

COMMITTEE OF THE WHOLE MEETING

CITY OF DAVENPORT, IOWA

Tuesday, June 18, 2024; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

NOTE CHANGE OF DAY FOR THIS MEETING

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 on the Annual Action Plan for Year 50 (July 1, 2024 - June 30, 2025) for the CDBG and HOME Programs. [All Wards]
2. Public Hearing for Case ROW24-03 being the request of the Davenport Community School District to vacate West 5th Street between Cedar Street and Howell Street. [Ward 3]

B. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the West 3rd Street and West 4th Street (Telegraph Road to Fillmore Street) Traffic Signal Upgrades project, CIP #38021. [Ward 3]
2. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the 3rd Street (Telegraph Road to Harrison Street) Rehabilitation project, CIP #35055. [Ward 3]
3. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the East High Street and Forest Road Storm Sewer Realignment project, CIP #33001. [Ward 6]
4. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Black Hawk Creek Gates Replacement project, CIP #68015. [Ward 1]

VII. Petitions and Communications from Council Members and the Mayor

VIII. Action items for Discussion

COMMUNITY DEVELOPMENT

Kyle Gripp, Chair; Paul Reinartz, Vice Chair

IX. COMMUNITY DEVELOPMENT

1. Third 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]
2. First Consideration: Ordinance for Case ROW24-03 being the request of the Davenport Community School District to vacate West 5th Street between Cedar Street and Howell Street. [Ward 3]
3. Resolution approving Case F24-06 being the request of Fair Oaks Foods, LLC for a final plat of Interstate 80 Airport Industrial Park 13th Addition, a 2-lot subdivision on 31.58 acres located at 2951 Enterprise Way. [Ward 8]
4. Motion approving the Annual Action Plan for Year 50 (July 1, 2024 - June 30, 2025) for the CDBG and HOME Programs, and authorizing the Interim City Administrator or her designees to sign necessary documents and agreements. [All Wards]

X. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ben Jobgen, Chair; Tim Dunn, Vice Chair

XI. PUBLIC SAFETY

1. First Consideration: Ordinance amending Schedule VI Speed Limits of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding 49th Street from Fairmount Street to Pine Street as a 35 mph street thereto. [Ward 2]
2. First Consideration: Ordinance amending Schedule VI Speed Limits of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding 60th Street from Wisconsin Avenue to Fairmount Street as a 35 mph street thereto. [Ward 2]
3. First Consideration: Ordinance amending Schedule XI Resident Parking Only of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding Spalding Boulevard along the frontage of 707 and 708 Spalding Boulevard thereto. [Ward 4]
4. Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events.

City of Davenport; Red, White and Boom!; LeClaire Park | 400 Beiderbecke Drive; 2:00 p.m. - 11:00 p.m. Wednesday, July 3, 2024; **Closures: (starting at 2:00 p.m.)** Marquette, Gaines, Ripley, and Harrison Streets south of West River Drive; **(starting at approximately 7:00 p.m.)** Marquette Street, Myrtle Street, Warren Street, Western Avenue, Scott Street, Ripley Street, and Main Street from West River Drive to West 2nd Street. [Ward 3]

LeeAnn Mendez; Mendez Block Party; 6918 Wilkes Avenue; 8:00 a.m. - 11:00 p.m. Thursday, July 4, 2024; **Closure:** Wilkes Avenue from West 69th Street to West 70th Street. [Ward 8]

Tim Shea; Belle Court 4th of July Party; 8:30 p.m. - 11:00 p.m. Thursday, July 4, 2024; **Closure:** Belle Court from East 61st Street to Parkview Lane. [Ward 8]

Davenport Parks and Recreation; YouthFest; Fejervary Park | 1800 West 12th Street; 6:30 a.m. - 1:30 p.m. Wednesday, July 10, 2024; **Closure:** Park road from the intersection of Wilkes Avenue and West 12th Street to north of the Aquatics Center parking lot. [Ward 4]

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

Southeast Little League; End of Season Celebration; Prairie Heights Park | 5600 Eastern Avenue; 10-15 minutes or less between 8:45 p.m. and 9:30 p.m. on Friday, June 28, 2024; Fireworks, over 50 dBA. [Ward 8]

Tim Shea; Belle Court 4th of July Party; 8:30 p.m. - 11:00 p.m. Thursday, July 4, 2024; Outdoor music/band, over 50 dBA. [Ward 8]

6. Motion approving beer and liquor license applications.

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

Ward 2

Hickory Creek Event Center (Chariot, LLC) - 3504 Hickory Grove Road - Permanent Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 3

Figge Art Museum (Figge Art Museum) - 225 West 2nd Street - New Owners/License with Outdoor Area - License Type: Class C Liquor (On-Premises)

Palmer College of Chiropractic (Palmer College Foundation) - 1000/1005 North Brady Street - Temporary Event with Outdoor Area - License Type: Special Class C Beer/Wine (On-Premises)

Yoshi's Bar And Filipino Canteen (Yoshi's Bar And Filipino Canteen, LLC) - 831 West 3rd Street - Permanent Extended Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 4

Dollar General Store #30700 (DoGenCorp, LLC) - 1777 North Division Street - License Type: Class B Beer/Wine (Carry-Out)

Ward 6

Kobe Sushi and Hibachi, LLC (Kobe Sushi and Hibachi, LLC) - 5242 Elmore Avenue - License Type: Class C Liquor (On-Premises)

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

Ward 2

Hickory Creek Event Center (Chariot, LLC) - 3504 Hickory Grove Road - License Type: Class C Liquor (On-Premises)

Ward 3

Yoshi's Bar and Filipino Canteen (Yoshi's Bar and Filipino Canteen, LLC) - 831 West 3rd Street -Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 5

Grilled Cheese Bar (Tbs Enterprises, LLC) - 1019 Mound Street - License Type: Class C Liquor (On-Premises)

XII. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Tim Kelly, Vice Chair

XIII. PUBLIC WORKS

1. Resolution accepting work completed under the Hickory Grove Road and Central Park Avenue Reconstruction project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$1,733,081.09, CIP #35052. [Wards 2 & 4]
2. Resolution accepting work completed under the Black Hawk Creek and Walnut Creek Clearing and Grubbing project by Ihrig Works LLC of Long Grove, Iowa in the amount of \$248,575, CIP #68015. [Ward 1]
3. Resolution approving Change Order #1 in the amount of \$200,000 to Langman Construction of Rock Island, Illinois for the 2023-2024 Sewer and Manhole

Rehabilitation Program, CIP #30057. [All Wards]

4. Resolution approving Change Order #1 in the amount of \$150,000 to Kline Sewer & Drain, LLC of Long Grove, Iowa for On-Call Sewer Televising, Inspecting, and Cleaning Services, CIP #30057 & #35061. [All Wards]
5. Resolution awarding a contract for the Southern Levee System | Water Pollution Control Plant Flood Protection Project - Levee and Pump Station (Phase 1) to Langman Construction, Inc of Rock Island, Illinois in the amount of \$13,947,499.16 (EDA #06-79-06258), CIP #39012. [Ward 1]
6. Resolution awarding a contract for the Colony Drive (Western Avenue to Ripley Street) Reconstruction project to Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$411,964, CIP #35061. [Ward 7]
7. Resolution awarding a contract for the RiverCenter Ramp Interior Pedestrian Walkway Demolition and Upgrades project to Reed Construction LLC of Dewitt, Iowa in the amount of \$113,000, CIP #60039. [Ward 3]
8. Resolution approving the plans, specifications, form of contract, and estimate of cost for the West 3rd Street and West 4th Street (Telegraph Road to Fillmore Street) Traffic Signal Upgrades project, CIP #38021. [Ward 3]
9. Resolution approving the plans, specifications, form of contract, and estimate of cost for the 3rd Street (Telegraph Road to Harrison Street) Rehabilitation project, CIP #35055. [Ward 3]
10. Resolution approving the plans, specifications, form of contract, and estimate of cost for the East High Street and Forest Road Storm Sewer Realignment project, CIP #33001. [Ward 6]
11. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Black Hawk Creek Gates Replacement project, CIP #68015. [Ward 1]
12. Resolution of acceptance covering an assessment for the FY 2024 Commercial Alley Program in accordance with the Alley Cost Share Program, CIP #35038. [Ward 3]
13. Motion approving Change Order #1 in the amount of \$70,912 to Americore LLC of Blue Grass, Iowa for the 2024 Pedestrian Curb Ramp Retrofit Program, CIP #35063. [All Wards]
14. Motion awarding a contract for the CY 2024 City Sidewalk Program to C-2 Creative Concrete of Dekalb, Illinois in an amount not to exceed \$80,000, CIP #28028. [All Wards]
15. Motion awarding a contract for architectural and engineering services for the Main Street Landing | Enhanced Lighting project to Sasaki Associates, Inc of Denver, Colorado in an amount not-to-exceed \$67,500, CIP #68022. [Ward 3]

16. Motion awarding a two-year contract with an optional one-year extension for traffic signal maintenance to Davenport Electric Contract Company of Davenport, Iowa. [All Wards]
17. Motion considering a waiver of sidewalk installation along Granite Way and Hillandale Road, and that the waiver is valid as long as certain conditions remain in effect. [Ward 8]

XIV. Motion recommending discussion or consent for Public Works items

FINANCE

Jazmin Newton, Chair; Mhisho Lynch, Vice Chair

XV. FINANCE

1. Resolution approving the renewal of general and auto liability, property, and workers' compensation insurance with multiple insurance companies and related professional services for FY 2025 in the amount of \$2,242,433 in accordance with the attached Schedule of Insurance in Force; approving the renewal of workers' compensation insurance with Midwest Employers Casualty Co and related professional services for FY 2026 in the amount of \$188,969; and authorizing the Human Resources Director to execute any related documents. [All Wards]
2. Motion awarding a two-year contract for License Plate Recognition (LPR) infrastructure to Insight Public Sector of Chandler, Arizona in the amount of \$65,550 using OMNIA Partners contract 23-6692-03. [All Wards]

XVI. Motion recommending discussion or consent for Finance items

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

1. DBS Manufacturing Inc | Water Pollution Control Plant tank gearmotor | Amount: \$10,642
2. Willett Hoffmann & Associates Inc | mezzanine stairwell repair engineering services | Amount: \$11,000
3. Keltek Inc | Fire Department vehicle equipment upfit | Amount: \$13,379.71
4. Worldgate LLC | time keeping reporting for DPD | Amount: \$17,500
5. Fifth Asset, Inc | DebtBook software subscription | Amount: \$21,000
6. Toby Chenoweth | Modern Woodmen Park concrete maintenance project | Amount: \$26,163
7. Scott County Treasurer | property taxes | Amount: \$26,253
8. Xylem Dewatering Solution, Inc | UV lamps for Water Pollution Control Plant | Amount: \$30,472

XVIII. Other Ordinances, Resolutions and Motions

XIX. Reports of City Officials

XX. Adjourn

City of Davenport

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

Action / Date
6/18/2024

Subject:

Public Hearing on the Annual Action Plan for Year 50 (July 1, 2024 - June 30, 2025) for the CDBG and HOME Programs. [All Wards]

Recommendation:

Hold the Hearing.

Background:

Each year, the City must submit an Annual Action Plan (AAP) to the Department of Housing and Urban Development (HUD) which is required to receive Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds. This plan will cover the fiscal year from July 1, 2024 through June 30, 2025, which is the fifth year of the City's current Five-Year Consolidated Plan.

The AAP identifies the local objectives to be addressed which were subject to a Public Hearing on November 1, 2023 and approved by Council at the November 8, 2023 meeting. The plan includes the annual grant allocations which were subject to a Public Hearing on March 20, 2024 and were approved by Council at the March 27, 2024 Council meeting. Allocation amounts were adjusted in accordance with the allocation plan approved by City Council once HUD announced the actual CDBG grant award on May 7, 2024. The draft Annual Action Plan was available for public comment May 20, 2024 through June 18, 2024. Pre-award costs for grant administration activities only will be utilized after the completion of the public comment period and until the authority to use grant funds is received per HUD CPD-Notice 24-01.

On the agenda there is also an item to approve the Annual Action Plan.

Attachments:

None

City of Davenport

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

Action / Date
6/18/2024

Subject:

Public Hearing for Case ROW24-03 being the request of the Davenport Community School District to vacate West 5th Street between Cedar Street and Howell Street. [Ward 3]

Recommendation:

Hold the Hearing.

Background:

The Davenport Community School District is petitioning to vacate West 5th Street between Cedar Street and Howell Street. The purpose of the vacation is to facilitate the redevelopment of Smart Middle School. A concept plan has been provided by the applicant detailing the proposed footprint of the new building along with the location of parking lots, bus drop-off lanes, and athletic amenities.

This section of 5th Street is approximately 80 feet in width and accommodates two-way traffic. There are 90-degree (head-in) parking spaces along the north and south sides of the roadway, which functions similar to a parking lot for Smart Middle School. City staff are analyzing the potential traffic impacts this closure may have on the neighborhood transportation network. The area to be vacated is approximately 38,013 square feet or 0.87 acres.

At its June 4, 2024 meeting, the Plan and Zoning Commission unanimously recommended Case ROW24-03 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 the redevelopment of Smart Middle School.
2. All utilities within the public right-of-way will be removed or relocated prior to development.
3. Based on the conceptual redevelopment plan for Smart Middle School, drop-off and pick-up will be shifted onto school grounds.
4. Converting Cedar Street to two-way traffic will mitigate traffic concerns in the area.

Condition

1. All existing utilities located within the Right-of-Way, which are subject to vacation, shall be granted access for the maintenance of such utilities until their relocation has been completed.

The staff report from the June 4, 2024 Plan and Zoning Commission meeting is attached.

Attachments:

1. Ordinance
2. Plan & Zoning Commission Staff Report
3. Application
4. Maps
5. Smart Middle School Project Narrative
6. Smart Middle School Project Presentation
7. Public Hearing Notice-Committee of the Whole
8. Public Hearing Notice-Plan & Zoning Commission
9. Neighborhood Meeting Attendance List

ORDINANCE NO. _____

AN ORDINANCE FOR CASE ROW24-03 BEING THE REQUEST OF THE DAVENPORT COMMUNITY SCHOOL DISTRICT TO VACATE WEST 5TH STREET BETWEEN CEDAR STREET AND HOWELL STREET.

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 West 5th Street, located in the southwest quarter of Section 27, Township 78 North, Range 3 East of the 5th Principal Meridian, between Cedar Street on the west, North Howell Street on the east, Block 1 of Thos Scott and C. Foster's Addition on the north and Block 4 of Scott and Foster's 2nd Addition on the south, in the city of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Beginning at the northwest corner of said Block 4;

Thence North 00 degrees 13 minutes 00 seconds West, a distance of 80.06 feet to the southwest corner of said Block 1;

Thence North 87 degrees 30 minutes 43 seconds East along the south line of said Block 1, a distance of 476.81 feet to the west right of way line of North Howell Street as described in Deed Document #2009-00022761 Tract H0062-43;

Thence South 02 degrees 07 minutes 53 seconds West, a distance of 80.26 feet to the intersection of the north line of said Block 4 and the west right of way line of North Howell Street as described in Deed Document #2009-00022761 Tract H0062-10;

Thence South 87 degrees 30 minutes 43 seconds West along said north line, a distance of 473.52 feet to the Point of Beginning.

The above-described parcel contains 38,013 square feet, more or less as shown by the attached Right of Way Vacation Plat.

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

Section 2. At its June 4, 2024 meeting, the Plan and Zoning Commission unanimously recommended Case ROW24-03 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 the redevelopment of Smart Middle School.
2. All utilities within the public right-of-way will be removed or relocated prior to development.
3. Based on the conceptual redevelopment plan for Smart Middle School, drop-off and pickup will be shifted onto school grounds.
4. Converting Cedar Street to two-way traffic will mitigate traffic concerns in the area.

Condition

1. All existing utilities located within the Right-of-Way, which are subject to vacation, shall be granted access for the maintenance of such utilities until their relocation has been completed.

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
6/4/2024

Subject:

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings to vacate West 5th Street, between Cedar Street and Howell Street, in Case ROW24-03 to the City Council with a recommendation for approval, subject to the following findings and condition:

Findings:

1. Vacating the right-of-way facilitates the redevelopment of Smart Middle School.
2. All utilities within the public right-of-way will be removed or relocated prior to development.
3. Based on the conceptual redevelopment plan for Smart Middle School, drop-off and pick-up will be shifted onto school grounds.
4. Converting Cedar Street to two-way traffic will mitigate traffic concerns in the area.

Condition:

1. All existing utilities located within the Right-of-Way, which are subject to vacation, shall be granted access for the maintenance of such utilities until their relocation has been completed.

Background:

The Davenport Community School District is petitioning to vacate West 5th Street, between Cedar Street and Howell Street. The purpose of the vacation is to facilitate the redevelopment of Smart Middle School. A concept plan has been provided by the applicant detailing the proposed footprint of the new building along with the location of parking lots, bus drop-off lanes, and athletic amenities.

This section of 5th Street is approximately 80 feet in width and accommodates two-way traffic. There are 90-degree (head-in) parking spaces along the north and south sides of the roadway, which functions similar to a parking lot for Smart Middle School. City staff are analyzing the potential traffic impacts this closure may have on the neighborhood transportation network. The area to be vacated is approximately 38,013 square feet or 0.87 acres.

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 existing Smart Middle School and former Monroe Elementary School properties are designated as Civic and Institutional in the Davenport +2035 Future Land Use Map. The surrounding neighborhood is designated as Residential General.

1. **Civic and Institutional:** Reserved for major developments for government, education, religion, medical, utilities, and other cultural or non-profit organizations located outside the Downtown (DT).
2. **Residential General:** 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-4C Single-Family and Two-Family Central Residential 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 section of 5th Street facilitates two-way traffic with head-in parking on both sides. Removing this connection will impact traffic patterns throughout the neighborhood. To better mitigate conflicts, staff supports converting Cedar Street, between 4th Street and 5th Street, from one-way to two-way traffic. With a pavement width of 32 feet, parking should be limited to the west side of the roadway only. Given the narrow pavement width of Howell Street, accommodating two-way traffic with on-street parking may not be feasible at this time.
2. Sanitary Sewer: There is currently a 12" sanitary sewer extending the length of 5th Street.
3. Water Service: Iowa American Water Company has a watermain on 5th Street that will need to be relocated to Howell Street prior to the start of construction. Abandoning the existing watermain on 5th Street may require relocating services for the new building.

4. Other Utilities: The three streetlights along the south edge of the pavement will have to be removed/relocated to facilitate the redevelopment of the site.
5. Parks/Open Space: The building footprint for the Smart Middle School reconstruction will span across a portion of the vacated right-of-way. The district's proposed site plan will consolidate greenspace and outdoor amenities on the west side of the school. The configuration prevents students from having to cross a street to access recreational space.

Public Input:

Letters were sent to property owners within a two block radius (bounded by Pine Street, West 4th Street, Division Street, and West 6th Street) of the proposed request notifying them of the May 7th neighborhood meeting and May 14th Plan and Zoning Commission public hearing.

The neighborhood meeting was held in the Smart Middle School Library at 1934 West 4th Street. Representatives of the Davenport School District were in attendance to explain the request to vacate 5th Street and discuss the proposed concept plan for the new school and site layout. There were approximately five members of the public in attendance. The overall concept plan presented by the school district was positively received. Questions raised were related to on-street parking on Howell Street as well as converting the one-way streets to two-ways.

There were no members of the public in attendance at the May 14th Plan and Zoning Commission public hearing. Any correspondence received will be shared at the June 4th Plan and Zoning Commission meeting.

Attachments:

1. Application
2. Smart Middle School Project Narrative
3. Smart Middle School Project Presentation
4. Maps
5. Public Hearing Notice
6. Neighborhood Meeting Attendance List



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
05/13/2024	04/18/2024	06/18/2024

PROJECT TITLE
Smart Middle School Renovation

APPLICANT INFORMATION

Applicant Name | Company Name
Davenport Community School District / IMEG Corp.

Address
1717 State Street, Suite 201

City | State | Zip
Bettendorf, IA, 52722

Phone
(563) 514-4392

Secondary Phone
(563) 344-0260

E-Mail Address
alex.e.krist@imegcorp.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.

IMEG Corp.

Type Applicant's Name

4/18/2024
Date

GENERAL LOCATION DESCRIPTION
1934 W 5th St. Davenport, IA

NEIGHBORHOOD MEETING DATE / TIME / LOCATION
5/8/24 6:00 pm 1934 W 5th St. Davenport, IA

AREA OF VACATION	EXISTING USE	PROPOSED USE	SQUARE AREA
	5th St. R.O.W.	School Property	38,013 S.F.

COMPLETE SUBMITTALS SHALL INCLUDE: **SUBMITTED**

Concept/Development Plan, if applicable ☒

Authorization to Act as Applicant ☒

Legal Description* (bearing & distance)
* shall include a MS Word or Text file ☒

Legal Description Dimensioned Sketch ☒

Application Fee: (REQUIRED) \$400* ☐
* check payable to 'City of Davenport'

PROJECT NARRATIVE: (submit separate sheet if needed)

Please see document included in submittal titled
"2024.04.17 Smart MS Building Description"

DEVELOPMENT TEAM

Surveyor
Daryl Brickner - IMEG Corp.

Address
1717 State St., Suite 201, Bettendorf, Iowa, 52722

Phone
(563) 823-6079

Secondary Phone
(563) 344-0260

E-Mail Address
Daryl.A.Brickner@imegcorp.com

Attorney/Other
Richard Davidson - Lane & Waterman LLP

Address
220 North Main St., Suite 600, Davenport, IA 52801

Phone
(563) 333-6624

Secondary Phone
E-Mail Address
rdavidson@l-wlaw.com

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.

Authorization to Act as Applicant

I/We, DLSD
[as property owner(s)]

authorize IMEG
[the above person(s)]

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

for the property located at Mono / Smart

[Signature]
Signature(s)*
*Please note: original signature(s) are required signed in front of a Notary.

Notarization:

4-16-24
Date

State of Texas,
County of Scott,

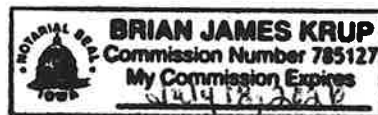
Sworn and subscribed before me

this 16th day of April, 2024

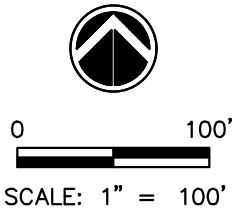
Brian James Krup
Notary Public

1A Driver License
[identification type]

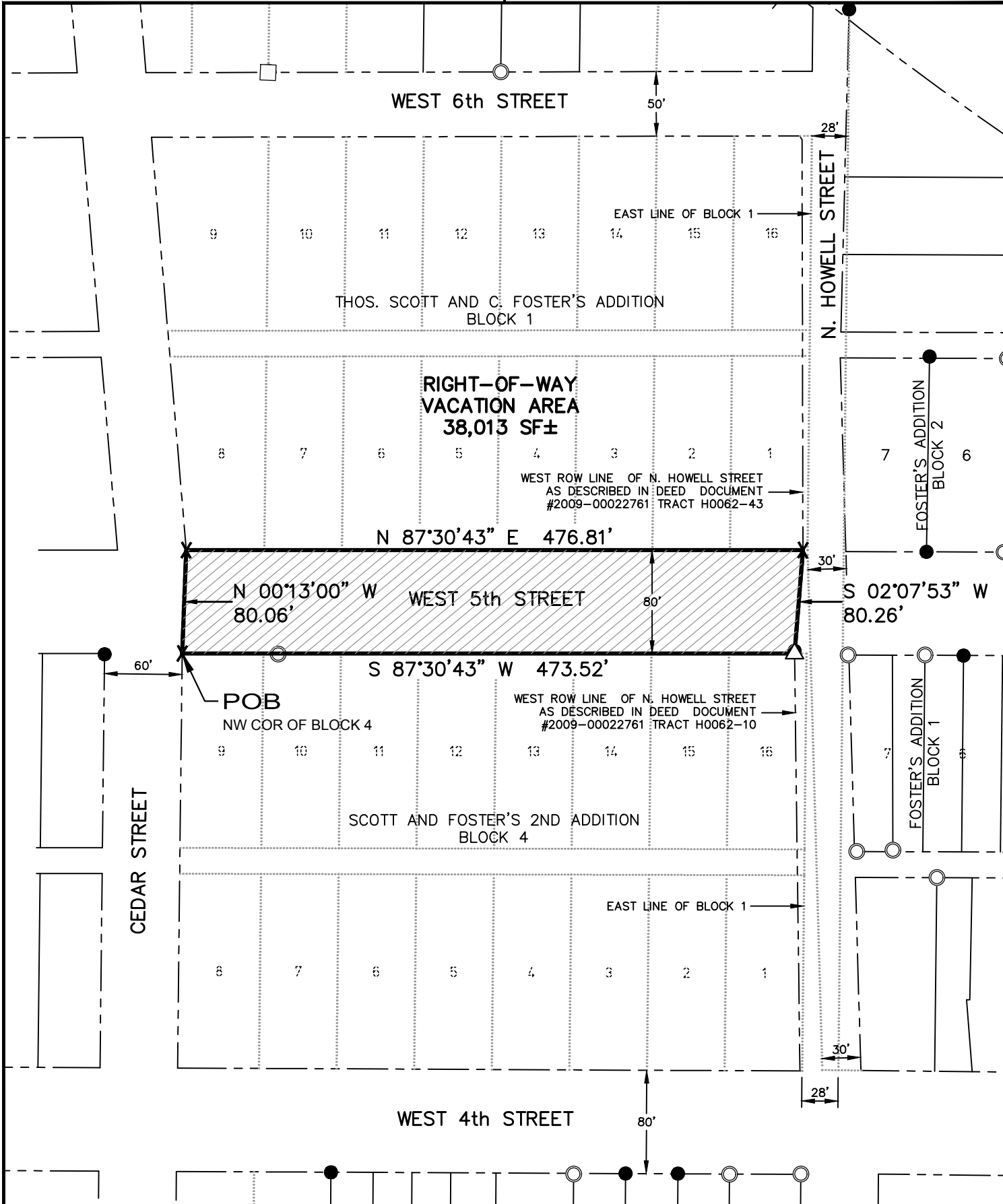
My Commission Expires:



Location: Southwest ¼ of Section 27
Twp/Range: Township 78 North, Range 3 East of the 5th P.M.
County: Scott
Requestor: Davenport School Board
Proprietor: City Davenport
Surveyor: Daryl A. Brickner
Surveyor Company: IMEG Corp.
Return to : IMEG Corp.
1717 State St. Suite 201
Bettendorf, IA 52807
Attn: Daryl Brickner



DRAFT
04-18-2024



IMEG Project No: 24001000.01 File Name: 24001000.01 Vacation 5th St.dwg ©COPYRIGHT 2024 ALL RIGHTS RESERVED Field Book No: _ Drawn By: DAB Checked By: BDO Date: 4/18/2024 Sheet 1 of 2	WEST 5TH STREET DAVENPORT, IOWA RIGHT OF WAY VACATION PLAT IMEG 1717 STATE ST. SUITE 201 BETTENDORF, IA 52722 PH: 563.823.6079 www.imegcorp.com	DARYL A. BRICKNER LICENSED 13581 IOWA LAND SURVEYOR	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 04-18-2024 Daryl A. Brickner, PLS No. 13581 Date My license renewal date is December 31, 2025 No. of sheets covered by this seal: _
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RIGHT OF WAY VACATION DESCRIPTION

Part of West 5th Street, located in the southwest quarter of Section 27, Township 78 North, Range 3 East of the 5th Principal Meridian, between Cedar Street on the west, North Howell Street on the east, Block 1 of Thos Scott and C. Foster's Addition on the north and Block 4 of Scott and Foster's 2nd Addition on the south, in the city of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Beginning at the northwest corner of said Block 4;

Thence North 00 degrees 13 minutes 00 seconds West, a distance of 80.06 feet to the southwest corner of said Block 1;

Thence North 87 degrees 30 minutes 43 seconds East along the south line of said Block 1, a distance of 476.81 feet to the west right of way line of North Howell Street as described in Deed Document #2009-00022761 Tract H0062-43;

Thence South 02 degrees 07 minutes 53 seconds West, a distance of 80.26 feet to the intersection of the north line of said Block 4 and the west right of way line of North Howell Street as described in Deed Document #2009-00022761 Tract H0062-10;

Thence South 87 degrees 30 minutes 43 seconds West along said north line, a distance of 473.52 feet to the Point of Beginning.

The above-described parcel contains 38,013 square feet, more or less as shown by the attached Right of Way Vacation Plat.

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

DRAFT
04-18-2024

LEGEND

- REBAR, FOUND
- PIPE, FOUND
- SQUARE PIN, FOUND
- X "X" IN CONCRETE, SET
- △ PIN & CAP 13581, SET
- - - - - EXISTING LOT / PARCEL LINE
- — — — — UNDERLYING LOT LINE
- . - . - . - . - . - . EXISTING RIGHT OF WAY LINE
- [Hatched Box] RIGHT OF WAY VACATION AREA

IMEG Project No:
24001000.01

File Name:
24001000.01 Vacation 5th St.dwg

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Field Book No: _

Drawn By: DAB

Checked By: BDO

Date: 4/18/2024

Sheet 2 of 2

WEST 5TH STREET
DAVENPORT, IOWA
RIGHT OF WAY VACATION PLAT



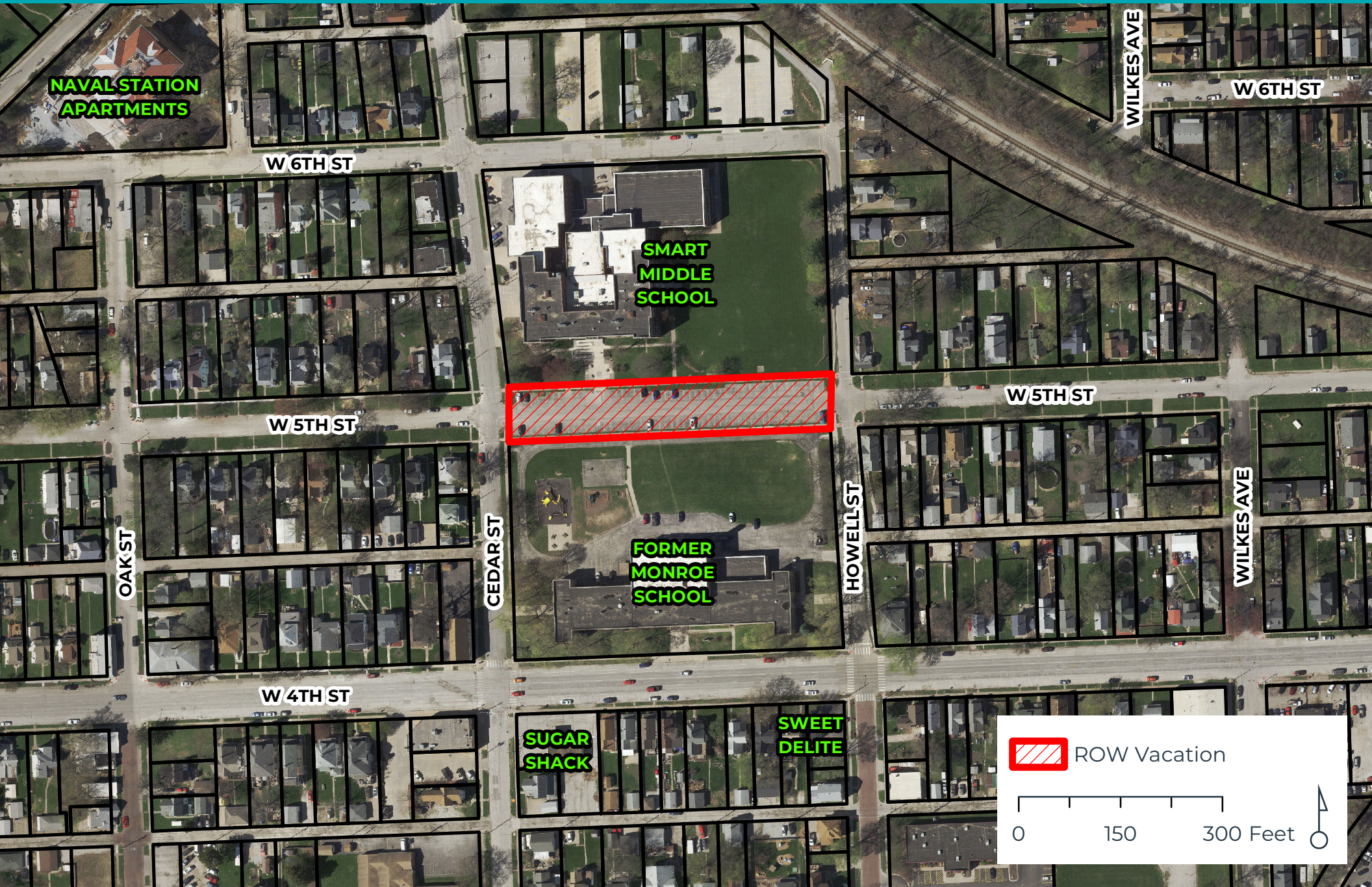
1717 STATE ST. SUITE 201
BETTENDORF, IA 52722

PH: 563.823.6079
www.imegcorp.com



Vicinity Map | Right-Of-Way Vacation

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]



ROW Vacation

0

150

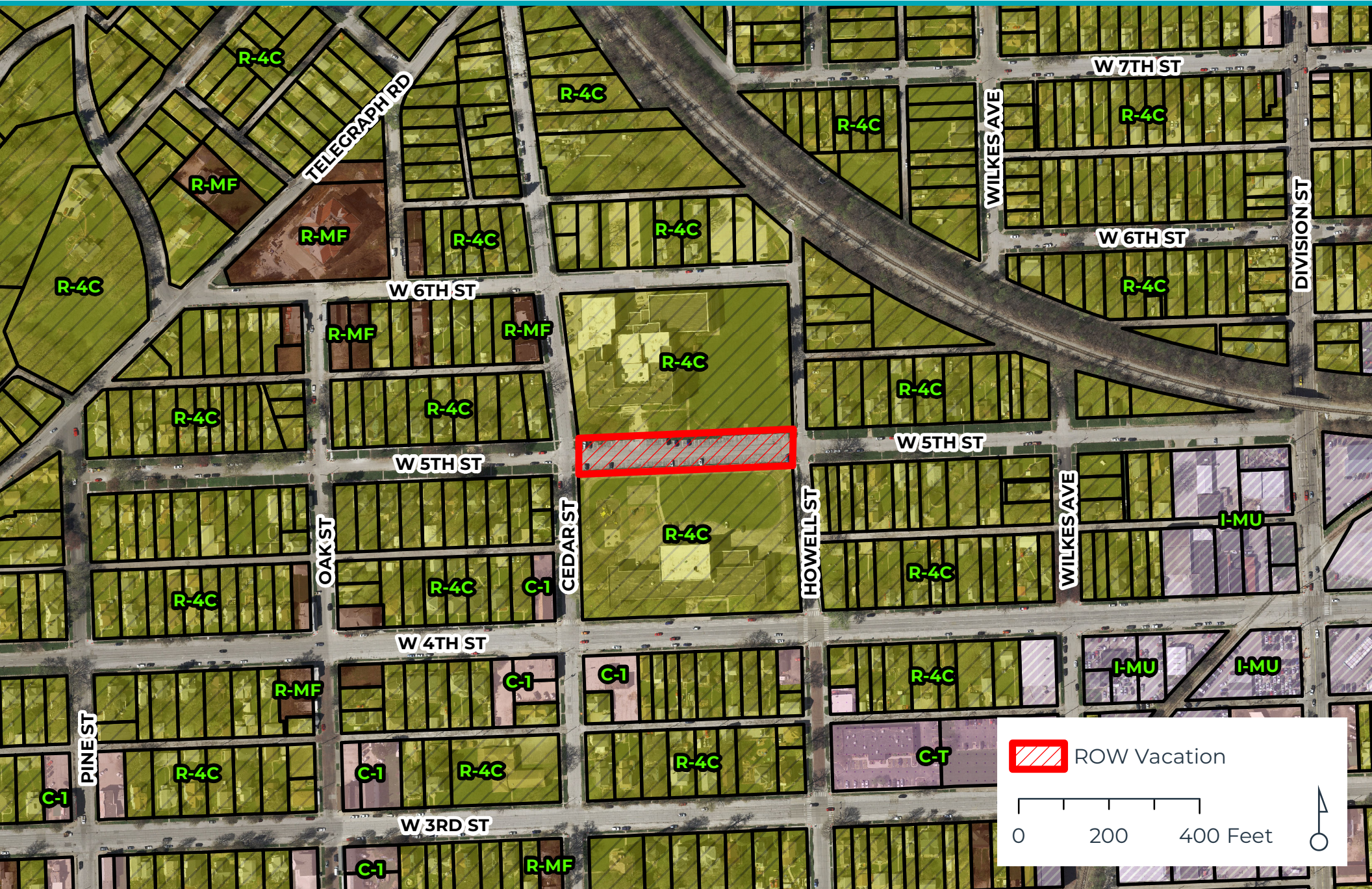
300 Feet





Zoning Map | Right-Of-Way Vacation

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]



ROW Vacation

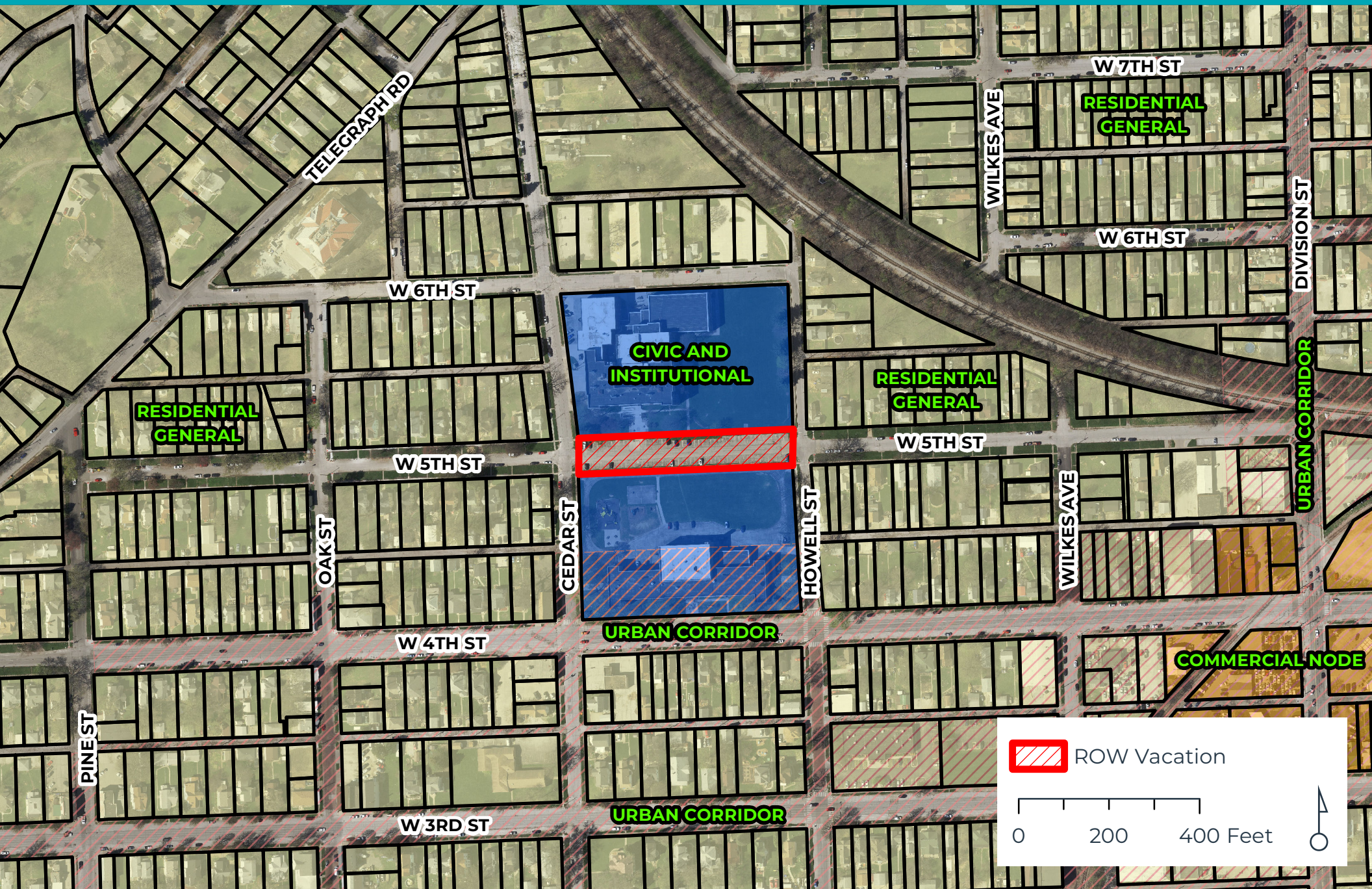
0 200 400 Feet





Future Land Use Map | Right-Of-Way Vacation

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]



DAVENPORT SMART MIDDLE SCHOOL

Davenport Community School District

Davenport, Iowa



Bray Project No. 3678

Wednesday | April 17, 2024

Re: RIGHT-OF-WAY VACATION

Smart Middle School project description for right-of-way vacation of 5th Street between Cedar Street and North Howell Street.

Project History Summary

Smart Intermediate School was originally built in 1918 and then has been added onto many times since then. Monroe Elementary was originally built in 1939 adjacent to Sudlow, sharing a field in between them.

Over the course of the last several years, Davenport Community School District faced declining enrollment resulting in significant excess student capacity throughout the district. In addition, the district has faced a continually growing backlog of capital maintenance needs caused by aging buildings. A district wide master planning process was conducted, which included facility condition assessments, capacity analysis, enrollment projections, exploration of grade configurations, and analysis of student educational pathway.

As a result of this process, the district considered and approved grade and pathway reconfiguration within the district. To reduce the excess capacity and alleviate excessive deferred maintenance costs, three facilities, Washington, Monroe, and Buchanan Elementary Schools, were identified for closure, and the district student pathway and organization were reconfigured. This reconfiguration changed the district to become arranged as K-5 Elementary Schools, 6-8 Middle Schools, and 9-12 High Schools. This pathway change was approved because it improved the potential to enhance educational opportunities within the district, reduce the number of school building transitions, define a predictable student pathway and experience, increase the duration of student experience within each school building, improve transportation and logistics, reduce the overall capacity of seats within the district in response to enrollment projections, and balance opportunities and exposure for benefits to all students within the district.

The Davenport School Board approved several projects to included in the first phase of work as identified under the district wide master plan. Washington and Monroe Elementary Schools were closed and identified to be demolished due to their age, prospective costs associated with deferred maintenance, small size of classrooms and inefficient layout of building, and proximity to the Sudlow and Smart Intermediate School buildings. Prior to the '24-'25 school year, sixth grade students have been

housed in elementary school buildings. Starting in the '24-'25 school year, sixth grade will be moved to the middle school buildings. One of the highest priorities within the school district is to improve the Sudlow and Smart middle school buildings. Improvements at the middle school buildings was deemed critical because addition and renovation to the existing facilities would support the adoption of the middle school curriculum, as well as support the integration of sixth grade to these buildings. Improvements to these facilities would provide needed collaboration and flexible use areas with increased sightlines and supervision within the building, while also increasing the safety and security within the building and campus. In addition, this would allow for creating a house model within the academic wings of the building in which the physical layout of the building will aid in developing smaller learning communities which are designed to improve the relational and social development of students while also enhancing student academic engagement and providing an environment that will improve student outcomes. Sudlow and Smart were identified to be considered for these improvements as they are the buildings most in need of improvement.

Smart Building Description

Due to the age of the existing building, high level of cost to remedy deferred maintenance and repairs, small size of existing classrooms, and poor layout and configuration of the existing building, the existing Smart Middle School is to receive a substantial new addition and existing gymnasium to remain shall receive minor updates. The new addition will allow expanded space for cafeteria which is necessary for improving the lunch sequence resulting in better control and more instructional time. New construction of appropriately sized classroom space will meet the needs of additional students and programs as well as allowing for a house model approach to the building layout. Additional gym space will be provided to improve instruction due to the larger building population size. The new improvement will allow for the integration of spaces for technology, science, and consumer sciences. Furthermore, the new project will improve site safety and logistics, as well as creating improved spaces for outdoor student activities. To reduce cost and timeline, the new addition building footprint has avoided overlap of the existing building footprint.

The Smart proposed plan has a three-story educational wing to house the three grade levels. It also provides a new office, kitchen, cafeteria, library, gymnasium, fitness rooms, and music rooms. Minor updates will be made to the existing 2001 gymnasium addition.

Smart timeline

Schematic Design concluded in the middle of March 2024. Currently, the design team is in design development and intends to be ready to bid the project in December 2024.



DAVENPORT
Community Schools
G R O W I N G E X C E L L E N C E

Davenport Community School District

Smart Middle School

04 16 2024



BRAYARCHITECTS

FL Smart Middle School | background

Davenport Community School District Identified 6 Projects for Phase 1

Goals

Highest priority projects to provide space needed for instruction and activities which impact all students within the district

Priority 1 – Improvements to meet classroom needs of students

Priority 2 – Improvements to meet outdoor needs of students

Projects

Sudlow Middle School – Expansion and Renovation

Smart Middle School – Expansion and Renovation

North High School – Science Room and Classroom Expansion and Remodeling

Elementary School Remodeling and Improvements

High School Outdoor Turf Fields (North / West)

High School Turf and Baseball Field (Central)

Total Budget

\$160,000,000

FL Smart Middle School | background

Initial Considerations

- Addition and Renovation proposed for Smart Middle School
- Current issues and prospective solution or benefit of improvement:
 - Curriculum and special programs which benefit students have filled out spaces within the existing building.
 - Improving buildings would allow sufficient space for all grade levels plus provide the necessary space to house the resources, programs, and services that benefit students which improves outcomes for students
 - Improve and enhance the vision of education within the district, by creating new and improved environments that will keeps students in the district, attract new families, and aid in attracting new staff

FL Smart Middle School | background

Initial Considerations

- Provide an addition and renovation to the existing facility to support middle school curriculum needs and to support integration of sixth grade
- Improve existing building according to concerns identified through the facility study process
- Provide needed collaboration and flexible use areas with increased sightlines and supervision within the building
- Increase safety and security within the building
- Allow for creating a house model within academic wings of the building
 - Physical structure will aid in developing smaller learning communities which are designed to improve relational and social development, enhance student academic engagement, and provide an environment which will improve student outcomes
- Smart identified to be considered for initial projects as it is one of buildings most in need of improvement

FL Smart Middle School | background

Initial Considerations

- Expand cafeteria to improve efficiency for lunch resulting in better control and more instructional time
- Additional classroom space to meet needs of additional students and programs, as well as allow a house approach
- Additional gymnasium space to improve instruction due to larger population size
- Improve spaces for FCE, CTE, and STEM
- Improve site safety and logistics, parking and outdoor student activity spaces
- Requires removal of Monroe Elementary Building

FL Smart Middle School | background

Initial Considerations

Project Information

- Building program based upon initial target during high level master planning with District leadership team. The program developed was a target to serve as starting place for each building project, whether existing building or new.
- Initial building program determined a target building area of 138,235 square feet of space needed for building project.
- Costs include improvements to existing building including, ADA accessibility, building interior and exterior repairs, fire protection, mechanical, plumbing, and electrical repairs and replacements.
- Remodeling considered for select portions of building needing to be remodeled to achieve proposed building program.

Proposed Project Cost

\$51,749,500

FL Smart Middle School | background

Current Considerations

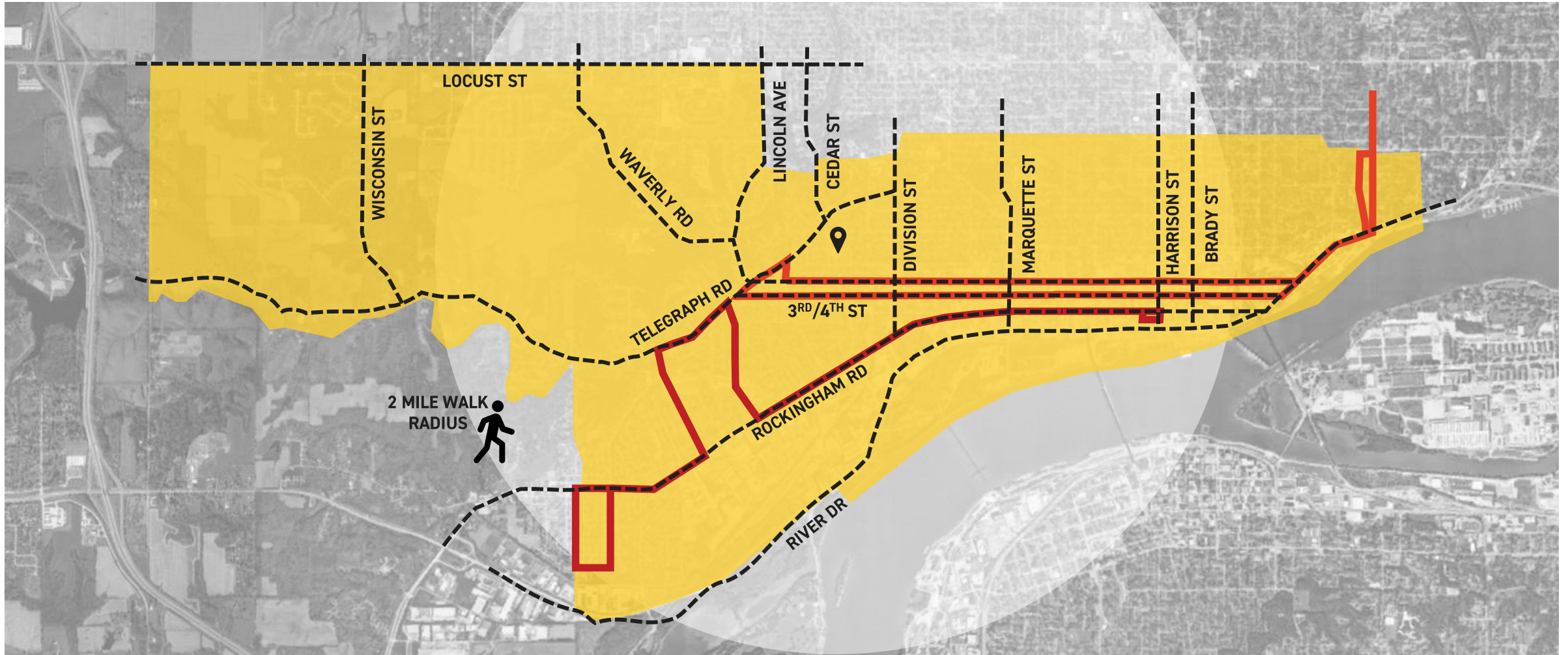
Project Information

- As component of commencing project, deeper conversations held with building leadership and staff to understand needs and goals for Smart Middle School
- The revised building program has resulted in a target building area of 127,332 square feet of space needed for building project.
- An addition and remodeling to the existing building would be required improvements to existing building including, ADA accessibility, building interior and exterior repairs, fire protection, mechanical, plumbing, and electrical repairs and replacements.
- The existing Smart gymnasium was determined to be retained and integrated into new construction, a and a mostly new facility could be constructed as an addition.

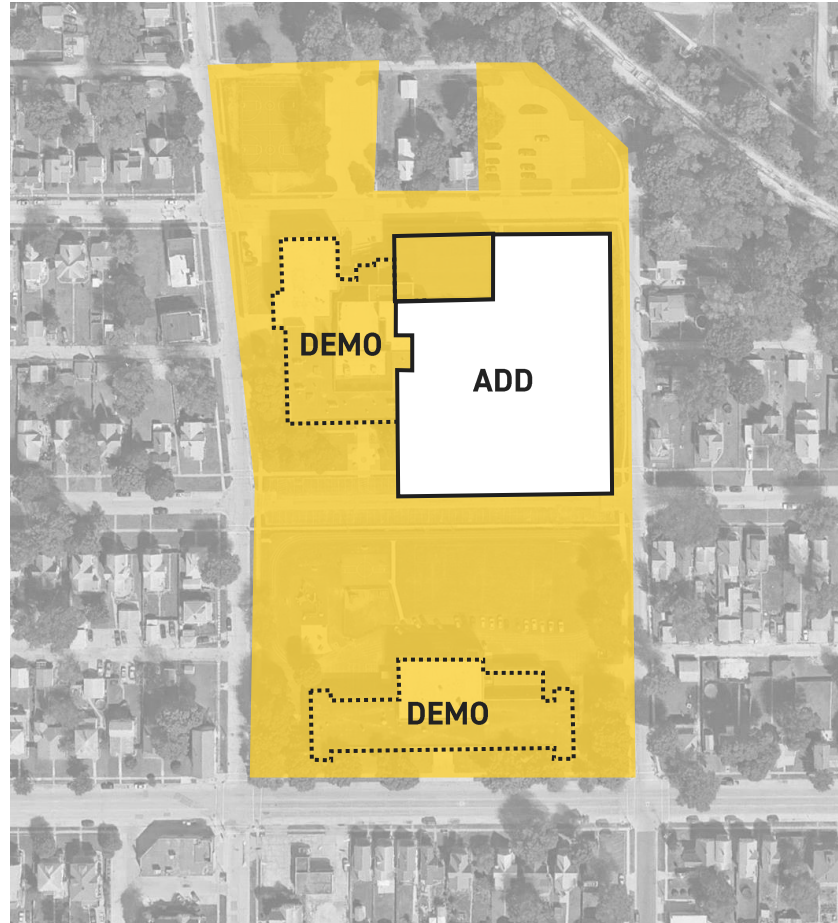
Proposed Project Cost

\$52,750,000 to \$54,870,000

SITE | boundary



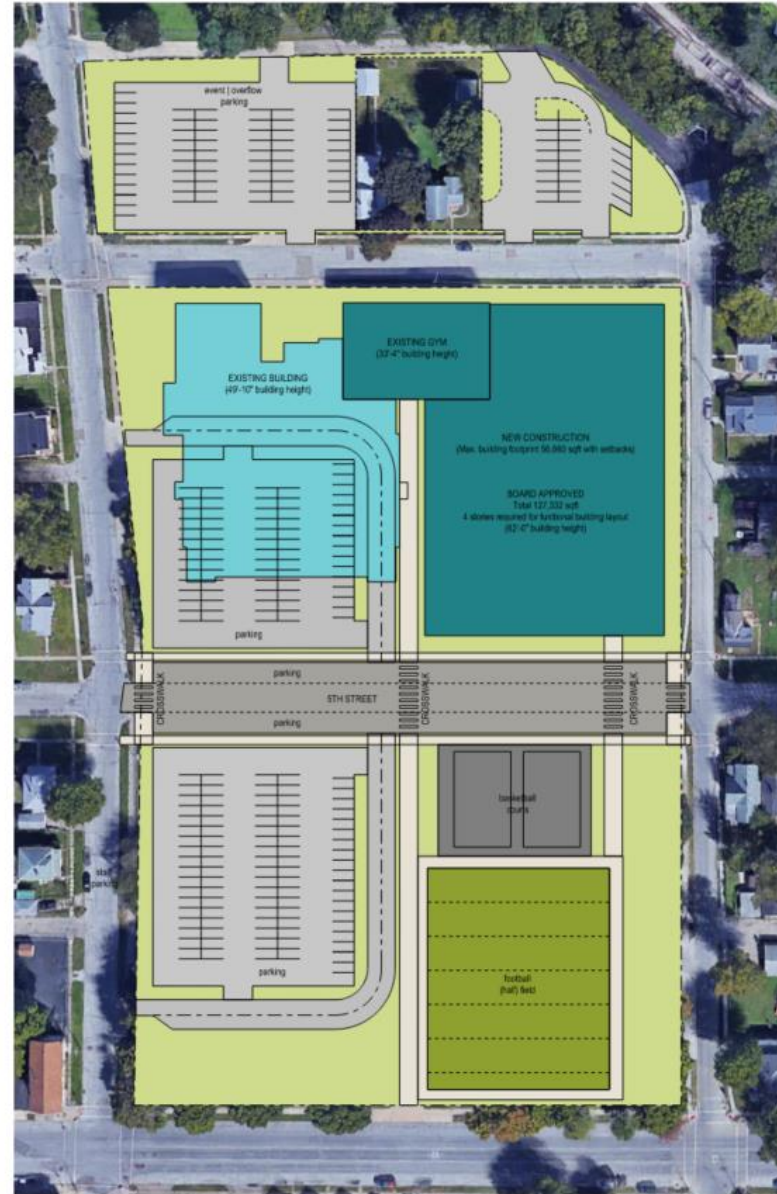
SITE | concept



SITE | concept

Site concerns with 5th street remaining

1. The scale of building would be far larger in height if restricted to the current site.
2. A big concern is that the construction sequence would take much longer as it would have more phases to work around the existing building.
3. There would not be sufficient space to allow for site amenities, and would require that students cross the street throughout the day to access amenities on the former monroe site presenting a safety concern.



1 SITE PLAN - 5TH STREET
SDE 6
Scale: 1" = 50' 0"

site plan | overall plan



site plan | enlarged plan



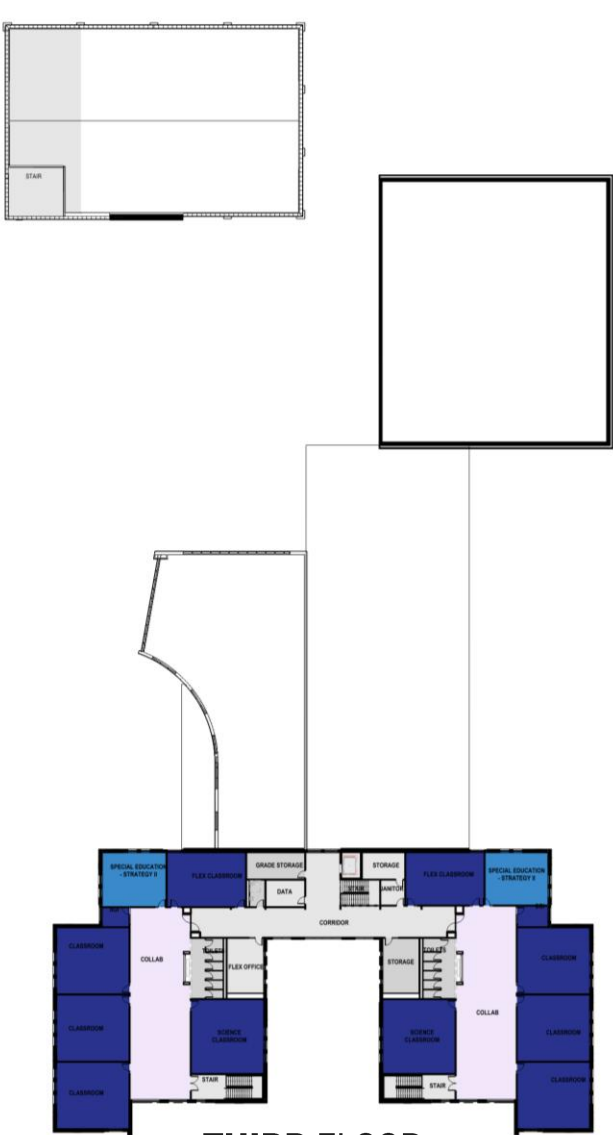
floor plans | overview



FIRST FLOOR



SECOND FLOOR

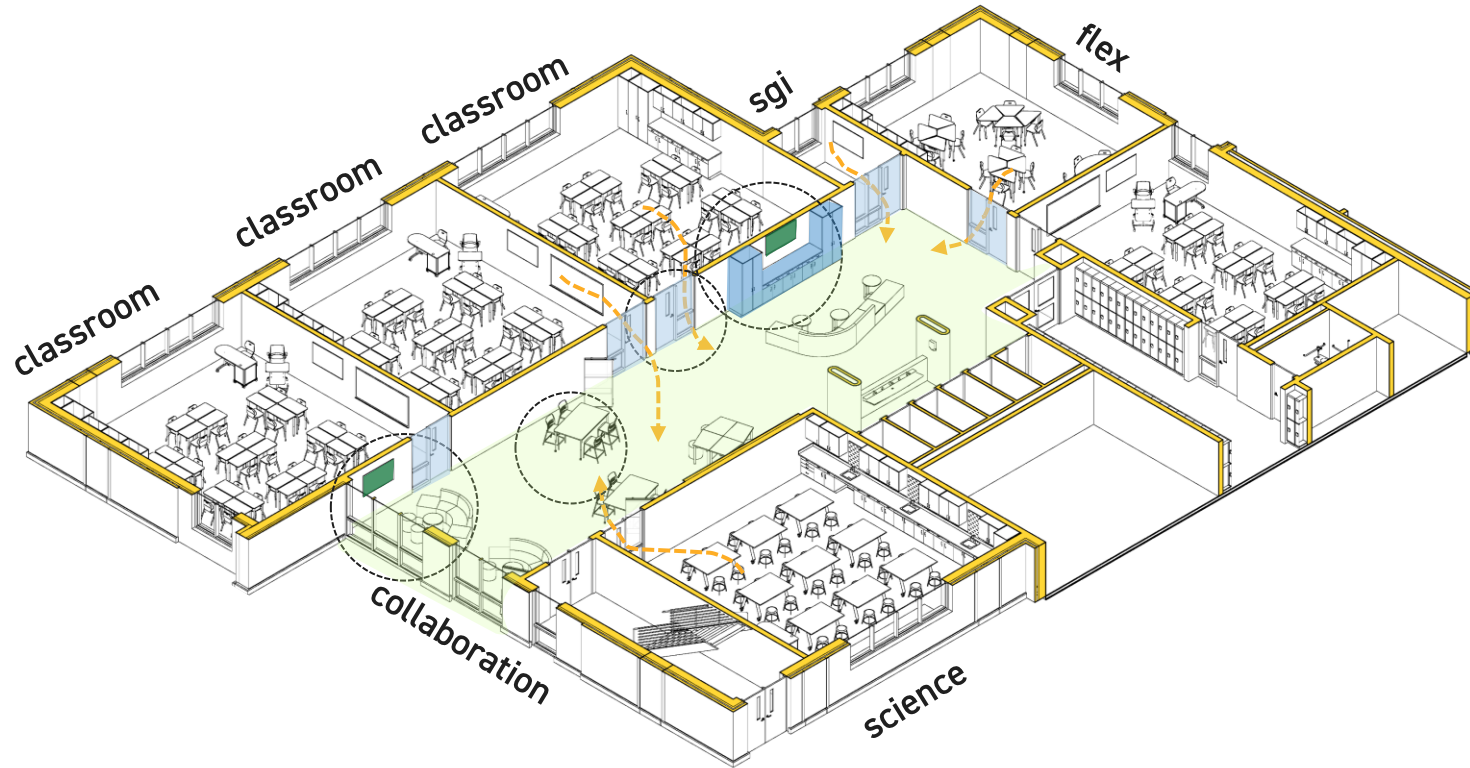


THIRD FLOOR

LEGEND departments

- KITCHEN
- COMMONS
- MEDIA
- ADMIN
- ATHLETIC
- COLLAB
- PERFORMING ARTS
- ELECTIVES
- ACADEMIC
- SPECIAL EDUCATION
- BUILDING SUPPORT

core academic neighborhoods | collaboration



View towards SGI



View towards exterior

exterior design | overall view from west



exterior design | main entry



exterior design | event entry



exterior design | core academic



exterior design | core academics – view from south





Thank you!

BRAYARCHITECTS



PUBLIC HEARING NOTICE | Committee of the Whole

To: Neighboring property owners adjacent to Smart Middle School.

Committee of the Whole Public Hearing Meeting

Date: 6/18/2024

Time: 5:30 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a neighborhood meeting will be held to learn more about the project and the request to vacate West 5th Street, between Cedar Street and Howell Street. The Davenport Community School District is petitioning the vacation to facilitate the redevelopment of Smart Middle School. A concept plan is attached to this letter.

Request/Case Description

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]

Plan & Zoning Commission Recommendation

At its June 4, 2024 meeting, the Plan and Zoning Commission recommended Case ROW24-03 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 the redevelopment of Smart Middle School.
2. All utilities within the public right-of-way will be removed or relocated prior to development.
3. Based on the conceptual redevelopment plan for Smart Middle School, drop-off and pick-up will be shifted onto school grounds.
4. Converting Cedar Street to two-way traffic will mitigate traffic concerns in the area.

Condition:

1. All existing utilities located within the Right-of-Way, which are subject to vacation, shall be granted access for the maintenance of such utilities until their relocation has been completed.

What are the Next Steps?

The public hearing on the above matter is scheduled for 5:30pm or as soon thereafter on Tuesday, June 18, 2024 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

Would You Like to Submit an Official Comment?

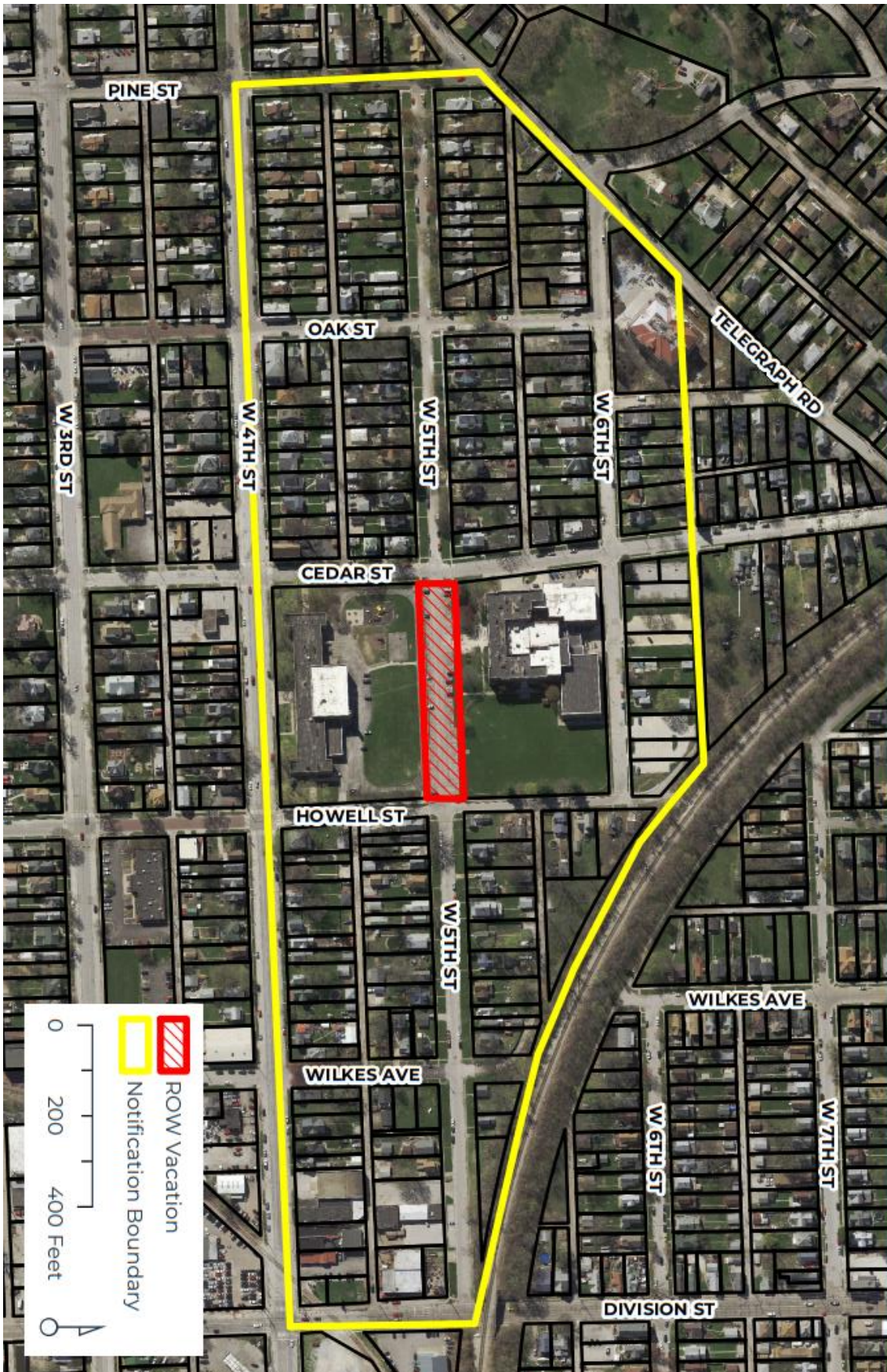
You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the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

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

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

Right-Of-Way Vacation | Public Hearing Notice

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: Neighboring property owners adjacent to Smart Middle School.

Neighborhood Meeting

Date: 5/7/2024

Time: 6:00 PM

Location: Smart Middle School | Library | 1934 W 5th Street

Plan & Zoning Commission Public Hearing Meeting

Date: 5/14/2024

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a neighborhood meeting will be held to learn more about the project and the request to vacate West 5th Street, between Cedar Street and Howell Street. The Davenport Community School District is petitioning the vacation to facilitate the redevelopment of Smart Middle School. A concept plan is attached to this letter.

Request/Case Description

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]

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

The Plan and Zoning Commission will hold a formal public hearing at their meeting on May 14, 2024. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on June 4, 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. 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 (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": www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

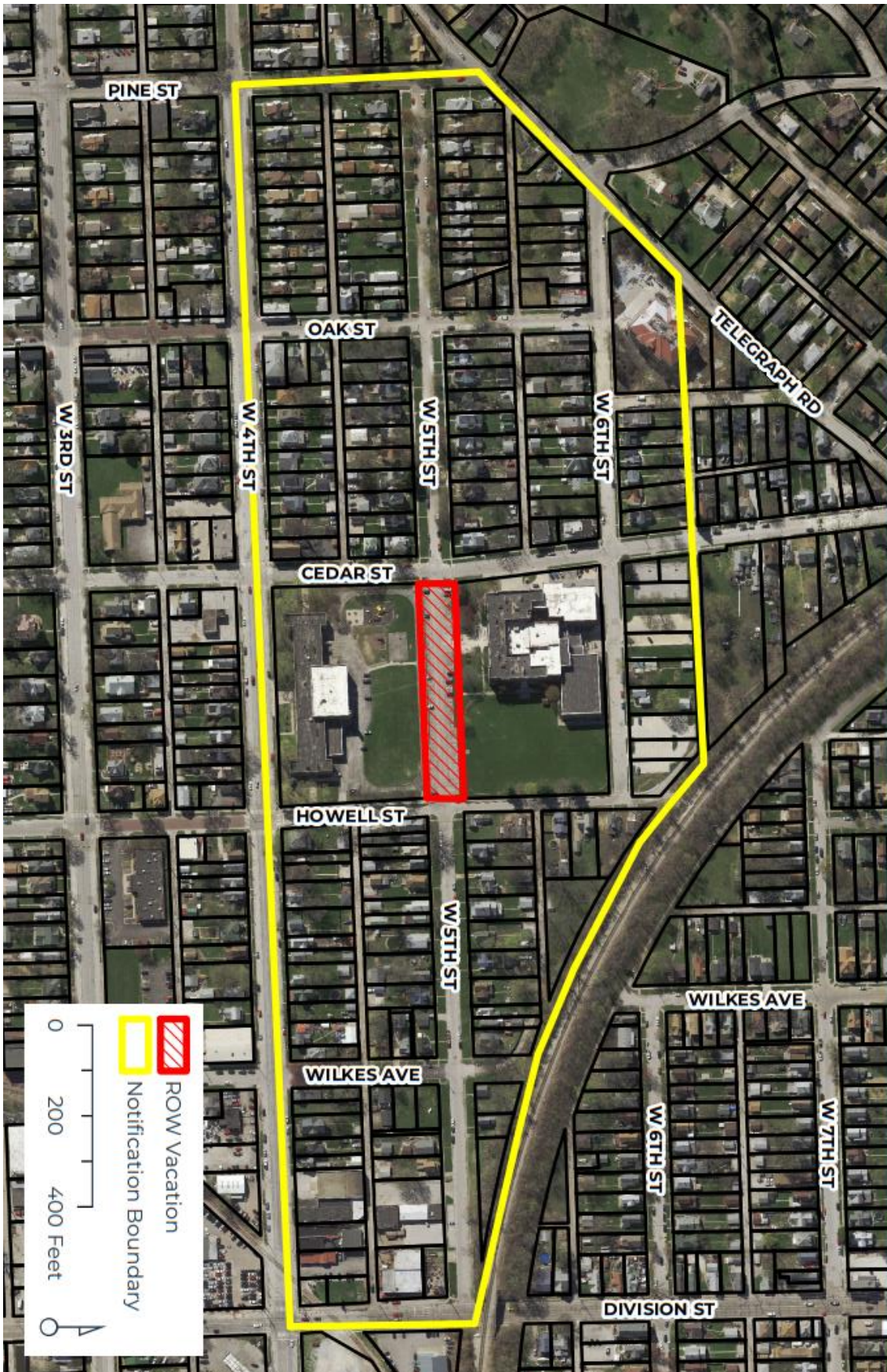
Do You Have Any Questions?

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 or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

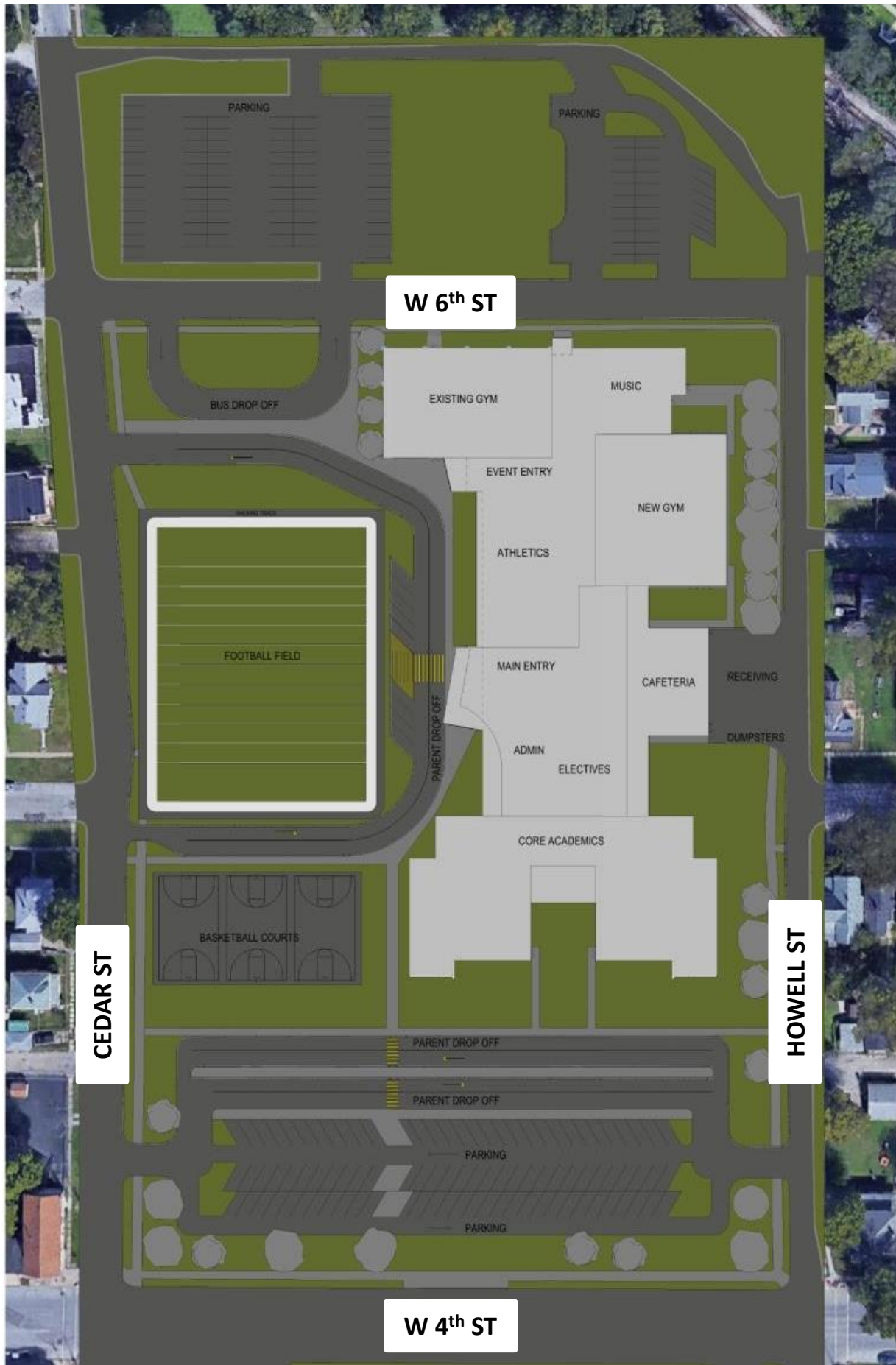
Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Right-Of-Way Vacation | Public Hearing Notice

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]



Smart Middle School | Concept Plan



Neighborhood Meeting Attendance List

Date: 5/7/24

Time: 6 PM

Location: 1934 W 5th

Case: ROW 24-03

The purpose of this meeting is to provide an **informal setting to allow courteous discussion** between the developer and adjacent owners, and to answer any questions and concerns about the proposed action. This meeting does not replace the Public Hearing.

NAME	EMAIL:	PHONE: (optional)	ADDRESS (as shown on the notice map)
1 Jon BABNIK	jonshauna.babnik@gmail.com		1820 W. 5TH ST.
2 RICHARD PIEPER		563-320-9212	1849 W 5 th
3 CATHLEEN T. BUFFINGTON			2046 W 5 ST.
4			
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City of Davenport

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

Action / Date
6/18/2024

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the West 3rd Street and West 4th Street (Telegraph Road to Fillmore Street) Traffic Signal Upgrades project, CIP #38021. [Ward 3]

Recommendation:

Hold the Hearing.

Background:

This project is located along West 3rd Street and West 4th Street from Telegraph Road to Fillmore Street. There is a separate contract for HMA resurfacing with milling which includes pavement rehabilitation and sidewalk construction in this area. With the HMA resurfacing project, some areas will undergo complete street reconstruction. In these areas, traffic signal conduits will be installed during the reconstruction for future use so that the streets will not need to be disturbed for future traffic signal work. Also, old, obsolete traffic signal controllers and cabinets will be replaced at six intersections to improve traffic signal coordination. The contractor for the signalization work shall work closely with the contractor for the HMA resurfacing so that both projects can occur simultaneously and without excess delay to either project.

Traffic signalization upgrades:

West 3rd Street at North Howell Street
West 3rd Street at Division Street
West 3rd Street at Fillmore Street
West 4th Street at Cedar Street
West 4th Street at Division Street
West 4th Street at Fillmore Street

Attachments:

None

City of Davenport

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

Action / Date
6/18/2024

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the 3rd Street (Telegraph Road to Harrison Street) Rehabilitation project, CIP #35055. [Ward 3]

Recommendation:

Hold the Hearing.

Background:

Project improvements include milling and HMA overlay of 3rd Street from Telegraph Road to the approximate westerly return of Harrison Street, around 2 miles in length. The project will also include the replacement of some deteriorated intersection pavement with PCC, miscellaneous pavement patching and curb replacement, storm sewer modifications, and intersection curb ramp ADA improvements.

In addition, pavement marking and signage work has been included with this project to accommodate the conversion to two-way traffic from Marquette Street to East River Drive.

This project has been designed by the City's Engineering & Capital Project Department. No right-of-way or temporary construction easements are required. The proposed total cost of the project is currently estimated at \$4,445,987 with approximately \$3,564,718 of the cost being obtained from the Surface Transportation Block Grant Program.

The project is being let by the Iowa Department of Transportation on July 16, 2024 with construction expected to begin in the fall of 2024.

Attachments:

None

City of Davenport

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

Action / Date
6/18/2024

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the East High Street and Forest Road Storm Sewer Realignment project, CIP #33001. [Ward 6]

Recommendation:

Hold the Hearing.

Background:

Work will include furnishing of all labor, materials, equipment, and services necessary for removal and construction of pavement, sidewalks, and storm sewer pipes and structures. Work shall include, but not be limited to, construction survey; pavement removal; sidewalk removal; installation of 15" and 21" RCP storm sewer, intakes, manholes, gabion outfall structure, granular backfill, PCC pavement, curb and gutter, sidewalk, and ADA ramps; restoration of turf areas adjacent to these items; and traffic control.

Attachments:

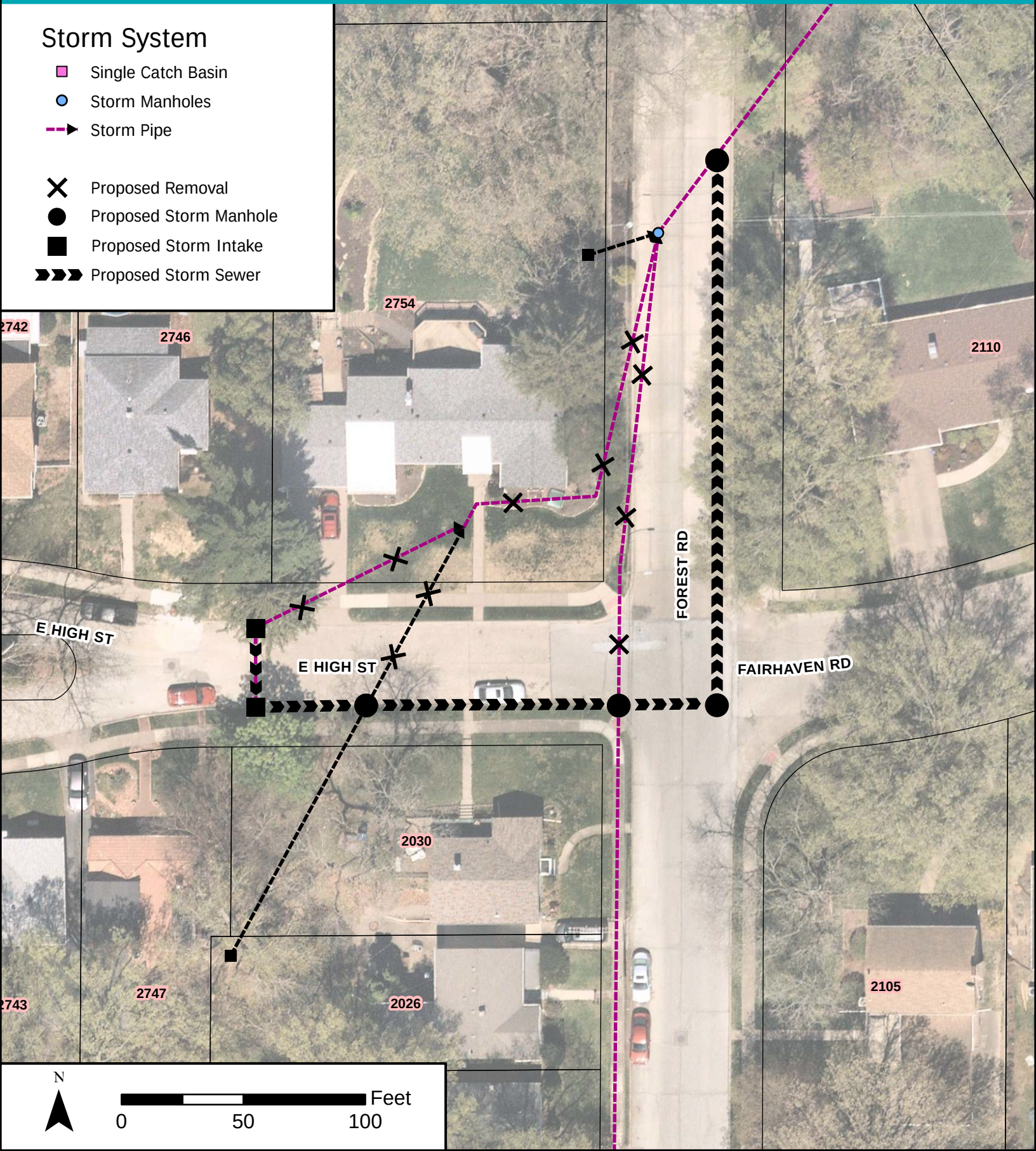
1. Forest Road



Forest Road Storm Sewer Project

Storm System

- Single Catch Basin
- Storm Manholes
- Storm Pipe
- Proposed Removal
- Proposed Storm Manhole
- Proposed Storm Intake
- Proposed Storm Sewer



City of Davenport

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

Action / Date
6/18/2024

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Black Hawk Creek Gates Replacement project, CIP #68015. [Ward 1]

Recommendation:

Hold the hearing.

Background:

This project is located along Black Hawk Creek between South Concord Street and Homestead Avenue. The proposed improvements include, but are not limited to, the replacement of six storm sewer outfalls, gatewell structures, PCC sidewalk removal and replacement, berm restoration, topsoil and seeding, and erosion control.

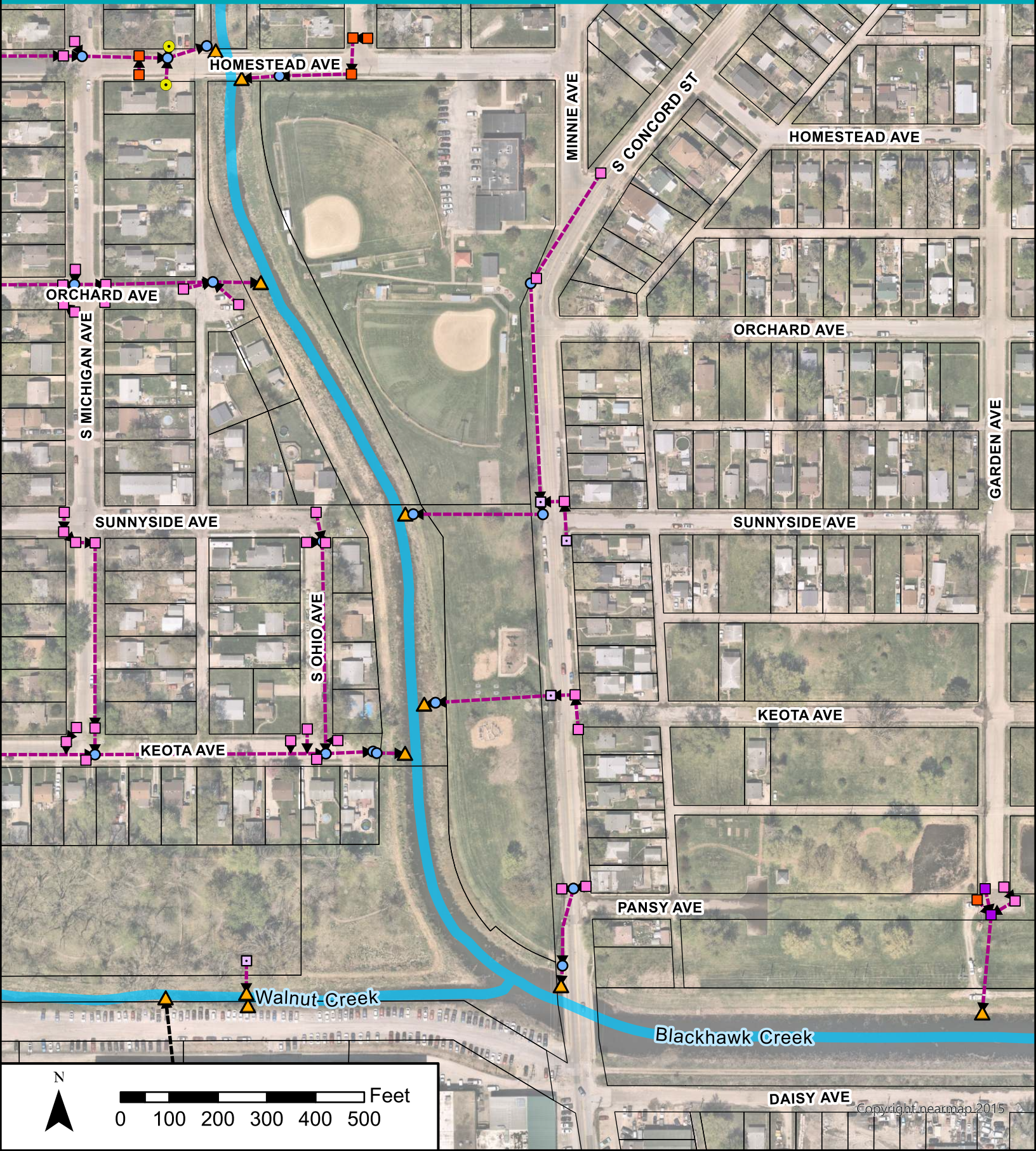
Attachments:

1. Blackhawk Creek



THE CITY OF
DAVENPORT
IOWA | USA

Blackhawk Creek Gate Replacements



City of Davenport

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

Action / Date
6/18/2024

Subject:

Third 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	4,548 SF

COMPLETE SUBMITTALS SHALL INCLUDE:	SUBMITTED
Concept/Development Plan, if applicable	☒
Authorization to Act as Applicant	☐
Legal Description* (bearing & distance) * shall include a MS Word or Text file	☒
Legal Description Dimensioned Sketch	☒
Application Fee: (REQUIRED) \$400* * check payable to 'City of Davenport'	☐

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 (Willettt Hoffman & Associates)

Address
1515 5th Avenue, Moline, IL 61265

Phone
(309) 517-1119

Secondary Phone

E-Mail Address
cmacke@willettthofmann.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.

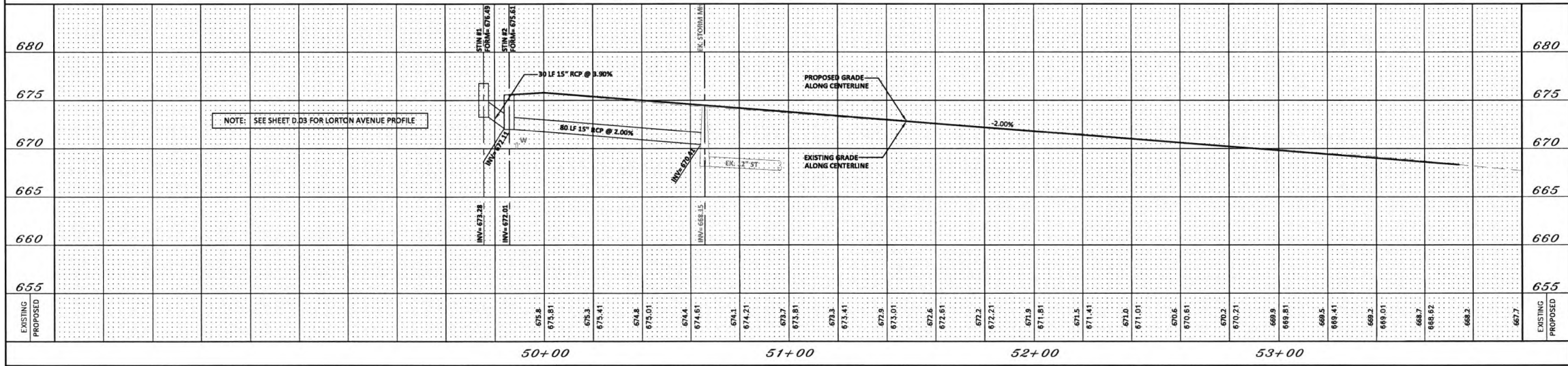
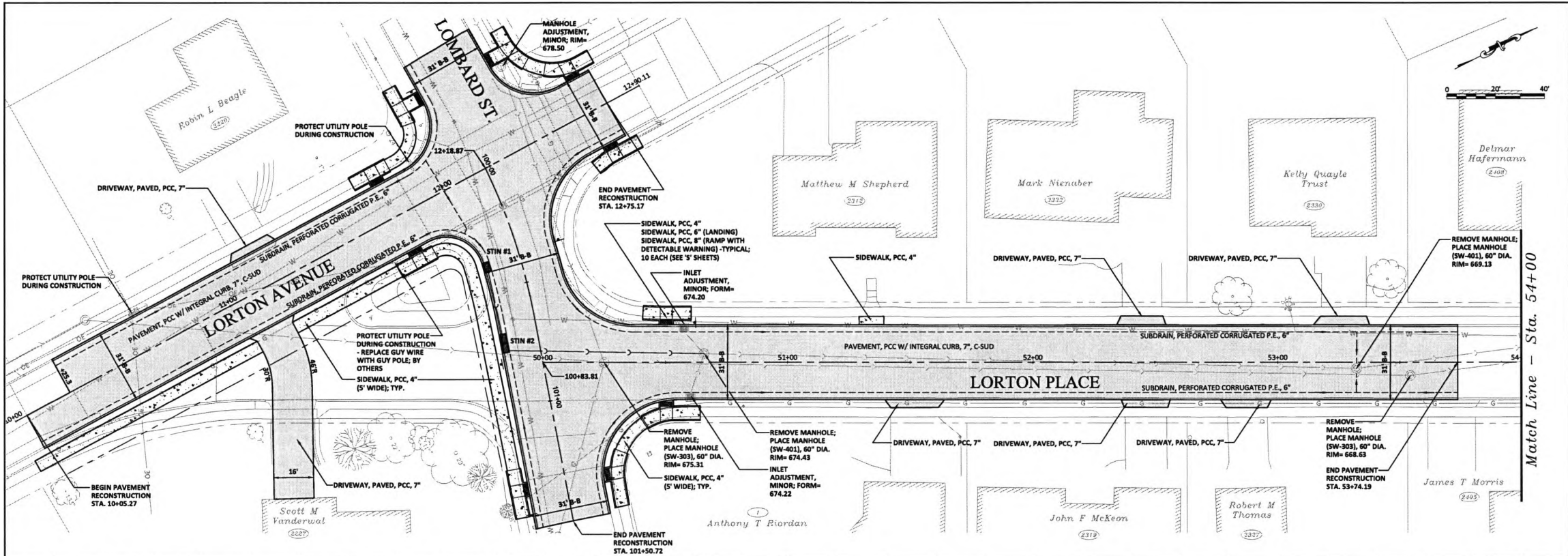
The right-of-way vacation process can take up to four months to complete and the city will submit the application once we receive this letter back signed acknowledging your willingness to accept the right-of-way vacation, assuming the vacation is approved by Council.

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 8th day of March, 20 24.

Owner Signature

Owner Signature



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

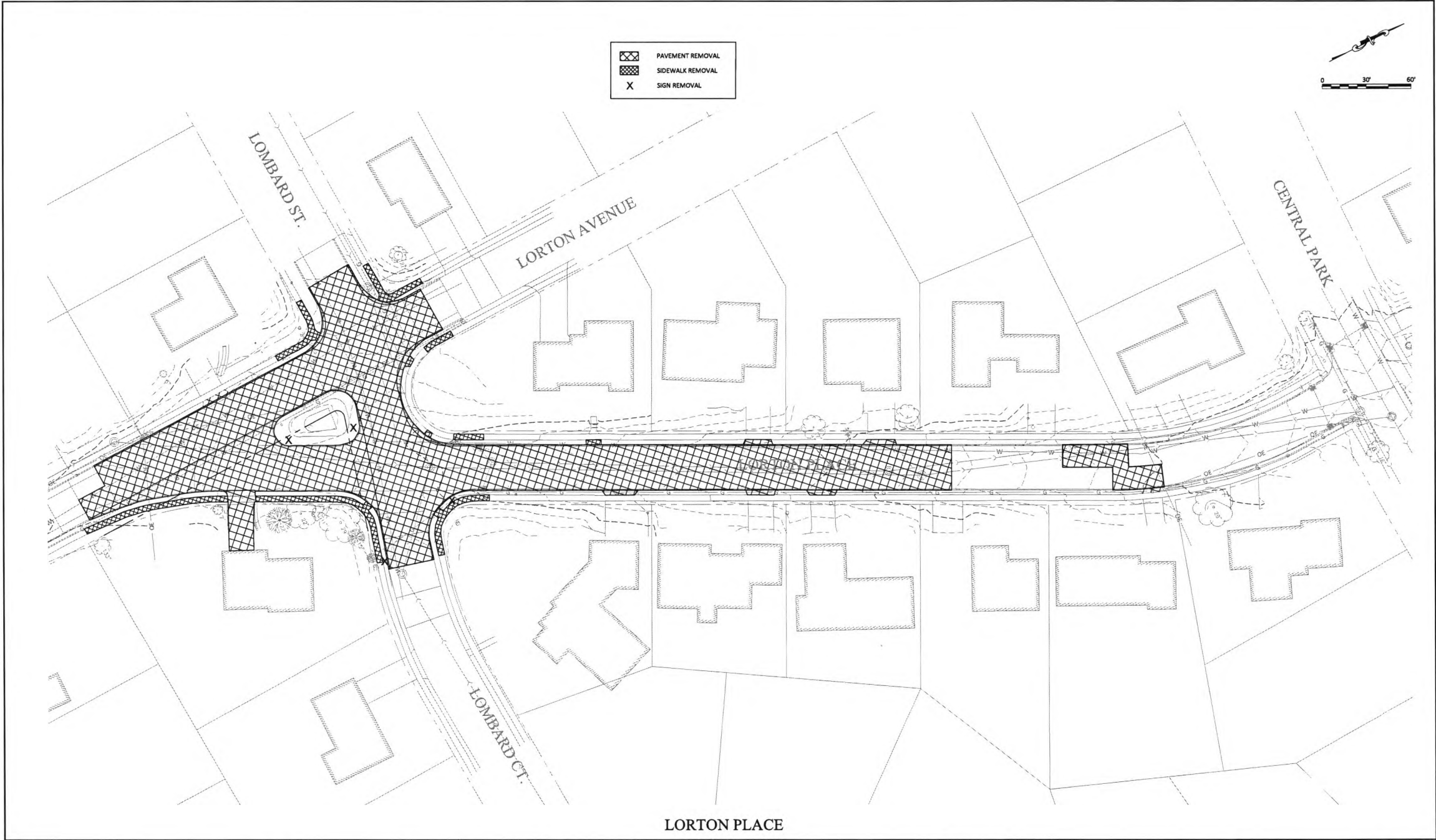
City of Davenport, Iowa
Engineering Division
1200 E. 46th Street
(563) 326-7729
Davenport, Iowa 52807
Fax (563) 327-5182

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
Davenport, Iowa 52807
(563) 326-7729 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

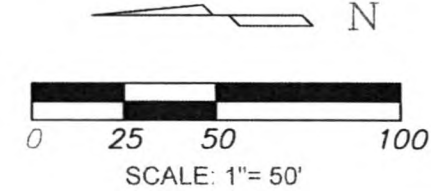
SHEET NO.
R.01
TOTAL SHEETS
15

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



LEGEND

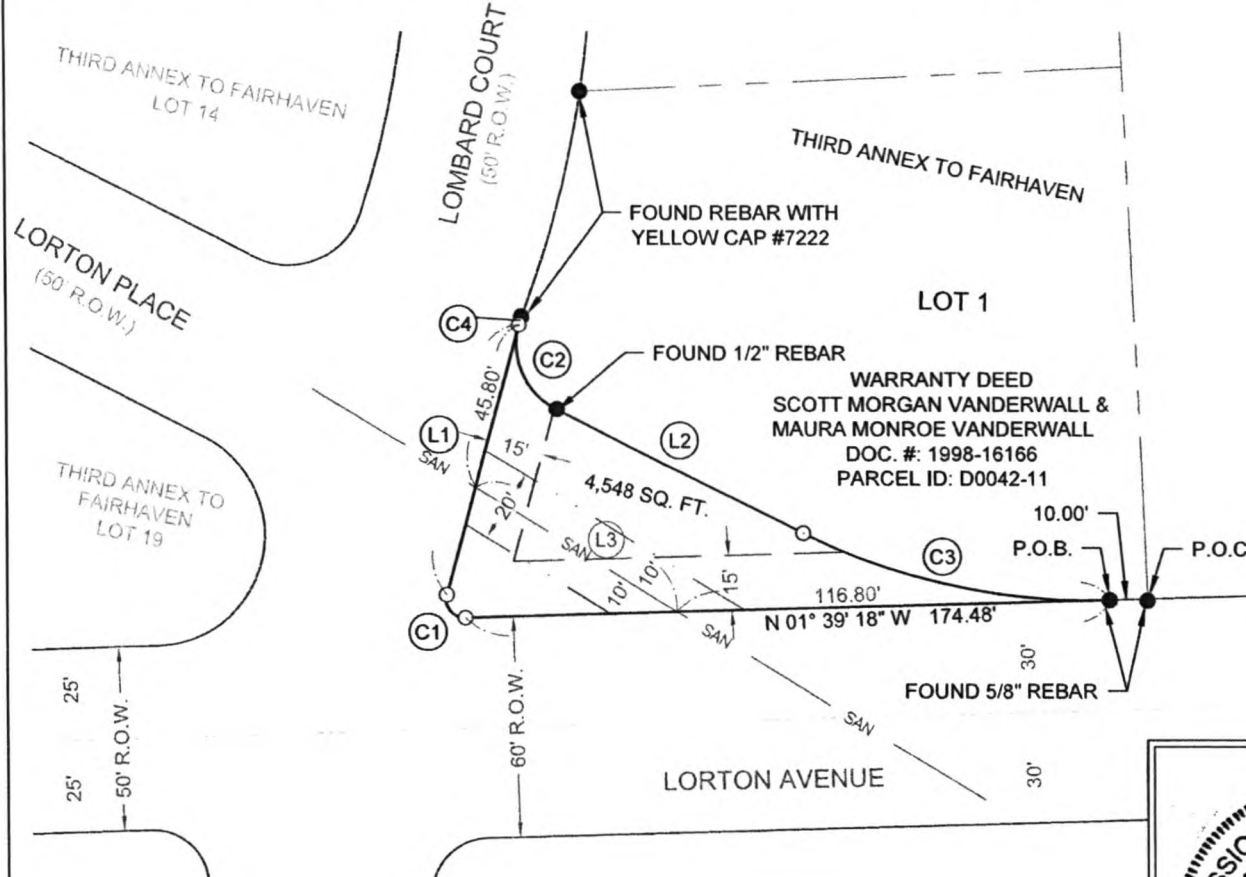
- PARCEL BOUNDARY
- - - 15' UTILITY EASEMENT
- - - 20' SANITARY EASEMENT
- SET 5/8" DIA. REBAR W/ALUMINUM CAP#27347
- FOUND MONUMENT
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

LINE TABLE

①	S 74° 57' 24" E	76.03'
②	S 26° 45' 23" W	74.61'
③	N 31° 41' 36" E	64.38'

CURVE TABLE

	RADIUS	LENGTH	DELTA	CHORD
①	5.00'	9.31'	106° 41' 53" (RT)	N 51° 41' 39" E 8.02'
②	20.00'	27.33'	78° 17' 13" (LT)	S 65° 53' 59" W 25.25'
③	171.22'	85.54'	28° 37' 32" (LT)	S 12° 18' 12" W 84.66'
④	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 61205
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

WHA PROJECT NUMBER: 1051M24

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 M24 VACATION PLAT.dwg | PLAT PG 2
71.800.317-1119 DESIGN FILE # 1051M24

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. 2012

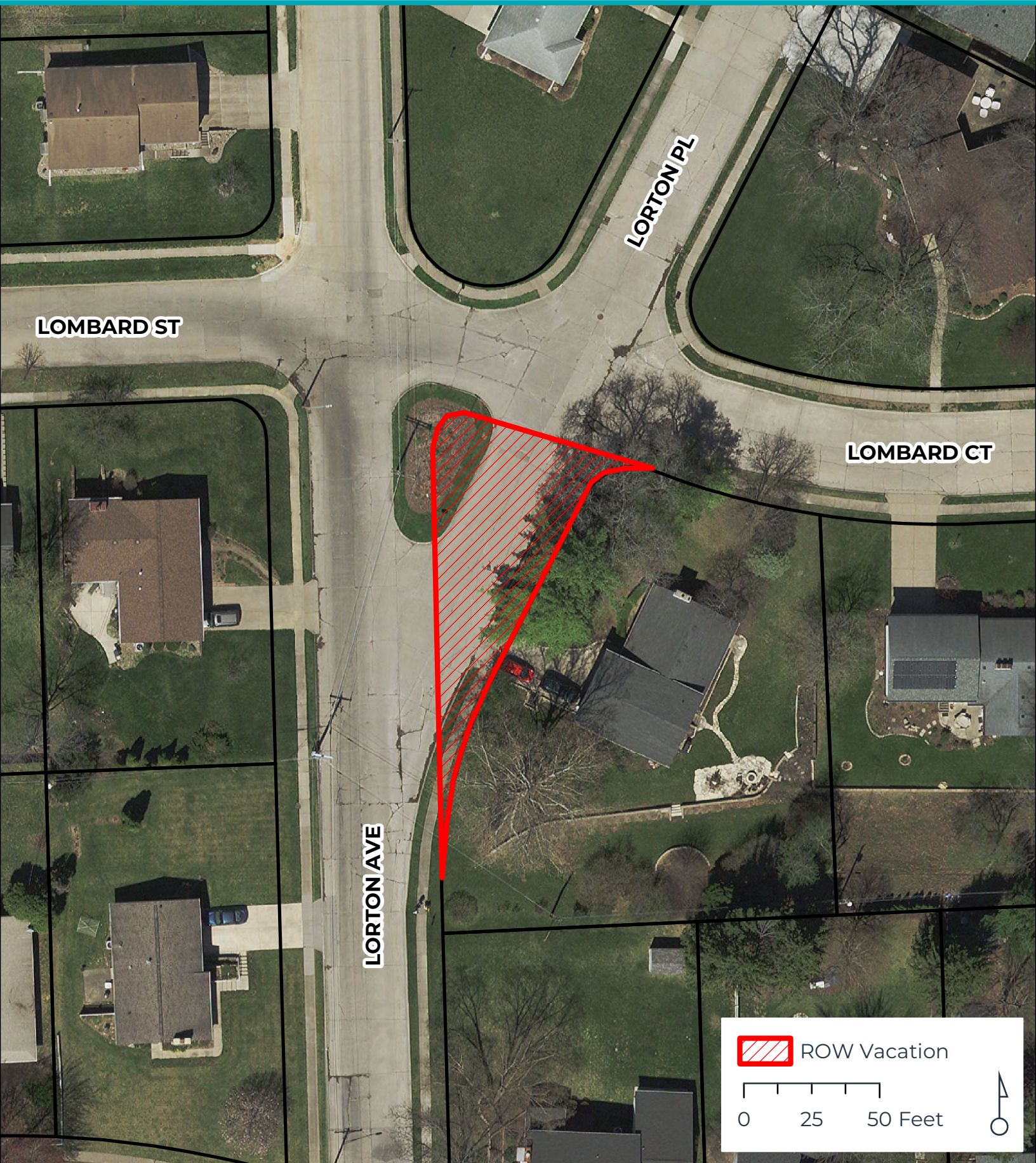
WHA PROJECT NUMBER: 1051M24



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]

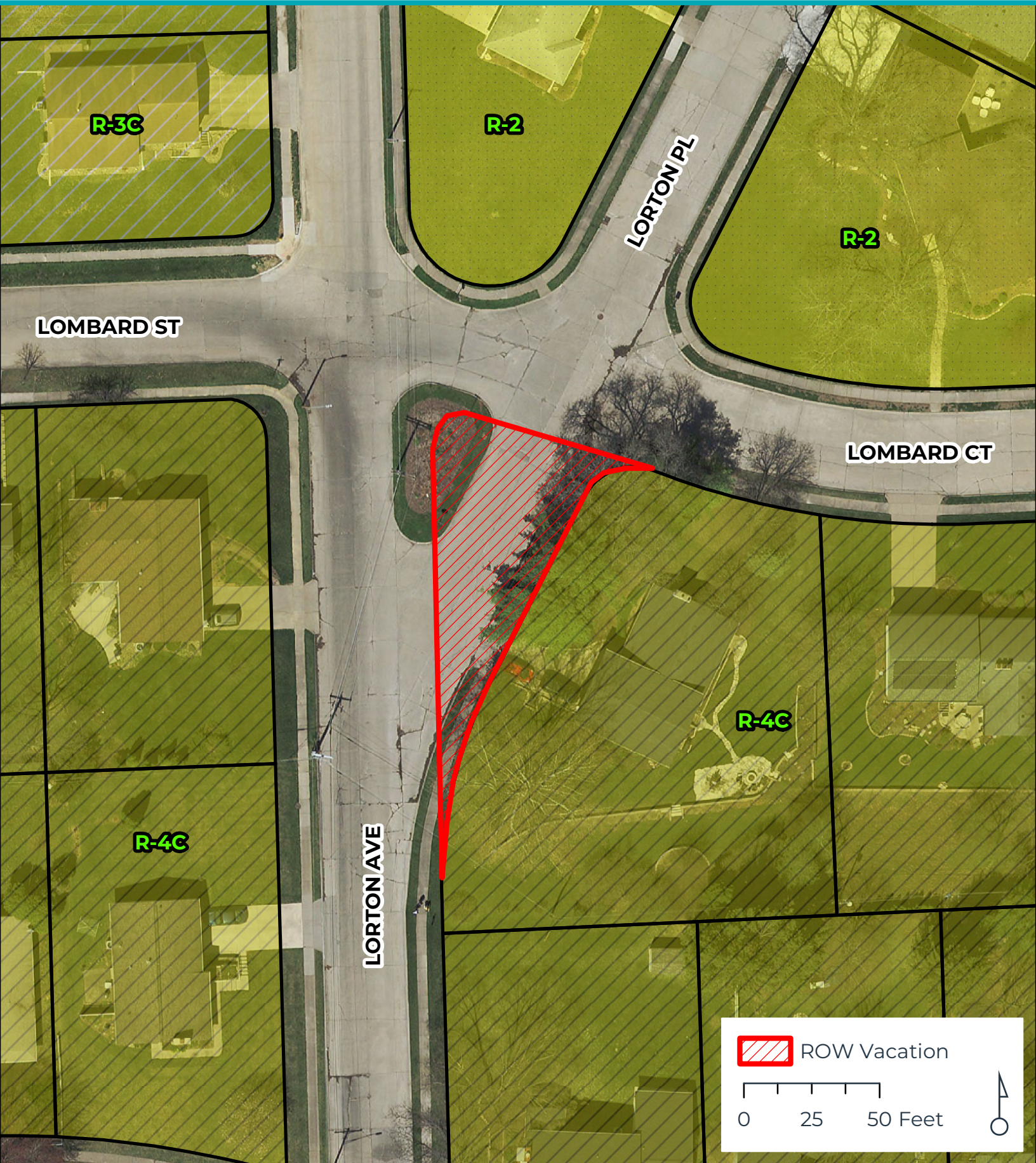


 ROW Vacation

0 25 50 Feet



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





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]



ROW Vacation

0 25 50 Feet





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 4th 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 or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

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

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



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 (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 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 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
6/18/2024

Subject:

First Consideration: Ordinance for Case ROW24-03 being the request of the Davenport Community School District to vacate West 5th Street between Cedar Street and Howell Street. [Ward 3]

Recommendation:

Adopt the Ordinance.

Background:

The Davenport Community School District is petitioning to vacate West 5th Street between Cedar Street and Howell Street. The purpose of the vacation is to facilitate the redevelopment of Smart Middle School. A concept plan has been provided by the applicant detailing the proposed footprint of the new building along with the location of parking lots, bus drop-off lanes, and athletic amenities.

This section of 5th Street is approximately 80 feet in width and accommodates two-way traffic. There are 90-degree (head-in) parking spaces along the north and south sides of the roadway, which functions similar to a parking lot for Smart Middle School. City staff are analyzing the potential traffic impacts this closure may have on the neighborhood transportation network. The area to be vacated is approximately 38,013 square feet or 0.87 acres.

At its June 4, 2024 meeting, the Plan and Zoning Commission unanimously recommended Case ROW24-03 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 the redevelopment of Smart Middle School.
2. All utilities within the public right-of-way will be removed or relocated prior to development.
3. Based on the conceptual redevelopment plan for Smart Middle School, drop-off and pick-up will be shifted onto school grounds.
4. Converting Cedar Street to two-way traffic will mitigate traffic concerns in the area.

Condition

1. All existing utilities located within the right-of-way, which are subject to vacation, shall be granted access for the maintenance of such utilities until their relocation has been completed.

The staff report from the June 4, 2024 Plan and Zoning Commission meeting is attached.

Attachments:

1. Ordinance
2. Plan & Zoning Commission Staff Report
3. Application
4. Maps
5. Smart Middle School Project Narrative
6. Smart Middle School Project Presentation
7. Public Hearing Notice-Committee of the Whole
8. Public Hearing Notice-Plan & Zoning Commission
9. Neighborhood Meeting Attendance List

ORDINANCE NO. _____

AN ORDINANCE FOR CASE ROW24-03 BEING THE REQUEST OF THE DAVENPORT COMMUNITY SCHOOL DISTRICT TO VACATE WEST 5TH STREET BETWEEN CEDAR STREET AND HOWELL STREET.

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 West 5th Street, located in the southwest quarter of Section 27, Township 78 North, Range 3 East of the 5th Principal Meridian, between Cedar Street on the west, North Howell Street on the east, Block 1 of Thos Scott and C. Foster's Addition on the north and Block 4 of Scott and Foster's 2nd Addition on the south, in the city of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Beginning at the northwest corner of said Block 4;

Thence North 00 degrees 13 minutes 00 seconds West, a distance of 80.06 feet to the southwest corner of said Block 1;

Thence North 87 degrees 30 minutes 43 seconds East along the south line of said Block 1, a distance of 476.81 feet to the west right of way line of North Howell Street as described in Deed Document #2009-00022761 Tract H0062-43;

Thence South 02 degrees 07 minutes 53 seconds West, a distance of 80.26 feet to the intersection of the north line of said Block 4 and the west right of way line of North Howell Street as described in Deed Document #2009-00022761 Tract H0062-10;

Thence South 87 degrees 30 minutes 43 seconds West along said north line, a distance of 473.52 feet to the Point of Beginning.

The above-described parcel contains 38,013 square feet, more or less as shown by the attached Right of Way Vacation Plat.

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

Section 2. At its June 4, 2024 meeting, the Plan and Zoning Commission unanimously recommended Case ROW24-03 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 the redevelopment of Smart Middle School.
2. All utilities within the public right-of-way will be removed or relocated prior to development.
3. Based on the conceptual redevelopment plan for Smart Middle School, drop-off and pickup will be shifted onto school grounds.
4. Converting Cedar Street to two-way traffic will mitigate traffic concerns in the area.

Condition

1. All existing utilities located within the Right-of-Way, which are subject to vacation, shall be granted access for the maintenance of such utilities until their relocation has been completed.

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
6/4/2024

Subject:

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings to vacate West 5th Street, between Cedar Street and Howell Street, in Case ROW24-03 to the City Council with a recommendation for approval, subject to the following findings and condition:

Findings:

1. Vacating the right-of-way facilitates the redevelopment of Smart Middle School.
2. All utilities within the public right-of-way will be removed or relocated prior to development.
3. Based on the conceptual redevelopment plan for Smart Middle School, drop-off and pick-up will be shifted onto school grounds.
4. Converting Cedar Street to two-way traffic will mitigate traffic concerns in the area.

Condition:

1. All existing utilities located within the Right-of-Way, which are subject to vacation, shall be granted access for the maintenance of such utilities until their relocation has been completed.

Background:

The Davenport Community School District is petitioning to vacate West 5th Street, between Cedar Street and Howell Street. The purpose of the vacation is to facilitate the redevelopment of Smart Middle School. A concept plan has been provided by the applicant detailing the proposed footprint of the new building along with the location of parking lots, bus drop-off lanes, and athletic amenities.

This section of 5th Street is approximately 80 feet in width and accommodates two-way traffic. There are 90-degree (head-in) parking spaces along the north and south sides of the roadway, which functions similar to a parking lot for Smart Middle School. City staff are analyzing the potential traffic impacts this closure may have on the neighborhood transportation network. The area to be vacated is approximately 38,013 square feet or 0.87 acres.

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 existing Smart Middle School and former Monroe Elementary School properties are designated as Civic and Institutional in the Davenport +2035 Future Land Use Map. The surrounding neighborhood is designated as Residential General.

1. **Civic and Institutional:** Reserved for major developments for government, education, religion, medical, utilities, and other cultural or non-profit organizations located outside the Downtown (DT).
2. **Residential General:** 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-4C Single-Family and Two-Family Central Residential 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 section of 5th Street facilitates two-way traffic with head-in parking on both sides. Removing this connection will impact traffic patterns throughout the neighborhood. To better mitigate conflicts, staff supports converting Cedar Street, between 4th Street and 5th Street, from one-way to two-way traffic. With a pavement width of 32 feet, parking should be limited to the west side of the roadway only. Given the narrow pavement width of Howell Street, accommodating two-way traffic with on-street parking may not be feasible at this time.
2. Sanitary Sewer: There is currently a 12" sanitary sewer extending the length of 5th Street.
3. Water Service: Iowa American Water Company has a watermain on 5th Street that will need to be relocated to Howell Street prior to the start of construction. Abandoning the existing watermain on 5th Street may require relocating services for the new building.

4. Other Utilities: The three streetlights along the south edge of the pavement will have to be removed/relocated to facilitate the redevelopment of the site.
5. Parks/Open Space: The building footprint for the Smart Middle School reconstruction will span across a portion of the vacated right-of-way. The district's proposed site plan will consolidate greenspace and outdoor amenities on the west side of the school. The configuration prevents students from having to cross a street to access recreational space.

Public Input:

Letters were sent to property owners within a two block radius (bounded by Pine Street, West 4th Street, Division Street, and West 6th Street) of the proposed request notifying them of the May 7th neighborhood meeting and May 14th Plan and Zoning Commission public hearing.

The neighborhood meeting was held in the Smart Middle School Library at 1934 West 4th Street. Representatives of the Davenport School District were in attendance to explain the request to vacate 5th Street and discuss the proposed concept plan for the new school and site layout. There were approximately five members of the public in attendance. The overall concept plan presented by the school district was positively received. Questions raised were related to on-street parking on Howell Street as well as converting the one-way streets to two-ways.

There were no members of the public in attendance at the May 14th Plan and Zoning Commission public hearing. Any correspondence received will be shared at the June 4th Plan and Zoning Commission meeting.

Attachments:

1. Application
2. Smart Middle School Project Narrative
3. Smart Middle School Project Presentation
4. Maps
5. Public Hearing Notice
6. Neighborhood Meeting Attendance List



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
05/13/2024	04/18/2024	06/18/2024

PROJECT TITLE
Smart Middle School Renovation

APPLICANT INFORMATION

Applicant Name | Company Name
Davenport Community School District / IMEG Corp.

Address
1717 State Street, Suite 201

City | State | Zip
Bettendorf, IA, 52722

Phone
(563) 514-4392

Secondary Phone
(563) 344-0260

E-Mail Address
alex.e.krist@imegcorp.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.

IMEG Corp.

Type Applicant's Name



4/18/2024
Date

GENERAL LOCATION DESCRIPTION
1934 W 5th St. Davenport, IA

NEIGHBORHOOD MEETING DATE / TIME / LOCATION
5/8/24 6:00 pm 1934 W 5th St. Davenport, IA

AREA OF VACATION	EXISTING USE	PROPOSED USE	SQUARE AREA
	5th St. R.O.W.	School Property	38,013 S.F.

COMPLETE SUBMITTALS SHALL INCLUDE: **SUBMITTED**

Concept/Development Plan, if applicable ☒

Authorization to Act as Applicant ☒

Legal Description* (bearing & distance)
* shall include a MS Word or Text file ☒

Legal Description Dimensioned Sketch ☒

Application Fee: (REQUIRED) **\$400*** ☐
* check payable to 'City of Davenport'

PROJECT NARRATIVE: (submit separate sheet if needed)

Please see document included in submittal titled
"2024.04.17 Smart MS Building Description"

DEVELOPMENT TEAM

Surveyor
Daryl Brickner - IMEG Corp.

Address
1717 State St., Suite 201, Bettendorf, Iowa, 52722

Phone
(563) 823-6079

Secondary Phone
(563) 344-0260

E-Mail Address
Daryl.A.Brickner@imegcorp.com

Attorney/Other
Richard Davidson - Lane & Waterman LLP

Address
220 North Main St., Suite 600, Davenport, IA 52801

Phone
(563) 333-6624

Secondary Phone

E-Mail Address
rdavidson@l-wlaw.com

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.

Authorization to Act as Applicant

I/We, DLSD
[as property owner(s)]

authorize IMEG
[the above person(s)]

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

for the property located at Mono / Smart

[Signature]
Signature(s)*
*Please note: original signature(s) are required signed in front of a Notary.

Notarization:

4-16-24
Date

State of Texas,
County of Scott,

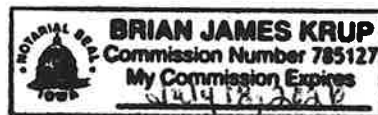
Sworn and subscribed before me

this 16th day of April, 2024

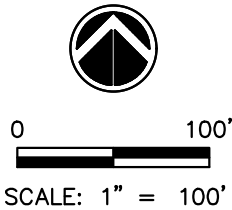
Brian James Krup
Notary Public

1A Driver License
[identification type]

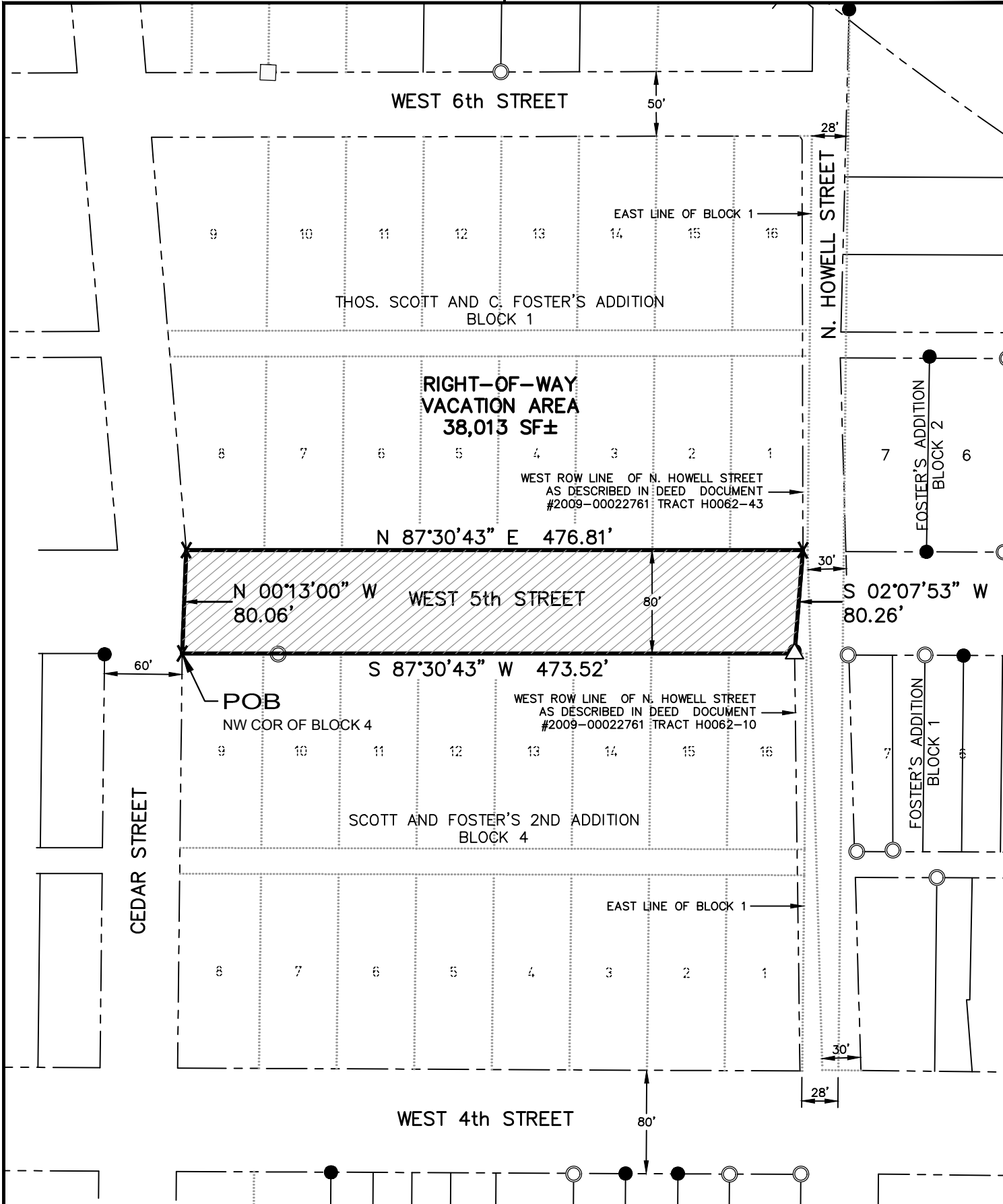
My Commission Expires:



Location: Southwest ¼ of Section 27
Twp/Range: Township 78 North, Range 3 East of the 5th P.M.
County: Scott
Requestor: Davenport School Board
Proprietor: City Davenport
Surveyor: Daryl A. Brickner
Surveyor Company: IMEG Corp.
Return to : IMEG Corp.
1717 State St. Suite 201
Bettendorf, IA 52807
Attn: Daryl Brickner



DRAFT
04-18-2024



IMEG Project No: 24001000.01 File Name: 24001000.01 Vacation 5th St.dwg ©COPYRIGHT 2024 ALL RIGHTS RESERVED Field Book No: _ Drawn By: DAB Checked By: BDO Date: 4/18/2024 Sheet 1 of 2	WEST 5TH STREET DAVENPORT, IOWA RIGHT OF WAY VACATION PLAT IMEG 1717 STATE ST. SUITE 201 BETTENDORF, IA 52722 PH: 563.823.6079 www.imegcorp.com	DARYL A. BRICKNER LICENSED 13581 IOWA LAND SURVEYOR	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 04-18-2024 Daryl A. Brickner, P.L.S. No. 13581 Date My license renewal date is December 31, 2025 No. of sheets covered by this seal: _
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RIGHT OF WAY VACATION DESCRIPTION

Part of West 5th Street, located in the southwest quarter of Section 27, Township 78 North, Range 3 East of the 5th Principal Meridian, between Cedar Street on the west, North Howell Street on the east, Block 1 of Thos Scott and C. Foster's Addition on the north and Block 4 of Scott and Foster's 2nd Addition on the south, in the city of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Beginning at the northwest corner of said Block 4;

Thence North 00 degrees 13 minutes 00 seconds West, a distance of 80.06 feet to the southwest corner of said Block 1;

Thence North 87 degrees 30 minutes 43 seconds East along the south line of said Block 1, a distance of 476.81 feet to the west right of way line of North Howell Street as described in Deed Document #2009-00022761 Tract H0062-43;

Thence South 02 degrees 07 minutes 53 seconds West, a distance of 80.26 feet to the intersection of the north line of said Block 4 and the west right of way line of North Howell Street as described in Deed Document #2009-00022761 Tract H0062-10;

Thence South 87 degrees 30 minutes 43 seconds West along said north line, a distance of 473.52 feet to the Point of Beginning.

The above-described parcel contains 38,013 square feet, more or less as shown by the attached Right of Way Vacation Plat.

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

DRAFT
04-18-2024

LEGEND

- REBAR, FOUND
- PIPE, FOUND
- SQUARE PIN, FOUND
- X "X" IN CONCRETE, SET
- △ PIN & CAP 13581, SET
- - - - - EXISTING LOT / PARCEL LINE
- — — — — UNDERLYING LOT LINE
- . - . - . - . - . - . EXISTING RIGHT OF WAY LINE
- [Hatched Box] RIGHT OF WAY VACATION AREA

IMEG Project No:
24001000.01

File Name:
24001000.01 Vacation 5th St.dwg

COPYRIGHT 2024
ALL RIGHTS RESERVED

Field Book No: _

Drawn By: DAB

Checked By: BDO

Date: 4/18/2024

Sheet 2 of 2

WEST 5TH STREET
DAVENPORT, IOWA
RIGHT OF WAY VACATION PLAT



1717 STATE ST. SUITE 201
BETTENDORF, IA 52722

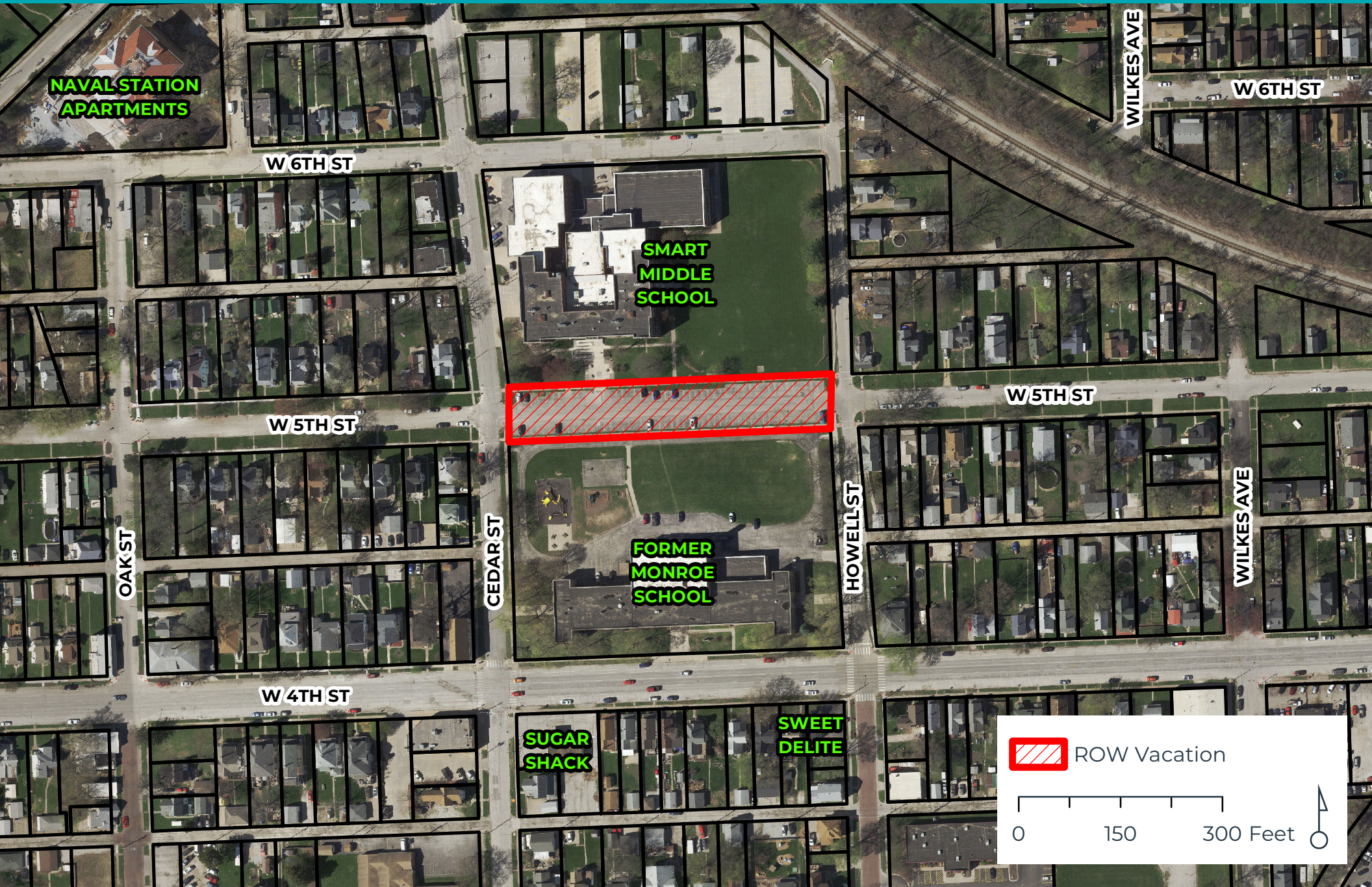
PH: 563.823.6079

www.imegcorp.com



Vicinity Map | Right-Of-Way Vacation

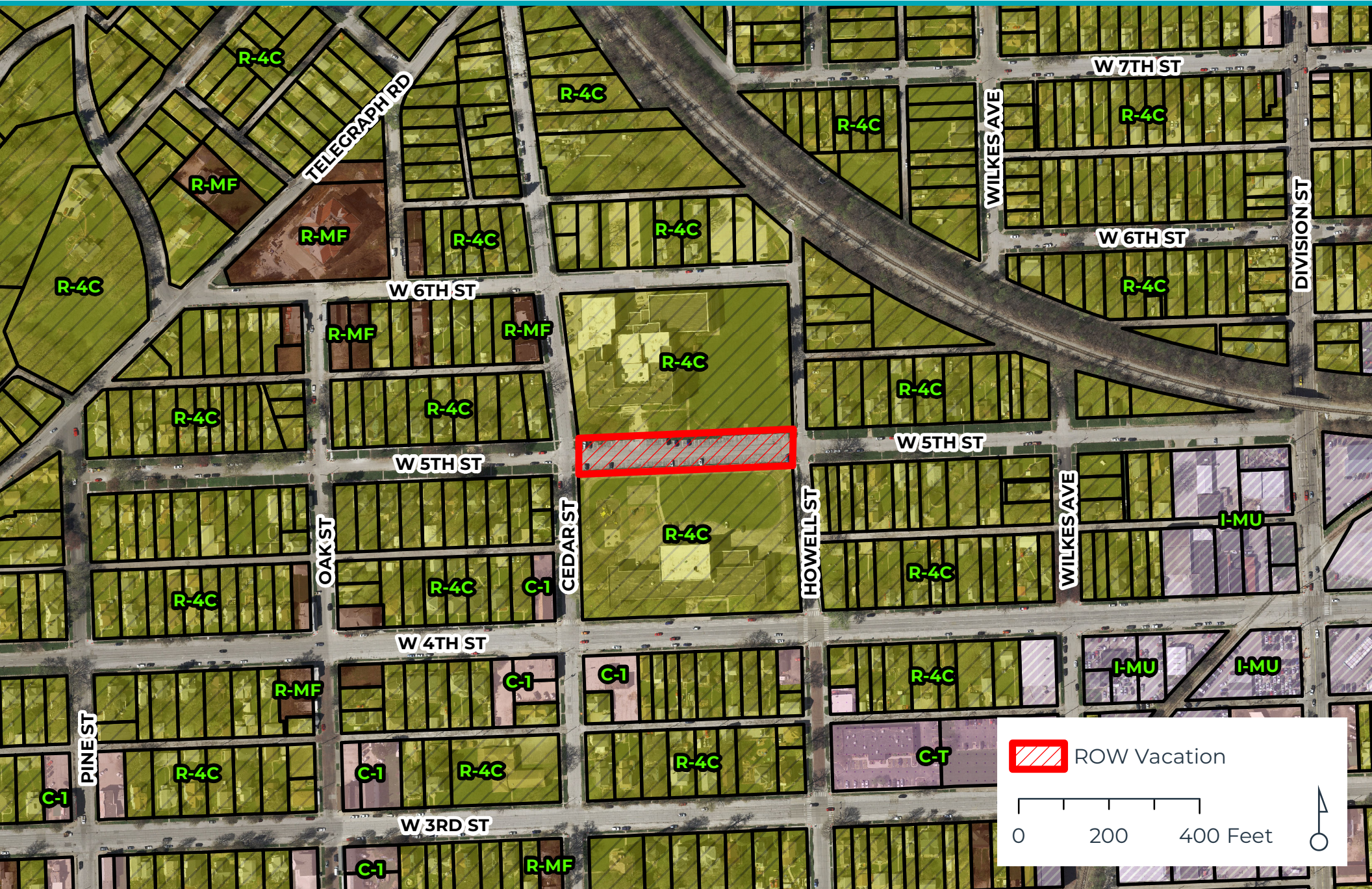
Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]





Zoning Map | Right-Of-Way Vacation

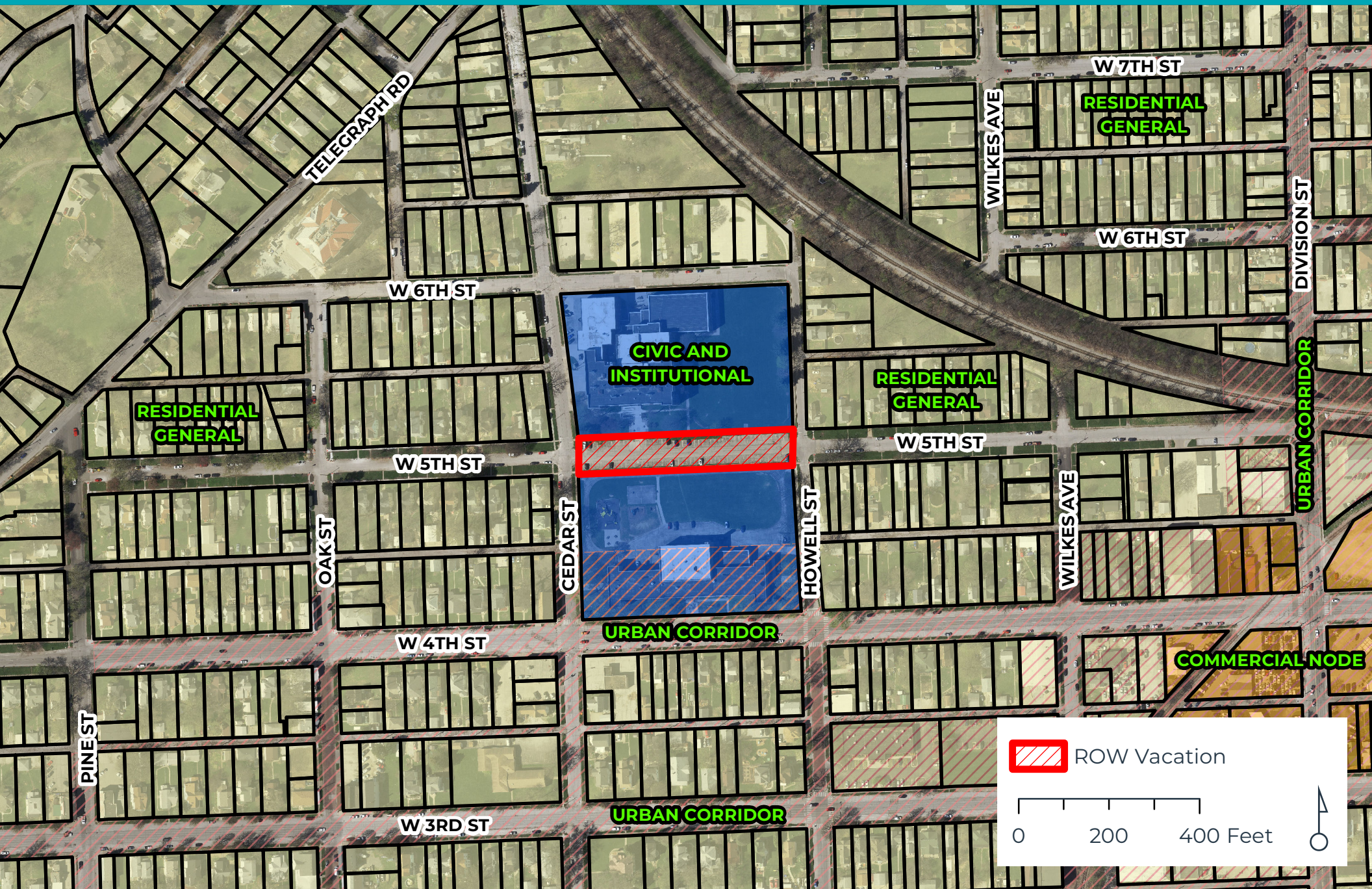
Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]





Future Land Use Map | Right-Of-Way Vacation

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]



ROW Vacation

0

200

400 Feet



DAVENPORT SMART MIDDLE SCHOOL

Davenport Community School District

Davenport, Iowa



Bray Project No. 3678

Wednesday | April 17, 2024

Re: RIGHT-OF-WAY VACATION

Smart Middle School project description for right-of-way vacation of 5th Street between Cedar Street and North Howell Street.

Project History Summary

Smart Intermediate School was originally built in 1918 and then has been added onto many times since then. Monroe Elementary was originally built in 1939 adjacent to Sudlow, sharing a field in between them.

Over the course of the last several years, Davenport Community School District faced declining enrollment resulting in significant excess student capacity throughout the district. In addition, the district has faced a continually growing backlog of capital maintenance needs caused by aging buildings. A district wide master planning process was conducted, which included facility condition assessments, capacity analysis, enrollment projections, exploration of grade configurations, and analysis of student educational pathway.

As a result of this process, the district considered and approved grade and pathway reconfiguration within the district. To reduce the excess capacity and alleviate excessive deferred maintenance costs, three facilities, Washington, Monroe, and Buchanan Elementary Schools, were identified for closure, and the district student pathway and organization were reconfigured. This reconfiguration changed the district to become arranged as K-5 Elementary Schools, 6-8 Middle Schools, and 9-12 High Schools. This pathway change was approved because it improved the potential to enhance educational opportunities within the district, reduce the number of school building transitions, define a predictable student pathway and experience, increase the duration of student experience within each school building, improve transportation and logistics, reduce the overall capacity of seats within the district in response to enrollment projections, and balance opportunities and exposure for benefits to all students within the district.

The Davenport School Board approved several projects to included in the first phase of work as identified under the district wide master plan. Washington and Monroe Elementary Schools were closed and identified to be demolished due to their age, prospective costs associated with deferred maintenance, small size of classrooms and inefficient layout of building, and proximity to the Sudlow and Smart Intermediate School buildings. Prior to the '24-'25 school year, sixth grade students have been

housed in elementary school buildings. Starting in the '24-'25 school year, sixth grade will be moved to the middle school buildings. One of the highest priorities within the school district is to improve the Sudlow and Smart middle school buildings. Improvements at the middle school buildings was deemed critical because addition and renovation to the existing facilities would support the adoption of the middle school curriculum, as well as support the integration of sixth grade to these buildings. Improvements to these facilities would provide needed collaboration and flexible use areas with increased sightlines and supervision within the building, while also increasing the safety and security within the building and campus. In addition, this would allow for creating a house model within the academic wings of the building in which the physical layout of the building will aid in developing smaller learning communities which are designed to improve the relational and social development of students while also enhancing student academic engagement and providing an environment that will improve student outcomes. Sudlow and Smart were identified to be considered for these improvements as they are the buildings most in need of improvement.

Smart Building Description

Due to the age of the existing building, high level of cost to remedy deferred maintenance and repairs, small size of existing classrooms, and poor layout and configuration of the existing building, the existing Smart Middle School is to receive a substantial new addition and existing gymnasium to remain shall receive minor updates. The new addition will allow expanded space for cafeteria which is necessary for improving the lunch sequence resulting in better control and more instructional time. New construction of appropriately sized classroom space will meet the needs of additional students and programs as well as allowing for a house model approach to the building layout. Additional gym space will be provided to improve instruction due to the larger building population size. The new improvement will allow for the integration of spaces for technology, science, and consumer sciences. Furthermore, the new project will improve site safety and logistics, as well as creating improved spaces for outdoor student activities. To reduce cost and timeline, the new addition building footprint has avoided overlap of the existing building footprint.

The Smart proposed plan has a three-story educational wing to house the three grade levels. It also provides a new office, kitchen, cafeteria, library, gymnasium, fitness rooms, and music rooms. Minor updates will be made to the existing 2001 gymnasium addition.

Smart timeline

Schematic Design concluded in the middle of March 2024. Currently, the design team is in design development and intends to be ready to bid the project in December 2024.



DAVENPORT
Community Schools
G R O W I N G E X C E L L E N C E

Davenport Community School District

Smart Middle School

04 16 2024



BRAYARCHITECTS

FL Smart Middle School | background

Davenport Community School District Identified 6 Projects for Phase 1

Goals

Highest priority projects to provide space needed for instruction and activities which impact all students within the district

Priority 1 – Improvements to meet classroom needs of students

Priority 2 – Improvements to meet outdoor needs of students

Projects

Sudlow Middle School – Expansion and Renovation

Smart Middle School – Expansion and Renovation

North High School – Science Room and Classroom Expansion and Remodeling

Elementary School Remodeling and Improvements

High School Outdoor Turf Fields (North / West)

High School Turf and Baseball Field (Central)

Total Budget

\$160,000,000

FL Smart Middle School | background

Initial Considerations

- Addition and Renovation proposed for Smart Middle School
- Current issues and prospective solution or benefit of improvement:
 - Curriculum and special programs which benefit students have filled out spaces within the existing building.
 - Improving buildings would allow sufficient space for all grade levels plus provide the necessary space to house the resources, programs, and services that benefit students which improves outcomes for students
 - Improve and enhance the vision of education within the district, by creating new and improved environments that will keeps students in the district, attract new families, and aid in attracting new staff

FL Smart Middle School | background

Initial Considerations

- Provide an addition and renovation to the existing facility to support middle school curriculum needs and to support integration of sixth grade
- Improve existing building according to concerns identified through the facility study process
- Provide needed collaboration and flexible use areas with increased sightlines and supervision within the building
- Increase safety and security within the building
- Allow for creating a house model within academic wings of the building
 - Physical structure will aid in developing smaller learning communities which are designed to improve relational and social development, enhance student academic engagement, and provide an environment which will improve student outcomes
- Smart identified to be considered for initial projects as it is one of buildings most in need of improvement

FL Smart Middle School | background

Initial Considerations

- Expand cafeteria to improve efficiency for lunch resulting in better control and more instructional time
- Additional classroom space to meet needs of additional students and programs, as well as allow a house approach
- Additional gymnasium space to improve instruction due to larger population size
- Improve spaces for FCE, CTE, and STEM
- Improve site safety and logistics, parking and outdoor student activity spaces
- Requires removal of Monroe Elementary Building

FL Smart Middle School | background

Initial Considerations

Project Information

- Building program based upon initial target during high level master planning with District leadership team. The program developed was a target to serve as starting place for each building project, whether existing building or new.
- Initial building program determined a target building area of 138,235 square feet of space needed for building project.
- Costs include improvements to existing building including, ADA accessibility, building interior and exterior repairs, fire protection, mechanical, plumbing, and electrical repairs and replacements.
- Remodeling considered for select portions of building needing to be remodeled to achieve proposed building program.

Proposed Project Cost

\$51,749,500

FL Smart Middle School | background

Current Considerations

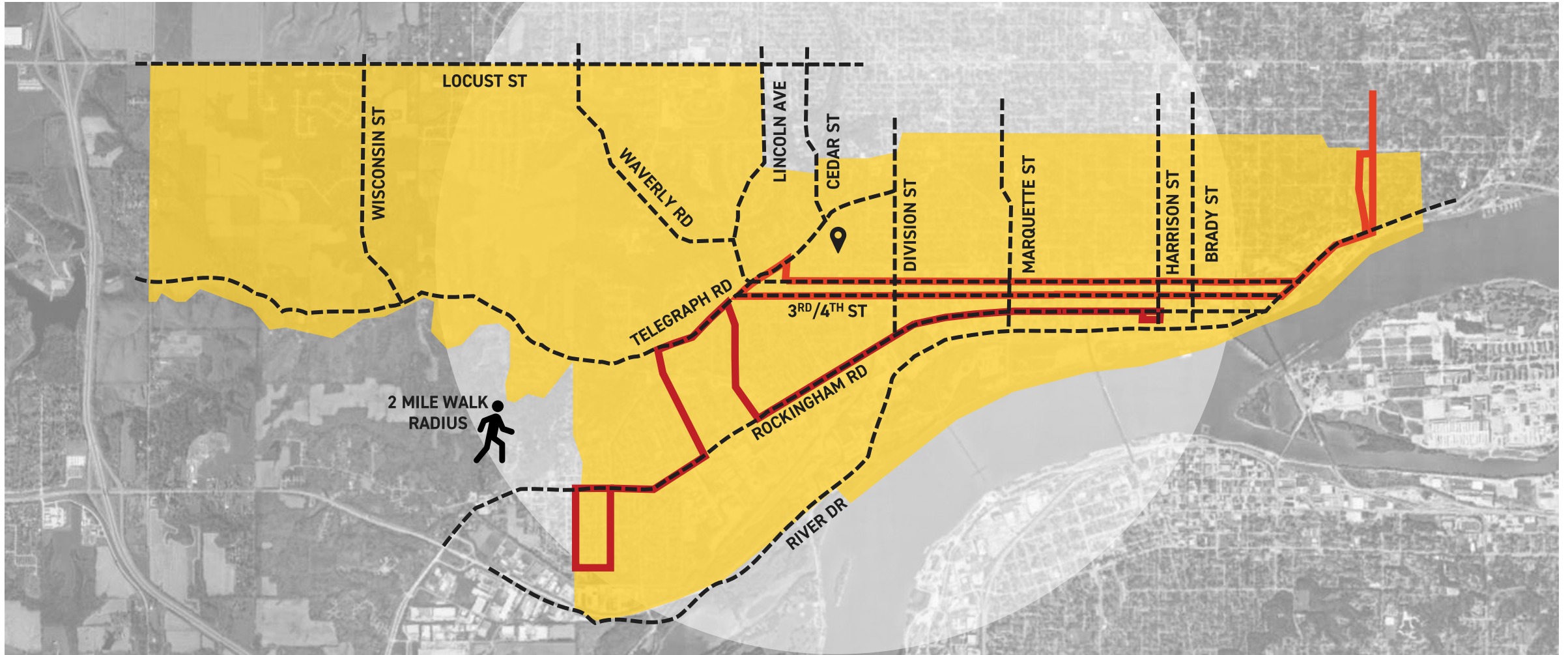
Project Information

- As component of commencing project, deeper conversations held with building leadership and staff to understand needs and goals for Smart Middle School
- The revised building program has resulted in a target building area of 127,332 square feet of space needed for building project.
- An addition and remodeling to the existing building would be required improvements to existing building including, ADA accessibility, building interior and exterior repairs, fire protection, mechanical, plumbing, and electrical repairs and replacements.
- The existing Smart gymnasium was determined to be retained and integrated into new construction, a and a mostly new facility could be constructed as an addition.

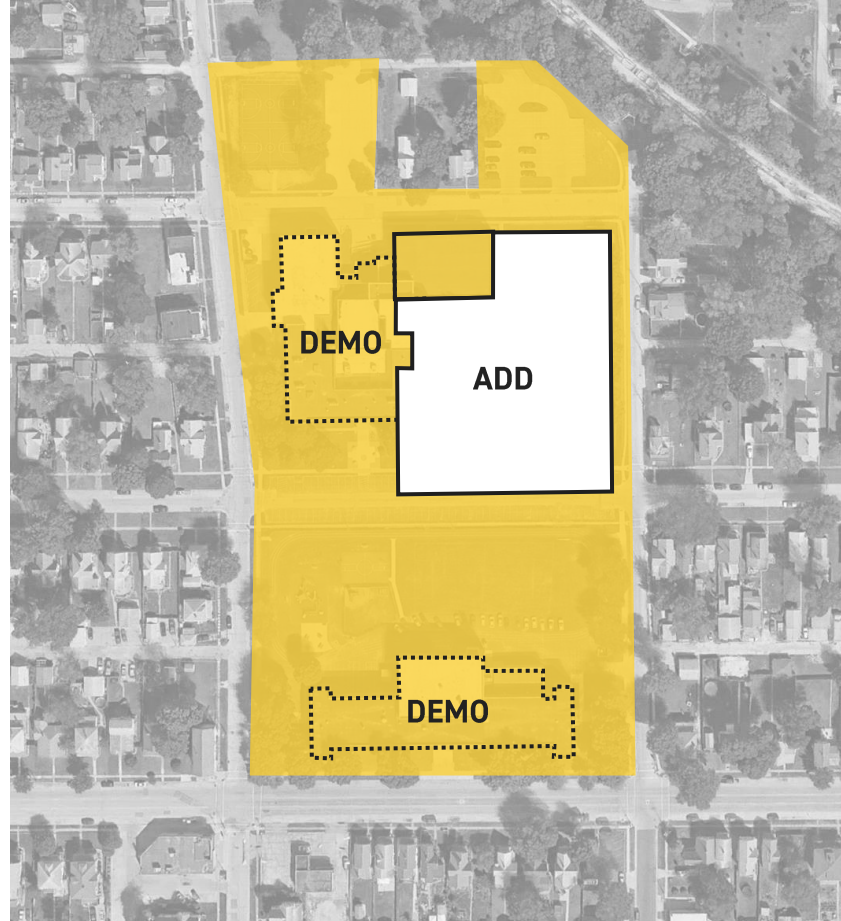
Proposed Project Cost

\$52,750,000 to \$54,870,000

SITE | boundary



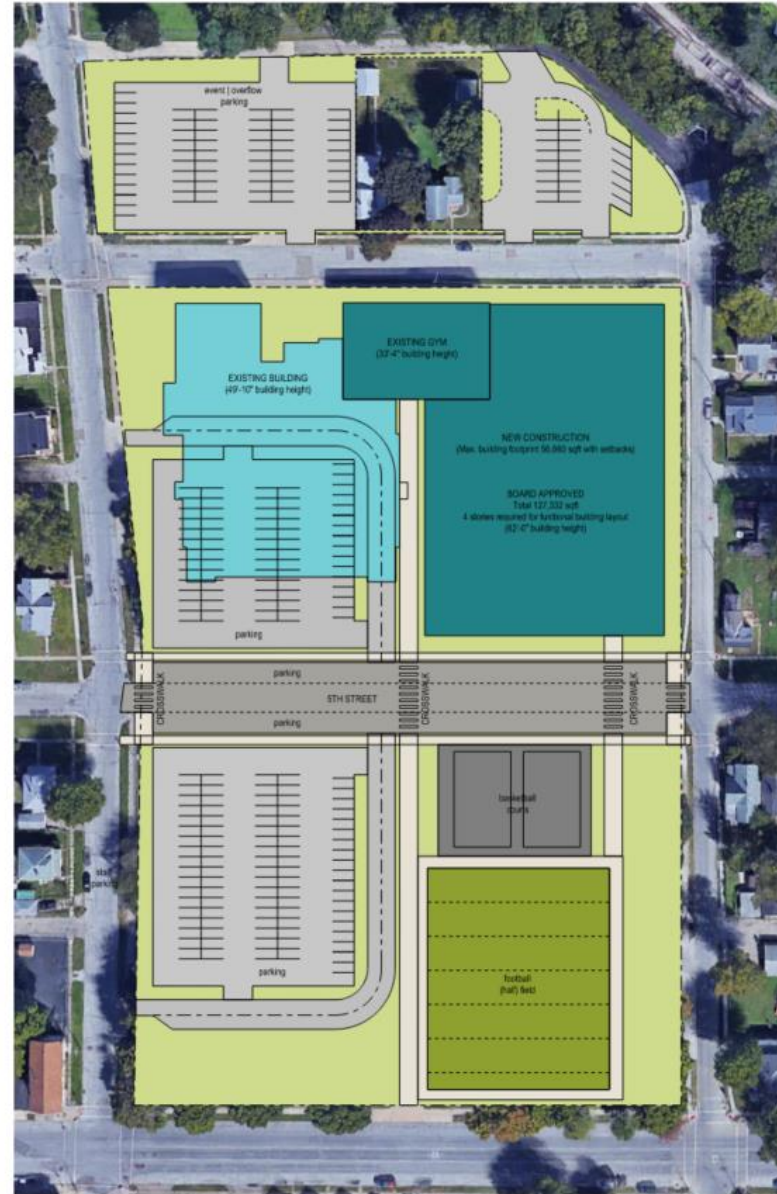
SITE | concept



SITE | concept

Site concerns with 5th street remaining

1. The scale of building would be far larger in height if restricted to the current site.
2. A big concern is that the construction sequence would take much longer as it would have more phases to work around the existing building.
3. There would not be sufficient space to allow for site amenities, and would require that students cross the street throughout the day to access amenities on the former monroe site presenting a safety concern.



1 SITE PLAN - 5TH STREET
SDE 6
Scale: 1" = 50' 0"

site plan | overall plan



site plan | enlarged plan



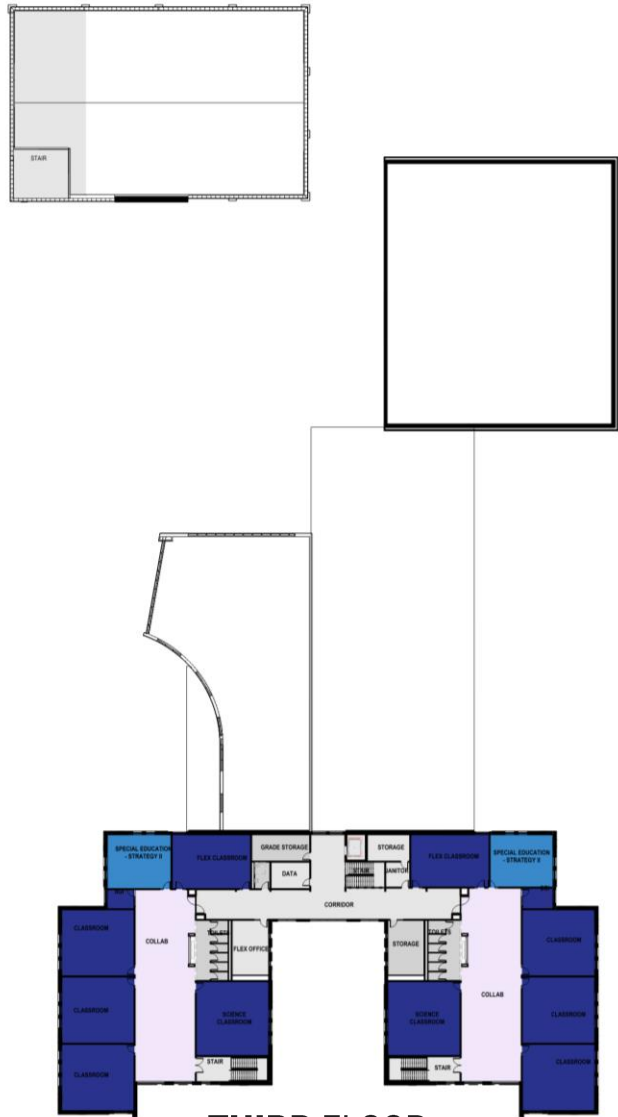
floor plans | overview



FIRST FLOOR



SECOND FLOOR

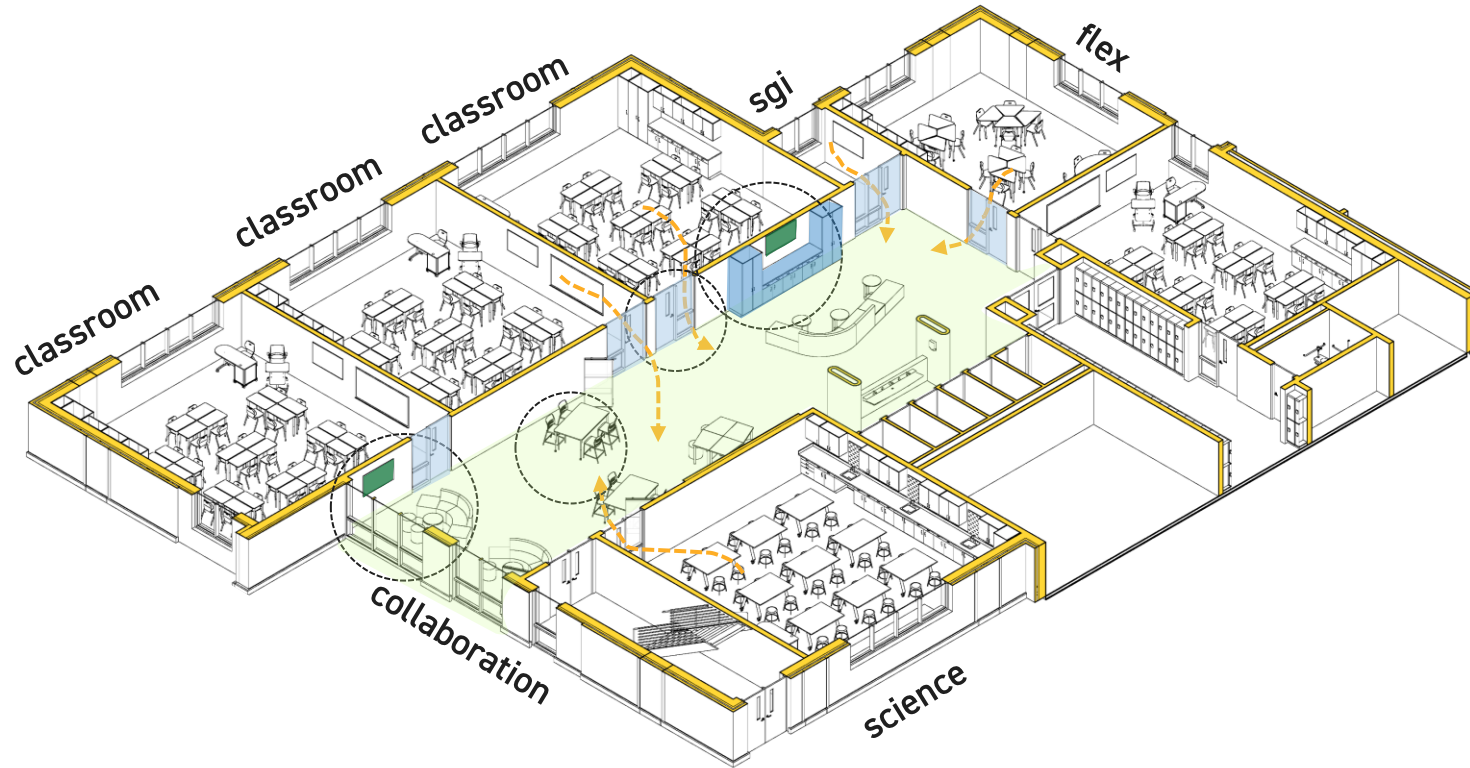


THIRD FLOOR

LEGEND departments

- KITCHEN
- COMMONS
- MEDIA
- ADMIN
- ATHLETIC
- COLLAB
- PERFORMING ARTS
- ELECTIVES
- ACADEMIC
- SPECIAL EDUCATION
- BUILDING SUPPORT

core academic neighborhoods | collaboration



View towards SGI



View towards exterior

exterior design | overall view from west



exterior design | main entry



exterior design | event entry



exterior design | core academic



exterior design | core academics – view from south





Thank you!

BRAYARCHITECTS



PUBLIC HEARING NOTICE | Committee of the Whole

To: Neighboring property owners adjacent to Smart Middle School.

Committee of the Whole Public Hearing Meeting

Date: 6/18/2024

Time: 5:30 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a neighborhood meeting will be held to learn more about the project and the request to vacate West 5th Street, between Cedar Street and Howell Street. The Davenport Community School District is petitioning the vacation to facilitate the redevelopment of Smart Middle School. A concept plan is attached to this letter.

Request/Case Description

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]

Plan & Zoning Commission Recommendation

At its June 4, 2024 meeting, the Plan and Zoning Commission recommended Case ROW24-03 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 the redevelopment of Smart Middle School.
2. All utilities within the public right-of-way will be removed or relocated prior to development.
3. Based on the conceptual redevelopment plan for Smart Middle School, drop-off and pick-up will be shifted onto school grounds.
4. Converting Cedar Street to two-way traffic will mitigate traffic concerns in the area.

Condition:

1. All existing utilities located within the Right-of-Way, which are subject to vacation, shall be granted access for the maintenance of such utilities until their relocation has been completed.

What are the Next Steps?

The public hearing on the above matter is scheduled for 5:30pm or as soon thereafter on Tuesday, June 18, 2024 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

Would You Like to Submit an Official Comment?

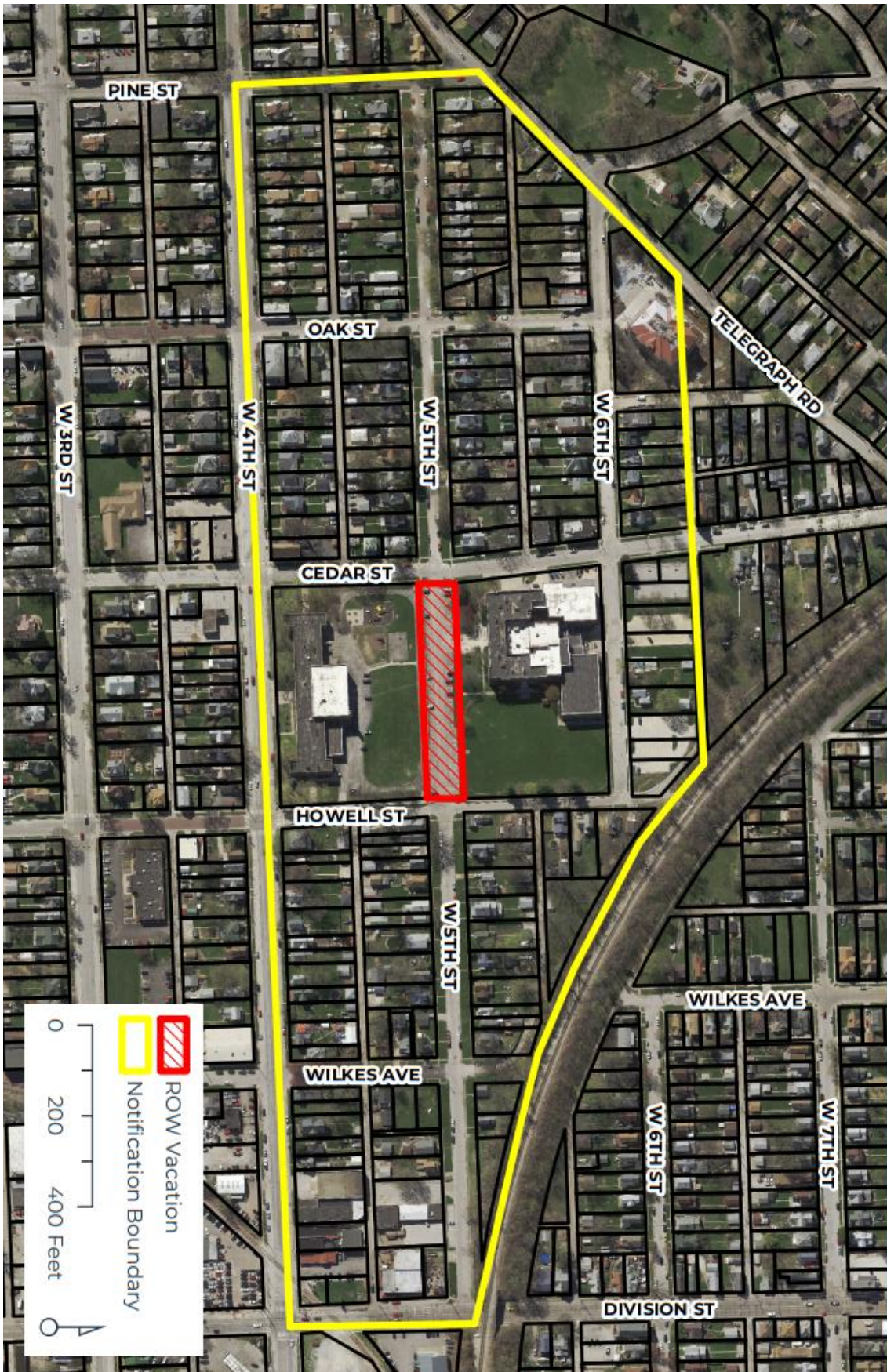
You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the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

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

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

Right-Of-Way Vacation | Public Hearing Notice

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: Neighboring property owners adjacent to Smart Middle School.

Neighborhood Meeting

Date: 5/7/2024

Time: 6:00 PM

Location: Smart Middle School | Library | 1934 W 5th Street

Plan & Zoning Commission Public Hearing Meeting

Date: 5/14/2024

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a neighborhood meeting will be held to learn more about the project and the request to vacate West 5th Street, between Cedar Street and Howell Street. The Davenport Community School District is petitioning the vacation to facilitate the redevelopment of Smart Middle School. A concept plan is attached to this letter.

Request/Case Description

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]

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

The Plan and Zoning Commission will hold a formal public hearing at their meeting on May 14, 2024. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on June 4, 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. 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 (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": www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

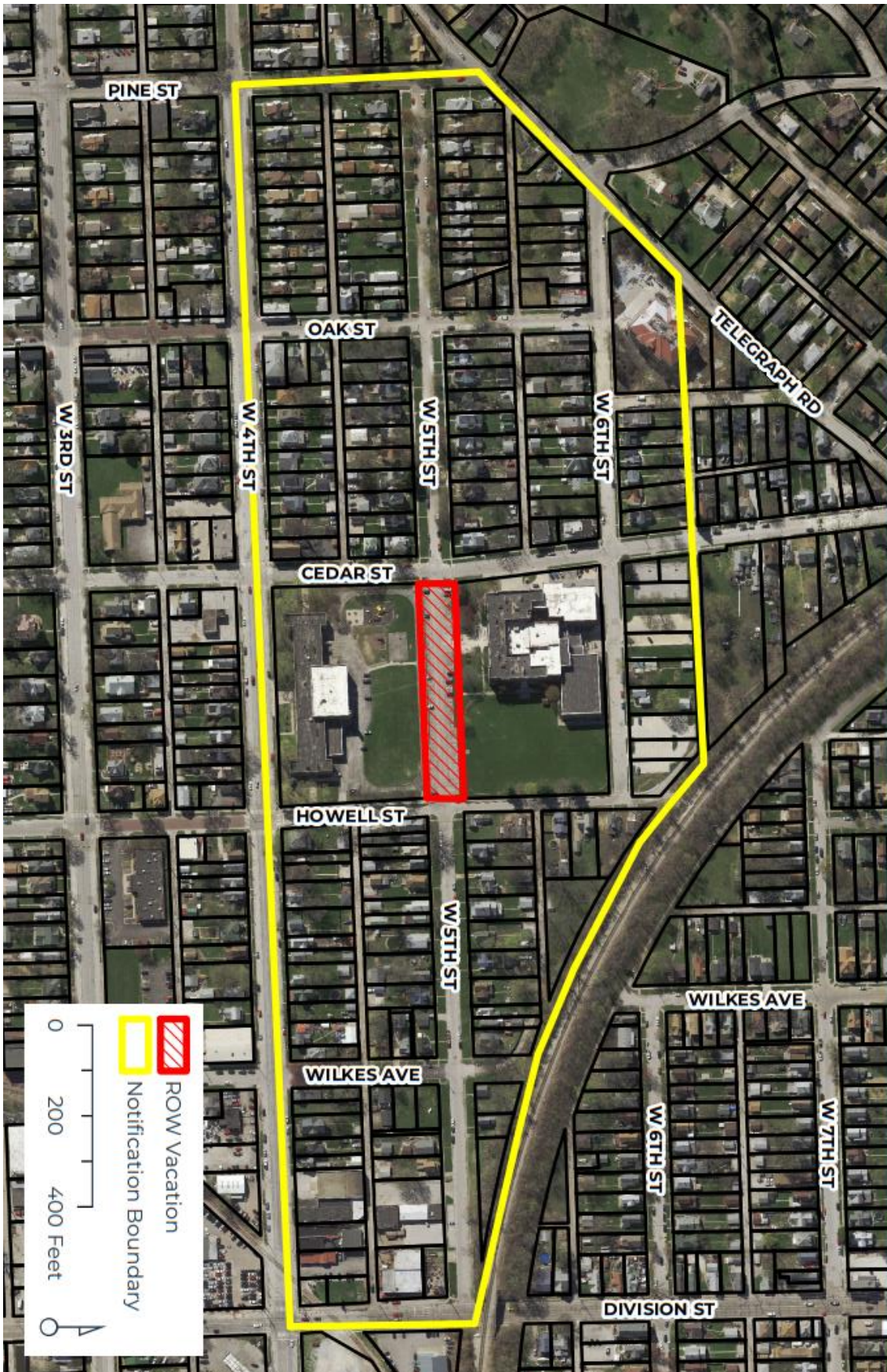
Do You Have Any Questions?

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 or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

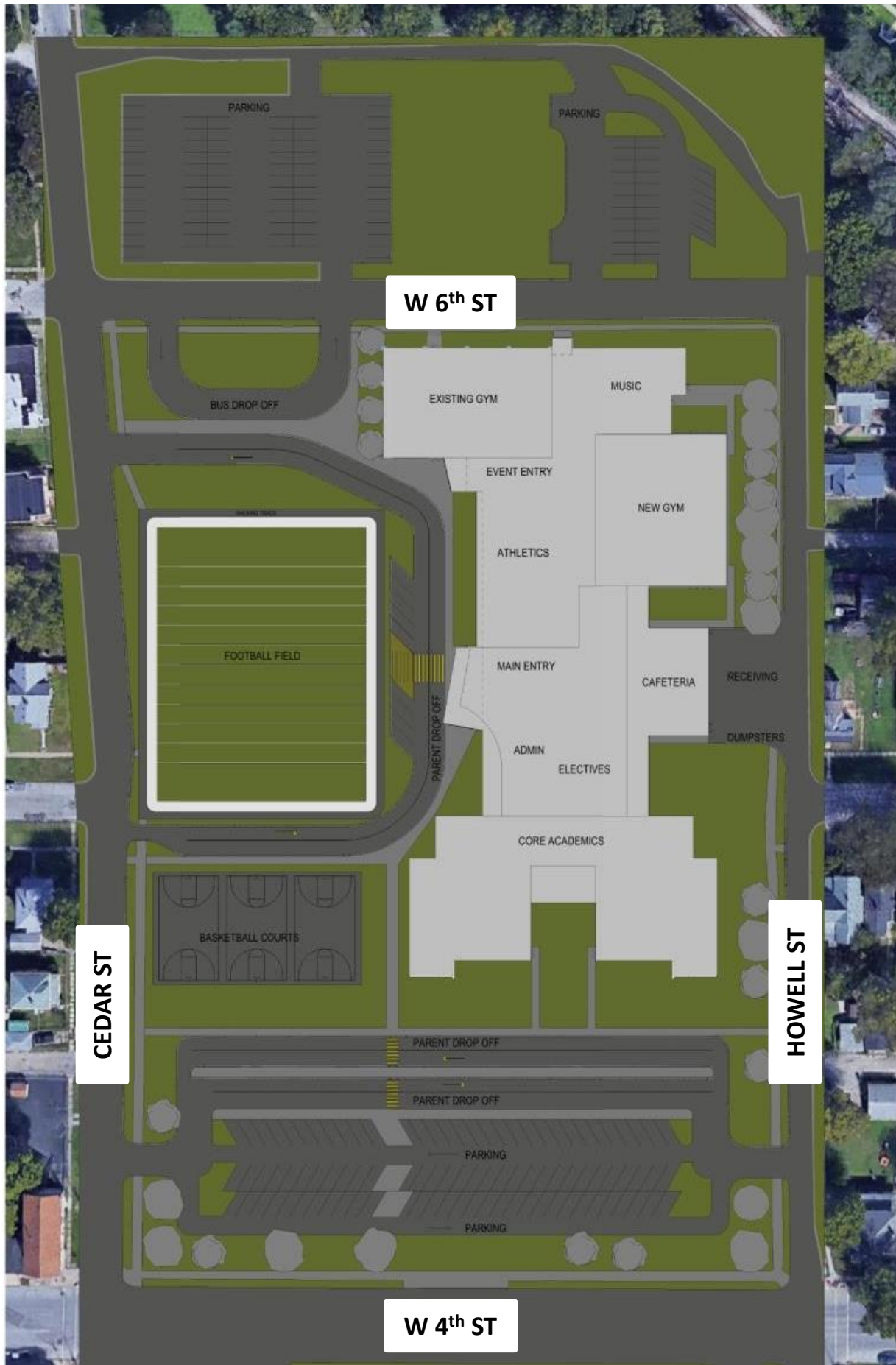
Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.

Right-Of-Way Vacation | Public Hearing Notice

Case ROW24-03: Request of Davenport Community School District to vacate West 5th Street, between Cedar Street and Howell Street. [Ward 3]



Smart Middle School | Concept Plan



Neighborhood Meeting Attendance List

Date: 5/7/24

Time: 6 PM

Location: 1934 W 5th

Case: ROW 24-03

The purpose of this meeting is to provide an **informal setting to allow courteous discussion** between the developer and adjacent owners, and to answer any questions and concerns about the proposed action. This meeting does not replace the Public Hearing.

NAME	EMAIL:	PHONE: (optional)	ADDRESS (as shown on the notice map)
1 Jon BABNIK	jonshauna.babnik@gmail.com		1820 W. 5TH ST.
2 RICHARD PIEPER		563-320-9212	1849 W 5 th
3 CATHLEEN T. BUFFINGTON			2046 W 5 ST.
4			
5			
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City of Davenport

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

Action / Date
6/18/2024

Subject:

Resolution approving Case F24-06 being the request of Fair Oaks Foods, LLC for a final plat of Interstate 80 Airport Industrial Park 13th Addition, a 2-lot subdivision on 31.58 acres located at 2951 Enterprise Way. [Ward 8]

Recommendation:

Adopt the Resolution.

Background:

Fair Oaks Foods is developing a new facility on the 31.58 acre site. The purpose of the final plat is to separate the new factory from the utility substation proposed on the northwest corner of the property. Both lots will maintain frontage along Enterprise Way. The electric substation parcel will be accessed via a shared driveway on the Fair Oaks Foods site.

Plan and Zoning Commission Recommendation

The Plan and Zoning Commission reviewed Case F24-06 at its April 30, 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.
4. Include a note stating, "Stormwater detention and water quality treatment will not be required for this subdivision, but will be required upon further development of the property."

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 **Industry (I)** in the Davenport +2035 Future Land Use Map. This land use category designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.
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/proposed uses satisfy district dimensional requirements.
2. Streets: Both lots will maintain frontage along Enterprise Way. There is a proposed 24-foot wide easement for ingress & egress across Lot 1. The easement spans a shared driveway providing access to both the industrial factory and the electric substation.
3. Storm Water: Detention for this subdivision is located in the southwest corner of Lot 1. The design was reviewed during the permitting process for the new industrial facility. The property owner will be responsible for maintenance and repair of the storm water pond.
4. Sanitary Sewer: A sanitary sewer line is located along Enterprise Way and extends the length of the east lot line.
5. Other Utilities: Normal utility services are available at this site.
6. Parks/Open Space: There are no impacts to parks/open space

Public Input

No Public Hearing or public notification is required for a final plat.

Attachments:

1. Resolution
2. Final Plat
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 F24-06 being the request of Fair Oaks Foods, LLC for a final plat of Interstate 80 Airport Industrial Park 13th Addition, a 2-lot subdivision on 31.58 acres located at 2951 Enterprise Way.

WHEREAS, the Plan & Zoning Commission reviewed Case F24-06 at the April 30, 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.
4. Include a note stating, "Stormwater detention and water quality treatment will not be required for this subdivision, but will be required upon further development of the property."; 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 Interstate 80 Airport Industrial Park 13th Addition, an addition to the City of Davenport, Scott County, Iowa as filed with the City Clerk, by Fair Oaks Foods 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 26th day of June, 2024.

Approved:

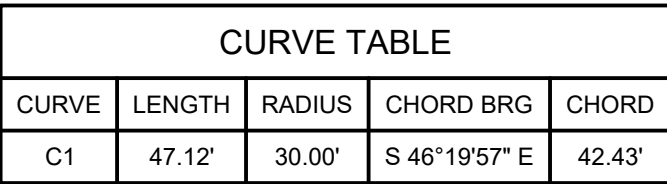
Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

(PART OF LOT 2 OF INTERSTATE 80 AIRPORT INDUSTRIAL
PARK 6TH ADDITION TO THE CITY OF DAVENPORT, IOWA)

OWNER:	FAIR OAKS FARMS, L.L.C. 7600 95TH STREET PLEASANT PRAIRIE, WI 53158
DEVELOPER:	ABBOTT LAND & INVESTMENT CORP. 2250 SOUTHWIND BLVD. BARTLETT, IL 60103



1. This subdivision contains 31.58 acres more or less.
2. This property is zoned I-1 (Light Industrial) and has the following setback requirements, per Table 17.06-1 in the City of Davenport Municipal Code:
 - Front Setback = 25 feet
 - Interior Side Setback - none, unless abutting a residential district, then 25 feet
 - Corner Side Setback = 20 feet
 - Rear Setback = 15 feet
3. This property is located in FEMA Flood Zone X (Area of Minimal Flood Hazard) as shown on Flood Insurance Rate Map 19163C0355G, dated March 23, 2021.
4. Reference documents:
 - R1: Plat of Subdivision for Interstate 80 Airport Industrial Park 6th Addition (Document No. 2012-07008)
 - R2: Plat of Right of Way (Document No. 2016-29906)
 - R3: Plat of Survey (Document No. 2020-01308)

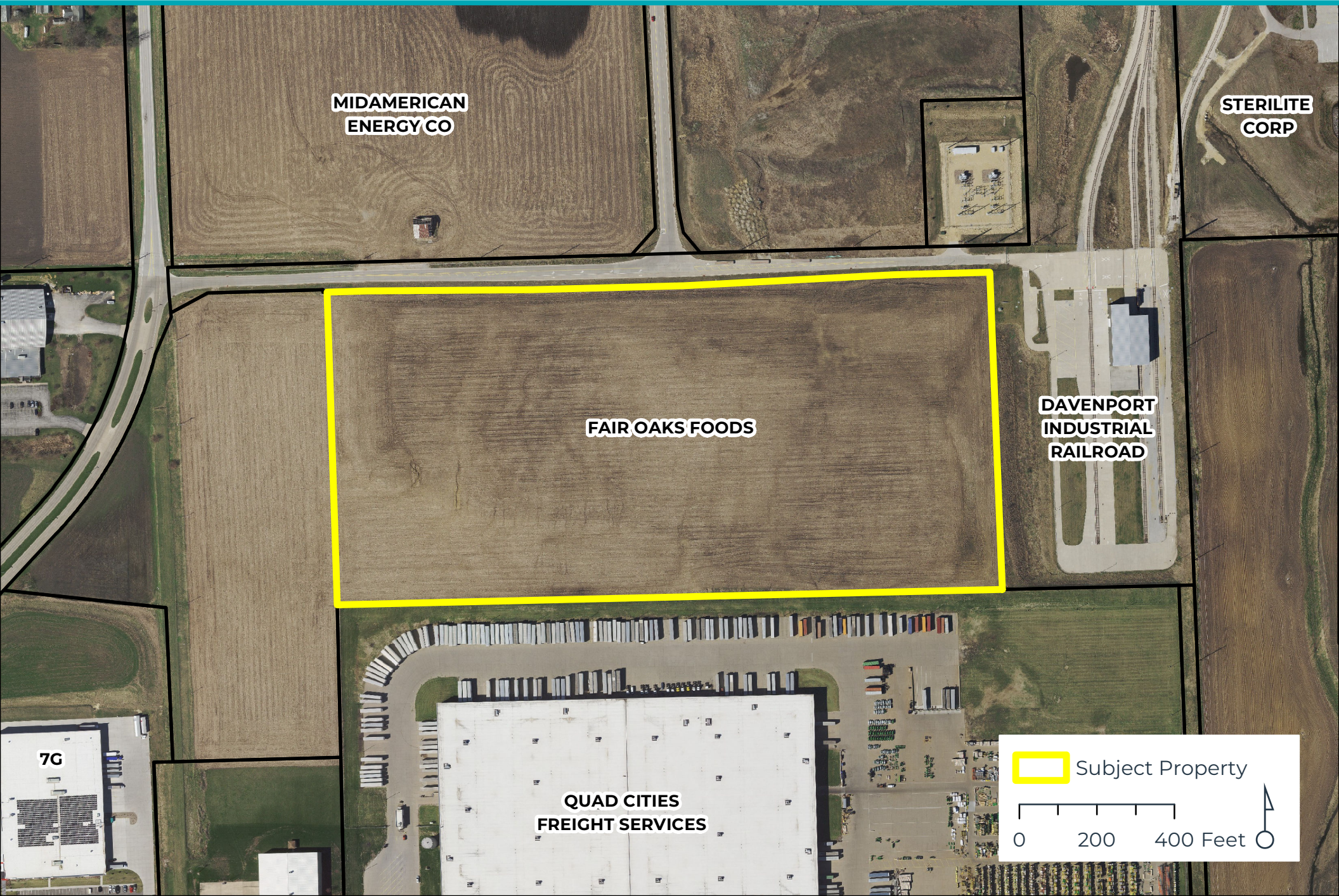
B1.01



THE CITY OF
DAVENPORT
IOWA | USA

Vicinity Map | Case F24-06

Request of Fair Oaks Foods, LLC for a Final Plat of Interstate 80 Airport Industrial Park 13th Addition. The 2-lot subdivision is located at 1500 West 76th Street on 19.3 acres. [Ward 8]



MIDAMERICAN
ENERGY CO

STERILITE
CORP

FAIR OAKS FOODS

DAVENPORT
INDUSTRIAL
RAILROAD

7G

QUAD CITIES
FREIGHT SERVICES

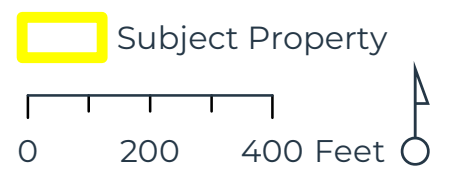
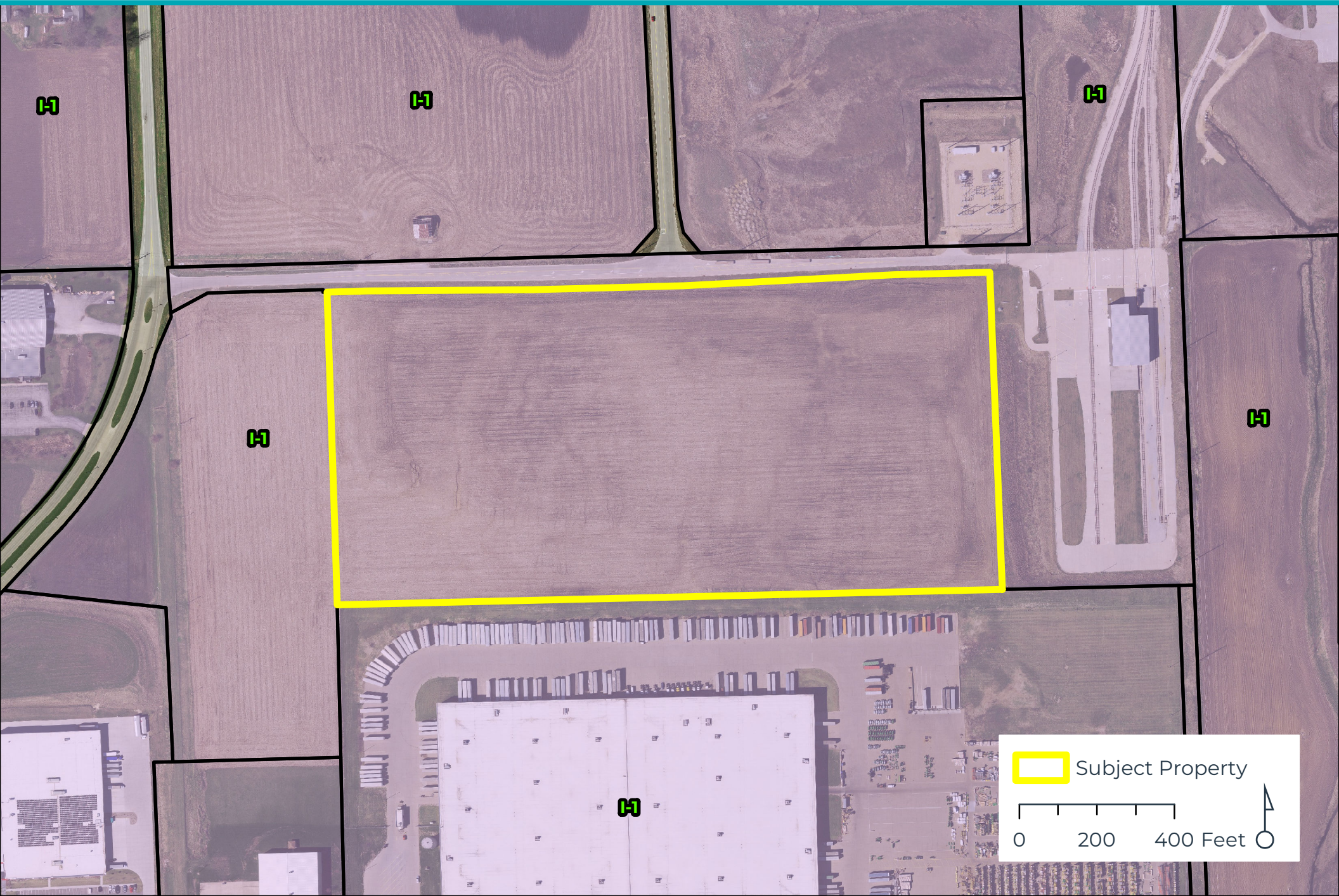
 Subject Property

0 200 400 Feet 



Zoning Map | Case F24-06

Request of Fair Oaks Foods, LLC for a Final Plat of Interstate 80 Airport Industrial Park 13th Addition. The 2-lot subdivision is located at 1500 West 76th Street on 19.3 acres. [Ward 8]

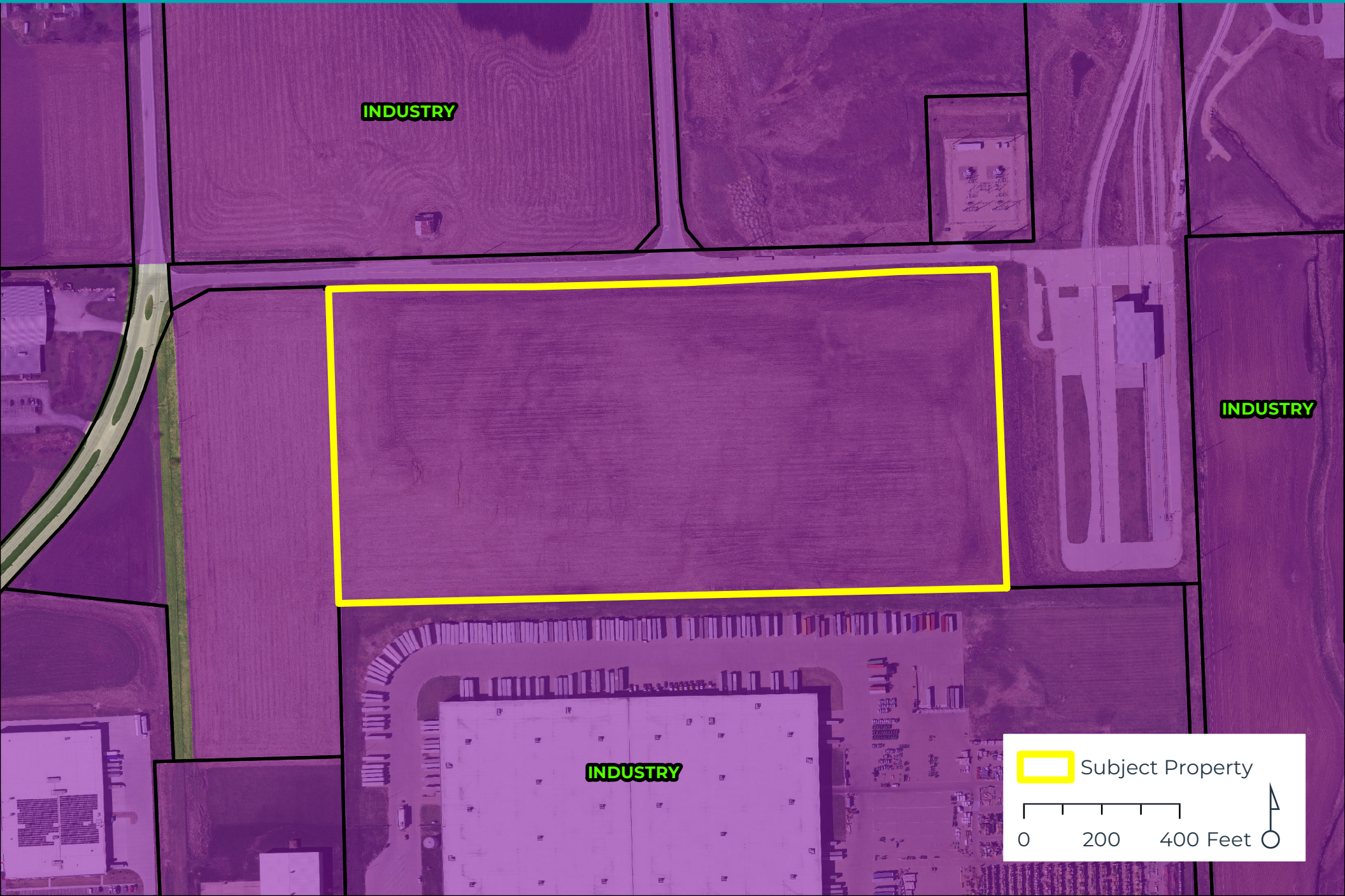




THE CITY OF
DAVENPORT
IOWA | USA

Future Land Use Map | Case F24-06

Request of Fair Oaks Foods, LLC for a Final Plat of Interstate 80 Airport Industrial Park 13th Addition. The 2-lot subdivision is located at 1500 West 76th Street on 19.3 acres. [Ward 8]



INDUSTRY

INDUSTRY

INDUSTRY

 Subject Property

0 200 400 Feet 



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
Fair Oaks Foods, L.L.C

Address
7600 95th Street

City | State | Zip
Pleasant Prairie, WI 53158

Phone
(262) 942-4250

Secondary Phone
(262) 945-9202

E-Mail Address
rlevy@fairoaksfoods.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.

Randy Levy

Print Applicant's Name



Applicant's Signature

04/04/2024

Date

SUBDIVISION NAME

Interstate 80 Airport Industrial Park 13th Addition

LOCATION DESCRIPTION

2951 Enterprise Way (Parcel W3307-02E)

SUBMITTED

04/04/2024

NUMBER OF LOTS BY USE TYPE

2

ACRES

31.58

STREETS ADDED

None

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

DEVELOPMENT TEAM

Developer / Project Manager

Abbott Land & Investment Corp.

Address

2250 Southwind Blvd., Bartlett, IL 60103

Phone

(630) 497-9440

Secondary Phone

(630) 263-2100

E-Mail Address

dean@abbottland.com

Owner

Fair Oaks Farms, L.L.C.

Address

7600 95th Street, Pleasant Prairie, WI 53158

Phone

(262) 942-4250

Secondary Phone

(262) 945-9202

E-Mail Address

rlevy@fairoaksfoods.com

Engineer

Shive Hattery (surveyor)

Address

2144 56th Ave W, Bettendorf, IA 52722

Phone

(563) 635-7276

Secondary Phone

E-Mail Address

spedersen@shive-hattery.com

Attorney

Address

Phone

Secondary Phone

E-Mail Address

Authorization to Act as Applicant

I/We, Randy Levy - CFO

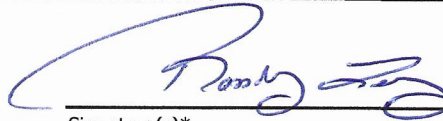
[as property owner(s)]

authorize Jennifer Radloff, Walter Hurlbutt, Seth Pedersen

[the above person(s)]

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

for the property located at 2951 Enterprise Way (Parcel W3307-02E)



Signature(s)*

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

Notarization:

4/4/2024

Date

State of Wisconsin,

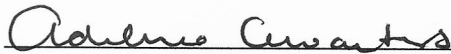
County of Kenosha,

Sworn and subscribed before me

this 4th day of April, 2024.

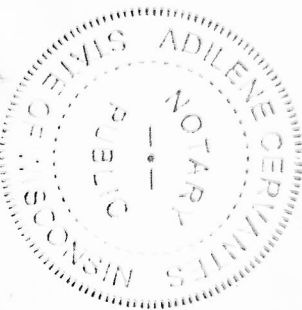
Personally Known

[identification type]



Notary Public

My Commission Expires: 9/15/2026



P&Z Subdivision Calendar | 2024

PLAN & ZONING COMMISSION | CITY OF DAVENPORT IOWA

SUBDIVISION SUBMITTAL DEADLINE	PLAN & ZONING COMMISSION MEETING	REQUIRED CERTIFICATES DUE	COMMITTEE- OF-THE- WHOLE (COW)	CITY COUNCIL MEETING
12:00 PM - Thursday	5:00 PM - Tuesday	12:00PM - Wednesday	5:30 PM - Wednesday	5:30 PM - Wednesday
10/19/23	11/14/23	12/13/23	12/20/23 *	12/27/23 *
11/22/23 *	12/05/23	12/27/23	01/03/24	01/10/24
11/23/23	12/19/23	01/10/24	01/17/24	01/24/24
12/19/23 *	01/02/24	01/31/24	02/07/24	02/14/24
12/21/23	01/16/24	02/14/24	02/21/24	02/28/24
01/11/24	02/06/24	02/28/24	03/06/24	03/13/24
01/25/24	02/20/24	03/13/24	03/20/24	03/27/24
02/08/24	03/05/24	03/27/24	04/03/24	04/10/24
02/22/24	03/19/24	04/10/24	04/17/24	04/24/24
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05/23/24	06/18/24	07/10/24	07/17/24	07/24/24
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08/08/24	09/03/24	09/25/24	10/02/24	10/09/24
08/22/24	09/17/24	10/09/24	10/16/24	10/23/24
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11/07/24	12/03/24	12/31/24 *	01/08/25 *	01/15/25 *
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12/26/24	01/21/25	02/12/25	02/19/25	02/26/25
01/09/25	02/04/25	02/26/25	03/05/25	03/12/25
01/23/25	02/18/25	03/12/25	03/19/25	03/26/25

*Submission and meeting dates may be changed or cancelled due to holiday

1. Subdivisions are submitted to the City's Electronic (Eplan) Review Portal at: www.davenportiowa.com/eplan
2. The Applicant will receive comments back prior to the Plan & Zoning Commission meeting
3. Plats must be resubmitted in Eplan to ensure all conditions have been met prior to going on Committee of the Whole agenda
4. Certificates, as listed in Section 16.20.020, are required prior to being placed on the Committee of the Whole agenda
5. Conditions must be met and utility signatures are required on the plat prior to the City signatures
6. No infrastructure improvements are permitted prior to the City Council approval of the final plat
7. Please see Scott County, Iowa Subdivision Platting Documents Required for recording:

<https://www.scottcountyiowa.gov/recorder/plats-surveys>

City of Davenport

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

Action / Date
6/18/2024

Subject:

Motion approving the Annual Action Plan for Year 50 (July 1, 2024 - June 30, 2025) for the CDBG and HOME Programs, and authorizing the Interim City Administrator or her designees to sign necessary documents and agreements. [All Wards]

Recommendation:

Pass the Motion.

Background:

Each year, the City must submit an Annual Action Plan (AAP) to the Department of Housing and Urban Development (HUD) which is required to receive Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds. This plan will cover the fiscal year from July 1, 2024 through June 30, 2025, which is the fifth year of the City's current Five-Year Consolidated Plan.

The AAP identifies the local objectives to be addressed which were subject to a Public Hearing on November 1, 2023 and approved by Council at the November 8, 2023 meeting. The plan includes the annual grant allocations which were subject to a Public Hearing on March 20, 2024 and were approved by Council at the March 27, 2024 Council meeting. Allocation amounts were adjusted in accordance with the allocation plan approved by City Council once HUD announced the actual CDBG grant award on May 7, 2024. The draft Annual Action Plan was available for public comment May 20, 2024 through June 18, 2024. Pre-award costs for grant administration activities only will be utilized after the completion of the public comment period and until the authority to use grant funds is received per HUD CPD-Notice 24-01. The Year 50 AAP is a large document that can be accessed as a hard copy at the three Davenport Public Libraries, in the C&ED Office at Davenport City Hall at 226 West 4th Street or online at the following link: <https://bit.ly/CoDYr50AAP>.

Approval of this Motion will approve the Year 50 Annual Action Plan, and also authorize the City Administrator or her designees to sign necessary documents and agreements.

Attachments:

None

City of Davenport

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

Action / Date
6/18/2024

Subject:

First Consideration: Ordinance amending Schedule VI Speed Limits of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding 49th Street from Fairmount Street to Pine Street as a 35 mph street thereto. [Ward 2]

Recommendation:

Approve the ordinance.

Background:

49th Street between Fairmount Street and Pine Street is one mile long and mostly straight with one curved section near the mobile home parks. The road is concrete that is in excellent condition and is 29 feet wide with no parking. Although it is signed as a 25 mph street, drivers are treating it as a 35 mph street. The City installed counters in 2 different locations and averaged the data. The average speed was 35.5 mph and 85th percentile speed was 40 mph. These numbers correlate with a typical 35 mph street. Drivers feel comfortable driving 35 mph because of the ample roadway width, lack of parked cars and houses set far back from the road. Most of the crashes on the roadway occur in the curved section, so the curve warning signs with advisory speed plaques of 15 mph will remain.

There is a new law in Iowa regarding automated traffic enforcement. We will need a permit from the Iowa DOT for all photo enforcement zones including ones enforced by the mobile unit. Part of the analysis for the permits must "demonstrate to the department that existing speed restrictions are appropriate" among other things. It would be highly unlikely that the City would be able to use photo enforcement on this street if the speed limit remained at 25 mph.

Attachments:

1. Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING SCHEDULE VI SPEED LIMITS OF CHAPTER 10.96 ENTITLED "SCHEDULES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY ADDING 49TH STREET FROM FAIRMOUNT STREET TO PINE STREET AS A 35 MPH STREET THERETO.

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

Section 1. That Schedule VI Speed Limits of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport Iowa, be and the same is hereby amended by adding the following:

49th Street from Fairmount Street to Pine Street as a 35 mph street.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in *The Quad-City Times* on _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
6/18/2024

Subject:

First Consideration: Ordinance amending Schedule VI Speed Limits of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding 60th Street from Wisconsin Avenue to Fairmount Street as a 35 mph street thereto. [Ward 2]

Recommendation:

Adopt the Ordinance.

Background:

60th Street between Wisconsin Avenue and Fairmount Street is currently listed as a 45 mph street, though there are no speed limit signs along this corridor. The street is one mile long and the sealcoat roadway is in moderate condition with some rough areas. The street is only 20 feet wide, which is the width of a typical alley. Traffic should not be traveling at 45 mph on a street that narrows, so 35 mph is more appropriate. If this ordinance is approved, speed limit signs will be installed at each end of the corridor.

Attachments:

1. Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE VI SPEED LIMITS THERETO BY ADDING 60TH STREET FROM WISCONSIN AVENUE TO FAIRMOUNT STREET AS A 35 MPH STREET THERETO.

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

Section 1. That Schedule VI Speed Limits of Chapter 10.96 entitled "Schedules" the Municipal Code of Davenport, Iowa be and the same is hereby amended by adding the following:

60th Street from Wisconsin Avenue to Fairmount Street as a 35 mph street.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in *The Quad-City Times* on _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
6/18/2024

Subject:

First Consideration: Ordinance amending Schedule XI Resident Parking Only of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding Spalding Boulevard along the frontage of 707 and 708 Spalding Boulevard thereto. [Ward 4]

Recommendation:

Adopt the Ordinance.

Background:

Students from St. Ambrose are parking on Spalding Boulevard. The residents at 707 and 708 Spalding Boulevard are the only residents on the street without access to off-street parking and have requested resident parking only. The resident parking only zone will be 50 feet in front of each residence.

Attachments:

1. Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING SCHEDULE XI RESIDENT PARKING ONLY OF CHAPTER 10.96 ENTITLED "SCHEDULES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY ADDING SPALDING BOULEVARD ALONG THE FRONTAGE OF 707 AND 708 SPALDING BOULEVARD THERETO.

Section 1. That Schedule XI Resident Parking Only of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa be and the same is hereby amended by adding the following:

Spalding Boulevard along the frontage of 707 and 708 Spalding Boulevard.

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

Action / Date
6/18/2024

Subject:

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

City of Davenport; Red, White and Boom!; LeClaire Park | 400 Beiderbecke Drive; 2:00 p.m. - 11:00 p.m. Wednesday, July 3, 2024; **Closures: (starting at 2:00 p.m.)** Marquette, Gaines, Ripley, and Harrison Streets south of West River Drive; **(starting at approximately 7:00 p.m.)** Marquette Street, Myrtle Street, Warren Street, Western Avenue, Scott Street, Ripley Street, and Main Street from West River Drive to West 2nd Street. [Ward 3]

LeeAnn Mendez; Mendez Block Party; 6918 Wilkes Avenue; 8:00 a.m. - 11:00 p.m. Thursday, July 4, 2024; **Closure:** Wilkes Avenue from West 69th Street to West 70th Street. [Ward 8]

Tim Shea; Belle Court 4th of July Party; 8:30 p.m. - 11:00 p.m. Thursday, July 4, 2024; **Closure:** Belle Court from East 61st Street to Parkview Lane. [Ward 8]

Davenport Parks and Recreation; YouthFest; Fejervary Park | 1800 West 12th Street; 6:30 a.m. - 1:30 p.m. Wednesday, July 10, 2024; **Closure:** Park road from the intersection of Wilkes Avenue and West 12th Street to north of the Aquatics Center parking lot. [Ward 4]

Recommendation:

Adopt the Resolution.

Background:

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

Red, White, and Boom! | Harrison Street will be closed by Davenport Police for a short amount of time near the end of the fireworks.

Attachments:

1. Resolution
2. Red, White & Boom Map
3. Mendez Block Party Map
4. Mendez Block Party Street Closure Petition
5. Belle Court 4th of July Block Party Street Closure and Noise Variance Petition
6. Belle Court 4th of July Block Party Map
7. YouthFest Closure Map

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.

*City of Davenport; Red, White and Boom!; LeClaire Park | 400 Beiderbecke Drive; 2:00 p.m. - 11:00 p.m. Wednesday, July 3, 2024; **Closures: (starting at 2:00 p.m.)** Marquette, Gaines, Ripley, and Harrison Streets south of West River Drive; **(starting at approximately 7:00 p.m.)** Marquette Street, Myrtle Street, Warren Street, Western Avenue, Scott Street, Ripley Street, and Main Street from West River Drive to West 2nd Street. [Ward 3]*

*LeeAnn Mendez; Mendez Block Party; 6918 Wilkes Avenue; 8:00 a.m. - 11:00 p.m. Thursday, July 4, 2024; **Closure:** Wilkes Avenue from West 69th Street to West 70th Street. [Ward 8]*

*Tim Shea; Belle Court 4th of July Party; 8:30 p.m. - 11:00 p.m. Thursday, July 4, 2024; **Closure:** Belle Court from East 61st Street to Parkview Lane. [Ward 8]*

*Davenport Parks and Recreation; YouthFest; Fejervary Park | 1800 West 12th Street; 6:30 a.m. - 1:30 p.m. Wednesday, July 10, 2024; **Closure:** Park road from the intersection of Wilkes Avenue and West 12th Street to north of the Aquatics Center parking lot. [Ward 4]*

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 26th day of June, 2024.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk



THE CITY OF
DAVENPORT
IOWA | USA

Red, White, & Boom!

Wednesday, July 3. Fireworks start at 9:30pm.

Event Details at www.redwhiteandboomqc.org/



Closure

W 70th St

Wilkes Ave

Davenport North
Little League

Wilkes Ave

W 69th St

Home Care



CITY OF DAVENPORT

STREET CLOSURE PETITION FOR SPECIAL EVENTS

On the 4 day of July, 2024 during the hours of _____
there is proposed a street closure, requested by Joseph Mendez, which will
require the closing of 70th Wilkes between 69th Wilkes and _____.

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 street closure, opposed to the street closure, or not concerned (mark one).**

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT CONCERNED
<u>Joshua Wolf 6905 Wilkes Ave</u>	☒	☐	☐
<u>Michael Y. Neal 6917 Wilkes Ave</u>	☒	☐	☐
<u>Mary Mann</u>	☒	☐	☐
<u>6906 Wilkes Ave. DAV. IA.</u>	☐	☐	☐
<u>Joseph Mendez DAV. IA.</u>	☐	☐	☐
<u>6918 Wilkes Ave</u>	☐	☐	☐
_____	☐	☐	☐
_____	☐	☐	☐
_____	☐	☐	☐
_____	☐	☐	☐
_____	☐	☐	☐
_____	☐	☐	☐
_____	☐	☐	☐

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

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

Signature of Applicant

Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com



CITY OF DAVENPORT

STREET CLOSING AND NOISE VARIANCE PETITION FOR SPECIAL EVENTS

On the 4TH day of July, 20 24 during the hours of 8:30 pm - 11:00 pm
there is proposed a street closing with outdoor music/band/performance, requested by
TIM SHEA, which will require the closing of Belle CT
between 61ST STREET and PARKVIEW LANE.

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

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT CONCERNED
<u>TIM SHEA 6123 BELLE CT</u>	<u>X</u>	<u> </u>	<u> </u>
<u>FRANK & EMILY CORYN 6126 Belle CT</u>	<u>X</u>	<u> </u>	<u> </u>
<u>Edward Coryn 6131 Belle CT</u>	<u>X</u>	<u> </u>	<u> </u>
<u>Kelly Warner 6147 Belle CT</u>	<u>X</u>	<u> </u>	<u> </u>
<u>Paul Sikorski 6163 Belle CT</u>	<u>X</u>	<u> </u>	<u> </u>
<u>Robert Boyles 6155 Belle CT</u>	<u>X</u>	<u> </u>	<u> </u>
<u>Jen Weitz 6144 Belle CT</u>	<u>X</u>	<u> </u>	<u> </u>
<u>Jiff Bantz 6128 Belle CT</u>	<u>X</u>	<u> </u>	<u> </u>
<u>Alex Crouse 6139 Belle CT</u>	<u>X</u>	<u> </u>	<u> </u>
<u>Renee Shoulain 6123 Belle CT</u>	<u>X</u>	<u> </u>	<u> </u>
<u>DANA HARRIS 6136 Belle CT</u>	<u>X</u>	<u> </u>	<u> </u>
<u>RON & MARCI WRIGHT 6152 Belle</u>	<u>X</u>	<u> </u>	<u> </u>

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

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

[Signature]
Signature of Applicant

6/12/24
Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com



CITY OF DAVENPORT

STREET CLOSING AND NOISE VARIANCE PETITION FOR
SPECIAL EVENTS

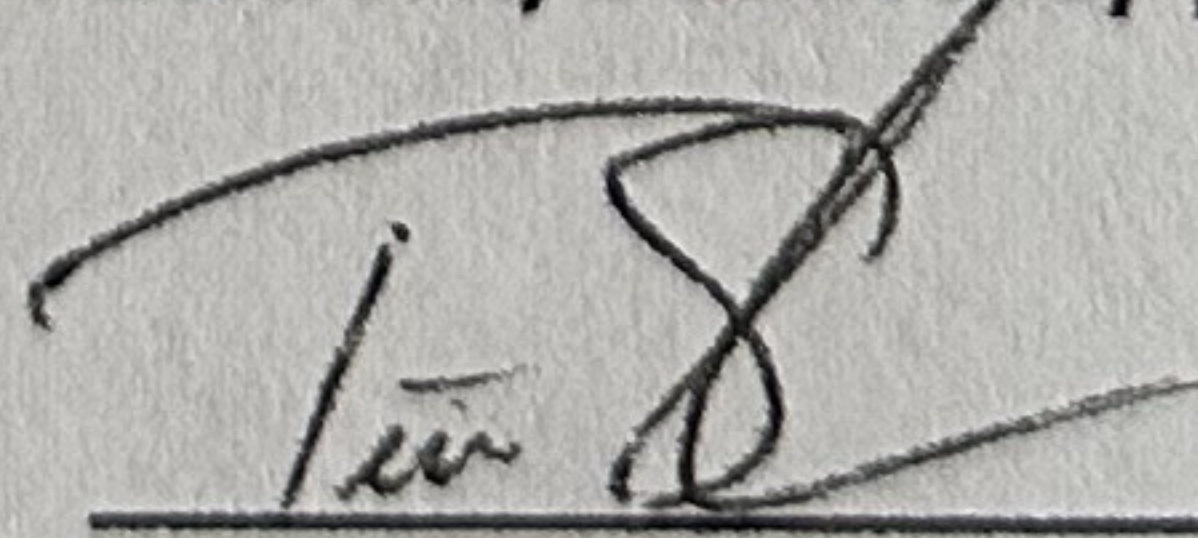
On the 4TH day of July, 20 24 during the hours of 8:30 PM - 11:00 PM
there is proposed a street closing with outdoor music/band/performance, requested by
TIM SHERA, which will require the closing of 61st St
between 2109 E. 61st and Duggleby.

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

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT CONCERNED
<u>Sandra Veary 2123 E 61st Street</u>	<u>SV</u>	<u> </u>	<u> </u>
<u>Alice & Nick Haut 2109 E. 61st</u>	<u>AA</u>	<u> </u>	<u> </u>
<u>Steve Kilker 2131 E 61st</u>	<u>SK</u>	<u> </u>	<u> </u>
<u>Jeremy BAUMER 2201 E. 61st ST JB</u>	<u>JB</u>	<u> </u>	<u> </u>
<u>Mike Putnam 2207 E. 61st MP.</u>	<u>MP.</u>	<u> </u>	<u> </u>
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* If more space is needed, please use additional sheets.

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


Signature of Applicant

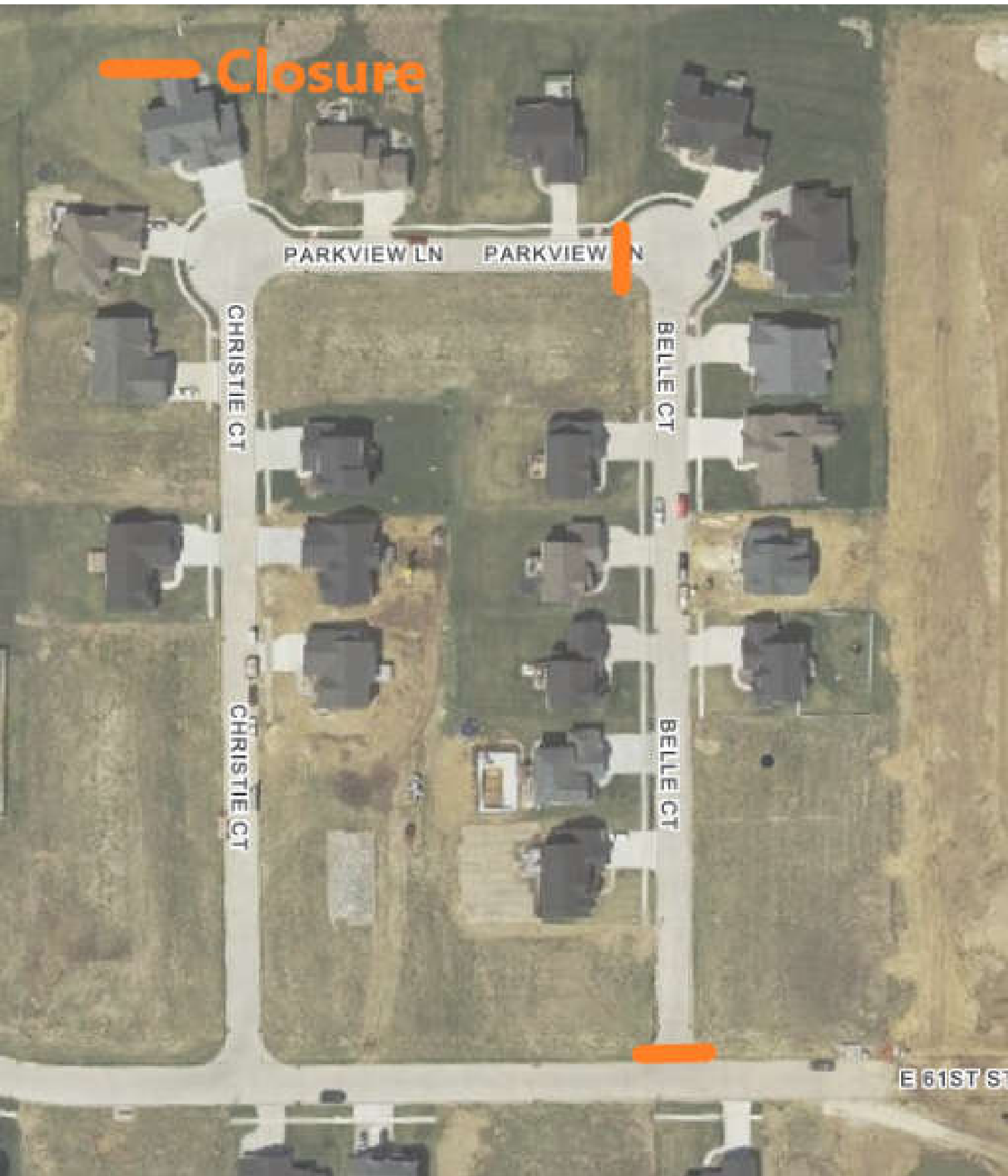
6/12/24
Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com

 Closure





City of Davenport

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

Action / Date
6/18/2024

Subject:

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

Southeast Little League; End of Season Celebration; Prairie Heights Park | 5600 Eastern Avenue; 10-15 minutes or less between 8:45 p.m. and 9:30 p.m. on Friday, June 28, 2024; Fireworks, over 50 dBA. [Ward 8]

Tim Shea; Belle Court 4th of July Party; 8:30 p.m. - 11:00 p.m. Thursday, July 4, 2024; Outdoor music/band, over 50 dBA. [Ward 8]

Recommendation:

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.

Southeast Little League | Flyers were distributed to the surrounding neighborhoods. City staff sent an email to three Good Neighbor Project Leaders in the area surrounding Prairie Heights Park on June 3, 2024. As of publication of the agenda, no objections have been received by the Deputy City Clerk.

Attachments:

1. Southeast Little League End of Season Celebration Flyer to Neighbors
2. Southeast Little League End of Season Celebration GNP Email



Southeast Little League
2024 Championship Day & League Picnic
Friday, June 28, 2024

Southeast Little League is having our annual End of the Season League Picnic and Awards Ceremony on Friday, June 28th. As part of the celebration, we have asked the City of Davenport for a Variance so that we may do Fireworks. If granted, we would light them between 8:45pm and 9:30pm. Our Fireworks will last 10-15 minutes or less.

We are letting the neighbors know that surround Prairie Heights Park so that you are aware of the activities that are taking place. If you are opposed to this request, please submit in writing to Brian Krup, Deputy City Clerk with the City of Davenport, at Brian.Krup@davenportiowa.com by June 6th.

Thank you.

*Thomas A. Mason IV
President
Southeast Little League Board of Directors
563.505.5238
sellprez@gmail.com*

Krup, Brian

From: GNP
Sent: Monday, June 03, 2024 9:22 AM
Subject: Southeast Little League End of Season Celebration

Good morning, GNP Leaders!

The City of Davenport is assisting the Southeast Little League in being a good neighbor by helping communicate to the surrounding area about their end of season celebration they have planned in Prairie Heights Park which will conclude with a firework show. They have gone through the proper process to host this event. In an effort to alert as many people as possible to ensure enough time for those who need to make proper accommodations, this is where we could use your help! Please share the following information with your friends and neighbors by any means possible (email groups, text threads, Facebook groups, NextDoor app, etc.):

Date: Friday, June 28, 2024

Time: 10-15 minute firework show between 8:45 p.m. and 9:30 p.m.

As always, we appreciate your collaboration with the City and being good neighbors. Don't hesitate to reach out with questions.

Allie McWilliams

Community Engagement Coordinator | Administration
City of Davenport

T 563-888-3202
226 W 4th St, Davenport, IA 52801

davenportiowa.com

City of Davenport

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

Action / Date
6/18/2024

Subject:
Motion approving beer and liquor license applications.

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

Ward 2

Hickory Creek Event Center (Chariot, LLC) - 3504 Hickory Grove Road - Permanent Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 3

Figge Art Museum (Figge Art Museum) - 225 West 2nd Street - New Owners/License with Outdoor Area - License Type: Class C Liquor (On-Premises)

Palmer College of Chiropractic (Palmer College Foundation) - 1000/1005 North Brady Street - Temporary Event with Outdoor Area - License Type: Special Class C Beer/Wine (On-Premises)

Yoshi's Bar And Filipino Canteen (Yoshi's Bar And Filipino Canteen, LLC) - 831 West 3rd Street - Permanent Extended Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 4

Dollar General Store #30700 (DolGenCorp, LLC) - 1777 North Division Street - License Type: Class B Beer/Wine (Carry-Out)

Ward 6

Kobe Sushi and Hibachi, LLC (Kobe Sushi and Hibachi, LLC) - 5242 Elmore Avenue - License Type: Class C Liquor (On-Premises)

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

Ward 2

Hickory Creek Event Center (Chariot, LLC) - 3504 Hickory Grove Road - License Type: Class C Liquor (On-Premises)

Ward 3

Yoshi's Bar and Filipino Canteen (Yoshi's Bar and Filipino Canteen, LLC) - 831 West 3rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 5

Grilled Cheese Bar (Tbs Enterprises, LLC) - 1019 Mound Street - License Type: Class C Liquor (On-Premises)

Recommendation:
Pass the Motion.

Background:
These applications have been 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
6/18/2024

Subject:

Resolution accepting work completed under the Hickory Grove Road and Central Park Avenue Reconstruction project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$1,733,081.09, CIP #35052. [Wards 2 & 4]

Recommendation:

Adopt the Resolution.

Background:

This project included full reconstruction of the existing pavement on West Central Park from Lincoln Avenue to Cedar Street. The reconstruction also extended along Hickory Grove Road through the intersection. Drainage and storm water intakes were also improved with this project.

Final construction costs totaled \$1,733,081.09 and work has been satisfactorily completed.

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 Hickory Grove Road and Central Park Intersection Reconstruction project with Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$1,733,081.09, CIP #35052.

WHEREAS, the City entered into a contract with Hawkeye Paving Corporation of Davenport, Iowa; and

WHEREAS, the scope of work included road reconstruction and intersection improvements at Hickory Grove Road and West Central Park Avenue; 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 Capital Management Division.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the Hickory Grove Road and Central Park Avenue Reconstruction project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$1,733,081.09 is hereby accepted.

Passed and approved this 26th day of June, 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
6/18/2024

Subject:

Resolution accepting work completed under the Black Hawk Creek and Walnut Creek Clearing and Grubbing project by Ihrig Works LLC of Long Grove, Iowa in the amount of \$248,575, CIP #68015. [Ward 1]

Recommendation:

Adopt the Resolution

Background:

This project is for the second phase of the restoration of the berm systems located in the Garden Addition. Work included, but is not limited to, clearing; grubbing; grading; and tree, root ball, and stump removal. Work was completed by Ihrig Works LLC of Long Grove, Iowa. The total cost of the project was \$248,575, which was funded in CIP #68015.

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 Black Hawk Creek and Walnut Creek Clearing and Grubbing project by Ihrig Works LLC of Long Grove, Iowa in the amount of \$248,575, CIP #68015.

WHEREAS, the City of Davenport entered into a contract with Ihrig Works LLC of Long Grove, Iowa for the 2023 Black Hawk Creek Clearing and Grubbing project; and

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

WHEREAS the final cost of the contract was \$248,575.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the Black Hawk Creek and Walnut Creek Clearing and Grubbing project by Ihrig Works LLC of Long Grove, Iowa in the amount of \$248,575 is hereby accepted.

Passed and approved this 26th day of June, 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
6/18/2024

Subject:

Resolution approving Change Order #1 in the amount of \$200,000 to Langman Construction of Rock Island, Illinois for the 2023-2024 Sewer and Manhole Rehabilitation Program, CIP #30057. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

During the construction and inspection of this project, additional sewer repair and rehabilitation work was identified by the City's project team. Due to favorable bid pricing, the City's current budget for sewer rehabilitation will allow this additional work to be completed in a timely manner under the current contract. The added work is estimated at \$200,000.

This proposed contract amendment and the coinciding pipe and structure repairs will address deficiencies which allow for Inflow and Infiltration (I&I) into the City's sanitary sewer collection system. The continued rehabilitation of the City's sewer system to remove sources of I&I is necessary to comply with Davenport's Administrative Consent Order from the Iowa Department of Natural Resources.

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 #1 in the amount of \$200,000 to Langman Construction of Rock Island, Illinois for the 2023-2024 Sewer and Manhole Rehabilitation Program, CIP #30057.

WHEREAS, the City of Davenport entered into a contract with Langman Construction, Inc of Rock Island, Illinois for the construction of the 2023-2024 Sewer and Manhole Rehabilitation Program; and

WHEREAS, favorable bid pricing will allow for additional work to be completed, which will address identified deficiencies within Davenport's sewer collection system; and

WHEREAS, funds are available for this additional work.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that Change Order #1 in the amount of \$200,000 to Langman Construction of Rock Island, Illinois for the 2023-2024 Sewer and Manhole Rehabilitation Program is hereby approved.

Passed and approved this 26th day of June, 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
6/18/2024

Subject:

Resolution approving Change Order #1 in the amount of \$150,000 to Kline Sewer & Drain, LLC of Long Grove, Iowa for On-Call Sewer Televising, Inspecting, and Cleaning Services, CIP #30057 & #35061. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

This RFP was bid with a 2nd year option. This change order is exercising this option for additional pipe televising, inspecting, and cleaning services for various CIP projects. The contract provides on-call sewer televising, inspecting, and cleaning services on an as-needed basis to prepare for proposed capital projects. This project is funded by accounts 71583683 530350 30057 | Inflow and Infiltration Removal and 70085681 530350 35061 | CY 2023 High Volume Street Repair.

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 #1 in the amount of \$150,000 to Kline Sewer & Drain, LLC of Long Grove, Iowa for On-Call Sewer Televising, Inspecting, and Cleaning Services, CIP #30057 & #35061.

WHEREAS, the City of Davenport entered into a contract with Kline Sewer & Drain, LLC of Long Grove, Iowa for On-Call Sewer Televising, Inspecting, and Cleaning Services; and

WHEREAS, additional services are needed for various proposed capital projects; 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 #1 in the amount of \$150,000 to Kline Sewer & Drain, LLC of Long Grove, Iowa for On-Call Sewer Televising, Inspecting, and Cleaning Services hereby approved.

Passed and approved this 26th day of June, 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
6/18/2024

Subject:

Resolution awarding a contract for the Southern Levee System | Water Pollution Control Plant Flood Protection Project - Levee and Pump Station (Phase 1) to Langman Construction, Inc of Rock Island, Illinois in the amount of \$13,947,499.16 (EDA #06-79-06258), CIP #39012. [Ward 1]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued on May 13, 2024, and sent to contractors. On June 6, 2024, the Purchasing Division opened and read five (5) responsive and responsible bids. Langman Construction, Inc of Rock Island, Illinois was the lowest responsive and responsible bidder and is recommended for award.

This project is to secure the southern perimeter of the Water Pollution Control Plant (WPCP) and Compost Facility by constructing an earthen berm system of approximately 4,600 feet in length to the height of three feet over a 500-year flood event. In addition, this project will install interior stormwater and effluent pumping systems that ensure the plant continues to operate efficiently and effectively during high water events from the Mississippi River.

Funding for the project is through an Economic Development Administration (EDA) grant and local match.

Attachments:

1. Resolution
2. Map
3. 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 Southern Levee System | Water Pollution Control Plant Flood Protection Project - Levee and Pump Station (Phase 1) to Langman Construction, Inc of Rock Island, Illinois in the amount of \$13,947,499.16 (EDA #06-79-06258), CIP#39012.

WHEREAS, the City needs to contract for the Southern Levee System | Water Pollution Control Plant Flood Protection Project - Levee and Pump Station (Phase 1); and

WHEREAS, Langman Construction, Inc of Rock Island, 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 Southern Levee System | Water Pollution Control Plant Flood Protection Project - Levee and Pump Station (Phase 1) is hereby awarded to Langman Construction, Inc of Rock Island, Illinois in the amount of \$13,947,499.16 (EDA #06-79-06258).

Passed and approved this 26th day of June, 2024.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

**CITY OF DAVENPORT, IOWA
BID TABULATION**

DESCRIPTION: Southern Levee System – WPCP Flood Protection Project Levee and Pump Station (Phase 1)

BID NUMBER: 24-104

OPENING DATE: May 6, 2024

FUNDING: 71613675 530350 39012 | WPCP & Compost Flood Mitigation

RECOMMENDATION: Award the contract to Langman Construction, Inc. of Rock Island, Illinois in the amount of \$13,947,499.16

<u>VENDOR NAME</u>	<u>PRICE</u>
Langman Construction, Inc. of Rock Island, IL	\$13,947,499.16
McCarthy Improvement Company of Davenport, IA	\$14,526,377.98
Valley Construction Company of Rock Island, IL	\$14,992,910.50
General Constructors, Inc. of Bettendorf, IA	\$16,777,149.91
Tricon General Construction of Dubuque, IA	\$17,113,000.00

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
6/18/2024

Subject:

Resolution awarding a contract for the Colony Drive (Western Avenue to Ripley Street) Reconstruction project to Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$411,964, CIP #35061. [Ward 7]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued on May 21, 2024, and sent to contractors. On June 11, 2024, the Purchasing Division opened and read ten (10) responsive and responsible bids. See attached bid tab. Hawkeye Paving Corporation of Davenport, Iowa was the lowest responsive and responsible bidder.

This project is located on Colony Drive from Western Avenue to Ripley Street. The proposed improvements include, but are not limited to, the furnishing of all labor, materials, and equipment for the reconstruction of the existing concrete roadway; sidewalk ADA compliant ramps; reset all existing utility surface features to finish grade; and replacement of the adjacent driveway approaches, topsoil, sodding, and erosion control.

Funding for this project is from CIP #35061 | 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 Colony Drive (Western Avenue to Ripley Street) Reconstruction project to Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$411,964, CIP #35061.

WHEREAS, the City needs to contract for the Colony Drive (Western Avenue to Ripley Street) Reconstruction project; and

WHEREAS, Hawkeye Paving Corporation of Davenport, Iowa 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 Colony Drive (Western Avenue to Ripley Street) Reconstruction project is hereby awarded to Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$411,964.

Passed and approved this 26th day of June, 2024.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: Colony Drive Reconstruction (Western Avenue to North Ripley Street)

BID NUMBER: 24-110

OPENING DATE: June 11, 2024

FUNDING: 70085684 530350 35061 | High Volume Street Program

RECOMMENDATION: Award the contract to Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$411,964.00

<u>VENDOR NAME</u>	<u>PRICE</u>
Hawkeye Paving Corporation of Davenport, IA	\$411,964.00
Centennial Contractors of the Quad Cities of Moline, IL	\$429,934.00
Five Cities Construction Company of Coal Valley, IL	\$430,024.50
Ihrig Works LLC of Long Grove, IA	\$448,085.50
Langman Construction, Inc. of Rock Island, IL	\$448,975.68
Emery Construction Group, Inc. of Moline, IL	\$451,301.00
Heuer Construction, Inc. of Muscatine, IA	\$457,330.75
N.J. Miller, Inc. of Bettendorf, IA	\$464,350.00
CDMI Concrete Contractors, Inc. of Port Byron, IL	\$477,935.00
McCarthy Improvement Company of Davenport, IA	\$533,567.07

Approved By

[Redacted Signature]

Purchasing

6/13/24

Date

Approved By

[Redacted Signature]

Dept. Director

6-12-24

Date

Approved By

[Redacted Signature]

Budget/CIP

6-13-24

Date

Approved By

[Redacted Signature]

Interim Finance Director

6/13/24

Date

City of Davenport

Department: Public Works
Contact Info: Rich Oswald |

Action / Date
6/18/2024

Subject:

Resolution awarding a contract for the RiverCenter Ramp Interior Pedestrian Walkway Demolition and Upgrades project to Reed Construction LLC of Dewitt, Iowa in the amount of \$113,000, CIP #60039. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued on April 16, 2024, and sent to contractors. On May 7, 2024, the Purchasing Division opened and read one (1) responsive and responsible bid. See attached bid tab. Reed Construction LLC of Dewitt, Iowa was the lowest responsive and responsible bidder.

The demolition is for the enclosed walkway on the second level of the RiverCenter Ramp and will include upgraded flooring to the Skybridge over 2nd Street. Work under this contract shall include all labor, materials, equipment, tools, utility abandonment, transportation services, landfill fees, and all incidentals necessary for the completion of the demolition.

Funding for this project is from CIP #60039 | Demolition 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 RiverCenter Ramp Interior Pedestrian Walkway Demolition and Upgrades project to Reed Construction LLC of Dewitt, Iowa in the amount of \$113,000, CIP #60039.

WHEREAS, the City needs to contract for the RiverCenter Ramp Interior Pedestrian Walkway Demolition and Upgrades project; and

WHEREAS, Reed Construction LLC of DeWitt, Iowa 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 RiverCenter Ramp Interior Pedestrian Walkway Demolition and Upgrades project is hereby awarded to Reed Construction LLC of DeWitt, Iowa in the amount of \$113,000.

Passed and approved this 26th day of June, 2024.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: RiverCenter Ramp Interior Pedestrian Walkway Demolition and Upgrades

BID NUMBER: 24-98

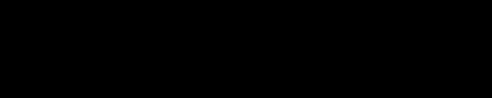
OPENING DATE: May 7, 2024

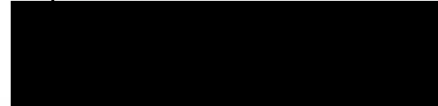
FUNDING: 72503675 530350 60039 | Demolition Program

RECOMMENDATION: Award the contract to Reed Construction LLC of Dewitt, Iowa in the amount of \$113,000.00

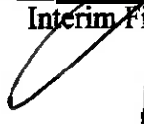
<u>VENDOR NAME</u>	<u>PRICE</u>
Reed Construction LLC of Dewitt, IA	\$113,000.00

Approved By  6/12/24
Purchasing Date

Approved By  6-12-2024
Dept. Director Date

Approved By  6/12/2024
Budget/CIP Date

Approved By  6/12/24
Interim Finance Director Date



City of Davenport

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

Action / Date
6/18/2024

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the West 3rd Street and West 4th Street (Telegraph Road to Fillmore Street) Traffic Signal Upgrades project, CIP #38021. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

This project is located along West 3rd Street and West 4th Street from Telegraph Road to Fillmore Street. There is a separate contract for HMA resurfacing with milling which includes pavement rehabilitation and sidewalk construction in this area. With the HMA resurfacing project, some areas will undergo complete street reconstruction. In these areas, traffic signal conduits will be installed during the reconstruction for future use so that the streets will not need to be disturbed for future traffic signal work. Also, old, obsolete traffic signal controllers and cabinets will be replaced at six intersections to improve traffic signal coordination. The contractor for the signalization work shall work closely with the contractor for the HMA resurfacing so that both projects can occur simultaneously and without excess delay to either project.

Traffic signalization upgrades:

West 3rd Street at North Howell Street
West 3rd Street at Division Street
West 3rd Street at Fillmore Street
West 4th Street at Cedar Street
West 4th Street at Division Street
West 4th Street at Fillmore Street

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 West 3rd Street and West 4th Street (Telegraph Road to Fillmore Street) Traffic Signal Upgrades project, CIP #38021.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the West 3rd Street and West 4th Street (Telegraph Road to Fillmore Street) Traffic Signal Upgrades project; and

WHEREAS, notice of Hearing on the plans, specifications, 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 West 3rd Street and West 4th Street (Telegraph Road to Fillmore Street) Traffic Signal Upgrades project.

Passed and approved this 26th day of June, 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
6/18/2024

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the 3rd Street (Telegraph Road to Harrison Street) Rehabilitation project, CIP #35055. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

Project improvements include milling and HMA overlay of 3rd Street from Telegraph Road to the approximate westerly return of Harrison Street, around 2 miles in length. The project will also include the replacement of some deteriorated intersection pavement with PCC, miscellaneous pavement patching and curb replacement, storm sewer modifications, and intersection curb ramp ADA improvements.

In addition, pavement marking and signage work has been included with this project to accommodate the conversion to two-way traffic from Marquette Street to East River Drive.

This project has been designed by the City's Engineering & Capital Projects Department. No right-of-way or temporary construction easements are required. The proposed total cost of the project is currently estimated at \$4,445,987 with approximately \$3,564,718 of the cost being obtained from the Surface Transportation Block Grant Program.

The project is being let by the Iowa Department of Transportation on July 16, 2024 with construction expected to begin in the fall of 2024.

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 3rd Street (Telegraph Road to Harrison Street) Rehabilitation project, CIP #35055.

WHEREAS, the City of Davenport previously entered into an agreement for the 3rd Street (Telegraph Road to Harrison Street) Rehabilitation project with the Iowa Department of Transportation for Surface Transportation Block Grant (STBG) Program Federal-aid funds under 761 Iowa Administrative Code (IAC) Chapter 162; and

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the 3rd Street (Telegraph Road to Harrison Street) Rehabilitation project; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that said plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the 3rd Street (Telegraph Road to Harrison Street) Rehabilitation project.

Passed and approved this 26th day of June, 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
6/18/2024

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the East High Street and Forest Road Storm Sewer Realignment project, CIP #33001. [Ward 6]

Recommendation:

Adopt the Resolution.

Background:

Work will include furnishing of all labor, materials, equipment, and services necessary for removal and construction of pavement, sidewalks, and storm sewer pipes and structures. Work shall include, but not be limited to, construction survey; pavement removal; sidewalk removal; installation of 15" and 21" RCP storm sewer, intakes, manholes, gabion outfall structure, granular backfill, PCC pavement, curb and gutter, sidewalk, and ADA ramps; restoration of turf areas adjacent to these items; and traffic control.

Attachments:

1. Resolution
2. Forest Road

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 East High Street and Forest Road Storm Sewer Realignment project, CIP #33001.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the East High Street and Forest Road Storm Sewer Realignment 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 East High Street and Forest Road Storm Sewer Realignment project.

Passed and approved this 26th day of June, 2024.

Approved:

Attest:

Mike Matson
Mayor

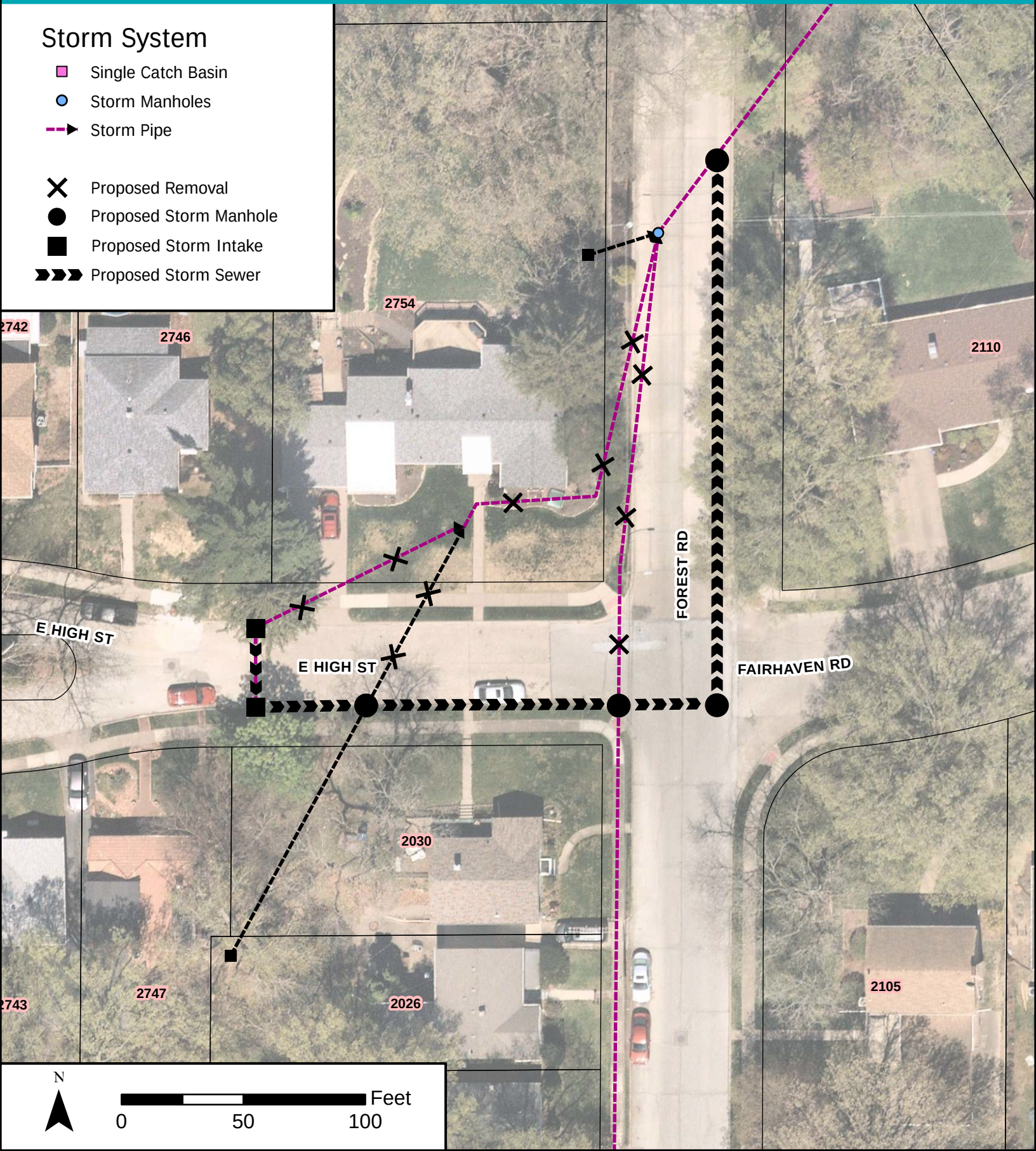
Brian Krup
Deputy City Clerk



Forest Road Storm Sewer Project

Storm System

- Single Catch Basin
- Storm Manholes
- Storm Pipe
- Proposed Removal
- Proposed Storm Manhole
- Proposed Storm Intake
- Proposed Storm Sewer



City of Davenport

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

Action / Date
6/18/2024

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the Black Hawk Creek Gates Replacement project, CIP #68015. [Ward 1]

Recommendation:

Adopt the Resolution.

Background:

This project is located along Black Hawk Creek between South Concord Street and Homestead Avenue. The proposed improvements include, but are not limited to, the replacement of six storm sewer outfalls, gatewell structures, PCC sidewalk removal and replacement, berm restoration, topsoil and seeding, and erosion control.

Attachments:

1. Resolution
2. Blackhawk Creek

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION approving the plans, specifications, forms of contract, and estimate of cost for the Black Hawk Creek Gates Replacement project, CIP #68015.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the Black Hawk Creek Gates Replacement project, CIP #68015.

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 Black Hawk Creek Gates Replacement project.

Passed and approved this 26th day of June, 2024.

Approved:

Attest:

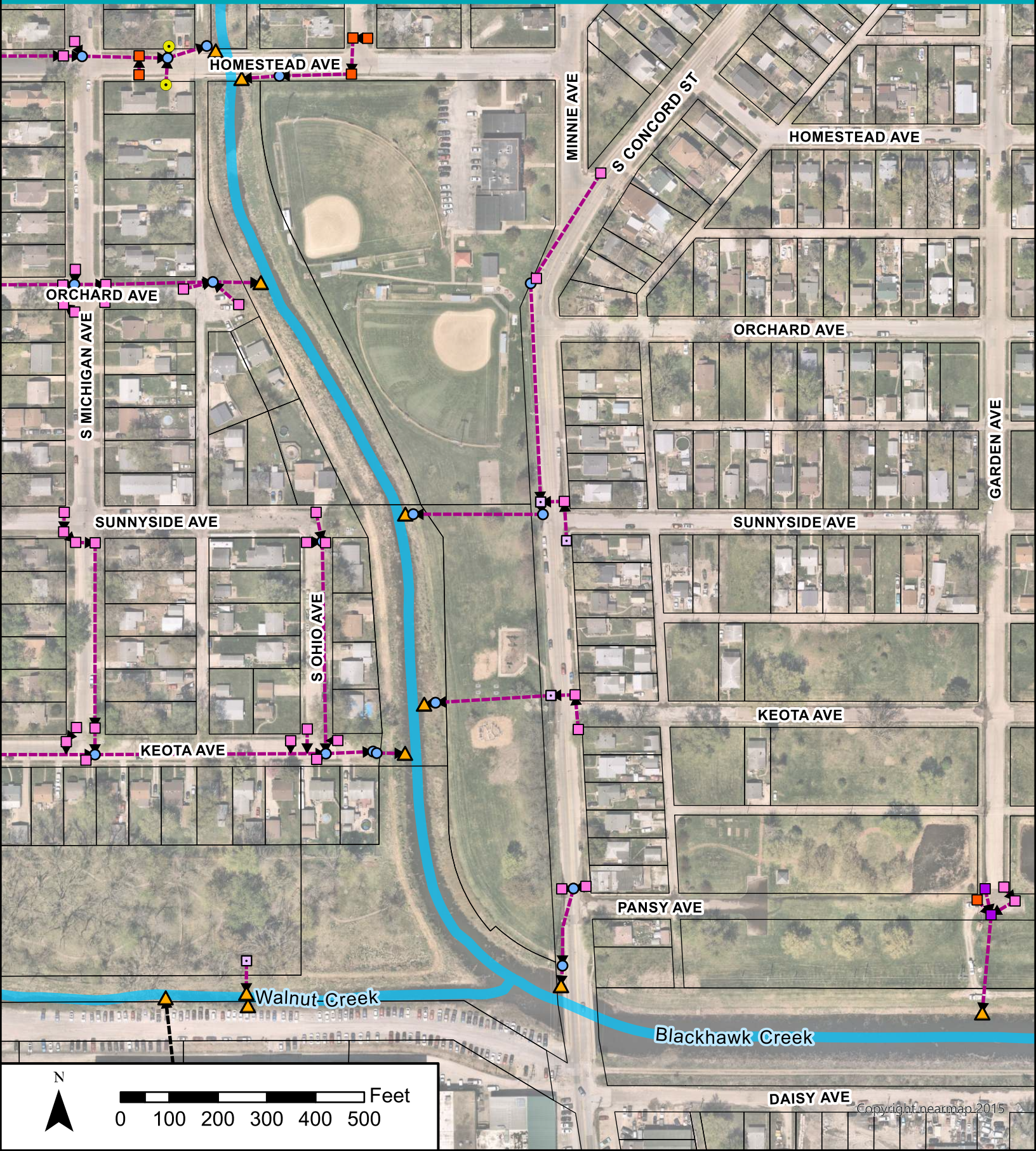
Mike Matson
Mayor

Brian Krup
Deputy City Clerk



THE CITY OF
DAVENPORT
IOWA | USA

Blackhawk Creek Gate Replacements



City of Davenport

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

Action / Date
6/18/2024

Subject:

Resolution of acceptance covering an assessment for the FY 2024 Commercial Alley Program in accordance with the Alley Cost Share Program, CIP #35038. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

There was one alley in this program for FY 2024: Emerson Place from Pershing Avenue and Iowa Street. Asphalt resurfacing work on this project has been satisfactorily completed by Valley Construction Company and an Engineer's Certificate of Completion will be filed with the Deputy City Clerk as required by the Code of Iowa. The final cost of the work was \$82,574.96 of which the sum of \$35,886.48 shall be assessed against private property within the assessable district.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION of acceptance covering an assessment for the FY24 Commercial Alley Program in accordance with the Alley Resurfacing program.

WHEREAS, the engineers have duly filed a certificate in accordance with Section 384.58 of the Code of Iowa, 2024, as amended, showing that they have inspected the completed work for the FY 2024 Commercial Alley Program, CIP #35038, and that the same has been performed in compliance with the terms of the project plans and specifications and showing the total cost thereof.

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

Section 1. It is hereby found and determined that the work of constructing the above-named project has been duly and fully completed by Valley Construction Company of Rock Island, Illinois in accordance with the terms of the project plans and specifications, and the same is hereby accepted and approved.

Section 2. It is hereby found and determined that the total construction cost of said project is in the amount of \$82,574.96 of which the sum of \$35,886.48 shall be assessed against private property within the assessable district.

Section 3. The amount due to Valley Construction Company is hereby ordered paid by the issuance to Valley Construction Company of anticipatory warrant or warrants, in accordance with Section 384.57 of the Code of Iowa, 2024, as amended, or from such other fund or funds as may be available for that purpose, such warrant or warrants and amounts paid from any such fund or funds to be paid and replaced to the extent possible from the proceeds of special assessments and the sale of special assessment bonds.

Section 4. The engineers are hereby instructed to prepare the final schedule of assessments, as provided in Section 384.59 of the Code of Iowa, 2024, as amended.

Section 5. All resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, to the extent of such conflict.

Passed and approved this 26th day of June, 2024.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works
Contact Info: Ron Hocker | 563-327-5169

Action / Date
6/18/2024

Subject:

Motion approving Change Order #1 in the amount of \$70,912 to Americore LLC of Blue Grass, Iowa for the 2024 Pedestrian Curb Ramp Retrofit Program, CIP #35063. [All Wards]

Recommendation:

Pass the Motion.

Background:

Americore LLC was awarded the contract for this work with a low bid of \$229,088. A total of \$300,000 was allocated for this project. Change Order #1 increases the contract amount by \$70,912 to match the amount of allocated funds. An additional \$5,011 is being added to the contract amount to effect a pedestrian ramp repair unrelated to the purpose of the contract. The funds for this repair will be drawn from a Street Division operational account.

Attachments:

1. Change Order #1



DAVENPORT

PUBLIC WORKS

APPROVALS

CONSTRUCTION DIVISION MANAGER
(Work is Needed)

DIRECTOR OF ENGINEERING & CAPITAL PROJECTS
(Funds are Available)

CITY ENGINEER
(Approval)

CONTRACTOR: Americore LLC
ADDRESS: 1991 Vail Ave., Muscatine, IA 52761

PROJECT TITLE: 2024 Pedestrian Curb Ramp Retrofit Program (700862401)

Description to Contractor: Considering the contract between the City of Davenport and your Company which covers the above-referenced project, the following shall be **Change Order #1**.

CHANGE ORDER DESCRIPTION:

1. The Contractor has agreed to accept additional work under this contract. The initial bid came in well below the estimated cost of the project. **Add \$70,912.00 from available funds in CIP 35063** to increase the contract amount to \$300,000, the amount originally allocated for this project.
2. The Contractor has agreed to perform an additional pedestrian ramp repair at contract bid prices. This repair is located in the 200 block of Scott St., where a section of sidewalk was damaged by downtown snow removal operations. As this repair does not fall within the scope of this project (pedestrian ramp replacement following in-house asphalt resurfacing), the funds for this work will be drawn from an operational account. **Add \$5,011.00 from 54702031-520201** to the contract amount to cover the cost of this work.
3. The locations of the additional work covered by this Change Order are as follows:

Sturdevant St. & 6th St. (SE, SW corners)
Washington St. & 6th St. (SW corner)
Fillmore St. & 15th St. (SE, SW corners)
Fillmore St. 1500 block @ alley (all corners)
8th St. & Taylor St. (NW, SW corners)
Pleasant St. and Sturdevant St. (all corners)
Scott St. 200 block @ alley (NE corner)

SUMMARY OF CONTRACT AMOUNT:

Original Contract:	\$229,088.00
Previous Additions to Contract	\$000,000.00
<u>This Change Order</u>	<u>\$075,923.00</u>

Amended Contract Amount: \$305,011.00

Recommend/Approved:
(Up to \$5,000)

Project Manager

Date:

6/5/24

Recommend/Approved:

Contractor

Date:

6/6/24

Recommend/Approved:
(Up to \$15,000)

Nicole Gleason, Public Works Director

Date:

6/5/24

Recommend/Approved: 
(Up to \$50,000) Mallory Meidott, Interim City Administrator

Date: 6/16/2024

Recommend/Approved: _____
(Over \$50,000) City Clerk, City of Davenport

Date: _____

Required: Green Sheet Resolution to Approve

Council Meeting Date: _____

City of Davenport

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

Action / Date
6/18/2024

Subject:

Motion awarding a contract for the CY 2024 City Sidewalk Program to C-2 Creative Concrete of Dekalb, Illinois in an amount not to exceed \$80,000, CIP #28028. [All Wards]

Recommendation:

Pass the Motion.

Background:

An Invitation to Bid was issued on May 14, 2024, and sent to contractors. On June 4, 2024, the Purchasing Division opened and read three (3) responsive and responsible bids. See attached bid tab. C-2 Creative Concrete of Dekalb, Illinois was the lowest responsive and responsible bidder.

This sidewalk program is used to repair existing sidewalks adjacent to City facilities and parks. The program is budgeted for \$80,000 for the construction season period of May 20, 2024 – November 27, 2024.

Funding for this project is from CIP #28028 | Creating Connections Program.

Attachments:

1. Bid Tab

**CITY OF DAVENPORT, IOWA
BID TABULATION**

DESCRIPTION: CY 2024 City Sidewalk Program

BID NUMBER: 24-107

OPENING DATE: June 4, 2024

FUNDING: 70632684 530350 28028 | Creating Connections Program

RECOMMENDATION: Award the contract to C-2 Creative Concrete of Dekalb, Illinois
in an amount not to exceed \$80,000

<u>VENDOR NAME</u>	<u>PRICE</u>
C-2 Creative Concrete of Dekalb, IL	\$41,504.00
Americore LLC of Muscatine, IA	\$49,991.00
Centennial Contractors of the Quad Cities of Moline, IL	\$53,150.00

Approved By

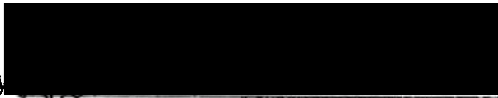


Purchasing

6/13/24

Date

Approved By

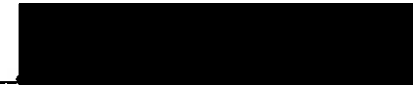


Dept. Director

6-12-24

Date

Approved By



Budget/CIP

6-13-24

Date

Approved By



Interim Finance Director

6/13/24

Date

City of Davenport

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

Action / Date
6/18/2024

Subject:

Motion awarding a contract for architectural and engineering services for the Main Street Landing | Enhanced Lighting project to Sasaki Associates, Inc of Denver, Colorado in an amount not-to-exceed \$67,500, CIP #68022. [Ward 3]

Recommendation:

Pass the Motion.

Background:

The City of Davenport has been awarded two grants from local partner agencies for the design and construction of enhanced LED dynamic/changeable lighting in select areas as part of the greater Main Street Landing project. The Regional Development Authority (RDA) is providing \$375,000 and the Scott County Regional Authority (SCRA) is providing \$187,500 for a total project cost of \$562,500; there is no City cost associated with this component of Main Street Landing.

Attachments:

None

City of Davenport

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

Action / Date
6/18/2024

Subject:

Motion awarding a two-year contract with an optional one-year extension for traffic signal maintenance to Davenport Electric Contract Company of Davenport, Iowa. [All Wards]

Recommendation:

Pass the Motion.

Background:

An Invitation to Bid was issued on May 28, 2024, and sent to contractors. On June 12, 2024, the Purchasing Division opened and read one responsive and responsible bid. Davenport Electric Contract Company was the low bidder and is recommended for award.

The contractor will perform various traffic signal and street lighting construction activities at various locations throughout the city as needed. This will be a two-year contract with the option of a one-year extension.

Funding for the contract is from account 54702132 520298 | Road Use Tax - Signals/Streetlights.

Attachments:

1. Bid Tab

**CITY OF DAVENPORT, IOWA
BID TABULATION**

DESCRIPTION: Traffic Signal Maintenance Contract

BID NUMBER: 24-113

OPENING DATE: May 12, 2024

FUNDING: 54702132 520298 | Road Use Tax – Signals/Streetlights

RECOMMENDATION: Award the contract to Davenport Electric Contract Company of Davenport, Iowa.

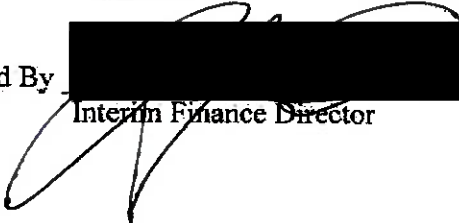
<u>VENDOR NAME</u>	<u>LOCATION</u>
Davenport Electric Contract Company	Davenport, Iowa

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: Brian Schadt | 563-326-7923

Action / Date
6/18/2024

Subject:

Motion considering a waiver of sidewalk installation along Granite Way and Hillandale Road, and that the waiver is valid as long as certain conditions remain in effect. [Ward 8]

Recommendation:

Consider the Motion.

Background:

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

The owner of the subject properties has requested a waiver. No other public sidewalk exists in this corridor and is zoned Industrial I-1 with no residential connections. A copy of the request letter from Shive-Hattery on behalf of Ryan Companies US Inc is included.

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

Attachments:

1. Waiver Request Letter

May 20, 2024

City of Davenport
1200 E 46th St
Davenport, IA 52807

RE: Ryan Companies - Warehouse
Davenport, Iowa

Dear Laura Berkley,

On behalf of Ryan Companies US Inc., Shive-Hattery is submitting this sidewalk deferment request on the extension of Granite Way and Hillandale Rd. The project will develop approximately 830 feet of frontage along Granite Way and Hillandale Rd. Hillandale Rd will serve as the primary access for employee traffic, and Granite way will be the primary access for truck traffic.

Our justification for this request is currently there are no other sidewalk facilities within the industrial park. We understand that when sidewalks begin to be installed in this area, the City may install the sidewalk and assess the property for its portion of the sidewalk improvements along Granite Way and Hillandale Rd.

If you have any questions you can contact me at (319) 471-5330 or by email at kbuell@shive-hattery.com.

Sincerely,

SHIVE-HATTERY, INC.



Kevin Buell, P.E.



City of Davenport

Department: Human Resources
Contact Info: Alison Fleming | 563-326-7750

Action / Date
6/18/2024

Subject:

Resolution approving the renewal of general and auto liability, property, and workers' compensation insurance with multiple insurance companies and related professional services for FY 2025 in the amount of \$2,242,433 in accordance with the attached Schedule of Insurance in Force; approving the renewal of workers' compensation insurance with Midwest Employers Casualty Co and related professional services for FY 2026 in the amount of \$188,969; and authorizing the Human Resources Director to execute any related documents. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

The City has established a Risk Management Fund to account for liability, property, and workers' compensation insurance premiums, claims, and administrative costs for the Risk Management program. The strategy of this program is to procure insurance policies to protect against catastrophic losses and to self-insure for claims up to a specific stop loss amount for each type of coverage.

It has been the practice of the City of Davenport to partner with Arthur J. Gallagher & Company to serve as the agent/broker for property and liability insurance policies. Arthur J. Gallagher is paid through a series of policy commissions. The role of the agent/broker is to make recommendations for policy enhancements and to negotiate with the various insurance markets on the City's behalf. The goal is to find the most cost-effective coverage to minimize overall risk exposure with stable insurance firms capable of handling the specialized needs of a municipal government. Additionally, the City of Davenport is partnering with Assured Partners as the agent/broker for workers' compensation excess coverage. Assured Partners is also paid through policy commissions.

The overall premiums increased this year from \$1,877,771 to \$2,242,433, which is an increase of 19.4% over expiring. As outlined below, this amount is impacted by annual premium increases, realignment of policy renewal dates, and enhanced excess coverage.

In order to streamline operational efficiencies and to align with the best practices in the public sector, the City and its broker have worked with insurance carriers to align most policies to a July 1 renewal date. For one policy (cyber liability), this means that the City will have a policy term of less than 12 months for FY 2025 only to accommodate this renewal schedule. For most other policies previously on another schedule, the City will have a policy term greater than 12 months, which is reflected in the increased renewal prices and indicated on the "FY25 Schedule of Insurance in Force."

The City's property premium with CHUBB Insurance is up 17.95%. This includes an 8% increase in valuations due to continued inflation and increased costs, as well as a policy increase to

replacement cost for Fire Department apparatus and/or large trucks. Per the City's broker, public entities across the country are experiencing significant premium increases, ranging from 15% to up to 50%, due in part to extreme weather events and incomplete/inaccurate property data. The City has focused on ensuring that the property listings for renewal are up-to-date and adequately reflect the property exposure to insure.

The liability premium with PESLIC is up 15.23% compared to the expiring policy. This increase reflects the state of the market for public entities, particularly when it comes to law enforcement liability and employment practice liability. Public entities industry-wide are experiencing 15-20% increases in liability premiums.

For FY 2025, the City was able to obtain a more favorable quote than in years past for an additional \$3,000,000 in excess liability coverage per occurrence/aggregate to add to the existing \$10,000,000 per occurrence/aggregate. This change brings the City more in line with other comparable local entities.

The City's excess workers' compensation policy shows a minimal 2.27% increase, the lowest in a number of years. Additionally, the carrier offered a two-year policy, with individual premiums payable in FY 2025 and FY 2026 respectively, which will guarantee a 0% rate increase next fiscal year.

Finally, the City continues to have favorable premiums for flood coverage for the various City-owned buildings due to the updated rating system being used by FEMA. Even with this update, when compared to historical rates, the flood insurance coverage limits have remained the same.

The attached document labeled "FY25 Year Over Year Comparison" displays the year-over-year premium comparisons for Fiscal Years 2024 and 2025.

Attachments:

1. Resolution
2. FY25 Schedule of Insurance in Force
3. FY25 Year Over Year Comparison

Resolution No. _____

Resolution offered by Alderwoman Newton.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the renewal of general and auto liability, property, and workers' compensation insurance with multiple insurance companies and related professional services for FY 2025 in the amount of \$2,242,433 in accordance with the attached Schedule of Insurance in Force; approving the renewal of workers' compensation insurance with Midwest Employers Casualty Co and related professional services for FY 2026 in the amount of \$188,969; and authorizing the Human Resources Director to execute any related documents.

WHEREAS, the City of Davenport must renew various insurance coverages effective July 1, 2024 for FY 2025; and

WHEREAS, the City of Davenport wishes to lock in the 0% increase for the workers' compensation insurance premium effective July 1, 2025 for FY 2026.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the renewal of general and auto liability, property, and workers' compensation insurance with multiple insurance companies and related professional services for FY 2025 in the amount of \$2,242,433 is hereby approved in accordance with the attached Schedule of Insurance in Force; and

BE IT FURTHER RESOLVED that the renewal of workers' compensation insurance with Midwest Employers Casualty Co and related professional services for FY 2026 in the amount of \$188,969 is hereby approved; and

BE IT FURTHER RESOLVED that the Human Resources Director is hereby authorized to execute any related documents.

Passed and approved this 26th day of June, 2024.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT						
SCHEDULE OF INSURANCE IN FORCE						
JULY 1, 2024 thru JUNE 30, 2025 *						
<i>* Unless otherwise noted</i>						
COVERAGE	COMPANY	PREMIUM FY2025	POLICY NUMBER	EXPIRATION DATE	AMOUNT OF COVERAGE	COINSURANCE OR DEDUCTIBLE
<u>PROPERTY</u>						
City Buildings	Federal Insurance Co. of CHUBB	\$695,215	36055465	6/30/2025	\$300,000,000	\$100,000 AOP/Various W/H
Contents & Fixed Equipment	Federal Insurance Co. of CHUBB	Included Above	"	"	Included Above	\$100,000
Stored Vehicles	Federal Insurance Co. of CHUBB	Included Above	"	"	Included Above	\$100,000
Boiler & Machinery	Cincinnati Insurance Company	\$28,248	BEP2664904	6/30/2027	\$25,000,000	\$25,000
Transit Center (50% billed to EICC)	Selective Insurance	\$17,151	S 2618702	6/30/2025	\$7,000,000	\$5,000/1% W/H
Employee Dishonesty/Crime **	Travelers Casualty & Surety Co.	est. \$6,314	106682997	1/31/2025	\$1,000,000	\$10,000
Hull Physical Damage	Travelers Casualty & Surety Co.	\$5,135	13S3915118	6/30/2025	\$178,182	\$10,000
Fire Truck Physical Damage Coverage	PESLIC	Included Below	64-A3-EX-0000060-00	6/30/2025	Actual Cash Value	\$250,000
Fire Boat House	Travelers Casualty & Surety Co.	\$8,652	ZPD31M6648A18	6/30/2025	\$250,000	\$25,000
Excess Flood Insurance	Trisura Specialty	est. \$109,108	RST-0000020-01	2/12/2025	\$3,000,000	\$500,000
Active Shooter-Malicious Attack	Underwriters at Lloyds, London	est. \$87,500	UTS2563929.21	6/30/2026	\$3,000,000	No Deductible
Fine Arts ***	XL Catlin	est. \$26,250	UM00069766SP18A	6/30/2026	20,000,000	\$2,500/5,000
Mississippi Lofts (40% Billed to owner)	American Family Insurance	est. \$54,761	14X6-1141-03-62-BLBK-IA	11/1/2024	\$1,000,000	\$10,000
Mississippi Lofts Equipment Breakdown	The Hartford Steam Boiler	est. \$1971	FBP2352869	11/10/2024	\$19,320,000	\$1,000
Flood (various locations)	NFIP/Selective	est. \$60,000	Various	Various	Various	Various
<u>LIABILITY</u>						
GL/LAW/EBL/TERRORISM	PESLIC	\$669,439	64-A3-EX-0000060-00	6/30/2025	\$10,000,000	\$500,000
Public Officials (City)	PESLIC	Included Above	"	"	Included Above	\$500,000
Claims Handling E&O	PESLIC	Included Above	"	"	Included Above	\$500,000
Excess Liability Coverage	Vantage	\$132,278	TBD	6/30/2025	\$3,000,000	No Deductible
Airport	Commerce & Industry Ins Co	\$8,817	AP003790418	6/30/2025	\$5,000,000	No Deductible
Public Official Bond (J. Odean) **	Travelers Casualty & Surety Co.	est. \$7,169	106684017	1/31/2025	\$5,000,000	No Deductible
Public Official Bond (B. Gerlach)	Travelers Casualty & Surety Co.	\$7,169	107417772	6/30/2025	\$5,000,000	No Deductible
Public Official Bond (M. Merritt)	Travelers Casualty & Surety Co.	\$5,570	107282958	6/30/2025	\$5,000,000	No Deductible
Drone Liability	Cincinnati Specialty Underwriters	\$815	171840	6/30/2025	\$1,000,000	\$1,000
Cyber Liability *****	Beazley Breach Response	est. \$117,791	W25630180101	11/29/2024	\$3,000,000	\$250,000
Liquor Liability	Illinois Casualty Company	\$1,362	LL106634	6/30/2025	\$1,000,000	No Deductible
Mississippi Lofts (40% Billed to owner)	American Family Insurance	est. \$2,749	14X6-1141-02-64-CLXS-IA	11/1/2024	\$3,000,000	\$10,000
<u>WORKERS' COMPENSATION</u>						
Excess Workers' Compensation	Midwest Employers Casualty Co.	\$188,969	EWCO08321	6/30/2025	Statutory	\$2,000,000
City has Terrorism Coverage under Liability and WC.						
** will renew with a 17-month policy to expire on 6/30/2026						
*** will renew with a 21-month policy to expire on 6/30/2026						
***** will renew with a 7-month policy to expire on 6/30/2025						

CITY OF DAVENPORT
YEAR OVER YEAR INSURANCE COMPARISON
FY2024 vs. FY2025

COVERAGE	COMPANY	2024 PREMIUM	2025 PREMIUM		\$ Change	% Change	NOTES
<u>PROPERTY</u>							
City Buildings	Federal Insurance Co. of CHUBB	\$589,429	\$695,215		\$105,786	17.95%	
Contents & Fixed Equipment	CHUBB - Included Above	Included	Included		-	-	
Stored Vehicles	CHUBB - Included Above	Included	Included		-	-	
Boiler & Machinery	Cincinnati Insurance Co.	\$28,248	\$28,248		\$0	0.00%	rate is guaranteed through 7/1/26
Transit Center	Selective Insurance	\$13,818	\$17,151		\$3,333	24.12%	17-month policy; will renew 1/31/25
Employee Dishonesty/Bond	Travelers Casualty & Surety Co.	\$3,988	\$6,314	<i>estimated</i>	\$2,326	58.32%	through 7/1/26
Hull Physical Damage	Travelers Casualty & Surety Co.	\$4,755	\$5,135		\$380	7.99%	
Fire Truck Physical Damage Coverage	PESLIC	Included	Included		-	-	
Fireboat House	Travelers Casualty & Surety Co.	\$7,872	\$8,652		\$780	9.91%	
Excess Flood Insurance	Trisura Speciality	\$99,107	\$109,108	<i>estimated</i>	\$10,001	10.09%	will renew 2/12/25 through 2/12/26
Active Shooter	Underwriters at Lloyds, London	\$58,313	\$87,500	<i>estimated</i>	\$29,187	50.05%	will renew 2/10/25 through 7/1/26
							21-month policy; will renew 10/3/24
Fine Arts	XL Catlin	\$15,000	\$26,250	<i>estimated</i>	\$11,250	75.00%	through 7/1/26
Mississippi Lofts (40% billed to owner)	American Family Insurance	\$49,783	\$54,761	<i>estimated</i>	\$4,978	10.00%	
Mississippi Lofts Equipment Breakdown	The Hartford Steam Boiler	\$1,971	\$1,971	<i>estimated</i>	\$0	0.00%	will renew 11/1/24 through 11/1/25
Flood (various locations)	NFIP/Selective	\$52,775	\$60,000	<i>estimated</i>	\$7,225	13.69%	
<u>LIABILITY</u>							
GL/LAW/AUTO/TERRORISM	PESLIC \$10M limit	\$580,971	\$669,439		\$88,468	15.23%	
Public Officials (City)	PESLIC	Included	Included		-	-	
Claims Handling E&O	PESLIC	Included	Included		-	-	
Excess Liability Insurance	Vantage	-	\$132,278		-	-	New Coverage for FY2025
Airport Liability	Commerce & Industry Ins Co	\$7,732	\$8,817		\$1,085	14.03%	17-month policy; will renew 1/31/25
Public Official Bond: J. Odean	Travelers Casualty & Surety Co.	\$6,040	\$7,169	<i>estimated</i>	\$1,129	18.69%	through 7/1/26
Public Official Bond: B. Gerlach	Travelers Casualty & Surety Co.	\$6,040	\$7,169		\$1,129	18.69%	renewed through 7/1/26
Public Official Bond: M. Merritt	Travelers Casualty & Surety Co.	\$5,436	\$5,570		\$134	2.47%	renewed through 7/1/26
Drone Liability	Cincinnati Speciality Underwriters	\$732	\$815		\$83	11.35%	7-month policy; will renew 11/29/24
Cyber Liability	Beazley Breach Response	\$157,055	\$117,791	<i>estimated</i>	-\$39,264	-25.00%	through 7/1/26
Liquor Liability	Illinois Casualty Company	\$1,434	\$1,362		-\$72	-5.02%	
Mississippi Lofts (40% billed to owner)	American Family Insurance	\$2,499	\$2,749	<i>estimated</i>	\$250	10.00%	
<u>WORKERS' COMPENSATION</u>							
Excess Workers' Compensation	Midwest Employers Casualty Co.	\$184,773	\$188,969		\$4,196	2.27%	rate is guaranteed through 7/1/26
Grand Total All Coverages	Total Budget Amount	\$1,877,771	\$2,242,433		\$364,662	19.42%	

City of Davenport

Department: Police
Contact Info: Jamie Brown |

Action / Date
6/18/2024

Subject:

Motion awarding a two-year contract for License Plate Recognition (LPR) infrastructure to Insight Public Sector of Chandler, Arizona in the amount of \$65,550 using OMNIA Partners contract 23-6692-03. [All Wards]

Recommendation:

Pass the Motion.

Background:

OMNIA Partners is a cooperative purchasing program that provides access to group purchasing contracts with leading national suppliers, allowing for a streamlined procurement process for thousands of products and services. Insight Public Sector of Chandler, Arizona, was awarded OMNIA Partners contract 23-6692-03 for Technology Products, Solutions, and Related Services via a competitive solicitation process.

This purchase will provide Flock Safety License Plate Reader hardware, software, and maintenance. The Flock system has proven to be an effective tool for law enforcement agencies in Iowa and across the country, improving efficiencies in locating vehicles of interest related to missing people and rapidly evolving events of public safety concern. Flock cameras are linked to the National Crime Information Center (NCIC) and other databases, allowing interagency coercion while providing real-time alerts to law enforcement officers. Additionally, alerts can be sent instantaneously for stolen vehicles, stolen license plates, wanted people, amber alerts, and silver alerts.

This contract is funded through a Project Safe Neighborhood grant.

Attachments:

None