                 |                |
| PTO 1, DASH SWITCH, ENGAGE WHILE DRIVING                                                             |                 |                |
| ENGINE MOUNT PTO, TEM SUPPLIED REQUEST                                                               |                 |                |
| <b>Engine Equipment</b>                                                                              |                 |                |
| EPA 2010 GHG 2024/CARB 2024 ULTRALOW NOX<br>CONFIGURATION                                            |                 |                |
| STANDARD OIL PAN                                                                                     |                 |                |
| ENGINE MOUNTED OIL CHECK AND FILL                                                                    |                 |                |
| SIDE OF HOOD AIR INTAKE WITH ENGINE<br>MOUNTED AIR CLEANER, WITH<br>INSIDE/OUTSIDE AIR AND SNOW DOOR |                 |                |
| DR 12V 160 AMP 28-SI QUADRAMOUNT PAD<br>ALTERNATOR WITH REMOTE BATTERY VOLT<br>SENSE                 | -10             |                |

**Prepared for:**  
Jim Erwin  
DAVENPORT CITY OF  
1200 E 46th Street  
Davenport, IA 52807  
Phone: 563-326-7922

**Prepared by:**  
David LeGrand  
TRUCK COUNTRY QUAD  
CITIES  
2350 W. 76TH STREET  
DAVENPORT, IA 52806  
Phone: 5632108897

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Weight<br>Front | Weight<br>Rear |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|
| (2) ODYSSEY PRO HIGH PERFORMANCE<br>ABSORBED GLASS MAT ODX-AGM31, GROUP<br>31, 12 VOLT 2300 CCA THREADED STUD<br>BATTERIES, DTNA WARRANTY INCLUDED<br>PASSENGER SEAT BATTERY BOX VENTED TO<br>OUTSIDE OF CAB<br>BATTERY BOX MOUNTED UNDER PASSENGER<br>SEAT<br>WIRE GROUND RETURN FOR BATTERY CABLES<br>WITH ADDITIONAL FRAME GROUND RETURN<br>PLASTIC BATTERY BOX COVER<br>CUMMINS TURBOCHARGED 18.7 CFM AIR<br>COMPRESSOR WITH INTERNAL SAFETY VALVE<br>ELECTRONIC ENGINE INTEGRAL SHUTDOWN<br>PROTECTION SYSTEM | -20             | -10            |
| CUMMINS ENGINE INTEGRAL BRAKE WITH<br>VARIABLE GEOMETRY TURBO ON/OFF WITH<br>BRAKE LAMPS                                                                                                                                                                                                                                                                                                                                                                                                                           | 20              |                |
| RH OUTBOARD UNDER STEP MOUNTED<br>HORIZONTAL AFTERTREATMENT SYSTEM<br>ASSEMBLY WITH RH HORIZONTAL TAILPIPE<br>ENGINE AFTERTREATMENT DEVICE,<br>AUTOMATIC OVER THE ROAD ACTIVE<br>REGENERATION AND VIRTUAL REGENERATION<br>REQUEST SWITCH IN CLUSTER AND DASH<br>MOUNTED INHIBIT SWITCH<br>STANDARD EXHAUST SYSTEM LENGTH<br>RH STANDARD HORIZONTAL TAILPIPE                                                                                                                                                        | -30             | -20            |
| 13 GALLON DIESEL EXHAUST FLUID TANK<br>UNPOLISHED ALUMINUM WST DIESEL<br>EXHAUST FLUID TANK COVER<br>LH HEAVY DUTY STANDARD DIESEL EXHAUST<br>FLUID TANK LOCATION<br>STANDARD DIESEL EXHAUST FLUID TANK CAP<br>AIR POWERED ON/OFF ENGINE FAN CLUTCH<br>AUTOMATIC FAN CONTROL WITHOUT DASH<br>SWITCH, NON ENGINE MOUNTED                                                                                                                                                                                            | 9               | 3              |
| DETROIT FUEL/WATER SEPARATOR WITH<br>WATER IN FUEL SENSOR<br>CUMMINS SPIN ON FUEL FILTER<br>FULL FLOW OIL FILTER<br>1400 SQUARE INCH VOCATIONAL RADIATOR<br>ANTIFREEZE TO -34F, OAT (NITRITE AND<br>SILICATE FREE) EXTENDED LIFE COOLANT                                                                                                                                                                                                                                                                           | 10              |                |



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| Description                                                                                                         | Weight<br>Front | Weight<br>Rear |
|---------------------------------------------------------------------------------------------------------------------|-----------------|----------------|
| GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT                                                                       |                 |                |
| STANDARD CHARGE AIR COOLER PLUMBING                                                                                 |                 |                |
| RADIATOR DRAIN VALVE                                                                                                |                 |                |
| LOWER RADIATOR GUARD                                                                                                |                 |                |
| NO REPTO, EXTENDED FLYWHEEL HOUSING, CUMMINS REQUIRED FOR PACKAGING                                                 |                 |                |
| ELECTRIC GRID AIR INTAKE WARMER                                                                                     |                 |                |
| DELCO 12V 39MT HD/OCF STARTER WITH THERMAL PROTECTION AND INTEGRATED MAGNETIC SWITCH                                | -45             |                |
| <b>Transmission</b>                                                                                                 |                 |                |
| ALLISON 3500 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION                                                          | -230            | -130           |
| <b>Transmission Equipment</b>                                                                                       |                 |                |
| ALLISON VOCATIONAL PACKAGE 223 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODELS RDS, HS, MH AND TRV |                 |                |
| ALLISON VOCATIONAL RATING FOR CONCRETE MIXER APPLICATIONS ONLY AVAILABLE WITH 3000 PRODUCT FAMILIES                 |                 |                |
| PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY      |                 |                |
| SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY    |                 |                |
| PRIMARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE                 |                 |                |
| SECONDARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE               |                 |                |
| PRIMARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE                    |                 |                |
| SECONDARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE                  |                 |                |
| FUEL SENSE 2.0 DISABLED - PERFORMANCE - TABLE BASED                                                                 |                 |                |
| QUICKFIT BODY LIGHTING CONNECTOR UNDER CAB, WITH CAP                                                                |                 |                |

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| Description                                                                    | Weight<br>Front | Weight<br>Rear |
|--------------------------------------------------------------------------------|-----------------|----------------|
| ELECTRONIC TRANSMISSION WIRING TO<br>CUSTOMER INTERFACE CONNECTOR              |                 |                |
| CUSTOMER INSTALLED CHELSEA 280 SERIES<br>PTO                                   |                 |                |
| PTO MOUNTING, LH SIDE OF MAIN<br>TRANSMISSION ALLISON                          |                 |                |
| MAGNETIC PLUGS, ENGINE DRAIN,<br>TRANSMISSION DRAIN, AXLE(S) FILL AND<br>DRAIN |                 |                |
| HEAVY DUTY ELECTRONIC TRANSMISSION<br>SHIFT CONTROL, COLUMN MOUNTED            |                 |                |
| WATER TO OIL TRANSMISSION COOLER                                               |                 |                |
| TRANSMISSION OIL CHECK AND FILL WITH<br>ELECTRONIC OIL LEVEL CHECK             |                 |                |
| SYNTHETIC TRANSMISSION FLUID (TES-295<br>COMPLIANT)                            |                 |                |
| <b>Front Axle and Equipment</b>                                                |                 |                |
| DETROIT DA-F-16.0-5 16,000# FL1 71.0 KPI/3.74<br>DROP SINGLE FRONT AXLE        | 90              |                |
| CONMET PRESET PLUS PREMIUM ALUMINUM<br>FRONT HUBS                              |                 |                |
| BENDIX ADB22X AIR DISC FRONT BRAKES                                            | 20              |                |
| NON-ASBESTOS FRONT BRAKE LINING                                                |                 |                |
| BENDIX FRONT DISC SPLINED BRAKE ROTORS                                         |                 |                |
| FRONT BRAKE DUST SHIELDS                                                       |                 |                |
| FRONT OIL SEALS                                                                |                 |                |
| VENTED FRONT HUB CAPS WITH WINDOW,<br>CENTER AND SIDE PLUGS - OIL              |                 |                |
| FRONT AIR DISC BRAKE INTERNAL ADJUSTERS                                        |                 |                |
| SINGLE HIGH CAPACITY POWER STEERING<br>GEAR, BENDIX, 14.6-18K                  | -18             |                |
| 2 QUART SEE THROUGH POWER STEERING<br>RESERVOIR                                |                 |                |
| CURRENT AVAILABLE SYNTHETIC 75W-90<br>FRONT AXLE LUBE                          |                 |                |
| <b>Front Suspension</b>                                                        |                 |                |
| 16,000# FLAT LEAF FRONT SUSPENSION                                             | 215             |                |
| THREADED SPRING PINS AND BUSHINGS -<br>FRONT SUSPENSION                        |                 |                |
| FRONT SHOCK ABSORBERS                                                          |                 |                |
| <b>Rear Axle and Equipment</b>                                                 |                 |                |

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| Description                                                              | Weight<br>Front | Weight<br>Rear |
|--------------------------------------------------------------------------|-----------------|----------------|
| RS-23-160 23,000# R-SERIES SINGLE REAR AXLE                              |                 | -2,260         |
| CONMET PRESET PLUS PREMIUM ALUMINUM REAR HUBS                            |                 |                |
| 4.89 REAR AXLE RATIO                                                     |                 |                |
| IRON REAR AXLE CARRIER WITH STANDARD AXLE HOUSING                        |                 |                |
| MXL 17T MERITOR EXTENDED LUBE MAIN DRIVELINE WITH HALF ROUND YOKES       | -60             | -60            |
| NO INTERAXLE (#3) DRIVELINE                                              |                 |                |
| DRIVER CONTROLLED TRACTION DIFFERENTIAL - SINGLE REAR AXLE               |                 | 20             |
| (1) DRIVER CONTROLLED DIFFERENTIAL LOCK REAR VALVE FOR SINGLE DRIVE AXLE |                 |                |
| INDICATOR LIGHT FOR EACH DIFFERENTIAL LOCKOUT SWITCH                     |                 |                |
| BENDIX ADB22X AIR DISC REAR BRAKES                                       |                 | -30            |
| NON-ASBESTOS REAR BRAKE LINING                                           |                 |                |
| STANDARD BRAKE CHAMBER LOCATION                                          |                 |                |
| REAR DISC BRAKE ROTORS                                                   |                 |                |
| REAR BRAKE DUST SHIELDS                                                  |                 | 5              |
| REAR OIL SEALS                                                           |                 |                |
| AIR DISC LONGSTROKE 1-DRIVE AXLE SPRING PARKING CHAMBERS                 |                 | -20            |
| REAR AIR DISC BRAKE INTERNAL ADJUSTERS                                   |                 |                |
| CURRENT AVAILABLE SYNTHETIC 75W-90 REAR AXLE LUBE                        |                 |                |
| STANDARD REAR AXLE BREATHER(S)                                           |                 |                |

## Rear Suspension

|                                                                                            |     |
|--------------------------------------------------------------------------------------------|-----|
| AIRLINER 23,000# REAR SUSPENSION WITH CHAIN CLEARANCE                                      | 100 |
| 9.5 INCH NOMINAL RIDE HEIGHT (460MM GLOBAL REFERENCE HEIGHT)                               |     |
| STANDARD AXLE SEATS IN AXLE CLAMP GROUP                                                    |     |
| IGNITION CONTROLLED ELECTRIC DUMP SWITCH FOR AIR SUSPENSION WITH STATE RETENTION AND GAUGE |     |
| REAR AIR SUSPENSION DUMP VALVE AUTOFILL >5 MPH WITH INDICATOR LIGHT                        |     |
| SINGLE AIR REAR SUSPENSION LEVELING VALVE                                                  |     |

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| Description                                                                                              | Weight<br>Front | Weight<br>Rear |
|----------------------------------------------------------------------------------------------------------|-----------------|----------------|
| TRANSVERSE CONTROL RODS                                                                                  |                 |                |
| REAR SHOCK ABSORBERS - ONE AXLE (AIR<br>RIDE SUSPENSION)                                                 |                 |                |
| <b>Pusher / Tag Equipment</b>                                                                            |                 |                |
| NO PUSHER/TAG BRAKE DUST SHIELDS                                                                         |                 |                |
| <b>Brake System</b>                                                                                      |                 |                |
| WABCO 4S/4M ABS WITH TRACTION CONTROL<br>WITH ATC SHUT OFF SWITCH                                        |                 |                |
| REINFORCED NYLON, FABRIC BRAID AND WIRE<br>BRAID CHASSIS AIR LINES                                       |                 |                |
| RELAY VALVE WITH 5-8 PSI CRACK PRESSURE,<br>NO REAR PROPORTIONING VALVE                                  |                 |                |
| WABCO SYSTEM SAVER 1200 HEATED AIR<br>DRYER WITH PRESSURE CONTROL VALVE                                  |                 |                |
| WABCO OIL COALESCING FILTER FOR AIR<br>DRYER                                                             |                 |                |
| AIR DRYER MOUNTED UNDER HOOD                                                                             |                 |                |
| STEEL AIR BRAKE RESERVOIRS                                                                               |                 |                |
| BW DV-2 AUTO DRAIN VALVE WITHOUT HEATER<br>ON ALL TANK(S)                                                |                 |                |
| <b>Trailer Connections</b>                                                                               |                 |                |
| AIR CONNECTIONS TO END OF FRAME WITH<br>GLAD HANDS FOR TRUCK AND DUST COVERS                             |                 |                |
| (1) QUICKFIT PROGRAMMABLE SOLENOID<br>W/STATE RETENTION PLUMBED TO BACK OF<br>CAB                        |                 |                |
| PRIMARY CONNECTOR/RECEPTACLE WIRED<br>FOR SEPARATE STOP/TURN, ABS CENTER PIN<br>POWERED THROUGH IGNITION |                 |                |
| SAE J560 7-WAY PRIMARY TRAILER CABLE<br>RECEPTACLE MOUNTED END OF FRAME                                  |                 |                |
| <b>Wheelbase &amp; Frame</b>                                                                             |                 |                |
| 4475MM (176 INCH) WHEELBASE                                                                              |                 |                |
| 9.0MM X 83.0MM X 283.0MM STEEL FRAME<br>(0.35X3.35X11.14 INCH) 120 KSI                                   | -210            | 140            |
| TEM TO EVALUATE AND INSTALL FRAME RAIL<br>REINFORCEMENT AS NEEDED FOR FRONT<br>FRAME MOUNTED EQUIPMENT   |                 |                |
| 1525MM (60 INCH) REAR FRAME OVERHANG                                                                     |                 |                |
| FRAME OVERHANG RANGE: 51 INCH TO 60<br>INCH                                                              | -10             | 20             |
| 12 INCH INTEGRAL FRONT FRAME EXTENSION                                                                   | 40              |                |



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| Description                                                | Weight<br>Front | Weight<br>Rear |
|------------------------------------------------------------|-----------------|----------------|
| CALC'D BACK OF CAB TO REAR SUSP C/L (CA) :<br>111.02 in    |                 |                |
| CALC'D FRAME LENGTH - OVERALL : 293.12 in                  |                 |                |
| FRAME HEIGHT TOP FRONT UNLADEN : 43.1 in                   |                 |                |
| FRAME HEIGHT TOP FRONT LADEN : 40.09 in                    |                 |                |
| FRAME HEIGHT TOP REAR UNLADEN : 41.52 in                   |                 |                |
| FRAME HEIGHT TOP REAR LADEN : 39.99 in                     |                 |                |
| SQUARE END OF FRAME                                        |                 |                |
| STANDARD WEIGHT ENGINE CROSSMEMBER                         |                 |                |
| STANDARD CAST ALUMINUM CROSSMEMBER<br>BACK OF TRANSMISSION |                 |                |
| STANDARD CAST ALUMINUM MIDSHIP                             |                 |                |
| INVERTED CAST ALUMINUM REAR CLOSING<br>CROSSMEMBER         |                 |                |
| STANDARD CAST ALUMINUM FORWARD<br>CROSSMEMBER              |                 |                |
| CAST ALUMINUM REAR SUSPENSION<br>CROSSMEMBER               |                 |                |

### Chassis Equipment

|                                                    |     |  |
|----------------------------------------------------|-----|--|
| UNPOLISHED ALUMINUM WST EQUIPMENT<br>COVERS        |     |  |
| PAINTED STEEL 3/16 INCH (7GA) VOCATIONAL<br>BUMPER | 40  |  |
| NO FRONT TOW HOOKS                                 | -15 |  |
| BUMPER MOUNTING FOR SINGLE LICENSE<br>PLATE        |     |  |
| CLASS 10.9 THREADED METRIC FASTENERS               |     |  |
| EXTERIOR HARNESSES WRAPPED IN<br>ABRASION TAPE     |     |  |
| LEFT HAND SIDE HEAVY DUTY BRACKETS<br>REQUIRED     |     |  |
| RIGHT HAND SIDE HEAVY DUTY BRACKETS<br>REQUIRED    |     |  |

### Fuel Tanks

|                                                                              |    |  |
|------------------------------------------------------------------------------|----|--|
| 80 GALLON/302 LITER RECTANGULAR<br>ALUMINUM FUEL TANK - LH                   | 25 |  |
| RECTANGULAR FUEL TANK(S)                                                     |    |  |
| PLAIN ALUMINUM/PAINTED STEEL<br>FUEL/HYDRAULIC TANK(S) WITH PAINTED<br>BANDS |    |  |
| FUEL TANK(S) FORWARD - RAISED MOUNTING                                       |    |  |

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|                     | Description                                                                 | Weight<br>Front | Weight<br>Rear |
|---------------------|-----------------------------------------------------------------------------|-----------------|----------------|
|                     | PLAIN STEP FINISH                                                           |                 |                |
|                     | FUEL TANK CAP(S)                                                            |                 |                |
|                     | EQUIFLO INBOARD FUEL SYSTEM                                                 |                 |                |
|                     | HIGH TEMPERATURE REINFORCED NYLON<br>FUEL LINE                              |                 |                |
|                     | INSULATION FOR FUEL LINES                                                   | 2               |                |
| <b>Tires</b>        |                                                                             |                 |                |
|                     | MICHELIN XZE2 11R22.5 14 PLY RADIAL FRONT<br>TIRES                          | 12              |                |
|                     | MICHELIN XDN2 11R22.5 14 PLY RADIAL REAR<br>TIRES                           |                 | 76             |
| <b>Wheels</b>       |                                                                             |                 |                |
| N                   | ACCURIDE 29169 22.5X8.25 10-HUB PILOT 5-<br>HAND HD STEEL DISC FRONT WHEELS | 22              |                |
|                     | ACCURIDE 29169 22.5X8.25 10-HUB PILOT 5-<br>HAND HD STEEL DISC REAR WHEELS  |                 | 44             |
|                     | FRONT WHEEL MOUNTING NUTS                                                   |                 |                |
|                     | REAR WHEEL MOUNTING NUTS                                                    |                 |                |
| <b>Cab Exterior</b> |                                                                             |                 |                |
|                     | 111.6 INCH BBC CONVENTIONAL ALUMINUM<br>CAB                                 |                 |                |
|                     | PAINTED CAB ACCENT MOLDING                                                  |                 |                |
|                     | FRONT FENDERS                                                               |                 |                |
|                     | BOLT-ON MOLDED FLEXIBLE FENDER<br>EXTENSIONS                                | 10              |                |
|                     | INTERIOR GRAB HANDLES WITH ADDED<br>LOWER LH AND RH A PILLAR GRAB HANDLES   |                 |                |
|                     | BRIGHT HOOD MOUNTED AIR INTAKE GRILLE,<br>BLACK SCREEN                      |                 |                |
|                     | X-SERIES STEEL REINFORCED ALUMINUM CAB                                      |                 |                |
|                     | X-SERIES VOCATIONAL HOOD                                                    |                 |                |
|                     | HOOD OPENING ASSIST WITH LOCKING STRUT                                      |                 |                |
|                     | PAINTED WESTERN STAR NAMEPLATES                                             |                 |                |
|                     | DUAL ROUND AIR HORNS, SINGLE BASE,<br>MOUNTED UNDER CAB                     |                 |                |
|                     | SINGLE ELECTRIC HORN                                                        |                 |                |
|                     | REAR LICENSE PLATE MOUNT END OF FRAME                                       |                 |                |
|                     | SWITCH, INDICATOR LIGHT AND WIRING FOR<br>(2) CUSTOMER FURNISHED BEACONS    | 2               |                |
|                     | LED LOW BEAM AND HIGH BEAM HEADLIGHTS                                       |                 |                |

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| Description                                                                                                                                              | Weight<br>Front | Weight<br>Rear |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|
| ROOF MOUNTED LED MARKER LIGHTS                                                                                                                           |                 |                |
| WIRING AND SWITCH FOR CUSTOMER<br>FURNISHED SNOW PLOW LAMPS WITH DUAL<br>CONNECTIONS AT BUMPER                                                           |                 |                |
| HEADLIGHTS ON WITH WIPERS, WITH DAYTIME<br>RUNNING LIGHTS                                                                                                |                 |                |
| INTEGRAL LED STOP/TAIL/BACKUP LIGHTS                                                                                                                     |                 |                |
| LED REAR FACING TURN SIGNAL LAMPS IN<br>CONVEX MIRROR LENS IN ADDITION TO<br>STANDARD                                                                    | 2               |                |
| C-BAR MIRROR SYSTEM WITH DUAL HEATED<br>MIRRORS WITH INTEGRAL HEATED CONVEX,<br>DUAL REMOTE, TURN SIGNAL, STAINLESS<br>STEEL BACK COVER, AND BLACK C-BAR | 20              |                |
| 102 INCH EQUIPMENT WIDTH                                                                                                                                 |                 |                |
| LH AND RH CONVEX MIRRORS INTEGRAL WITH<br>PRIMARY MIRRORS                                                                                                |                 |                |
| RH DOWN VIEW MIRROR                                                                                                                                      |                 |                |
| STANDARD SIDE/REAR REFLECTORS                                                                                                                            |                 |                |
| UNPOLISHED ALUMINUM WST<br>AFTERTREATMENT SYSTEM COVER                                                                                                   |                 |                |
| SINGLE SOLAR TINTED REAR WINDOW, (1) 31<br>INCH X 20 INCH                                                                                                |                 |                |
| 1-PIECE ROPED-IN SOLAR GREEN GLASS<br>WINDSHIELD                                                                                                         |                 |                |
| 8 LITER (2 GAL) WINDSHIELD WASHER<br>RESERVOIR, CAB MOUNTED, WITH FLUID<br>LEVEL INDICATOR                                                               |                 |                |

## Cab Interior

X-SERIES BASE INTERIOR TRIM LEVEL  
PACKAGE  
CHARCOAL BLACK VINYL BASE LEVEL  
INTERIOR  
CARBON WITH BASE BLACK ACCENT  
BLACK MATS WITH ADDED FLOOR HEAT AND  
NOISE INSULATION  
(1) DASH MOUNTED POWER OUTLETS AND (1)  
DUAL USB CHARGING OUTPUT  
FORWARD ROOF MOUNTED CONSOLE  
LH AND RH DOOR STORAGE POCKETS  
INTEGRATED INTO MOLDED DOOR PANELS  
(2) COAT HOOKS ON BACKWALL OF CAB  
DIGITAL ALARM CLOCK IN DRIVER DISPLAY

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|
| STANDARD HEATER PLUMBING                                                                                                                                              |                 |                |
| RADIATOR MOUNTED AIR CONDITIONER<br>CONDENSER                                                                                                                         |                 |                |
| STANDARD INSULATION                                                                                                                                                   |                 |                |
| STANDARD LED CAB LIGHTING                                                                                                                                             |                 |                |
| NO SECURITY DEVICE                                                                                                                                                    |                 |                |
| DOOR LOCKS AND IGNITION SWITCH KEYED<br>THE SAME                                                                                                                      |                 |                |
| KEY QUANTITY OF 4                                                                                                                                                     |                 |                |
| LH AND RH ELECTRIC DOOR LOCKS WITH<br>AUTO UNLOCK FEATURE WHEN DOOR IS SET<br>FROM OPEN TO CLOSED POSITION                                                            |                 |                |
| BLACK DOOR HANDLES                                                                                                                                                    |                 |                |
| PREMIUM 2.0 HIGH BACK AIR SUSPENSION<br>DRIVER SEAT WITH 2 AIR LUMBAR,<br>INTEGRATED CUSHION EXTENSION, TILT AND<br>ADJUSTABLE SHOCK                                  | 20              |                |
| BATTERY BOX MID BACK NON SUSPENSION<br>PASSENGER SEAT WITH 3 BATTERY CAPACITY<br>ONLY                                                                                 |                 |                |
| NO SEAT ARMREST                                                                                                                                                       |                 |                |
| BLACK MORDURA CLOTH DRIVER SEAT COVER<br>WITH EMBROIDERED LOGO                                                                                                        |                 |                |
| BLACK MORDURA CLOTH PASSENGER SEAT<br>COVER WITH NO LOGO                                                                                                              |                 |                |
| 3 POINT ADJUSTABLE D-RING RETRACTOR<br>DRIVER AND FIXED D-RING RETRACTOR<br>PASSENGER SEAT BELTS WITH DRIVER SEAT<br>BELT STATUS INDICATOR LIGHT AND AUDIBLE<br>ALARM |                 |                |
| ADJUSTABLE TILT AND TELESCOPING<br>STEERING COLUMN                                                                                                                    |                 |                |
| 4-SPOKE 18 INCH (450MM) BLACK STEERING<br>WHEEL WITH SWITCHES                                                                                                         |                 |                |
| DRIVER AND PASSENGER INTERIOR SUN<br>VISORS                                                                                                                           |                 |                |

### Instruments & Controls

STANDARD FOOT PEDAL SYSTEM  
ELECTRONIC ACCELERATOR CONTROL  
BLACK GAUGE BEZELS  
STANDARD CENTER INSTRUMENT PANEL  
DUAL NEEDLE PRIMARY AND SECONDARY AIR  
PRESSURE GAUGE

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| Description                                                                                                                         | Weight<br>Front | Weight<br>Rear |
|-------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|
| INTAKE MOUNTED AIR RESTRICTION<br>INDICATOR WITHOUT GRADUATIONS                                                                     |                 |                |
| 97 DB BACKUP ALARM                                                                                                                  |                 | 3              |
| ELECTRONIC CRUISE CONTROL WITH<br>CONTROLS ON STEERING WHEEL SPOKES                                                                 |                 |                |
| KEY OPERATED IGNITION SWITCH AND<br>INTEGRAL START POSITION; 4 POSITION<br>OFF/RUN/START/ACCESSORY                                  |                 |                |
| PREMIUM INSTRUMENT CLUSTER WITH 5.0<br>INCH TFT COLOR DISPLAY                                                                       |                 |                |
| DIGITAL PANEL LAMP DIMMER SWITCH IN<br>DRIVER DISPLAY                                                                               |                 |                |
| HEAVY DUTY ONBOARD DIAGNOSTICS<br>INTERFACE CONNECTOR WITH DUST CAP<br>LOCATED BELOW LH DASH                                        |                 |                |
| 2 INCH ELECTRIC FUEL GAUGE                                                                                                          |                 |                |
| ENGINE REMOTE INTERFACE WITH ONE OR<br>MORE SET SPEEDS                                                                              |                 |                |
| ELECTRICAL ENGINE COOLANT TEMPERATURE<br>GAUGE                                                                                      |                 |                |
| NO ENGINE OIL TEMPERATURE GAUGE                                                                                                     |                 |                |
| ELECTRIC ENGINE OIL PRESSURE GAUGE                                                                                                  |                 |                |
| DIGITAL TRANSMISSION OIL TEMPERATURE IN<br>DRIVER DISPLAY                                                                           |                 |                |
| ELECTRONIC OUTSIDE TEMPERATURE<br>SENSOR DISPLAY IN DRIVER MESSAGE<br>CENTER                                                        |                 |                |
| ENGINE AND TRIP HOUR METERS INTEGRAL<br>WITHIN DRIVER DISPLAY                                                                       |                 |                |
| PTO CONTROLS FOR ENHANCED VEHICLE<br>ELECTRIC/ELECTRONIC ARCHITECTURE                                                               |                 |                |
| NO OBSTACLE DETECTION SYSTEM                                                                                                        |                 |                |
| NO SIDE OBJECT DETECTION SYSTEM                                                                                                     |                 |                |
| NO DR ASSIST SYSTEM                                                                                                                 |                 |                |
| ELECTRONIC STABILITY CONTROL                                                                                                        |                 |                |
| NO LANE DEPARTURE WARNING SYSTEM                                                                                                    |                 |                |
| QUICKFIT PROGRAMMABLE INTERFACE<br>MODULE                                                                                           | 10              |                |
| (2) TMC RP1226 ACCESSORY CONNECTORS: (1)<br>LOCATED BEHIND PASSENGER SIDE<br>REMOVABLE DASH PANEL (1) CENTER OF<br>OVERHEAD CONSOLE |                 |                |



**Prepared for:**  
Jim Erwin  
DAVENPORT CITY OF  
1200 E 46th Street  
Davenport, IA 52807  
Phone: 563-326-7922

**Prepared by:**  
David LeGrand  
TRUCK COUNTRY QUAD  
CITIES  
2350 W. 76TH STREET  
DAVENPORT, IA 52806  
Phone: 5632108897

| Description                                                                                             | Weight<br>Front | Weight<br>Rear |
|---------------------------------------------------------------------------------------------------------|-----------------|----------------|
| AM/FM/WB WORLD TUNER RADIO WITH<br>BLUETOOTH, USB AND AUXILIARY INPUTS,<br>J1939                        |                 |                |
| DASH MOUNTED RADIO                                                                                      |                 |                |
| STANDARD SPEAKER SYSTEM                                                                                 |                 |                |
| NO AM/FM RADIO ANTENNA                                                                                  |                 |                |
| POWER AND GROUND WIRING PROVISION<br>OVERHEAD                                                           |                 |                |
| ROOF/OVERHEAD CONSOLE CB RADIO<br>PROVISION                                                             |                 |                |
| SINGLE REMOTE SPEAKER WITH LEAD FOR 2-<br>WAY RADIO                                                     |                 |                |
| SINGLE FIBERGLASS LH MIRROR MOUNTED CB<br>ANTENNA WITH BRACKET AND LEAD                                 |                 |                |
| HEADLINER MULTI-BAND ANTENNA:<br>AM/FM/WEATHERBAND, WIFI/BLUETOOTH,<br>GNSS/GPS                         |                 |                |
| ELECTRONIC MPH SPEEDOMETER WITH<br>SECONDARY KPH SCALE, WITHOUT<br>ODOMETER                             |                 |                |
| ELECTRONIC 2500 RPM TACHOMETER                                                                          |                 |                |
| DETROIT CONNECT PLATFORM HARDWARE                                                                       |                 |                |
| 5 YEARS DAIMLER CONNECTIVITY BASE<br>PACKAGE (FEATURES VARY BY MODEL)<br>POWERED BY DETROIT CONNECT     |                 |                |
| IGNITION SWITCH CONTROLLED ENGINE STOP                                                                  |                 |                |
| PRE-TRIP INSPECTION FEATURE FOR<br>EXTERIOR LAMPS ONLY                                                  |                 |                |
| BW TRACTOR PROTECTION VALVE                                                                             |                 |                |
| DIGITAL TURBO AIR PRESSURE IN DRIVER<br>DISPLAY                                                         |                 |                |
| DIGITAL VOLTAGE DISPLAY INTEGRAL WITH<br>DRIVER DISPLAY                                                 |                 |                |
| ROTARY HEADLAMP SWITCH, MARKER<br>LIGHTS/HEADLIGHTS SWITCH WITH PULL OUT<br>FOR OPTIONAL FOG/ROAD LAMPS |                 |                |
| TWO VALVE PARKING BRAKE SYSTEM WITH<br>DASH VALVE CONTROL AUTONEUTRAL AND<br>WARNING INDICATOR          |                 |                |
| SELF CANCELING TURN SIGNAL SWITCH WITH<br>DIMMER, HEADLAMP FLASH,<br>WASH/WIPE/INTERMITTENT             |                 |                |
| QUICKFIT POWERTRAIN INTERFACE<br>CONNECTOR UNDER CAB WITH CAPS                                          |                 |                |

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|                                   | Description                                                                                                                                                                                                                                                                | Weight<br>Front | Weight<br>Rear |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|
|                                   | 8 EXTRA PROGRAMMABLE<br>SWITCHES/INDICATORS<br>QUICKFIT PROGRAMMABLE INTERFACE<br>CONNECTOR(S) UNDER CAB WITH CAP                                                                                                                                                          |                 |                |
| <b>Design</b>                     |                                                                                                                                                                                                                                                                            |                 |                |
|                                   | PAINT: ONE SOLID COLOR                                                                                                                                                                                                                                                     |                 |                |
| <b>Color</b>                      |                                                                                                                                                                                                                                                                            |                 |                |
|                                   | CAB COLOR A: L0006EY WHITE ELITE EY<br>BLACK, HIGH SOLIDS POLYURETHANE CHASSIS<br>PAINT<br>POWDER WHITE (N0006EA) FRONT<br>WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)<br>POWDER WHITE (N0006EA) REAR<br>WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)<br>BUMPER PAINTED SAME AS CHASSIS |                 |                |
| <b>Certification / Compliance</b> |                                                                                                                                                                                                                                                                            |                 |                |
|                                   | U.S. FMVSS CERTIFICATION, EXCEPT SALES<br>CABS AND GLIDER KITS                                                                                                                                                                                                             |                 |                |
| <b>Sales Programs</b>             |                                                                                                                                                                                                                                                                            |                 |                |
|                                   | NO SALES PROGRAMS HAVE BEEN SELECTED                                                                                                                                                                                                                                       |                 |                |

## TOTAL VEHICLE SUMMARY

| <b>Weight Summary</b>       |                 |                |                 |
|-----------------------------|-----------------|----------------|-----------------|
|                             | Weight<br>Front | Weight<br>Rear | Total<br>Weight |
| Factory Weight <sup>+</sup> | 8131 lbs        | 4346 lbs       | 12477 lbs       |
| Total Weight <sup>+</sup>   | 8131 lbs        | 4346 lbs       | 12477 lbs       |

|                                                                                                                                                                                                                            |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| <b>Extended Warranty</b>                                                                                                                                                                                                   |  |  |  |
| CUMMINS ENGINE CARB COMPLIANT: L9 HD1 MD DTY 5 YEARS /<br>100,000 MILES / 161,000 KM EXTENDED WARRANTY. FEX APPLIES<br>TC4: US HD STANDARD/MODERATE VOCATIONAL 5 YEARS/100,000<br>MILES/161,000 KM EXTENDED TRUCK COVERAGE |  |  |  |

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ALLISON 3500 RDS SERIES TRANSMISSION EXTEND WARRANTY, 5  
YEARS/UNLIMITED MILES FEX

(+) Weights shown are estimates only.

If weight is critical, contact Customer Application Engineering.

(\*\*\*) All cost increases for major components (Engines, Transmissions, Axles, Front and Rear Tires) and government mandated requirements, tariffs, and raw material surcharges will be passed through and added to factory invoices.

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## Q U O T A T I O N

### WESTERN STAR 47X

SET BACK AXLE - TRUCK  
CUM L9 330 HP @ 2200 RPM; 2200 GOV RPM, 1000 LB-  
FT @ 1200 RPM  
ALLISON 3500 RDS AUTOMATIC TRANSMISSION WITH  
PTO PROVISION  
RS-23-160 23,000# R-SERIES SINGLE REAR AXLE  
AIRLINER 23,000# REAR SUSPENSION WITH CHAIN  
CLEARANCE  
DETROIT DA-F-16.0-5 16,000# FL1 71.0 KPI/3.74 DROP  
SINGLE FRONT AXLE

16,000# FLAT LEAF FRONT SUSPENSION  
111.6 INCH BBC CONVENTIONAL ALUMINUM CAB  
4475MM (176 INCH) WHEELBASE  
9.0MM X 83.0MM X 283.0MM STEEL FRAME  
(0.35X3.35X11.14 INCH) 120 KSI  
1525MM (60 INCH) REAR FRAME OVERHANG  
TEM TO EVALUATE AND INSTALL FRAME RAIL  
REINFORCEMENT AS NEEDED FOR FRONT  
FRAME MOUNTED EQUIPMENT

**Daimler Truck Financial**

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fit your business needs. For more information about our products and services, visit  
our website at [www.daimler-truckfinancial.com](http://www.daimler-truckfinancial.com).

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City of Davenport

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

**Action / Date**  
**5/15/2024**

Subject:

Resolution authorizing the submission of the FY 2025 Iowa Department of Transportation State Transit Assistance Program grant application in the approximate amount of \$524,966. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

Every fiscal year, the Iowa Department of Transportation has provided financial operating assistance to Davenport Public Transit. This year the City is requesting to apply for the State Transit Assistance (STA) Program grant in the approximate amount of \$524,966, or 2.76% of formula funds.

Attachments:

1. Resolution
2. Iowa DOT Authorizing Resolution for Signature

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

Resolution offered by Alderman R. Dunn.

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

RESOLUTION authorizing the submission of the FY 2025 Iowa Department of Transportation State Transit Assistance Program grant application in the approximate amount of \$524,966.

WHEREAS, the Iowa Department of Transportation provides financial operating assistance for the City of Davenport Public Transit; and

WHEREAS, for FY 2025 the City of Davenport is requesting \$524,966, or 2.76% of formula funds.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that staff is hereby authorized to submit the FY 2025 Iowa Department of Transportation State Transit Assistance Program grant application in the approximate amount of \$524,966.

Passed and approved this 22nd day of May, 2024.

Approved:

Attest:

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

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

## Authorizing Resolution

We, hereby, authorize Mayor Mike Matson

(Name of Authorized Signatory)

on behalf of the City of Davenport Iowa

(Legal Name of Applicant)

**to apply for financial assistance as noted below and to enter into related contract(s) with the Iowa Department of Transportation.**

**From the State Transit Assistance Program:**

2.76 % of formula funds;

\$ of Special Project funds

From federal funds for transit in non-urbanized areas and/or for transit serving primarily elderly persons and person with disabilities:

\$ 524,966

**From statewide federal capital assistance for transit:**

\$

We understand acceptance of federal transit assistance involves an agreement to comply with certain labor protection provisions.

**We certify that** the City of Davenport

**(Legal Name of Applicant)**

has sufficient non-federal funds to provide required local match for capital projects and at time of delivery will have the funds to operate and maintain vehicles and equipment purchased under this project.

We request that State Transit Assistance formula funding be advanced as allowed by law, to improve transit system cash flow.

Adopted the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Name: Davenport City Council

**(Applicant's Governing Body)**

By: \_\_\_\_\_  
(Signature of Chief Executive Officer)

(Signature of Chief Executive Officer)

(Printed Name of Chief Executive Officer)

**Title:** Mayor

**Address:** 226 West 4th Street

**Telephone:** 563-326-6163 **E-mail Address:** Mike.Matson@DavenportIowa.com

(E-mail Address of Chief Executive Officer)

City of Davenport

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

**Action / Date**  
**5/15/2024**

Subject:

Motion approving Change Order #3 in the amount of \$69,878 to Bi-State Masonry of Rock Island, Illinois for the Freight House West Brick Wall Repair project, CIP #23073. [Ward 3]

Recommendation:

Pass the Motion.

Background:

The original scope of the project was to remove, replace, and repair sections of the brick parapet wall on the western side of the Freight House roof. Adjacent to this section is the north-facing parapet wall that is also in need of repair. This work is similar in nature, and will utilize a contractor who has already been mobilized to the site. Change Order #3 adds funding for this work, which will be done based on plans from a structural engineer with Klingner and Associates.

Attachments:

None

City of Davenport

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

**Action / Date**  
**5/15/2024**

Subject:

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

Recommendation:

Pass the Motion.

Background:

This sidewalk program will be used to repair City-owned sidewalks adjacent to City facilities and parks and repair sidewalks where City tree roots have damaged them.

Attachments:

None



City of Davenport

Department: Finance

Contact Info: Mallory Merritt | 563-326-7792

**Action / Date**

**5/15/2024**

Subject:

Resolution making provision for the issuance of not to exceed \$31,000,000 General Obligation Corporate Bonds, Series 2025. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

The Public Hearing for the FY 2025 General Obligation Corporate Bond issuance in an amount not to exceed \$31,000,000 was set for May 15, 2024. The proceeds from this bond sale will be used to finance the FY 2025 adopted Capital Improvement Program.

Attachments:

1. Resolution
2. FY 2025 Bond Sale Details

May 7, 2024

**VIA EMAIL**

Mallory Merritt  
CFO/Interim City Administrator  
City Hall  
Davenport, Iowa

Re: Not to Exceed \$31,000,000 General Obligation Corporate Bonds, Series 2025  
Our File No. 629872-95

Dear Mallory:

We have prepared and attached a resolution that may be adopted at the City Council meeting on May 22, 2024, for the purpose of ordering the issuance in the future of not to exceed \$31,000,000 General Obligation Corporate Bonds, Series 2025.

As these proceedings are completed, please return one fully executed copy to our office.

If you have any questions, please contact please contact Emily Hammond, Erin Regan, Cheryl Ritter or me.

Best regards,

John P. Danos

**Attachments**

cc: Brian Krup  
Basia Gerlach  
Jim Odean  
Jon Burmeister

HEARING ON GENERAL OBLIGATION  
CORPORATE BONDS, SERIES 2025

629872-95

Davenport, Iowa

May 22, 2024

The City Council of the City of Davenport, Iowa, met pursuant to law and the rules of the City Council, on May 22, 2024, at 5:30 p.m., at the Council Chambers, City Hall, Davenport, Iowa. The meeting was called to order and upon the roll being called, the following named Aldermen were in attendance:

Present: \_\_\_\_\_

Absent: \_\_\_\_\_

The City Council investigated and found that pursuant to notice duly published, the City Council had met as the Committee-of-the-Whole on May 15, 2024, to permit residents or property owners of the City to present oral or written objections to the proposed issuance of not to exceed \$31,000,000 General Obligation Corporate Bonds, Series 2025 of the City. After receiving and considering all comments and objections, the hearing had been closed and the meeting had been adjourned until the regular meeting of the City Council at the current time.

Alderman \_\_\_\_\_ introduced and moved the adoption of the resolution hereinafter set out making provisions for the issuance of such bonds. The motion was seconded by Alderman \_\_\_\_\_ and the Mayor put the question on the motion and, the roll being called, the following named Aldermen voted:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Whereupon, the Mayor declared the motion duly carried and said resolution adopted, as hereinafter set out.

RESOLUTION NO. \_\_\_\_\_

Resolution making provision for the issuance of not to exceed \$31,000,000  
General Obligation Corporate Bonds, Series 2025

WHEREAS, the City of Davenport (the “City”), in Scott County, Iowa, in the performance of its corporate functions as prescribed by the laws of the State of Iowa and the Charter of the City, and pursuant to notice duly published and a hearing held thereon on May 15, 2024, has proposed that it is in the best interest of the City that not to exceed \$31,000,000 General Obligation Corporate Bonds, Series 2025 (the “Bonds”) be authorized by the City to provide funds to pay costs in connection with making improvements to sanitary sewers, storm water drainage systems, waterway and flood control assets, streets, street lighting, signage and signalization, streetscapes, sidewalks and paths, the municipal airport, municipal buildings and facilities, and municipal parks; acquiring and maintaining vehicles and/or equipment for municipal parks, streets, public safety department, solid waste collection, and the municipal library; repair and maintenance of bridges; information technology improvements; public transportation system improvements; and municipal economic development and housing projects;

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

Section 1. All objections received or made at the hearing are hereby overruled, and the Bonds are hereby ordered to be issued in the future in a principal amount not to exceed \$31,000,000.

The Bonds shall bear interest, shall be payable as to principal and interest on the dates and in the amounts, may be subject to prepayment prior to maturity and may contain such other terms and provisions as shall be determined by the City Council at the time the Bonds are sold.

Section 2. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved May 22, 2024.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
Deputy City Clerk

## ATTESTATION CERTIFICATE

STATE OF IOWA  
COUNTY OF SCOTT  
CITY OF DAVENPORT

SS:

I, the undersigned, Deputy City Clerk of the City of Davenport, Iowa, do hereby certify that as such Deputy City Clerk I have in my possession or have access to the complete corporate records of the City and of its Council and officers and that I have carefully compared the transcript hereto attached with those corporate records and that the transcript hereto attached is a true, correct and complete copy of the corporate records related to that portion of a meeting of the Council held on May 22, 2024, at which the Council adopted a resolution ordering the future issuance of not to exceed \$31,000,000 General Obligation Corporate Bonds, Series 2025, and that the transcript hereto attached contains a true, correct and complete copy of such resolution.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Deputy City Clerk



**City of Davenport, Iowa**  
**FY 2025 Bond Issue**  
**(\$ Thousands)**  
**4/9/2024**

| <b>15-Year General Obligation Bonds</b>                     | <b>Amount</b> |                  |
|-------------------------------------------------------------|---------------|------------------|
| Airport Improvements                                        | 14            |                  |
| Bridge Repair and Maintenance                               | 1,190         |                  |
| Citizen Health & Welfare                                    | -             |                  |
| City Facility Improvements                                  | 2,125         |                  |
| Municipal Housing Projects                                  | 1,745         |                  |
| Parks Improvements                                          | 1,325         |                  |
| Public Safety Equipment                                     | 1,250         |                  |
| Sewer Improvements                                          | 1,890         |                  |
| Street Improvements                                         | 8,000         |                  |
| Public Transportation System Improvements                   | 105           |                  |
| Streetscape Improvements/Sidewalks & Paths                  | 880           |                  |
| <b>Subtotal 15-Year GO Bonds</b>                            |               | <b>\$ 18,524</b> |
| <b>5-Year Equipment Bonds (GO)</b>                          |               |                  |
| Acquisition of Parks Vehicles/Equipment                     | 180           |                  |
| Acquisition of Streets Vehicles/Equipment                   | 630           |                  |
| City Information Technology Network Improvements            | 50            |                  |
| Library Equipment                                           | 465           |                  |
| Street Improvements                                         | 75            |                  |
| Public Safety Equipment                                     | 100           |                  |
| <b>Subtotal 5-Year Equipment Bonds</b>                      |               | <b>\$ 1,500</b>  |
| <b>15-Year Bonds Abated by Other Sources (GO)</b>           |               |                  |
| Sewer Improvements (Sewer Fund)                             | 7,000         |                  |
| Water Pollution Control Plant Improvements (WPCP Fund)      | 0             |                  |
| <b>Subtotal 15-Year Bonds Abated by Other Sources</b>       |               | <b>\$ 7,000</b>  |
| <b>5-Year Bonds Abated by Other Sources (GO)</b>            |               |                  |
| Solid Waste Equipment (Solid Waste Fund)                    | 920           |                  |
| Sewer Equipment (Sewer Fund)                                | 0             |                  |
| <b>Subtotal 5-Year Bonds Abated by Other Sources</b>        |               | <b>\$ 920</b>    |
| <b>Total Proposed FY 2025 Bond Issue - Projected</b>        |               | <b>\$ 27,944</b> |
| <b>Estimated Cost of Issuance and Underwriting Discount</b> |               | <b>\$ 407</b>    |
| <b>Total FY 2025 Bond Issue - Not-to-Exceed</b>             |               | <b>\$ 28,351</b> |

**FY 2025 Bond Issue**  
**(\$ Thousands)**  
**FY 2025 Bond Sale Workbook - City of Davenport**

| <b>Essential Corporate Purpose</b>                              | <b>Amount</b> |                         |
|-----------------------------------------------------------------|---------------|-------------------------|
| Acquisition of Streets Vehicles/Equipment                       | 630           |                         |
| Airport Improvements                                            | 14            |                         |
| Bridge Repair and Maintenance                                   | 1,190         |                         |
| Public Safety Equipment                                         | 1,350         |                         |
| Municipal Housing Projects                                      | 1,745         |                         |
| Parks Improvements                                              | 1,325         |                         |
| Sewer Improvements                                              | 8,890         |                         |
| Street Improvements                                             | 8,075         |                         |
| Public Transportation System Improvements                       | 105           |                         |
| Streetscape Improvements/Sidewalks & Paths                      | 880           |                         |
|                                                                 |               | <u>\$ 24,204</u>        |
| <br><b>General Corporate Purpose</b>                            |               |                         |
| Acquisition of Parks Vehicles/Equipment                         | 180           |                         |
| City Facility Improvements                                      | 2,125         |                         |
| City Information Technology Network Improvements                | 50            |                         |
| Library Equipment                                               | 465           |                         |
| Sewer Equipment                                                 | 0             |                         |
| Solid Waste Equipment                                           | 920           |                         |
|                                                                 |               | <u>\$ 3,740</u>         |
| <br><b>Total Proposed FY 2025 Bond Issue - Projected</b>        |               | <u>\$ 27,944</u>        |
| <br><b>Estimated Cost of Issuance and Underwriting Discount</b> |               | \$ 407                  |
| <br><b>Total FY 2025 Bond Issue - Not-to-Exceed</b>             |               | <u><u>\$ 28,351</u></u> |

FY 2025 Bonding Detail

| Funding Source                   | Program                    | CIP#       | Project                                      | Amount     |
|----------------------------------|----------------------------|------------|----------------------------------------------|------------|
| GO BONDS                         | AIRPORT                    | AP001      | TAXIWAY A RECONSTRUCTION                     | 14,000     |
| GO BONDS                         | BRIDGES                    | 21009      | BRIDGE MAINTENANCE PROGRAM                   | 260,000    |
| GO BONDS                         | BRIDGES                    | BR001      | EASTERN AVENUE BRIDGE AT GOOSE CREEK (S)     | 180,000    |
| GO BONDS                         | BRIDGES                    | BR002      | EAST 13TH STREET BRIDGE                      | 700,000    |
| GO BONDS                         | BRIDGES                    | BR005      | EASTERN AVENUE BRIDGE OVER DUCK CREEK        | 50,000     |
| GO BONDS                         | FACILITIES MAINTENANCE     | 23049      | MODERN WOODMEN PARK CAPITAL IMPROVEMENTS     | 450,000    |
| GO BONDS                         | FACILITIES MAINTENANCE     | FM001      | FREIGHT HOUSE   STOREFRONT BEAM & COLUMN     | 50,000     |
| GO BONDS                         | FACILITIES MAINTENANCE     | FM002      | RIVER'S EDGE   IMPROVEMENT PROGRAM           | 250,000    |
| GO BONDS                         | FACILITIES MAINTENANCE     | FM003      | EASTERN LIBRARY   GEOTHERMAL SYSTEM REPAIR   | 130,000    |
| GO BONDS                         | FACILITIES MAINTENANCE     | FM004      | FREIGHT HOUSE   WINDOW REPLACEMENT           | 440,000    |
| GO BONDS                         | FACILITIES MAINTENANCE     | FM006      | FIRE STATION 4   ROOF REPLACEMENT            | 100,000    |
| GO BONDS                         | FACILITIES MAINTENANCE     | FM007      | FAIRMOUNT LIBRARY   ROOF REPLACEMENT         | 30,000     |
| GO BONDS                         | FACILITIES MAINTENANCE     | FM008      | MAIN LIBRARY   GLYCOL CONVERSION             | 85,000     |
| GO BONDS                         | FACILITIES MAINTENANCE     | FM009      | FREIGHT HOUSE   FIRE ALARM SYSTEM            | 70,000     |
| GO BONDS                         | FACILITIES MAINTENANCE     | FM010      | POLICE STATION   RAMP WATER MITIGATION       | 320,000    |
| GO BONDS                         | FACILITIES MAINTENANCE     | FM049      | FREIGHT HOUSE   LINTELS & SILLS              | 200,000    |
| BONDS ABATED BY SOLID WASTE FUND | FLEET                      | 10503      | SOLID WASTE EQUIPMENT REPLACEMENT PROGRAM    | 920,000    |
| EQUIPMENT BONDS                  | FLEET                      | 24029      | GROUND MAINTENANCE REPLACEMENT PROGRAM       | 180,000    |
| EQUIPMENT BONDS                  | FLEET                      | 24032      | PUBLIC SAFETY VEHICLE REPLACEMENT PROGRAM    | 100,000    |
| EQUIPMENT BONDS                  | FLEET                      | 24033      | CONSTRUCTION EQUIP. REPLACEMENT PROGRAM      | 450,000    |
| EQUIPMENT BONDS                  | FLEET                      | FL002      | STREET SWEEPER CHASSIS PURCHASE              | 180,000    |
| GO BONDS                         | FLEET                      | 24035      | TRANSIT REPLACEMENT PROGRAM                  | 105,000    |
| GO BONDS                         | FLEET                      | FL001      | FIRE APPARATUS AND EQUIPMENT REPLACEMENT     | 950,000    |
| GO BONDS                         | GENERAL GOVERNMENT         | 60038      | URBAN REVITALIZATION PROGRAM                 | 795,000    |
| GO BONDS                         | GENERAL GOVERNMENT         | 61002      | DAVENPORT NOW                                | 950,000    |
| EQUIPMENT BONDS                  | INFORMATION TECHNOLOGY     | 67006      | CITY FIBER NETWORK MAINTENANCE PROGRAM       | 50,000     |
| EQUIPMENT BONDS                  | LIBRARY SERVICES           | 66016      | LIBRARY MATERIALS PROGRAM                    | 465,000    |
| GO BONDS                         | MULTI-MODAL TRANSPORTATION | 28024      | CIVIC ACCESS PROGRAM                         | 250,000    |
| GO BONDS                         | MULTI-MODAL TRANSPORTATION | 28028      | CREATING CONNECTIONS PROGRAM                 | 600,000    |
| GO BONDS                         | MULTI-MODAL TRANSPORTATION | MM001      | WEST LOOP   PHASE II                         | 30,000     |
| GO BONDS                         | PARKS & RECREATION         | 64119      | PARK DEVELOPMENT PROGRAM                     | 350,000    |
| GO BONDS                         | PARKS & RECREATION         | PR005      | VANDER VEER   STONE FOUNTAIN RENOVATION      | 100,000    |
| GO BONDS                         | PARKS & RECREATION         | PR006      | DUCK CREEK   PARK IMPROVEMENTS               | 400,000    |
| GO BONDS                         | PARKS & RECREATION         | PR007      | GOLF COURSE IMPROVEMENTS PROGRAM             | 225,000    |
| GO BONDS                         | PARKS & RECREATION         | PR008      | PARK AMENITY ADA ACCESS PROGRAM              | 250,000    |
| GO BONDS                         | PUBLIC SAFETY              | PS004      | RESCUE AND RESPONSE ARMORED VEHICLE          | 300,000    |
| GO BONDS                         | RIVERFRONT                 | 68015      | FLOOD RESILIENCY PROGRAM   STRUCTURAL        | 1,000,000  |
| GO BONDS                         | RIVERFRONT                 | RF001      | REPETITIVE LOSS PROPERTY ACQUISITIONS        | 90,000     |
| BONDS ABATED BY SEWER FUND       | SANITARY SEWERS            | 30007      | SANITARY SEWER LIFT STATION REHAB PROGRAM    | 25,000     |
| BONDS ABATED BY SEWER FUND       | SANITARY SEWERS            | 30056      | NEIGHBORHOOD I&I INVESTIGATION AND REMOVAL   | 150,000    |
| BONDS ABATED BY SEWER FUND       | SANITARY SEWERS            | 30060      | SANITARY SEWER REPAIR PROGRAM                | 1,250,000  |
| BONDS ABATED BY SEWER FUND       | SANITARY SEWERS            | 30062      | SEWER LATERAL REPAIR PROGRAM                 | 1,200,000  |
| BONDS ABATED BY SEWER FUND       | SANITARY SEWERS            | SS001      | SSS PROGRAM                                  | 2,000,000  |
| BONDS ABATED BY SEWER FUND       | SANITARY SEWERS            | SS002      | SEWER REHABILITATION PROGRAM                 | 2,375,000  |
| GO BONDS                         | STORMWATER                 | 33025      | STORM SEWER LIFT STATION REHAB PROGRAM       | 25,000     |
| GO BONDS                         | STORMWATER                 | 33057      | STORM SEWER REPAIR PROGRAM                   | 300,000    |
| GO BONDS                         | STORMWATER                 | SW002      | E. HIGH & FOREST RD. STORM SEWER REALIGNMENT | 475,000    |
| GO BONDS                         | STREETS                    | 35038      | ALLEY REPAIR PROGRAM                         | 600,000    |
| GO BONDS                         | STREETS                    | 35041      | CONTRACT MILLING PROGRAM                     | 200,000    |
| GO BONDS                         | STREETS                    | 35061      | HIGH VOLUME STREET REPAIR PROGRAM            | 3,000,000  |
| GO BONDS                         | STREETS                    | 35062      | NEIGHBORHOOD STREET REPAIR PROGRAM           | 3,000,000  |
| GO BONDS                         | STREETS                    | ST001      | WEST CENTRAL PARK RECONSTRUCTION             | 400,000    |
| GO BONDS                         | STREETS                    | ST002      | UTICA RIDGE AT 53RD TURN LANES               | 500,000    |
| EQUIPMENT BONDS                  | TRAFFIC ENGINEERING        | TE001      | TRAFFIC SIGNAL CONTROLLER UPGRADE PROGRAM    | 75,000     |
| GO BONDS                         | TRAFFIC ENGINEERING        | TE002      | TRAFFIC SIGNAL SYSTEM   3RD & 4TH STREETS    | 300,000    |
|                                  |                            |            |                                              | 27,944,000 |
| TYPE                             |                            |            |                                              |            |
| GO BONDS                         | \$                         | 18,524,000 |                                              |            |
| BONDS ABATED BY SEWER            | \$                         | 7,000,000  |                                              |            |
| BONDS ABATED BY WPCP             | \$                         | -          |                                              |            |
| EQUIPMENT BONDS                  | \$                         | 1,500,000  |                                              |            |
| BONDS ABATED BY SOLID WASTE FUND | \$                         | 920,000    |                                              |            |
|                                  | \$                         | 27,944,000 |                                              |            |
| CHECKS                           |                            |            |                                              |            |
| FROM CIP DOCUMENT                | \$                         | 27,944,000 |                                              |            |
| PUBLIC TAB                       | \$                         | 27,944,000 |                                              |            |

City of Davenport

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

**Action / Date**  
**5/15/2024**

Subject:

Resolution awarding a temporary corporation counsel and operational legal services contract to Lane & Waterman LLP of Davenport, Iowa in an amount not to exceed \$135,000 through September 2024, and authorizing two possible one-month renewals thereafter in an amount of \$30,000 per month. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

Given two leadership vacancies existing within the Legal Department, and consistent with the City Council's direction to ensure continuity of operations, staff evaluated and analyzed a possible temporary contract with a law firm to provide these services. The overall scope of services is to assist in providing for the City's general counsel and overall operational legal services needs until the next Corporation Counsel is hired. Specifically, the caseload includes some litigation, mortgage foreclosure cases, internal and external administrative hearings, FOIA requests, complaints, outside counsel case management, and a number of support functions provided to numerous City departments and divisions. The scope also includes regular office hours and attendance at City Council meetings.

Of the firms contacted, Lane & Waterman LLP of Davenport, Iowa was the only firm that indicated capacity to address the City's account for a cost within the City's budget structure.

For additional context, on November 9, 2023, Lane & Waterman was retained on an interim basis to assist with legal needs arising from staff transitions. This was structured as a flat monthly retainer for rendered services. Lane & Waterman has been providing the expanded services for the last few weeks under a modified agreement not-to-exceed the City Administrator's spending authority of \$50,000.

If approved, this contract would be modified to continue the expanded scope of the original retainer agreement for a flat rate of \$30,000 per month for the period of May through September. Large-scale special projects or outside litigation will continue to be billed separately as customary. This action would also authorize two one-month extensions for October and November for a continued fee of \$30,000 per month. Without future Council action, the contract would fully terminate on November 30, 2024.

This structure is anticipated to allow for the continued continuity of operations over the leadership transition period and also allow an ample transition window for the next Corporation Counsel to conduct any necessary recruitments or enter into any related contract agreements to provide for the City's legal services moving forward.

Attachments:

## 1. Resolution



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

Resolution offered by Alderwoman Newton.

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

RESOLUTION awarding a temporary corporation counsel and operational legal services contract to Lane & Waterman LLP of Davenport, Iowa in an amount not-to-exceed \$135,000 through September 2024, and authorizing two possible one-month renewals thereafter in an amount of \$30,000 per month.

WHEREAS, it is necessary for the City of Davenport to have transitional legal services during the leadership transition period; and

WHEREAS, Lane & Waterman LLP of Davenport, Iowa has indicated capacity and resources to address the City's account and operational legal needs during this period.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a temporary corporation counsel and operational legal services contract in an amount not to exceed \$135,000 through September 2024 is hereby awarded to Lane & Waterman LLP of Davenport, Iowa; and

BE IT FURTHER RESOLVED that two possible one-month renewals thereafter in an amount of \$30,000 per month is hereby authorized.

Passed and approved this 22nd day of May, 2024.

Approved:

Attest:

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

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